

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, April 22, 2024

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

[Meeting ID: 870 3943 9745 Passcode: 681663](#)

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.



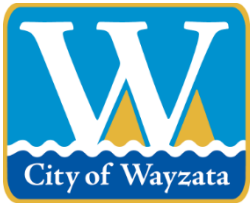
Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council 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 March 11, 2024
 - b. Approval of Planning Commission Report and Recommendation of Approval for Setback Variances at 620 Bushaway Road
5. **Public Hearing Items**
 - a. Consider Development Application for Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to the West Side Yard Setback, and Design Deviations for an Elderly Care Facility (Moments of Wayzata) at 163 Wayzata Boulevard West
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - April 23, 2024
Planning Commission - May 6, 2024

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: April 22, 2024	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of March 11, 2024	
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 March 11, 2024.

ATTACHMENTS:

1. Draft Meeting Minutes of March 11, 2024

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MARCH 11, 2024**

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: Plantan, Schwalbe, Sorensen, Stockton, and Severson. Community Development Director Emily Goellner, Assistant Planner Valeria Quarles, and City Attorney David Schelzel were also present.

Absent at roll call were: Commissioners Douglas and Elg

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Schwalbe made a motion, seconded by Commissioner Severson, to approve the March 11, 2024 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the January 8, 2024 Planning Commission Meeting and Workshop Minutes

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.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Front, Rear, and Lakeshore Setback Variances for an Addition at 620 Bushaway Road

Assistant Planner, Valerie Quarles, stated that the owners, Gary and Karen Kirt, have submitted a development application for front, rear, and lakeshore setback variances for an addition to the existing house at 620 Bushaway Road. She reviewed the project location, zoning and land use designations, existing conditions, details from the variance application, and tree impact/replacement plans. She gave a brief overview of comments by the City Engineer and the City Forester on the plans. She noted that the City had not received any public comment in advance on this application.

At the conclusion of Planner Quarles's presentation, Chair Stockton asked if the Commission had any questions for Staff.

Commissioner Schwalbe asked what criteria the City would usually have for approving such large variances, particularly for something this close to both the water and the roadway. She asked if she was correct that they had not gotten variances when the garage went up and that it had just been put up.

Planner Quarles stated that she believed that was correct but wasn't sure when the garage went up. She clarified that she was not saying that the construction of the garage was unpermitted.

Commissioner Schwalbe reiterated her question about the criteria that would be used to approve something that is so close to the water and the roadway. She explained that she had concerns about setting a precedent.

Planner Quarles stated that each variance request is always unique to the property and request, and noted that for shoreland specific variances, the Code requires a shoreland impact plan which the applicant has included in their application.

City Attorney Schelzel stated that he would echo everything Planner Quarles said, and noted that variance criteria are always the same no matter where the subject property is located in the City and the size. He stated that he believes some of the variance criteria go to the concerns voiced by Commissioner Schwalbe and explained that with each variance request, the Commission has to ask themselves if it is reasonable and also what about the subject property is driving the request.

Commissioner Schwalbe asked if there was any chance that this proposal would create a problem because of the setback from the lake. She referenced another property that had questions raised about whether or not setbacks were properly followed in terms of its distance from the water.

City Attorney Schelzel stated that he was not sure which property she was referring to, but if the Commission goes through the variance criteria that have been outlined by staff and makes findings on each, that would be the correct legal process to follow.

Commissioner Severson stated that the packet had mentioned that this home had been an accessory building to another building across the street, and asked if there was any relevant history as to why

1 this home ended up being so close to both the road and the lake. She asked if Bushaway Road was
2 built after this home.

3
4 Planner Quarles stated that Bushaway Road has been expanded over the years and believes it was
5 originally across the street but it may have been more a situation of being 'across the dirt road'
6 when it was originally built as an accessory structure to the house across the way. She noted that
7 Bushaway Road since that time has been paved and improved. She reminded the Commission that
8 a few years ago there was a proposal to make Bushaway a 4-lane road which did not happen, so
9 there is a lot of 'excess' right-of-way on either side of Bushaway which is part of why this home
10 has become a bit closer to the property line than it would have been originally. She explained that
11 was part of why their fence is located within the right-of-way, the fireplace encroachment is in the
12 right-of-way, and the driveway also goes over into the right-of-way.

13
14 There being no further questions for Staff, Chair Stockton invited the Applicant to address the
15 Commission. Applicant's representative, Tom Rauscher, Rauscher and Associates, explained that
16 their design approach for this property was to find a way to respect what was already there. He
17 stated that they tried to create something that would capture the charm of the existing building but
18 gave them something new that could be tied to the old. He noted that he believes their proposed
19 plans consolidate the look of the property more than what is currently in place. He explained that
20 they wanted to make sure that they did not disrupt the integrity of what had been built in 1925 by
21 putting in some type of 'McMansion'. He noted that the lot itself was the constraint in this situation
22 and would come into play regardless of what type of addition they did.

23
24 Commissioner Schwalbe asked if the bridge on the Property would remain as a foot bridge, and
25 noted that it appears as though there is water running underneath it. She asked when the new
26 driveway went through if it would also have a bridge.

27
28 Mr. Rauscher stated that he did not believe it would still be a bridge and explained that in order to
29 get fire trucks in there, there will be a drainage system set up so the water drains off the driveway.

30
31 Commissioner Severson asked about the thought process around some of the setbacks, and why
32 they had not tried to conform more.

33
34 Mr. Rauscher stated that they just did not have the real estate to be able to conform to 30 or 40
35 foot setbacks. He noted that being that the house was already tight to the lake, they tried to keep
36 the addition pushed back and in line with the house, and explained that the structure actually
37 follows the shoreline quite nicely. He stated that it was not jogging in and out or 'shouting' at the
38 lake, and explained that everything they tried to do was to keep it within the confines of connecting
39 the front corner of the existing house back to the north.

40
41 Commissioner Severson noted that they did have a choice about the size of the addition.

42
43 Mr. Rauscher agreed and explained that there is also the issue of today's standards for what
44 someone wants to see in a home compared to what it was in 1925. He noted that they would have
45 asked for a larger footprint and were not asking for much more than was already there in the
46 detached garage space. He said they are just confining the footprint and attaching it.

1
2 Chair Stockton asked if she had read somewhere in the Staff report that even with all the changes
3 that the applicants would actually be reducing the impervious surface on the Property.
4

5 Mr. Rauscher stated that was correct, and explained that the impervious surface would change
6 from 18% to 15% of the Property, and noted that this was done purposely to create more garden
7 effects and less hard surface, in order to keep the charm.
8

9 Commissioner Schwalbe asked for details of what the layout would be for the addition, above the
10 garage, and the existing home.
11

12 Mr. Rauscher reviewed the proposed usage for the addition, existing home, and the space above
13 the garage. He noted that the existing house is currently a one-bedroom home, and the addition
14 would make it a 3-bedroom home.
15

16 There being no additional questions from the Commission for the applicant, Chair Stockton opened
17 the public hearing on the application at 7:06 pm.
18

19 Kathy and David Whiting, 1800 Crosby Road, noted that they are building across the street at 611
20 Bushaway Road. Ms. Whiting expressed her appreciation for the work the Planning Commission
21 does on behalf of the City, and explained that they have built two homes in the City. She noted
22 that the Brooks Estate next door was the original property for all of the area. She stated that the
23 causeway did not extend to the other side of the lake originally, and was later filled and added.
24 She explained that things have completely changed over the years. She noted that the existing
25 home is adorable and spent quite a bit of time there with previous owners and shared some of the
26 work done by another previous owners in creating a lush 'English' type garden on the property.
27 She agreed that this is a great property, and she is very interested in the character of Wayzata
28 because she grew up here and she and her husband moved back to the City to build their home on
29 Crosby Road about 30 years ago. She stated that she is thrilled to know that this existing home
30 will not be torn down as part of these plans because it is beautiful. She stated that she thinks that
31 what Mr. Rauscher has designed is consistent and gorgeous with what is already there, and would
32 continue to match the Brooks Estate across the street. She explained that it did not bother her at
33 all that it is close to the lake because it always has been that close to the lake. She noted that it is
34 very 'user friendly' and does not 'feel' too close to the lake. She stated that personally, she was
35 not a big fan of the conservatory in the middle because it feels modern and is not consistent with
36 the historical nature of the home. She stated that she did not feel that piece was in character with
37 the house, but feels the rest of the style of the design is gorgeous. She noted that she is happy that
38 the owners and Mr. Rauscher care enough about the City to want to continue the history as they
39 are proposing. She stated that they love the proposed project plans. She stated that there were
40 neighbors who have small children that were not able to attend tonight's meeting, and one of their
41 main concerns was with construction traffic and equipment parking.
42

43 Peter Pflaum, 620 Bushaway Road, stated that he and his wife own the property immediately to
44 the south of this property. He noted that he was born and raised in the City, and also had a business
45 and three office buildings in the City. He explained that this little house is sort of a landmark in
46 the area and noted that most of them knew it as the "mushroom house" on the lake. He stated that

1 anyone who has been on the lake knows and treasures this house because of the setting,
2 landscaping, and the structure itself. He explained that he was very much in favor of what is being
3 proposed for this property, and would like to see more people try to keep this type of historic
4 structure. He stated that they have been careful to keep the character of the house. He stated that
5 there were concerns raised about the variances but noted that he may have set the record for
6 variances with his home because he ended up needing 6 variances for basically the same reasons
7 as this property. He noted there is not enough room on the properties to really meet any of the
8 ordinance setbacks. He explained that his requests received unanimous approval from both the
9 Planning Commission and the City Council. He stated that he liked what they were proposing and
10 would like to see the City approve it. He said he believes it will be in good taste for the
11 neighborhood and also for the people on the lake.

12
13 Planner Quarles stated there were no people that called in to the meeting that have asked to speak
14 at the public hearing.

15
16 There being no additional comments on the application, Chair Stockton closed the public hearing
17 at 7:18 pm.

18
19 Chair Stockton asked for the Commission to share their thoughts and feedback on the application.

20
21 Commissioner Plantan commended the applicant and the architect for their work and narrative on
22 their proposal. She noted that all lakeshore properties are unique, and was not surprised to see the
23 variances that were needed. She stated that she remembered the variance requests made by Mr.
24 Pflaum, and noted that she thinks what makes Wayzata unique is this kind of unique structure.
25 She reiterated that she wanted to commend the architect for what they had done by replicating the
26 front of the building and including the conservatory in the middle. She noted that she felt the
27 juxtaposition of the architectural styles is actually pleasing to the eye, and feels what they are
28 proposing is a very nice treatment of the property. She stated that she did not have a problem with
29 the variance requests, and noted that she thinks they are fortunate to have owners that care so much
30 about the property that they would put this much care, attention, and detail into the architecture.
31 She stated that she also loves the tree canopies that will be preserved, which will also help them
32 keep the charm and appeal on the site.

33
34 Commissioner Sorensen stated that he would mirror much of what Commissioner Plantan had
35 shared. He stated that he would agree the designs have been very thoughtful in attempting to
36 maintain the integrity of the property and have been done very tastefully. He stated that related to
37 the comments made earlier in the meeting by Commissioner Schwalbe, he does feel the
38 Commission needs to be very careful about granting variances which is why they have criteria to
39 follow. He noted that on the surface, this is quite a big 'ask', but the depiction related to the tree
40 preservation plan of what would be left on this property if they complied with the setbacks was
41 important to see. He stated that the only way they can do this project is with the proposed
42 variances. He noted that what he thinks is hugely important is that the setbacks of the addition
43 will be very consistent with what is already there. He stated that he would also support granting
44 these variance requests.

1 Commissioner Severson stated that she is a bit torn on this application, and explained that she was
2 getting stuck on the fact that this is such a tiny lot and they would be adding a pretty large home
3 addition. She stated that what is being proposed just feels like a lot for this property. She noted
4 that she also loved this home and was glad it wasn't being torn down, but is concerned with the
5 proposed size and scope. She stated that she would have liked to see something a bit more
6 constrained.

7
8 Commissioner Sorensen stated that he thinks it is important to note that with the addition, the
9 impervious surface of the lot would be decreased, which he also felt was an important issue.

10
11 Chair Stockton stated that impervious surface is an important factor for her because it can have a
12 big impact with things like rainwater. She stated that she thinks it is very obvious to her how this
13 project tries to marry the existing structures, and noted that this property very unique and sits next
14 to a property that has already done something very similar. She stated that she really likes this and
15 feels it is one of the first projects she has seen that has really attempted to capture something that
16 exists and hits the nail on the head with the 'charm' aspect, but also modernizes the property. She
17 reviewed the criteria for consideration of the variance requests, and explained that she would be
18 in favor of approval.

19
20 Commissioner Schwalbe explained that she had been really conflicted about this request because
21 she knows the property, and loves the renderings that have been shown and believes that the
22 conservatory is especially nice. She noted that she also sees a beautiful building and elegant house
23 where there once was an adorable cottage. She stated that the work that has been put into the plans
24 are wonderful, but explained that she was just not wholeheartedly in favor. She asked if she could
25 abstain from voting on this request.

26
27 City Attorney Schelzel stated that it was possible for Commissioner Schwalbe to abstain from
28 voting.

29
30 Commissioner Severson asked what Commissioner Schwalbe was conflicted about.

31
32 Commissioner Schwalbe explained that she was conflicted about how close this is to the road and
33 the lake. She noted that she felt it was one thing to have a cottage be in this location rather than a
34 big long building such as being proposed. She stated that this was meant to be a gardener's cottage,
35 and this proposal makes it something else on this tiny strip of land. She stated that it may be
36 possible that she just wasn't in the 21st century yet.

37
38 Chair Stockton reminded the Commission that they needed to point back to the primary criteria
39 questions for consideration, and reviewed them aloud.

40
41 Commissioner Plantan stated that she did not think what was being proposed would actually alter
42 the site that much, and believes that sometimes renderings can be deceiving and misrepresent
43 things. She noted that she did not think the building would be that big because the height is the
44 same and will be further back from Bushaway Road than they are the adjacent neighbor to the
45 south.

1 Chair Stockton stated that she appreciated the height aspect being considered because other
2 approaches may have made this property seem even less 'cottage-like'. She noted that from her
3 perspective these requests meet the primary criteria outlined in the packet.
4

5 Commissioner Sorensen stated that the other unique thing about this site is its secluded nature and
6 because of this he believes the impact to anyone will be minimal. He stated that the home will get
7 bigger along Bushaway, but is compliant with impervious surface requirements and reduces what
8 is currently there.
9

10 Community Development Director Goellner noted that typically an abstention is recommended if
11 there is a clear conflict of interest that has been discussed with the City Attorney, and also if they
12 feel that they lack sufficient information to make a decision. She stated that if those are not the
13 situation, she would recommend that all Commissioners vote on an approval or denial direction
14 this evening.
15

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

18 Commissioner Plantan made a motion, seconded by Commissioner Schwalbe, to direct staff to
19 prepare a draft Planning Commission Report and Recommendation with appropriate findings
20 reflecting a recommendation of approval of Front, Rear, and Lakeshore Setback Variances for an
21 Addition at 620 Bushaway Road for review and adoption at the next Planning Commission
22 meeting, with the condition that the updated Tree Replacement Plan submitted March 8, 2024 be
23 included in the application.
24

25 City Attorney Schelzel noted that the record will reflect the concerns and feedback that were raised
26 by each Commissioner, so the Council will understand the rationale behind the votes.
27

28 Community Development Director Goellner completed a roll call vote on the motion. Upon a
29 vote, the motion carried 4 ayes, 1 opposed (Commissioner Severson).
30

31 Chair Stockton recessed the meeting at 7:38 p.m. and reconvened at 7:44 p.m.
32

33 **b) Consider Development Application and Adopt Planning Commission Report and**
34 **Recommendation of Approval for a Medical Clinic Conditional Use Permit at**
35 **1905 Wayzata Boulevard East**
36

37 Assistant Planner, Valerie Quarles, stated that the owner, CWE, LLC, has submitted a
38 development application for a Conditional Use Permit for a medical clinic at 1905 Wayzata
39 Boulevard East. She reviewed the project location, surrounding zoning and land use, existing
40 conditions, prior entitlements, and details of the development application. She noted that no public
41 comments have been received regarding this application, and given the nature of the request, a
42 draft Planning Commission Report and Recommendation had been drafted for the Commission's
43 consideration.
44

45 At the conclusion of Planner Quarles's presentation, Chair Stockton asked if the Commission had
46 any questions for staff.

Commissioner Severson asked why the City wouldn't just amend the PUD to allow all of the uses that are currently allowed under the new City Code.

Planner Quarles stated that it is an option for the property owner but would not be initiated by staff.

There being no further questions for staff, Chair Stockton invited the applicant to address the Commission.

Megan Rogers, Larkin Hoffman, representing the applicant, noted City staff had done an excellent job of explaining this situation and how they got here. She stated that they would be interested in taking the approach suggested by Commissioner Severson, however Dr. Ecker has a timeline for opening this project later this spring, subject to City approval, and the timeline for tonight's request matched better than the other process.

There being no questions from the Commission for the applicant, Chair Stockton opened the public hearing on the application at 7:54 pm.

There was no person present wishing to speak, and Planner Quarles stated there were no people that called in to the meeting that have asked to speak at the public hearing.

There being no one wishing to comment on the application, Chair Stockton closed the public hearing at 7:54 pm.

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

Commissioner Severson noted that this request is an easy 'yes' for her.

Commissioner Schwalbe stated that she agreed that this should be approved, and believes this will be the perfect location for this clinic.

Commissioner Sorensen stated that he felt staff did a good job of laying this situation out and concurs with their recommendations.

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

Commissioner Schwalbe made a motion, seconded by Commissioner Plantan, to adopt the Planning Commission Report and Recommendation reflecting a recommendation of approval of a Conditional Use Permit for a medical clinic at 1905 Wayzata Boulevard East. The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

1 **b) Planning Commission Meeting Schedule**
2

3 Community Development Director Goellner noted that she had nothing new to report because
4 there are no development applications that were considered complete. She stated there are a few
5 that they are working on finalizing but wasn't sure what the upcoming meeting schedule will look
6 like, and will keep the Commission informed via e-mail. She noted that there are 3 planned
7 Commissioner absences for April 8, 2024, and would feel uncomfortable hosting a meeting with
8 just a quorum present, but noted that she will confirm the upcoming meeting schedule as soon as
9 possible.

10
11 Commissioner Schwalbe noted that she would be able to be here on April 22, 2024. She asked
12 what the Commission should do about their iPads that weren't properly working with the new
13 system.

14
15 Community Development Director Goellner suggested various options to get the technology
16 linked properly, and noted that staff can assist when necessary.
17

18 **AGENDA ITEM 7. Adjournment.**
19

20 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.
21

22 Commissioner Severson made a motion, seconded by Commissioner Sorensen, to adjourn the
23 Planning Commission meeting.
24

25 The Planning Commission meeting was adjourned at 8:02 p.m.
26

27 Respectfully submitted,
28 Kayla Atkins Rokosz
29 *TimeSaver Off Site Secretarial, Inc.*
30



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 22, 2024	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Setback Variances at 620 Bushaway Road	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: June 13, 2024 (extended to 120 days)	

BACKGROUND:

Owners Gary and Karen Kirt, with applicant's representative Wade Schmidt of Rauscher and Associates, submitted a development application for front yard, rear yard, and lakeshore setback variance to support an addition to the existing home at 620 Bushaway Road.

The Planning Commission reviewed the application at their March 11 meeting and recommended approval of the application by a vote of 4-1, citing practical difficulties associated with the narrow and undersized lot, the proximity of the existing home to property lines, and the reasonable scale and design of the proposed addition.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 620 Bushaway Rd - Planning Commission Report and Recommendation of Approval

WAYZATA PLANNING COMMISSION**April 22, 2024****REPORT AND RECOMMENDATION OF APPROVAL
OF FRONT, REAR, AND LAKESHORE SETBACK VARIANCES
AT 620 BUSHAWAY ROAD****SUMMARY OF RECOMMENDATION**

1. Approval* of Variance from Front Yard Setback
2. Approval* of Variance from Rear Yard Setback
3. Approval* of Variance from Lakeshore Setback

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

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 Project. Applicant and property owners Gary and Karen Kirt (collectively, the “Applicant”) have submitted a development application (the “Application”) requesting front yard setback, rear yard setback, and lakeshore setback variances for an addition to the existing home (the “Project”) on the property at 620 Bushaway Road, legally described on Attachment A (the “Property”).
- 1.2 Application Request. The Applicant is requesting approval of the following three variances as set forth more fully in the Application:
 - A. Variance for Front Yard Setback (Sec. 951.06.B.1.a): A variance of 35.7 feet less than the required 45 feet front yard setback, for a setback of 9.3 feet off the front property line (the “Front Yard Setback Variance”).
 - B. Variance for Rear Yard Setback (Sec. 951.06.B.1.c): A variance of 24.6 feet less than the required 50 feet rear yard setback, for a setback of 25.4 feet off the rear property line (the “Rear Yard Setback Variance”).
 - C. Variance for Lakeshore Setback (Sec. 991.09.A): A variance of 49.6 feet less than the required 75 feet rear yard setback, for a setback of 25.4 feet off the lakeshore (the “Lakeshore 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.

620 Bushaway Road	08117223300011	Gary Kirt & Karen Kirt
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- 1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-1A Low Density Single Family Estate District
Comp Plan:	Estate 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 February 29, 2024 and mailed to all property owners located within 500 feet of the Property on February 21, 2024. The public hearing on the Application was held at the March 11, 2024 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 Front Yard Setback Variance, Rear Yard Setback Variance, and Lakeshore 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 criteria are met for the Front Yard Setback Variance, Rear Yard Setback Variance, and Lakeshore Setback Variance (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable setback standards for the Property given (i) the narrow shape and substandard size of the lot, and (ii) the proximity of the Property and existing house to the lakeshore and Bushaway Road.
 - B. The Applicant's Project and the Variances requested are reasonable in that they will (i) allow for the preservation and improvement of the livability of the existing older house, which will help maintain and enhance the character of the locality; (ii) the Project is well-designed to preserve the existing historic aesthetics of the house and minimize impacts to adjacent properties; and (iii) result in the reduction of the impervious surface area on the Property.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant, as noted in above and the record.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, they would allow for maintaining the character of the locality and improving existing conditions on the Property.
 - 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-1A Low Density Single Family Estate 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 Front Yard Setback Variance, Rear Yard Setback Variance, and Lakeshore 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 updated landscaping plans submitted March 8, 2024.
- 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 22nd day of April 2024.

Attachment A
Legal Description of Property

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 22, 2024	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to the West Side Yard Setback, and Design Deviations for an Elderly Care Facility (Moments of Wayzata) at 163 Wayzata Boulevard West	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: April 29, 2024 (extended to 120 days - June 28, 2024)	

BACKGROUND:

Jeff Schuler, on behalf of TMSC of Wayzata LLC, has submitted a development application requesting approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit for an Elderly Care Facility, Variance to Side Yard Setback, and Design Deviations for the replacement of an existing building with a new memory care facility (called Moments of Wayzata) located at 163 Wayzata Blvd W.

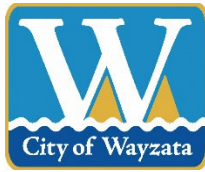
One public comment representing multiple residents was submitted.

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. Staff Report - Moments of Wayzata
2. Applicant Narrative
3. ALTA Survey
4. Civil, Architectural and Outbuilding Plans with Renderings
5. Lighting Plan
6. Neighborhood Meeting Summary
7. Public Comment



**Staff Report
Wayzata Planning Commission
April 22, 2024**

Project Name:	Moments of Wayzata
Address:	163 Wayzata Blvd W
Application Requests:	Comprehensive Plan Amendment Zoning Map Amendment Conditional Use Permit Variance to Side Yard Setback Design Deviations (6)
Applicant:	Jeff Schuler, on behalf of TMS of Wayzata LLC
Report Prepared by:	Emily Goellner, Community Development Director Eric Zweber, Consulting Planner
“60 Day” Deadline:	April 29, 2024
“120 Day” Extension:	June 28, 2024

Development Application

Introduction

Jeff Schuler, on behalf of TMS of Wayzata LLC, has submitted a development application requesting approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to side yard setback, and Design Deviations for the replacement of an existing building with a new memory care facility for the property located at 163 Wayzata Blvd W. The current application includes necessary zoning requests to construct and operate an elderly care facility in a new building on the property.

The site was previously operated as Meridian Manor, a senior care alternative facility which had a PUD and development agreement approved in 1993. Meridian Manor included 75 residential units. Moments of Wayzata is requesting to include 80 residential units. Moments of Wayzata will provide typical resident support services such as food service, medication management, social activities, Alzheimer and dementia patient

services along with in-house physical therapy by outside service providers, in-house laundry, and nursing care stations. Offices on the lower level would support administrative and activities staff for the facility. Large communal areas are provided on each floor for recreation and social activities with residents and visitors. Secure outdoor recreation opportunities are provided in a portion of the rear yard.

Property Information

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

Address	PID	Owner
163 Wayzata Blvd W	01-117-23-11-0002	TMSC of Wayzata LLC

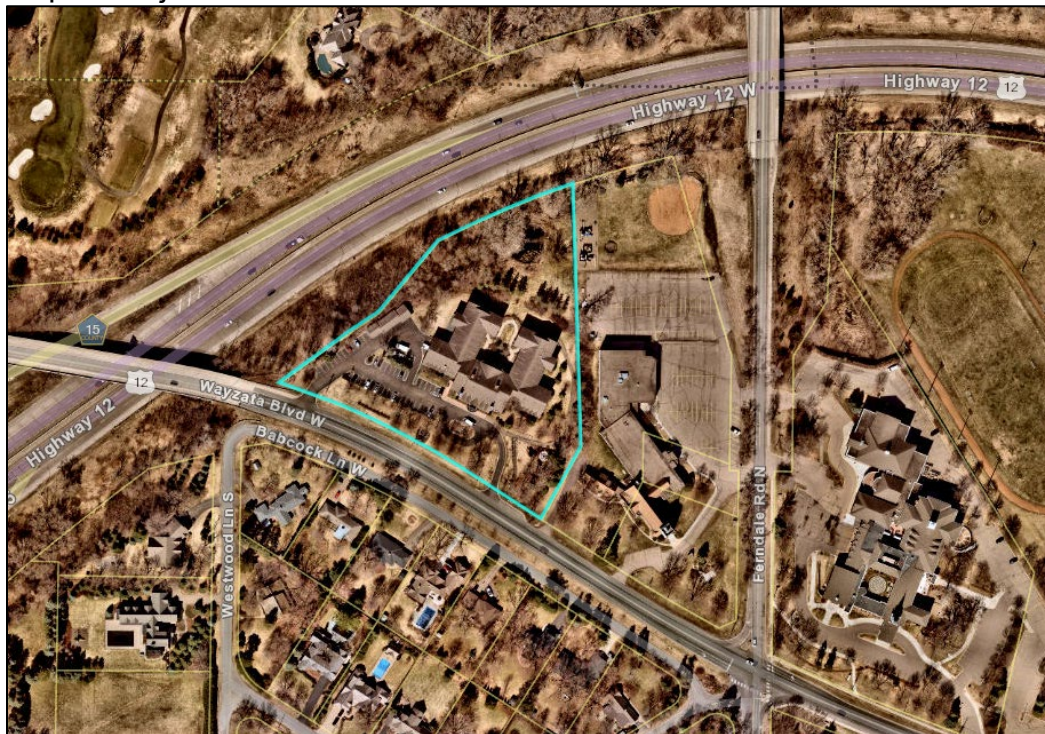
The current zoning and land use designation for the property is as follows:

Address:	163 Wayzata Blvd W
Current Zoning:	PUD/Planned Unit Development (1993)
Previous Zoning:	R-2/Medium Density Single Family Residential
2040 Comp Plan Designation:	High Density Residential – 12 to 40 units/acre
Overlay Districts:	None
Design District:	Bluff District

Project Location

The property is located just north of Wayzata Blvd W in between Ferndale Rd N and Highway 12. The property is also north of Babcock Ln W which is a frontage road along Wayzata Blvd W.

Map 1: Project Location



Source: Hennepin County

Application Requests

The applicant is requesting approval of the following items in the application:

- A. Comprehensive Plan Amendment: The applicant requests a comprehensive plan amendment from High Density Residential to Institutional/Public to allow for the proposed Elderly Care Facility use.
- B. Zoning Map Amendment (§903): The applicant requests a rezoning from Planned Unit Development (PUD) to the Institutional zoning district for the proposed Elderly Care Facility, which is only permitted with a conditional use permit in the Institutional zoning district.
- C. Conditional Use Permit (§904): The applicant requests a Conditional Use Permit to use the property as an Elderly Care Facility in the Institutional zoning district.
- D. Variance to Side Yard Setback (§970.06.B.5): The applicant is requesting a variance of 20 feet off the required side yard setback of 50 feet in the Institutional zoning district to a proposed setback of 30 feet on the western side of the site.
- E. Design Standard Deviations (§909): The Applicant is requesting the following deviations from the Design Standards of the Zoning Ordinance:
 - 1. Parking Location (§909.05.D.2): A deviation for Large-Scale Sites to allow parking in front of the building.
 - 2. Parking Location (§909.19.A): A deviation to allow parking in front of the building.
 - 3. Building Recesses (§909.06.3.b.): A deviation for less than the minimum number of building recesses required in the Bluff District.
 - 4. Massing Break (§909.07.A.1): A deviation for a massing break that does not extend through the entire depth of the building.
 - 5. Unit Entries (§909.13.D.2): A deviation for no secondary exterior entry to ground-level units.
 - 6. Screening of Sheet Roofing (§909.14.M.3): A deviation of 24 inches off the required parapet height of 36 inches to conceal sheet roofing materials to a total proposed parapet height of 12 inches.

Public Hearing Notice

Notice of the public hearing on the Application was published in the Sun Sailor on April 11, 2024. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on April 11, 2024.

Neighborhood Meeting

A neighborhood meeting was held to discuss the revisions of the current submittal on February 5, 2024. Fifteen community members were in attendance and the following primary concerns were discussed:

1. Potential headlight glare from parking spaces to the residences across Wayzata Boulevard.
2. Coordination with church to make east property line improvements agreeable.

The applicant has provided a summary of the full discussion points and questions raised which is provided as a part of the packet.

Comments from the Public

As of April 17, one public comment has been received, which is attached to this report. Several concerns with the proposal are noted.

Background Information

The property was originally developed as Meridian Manor, a senior care alternative facility in 1994. A development contract for an approved Planned Unit Development Rezoning and Development Project was entered into on August 17, 1993. The property was purchased by TMSC of Wayzata LLC in May 2021, and is proposed to remain as a senior living and memory care facility with supportive amenities under the current application.

In 1993, the City granted approval of a planned unit development (PUD) for the property to allow for the requested use of the property. The PUD included various agreements including:

- Permitted use for a senior care alternative facility
- Reduced floor area to a minimum of 520 square feet for double occupancy rooms
- 52 off-street street parking spaces
- 75 units to serve up to 90 residents
- Various other conditions

Meridian Manor closed in April 2021 due to COVID-19 concerns for its residents and staff. This property was listed for sale after Meridian Manor's closure.

In May 2021, the new property owner and applicant submitted an application for a Planned Unit Development Amendment and Design Deviations. The use was proposed to continue as a senior living and memory care facility with supportive amenities. The proposal also incorporated an adult daycare for up to 20 guests per day in order to provide a respite for caregivers, while helping those with changing physical cognitive abilities. The 13,313 square foot building addition to the west of the existing building would have been

used for both daycare and office use. The neighbors signed and submitted a petition against the daycare and corporate office uses and the applicant removed that 13,313 square foot addition from their plans. The September 2021 proposal without the 13,313 square foot daycare and office uses was approved by the City Council. However, health department regulations do not allow for use of the existing building as a memory care facility.

In February 2024, TMSC of Wayzata, LLC submitted an application to replace the existing structure with a new building. The former building is proposed to be replaced with a building consistent with modern approaches to memory care. The new building area is proposed to be 90,976 square feet and provide 80 residential units along with community spaces. The residential units are dedicated to memory care and high acuity assisted living, but the community will not offer independent living or skilled nursing residential services. The design is based around large communal areas with a single corridor on each floor to increase navigability for residents with dementia and other memory impairments.

Staff and the applicant discussed and considered if either amending the existing PUD zoning or request a rezoning to a new PUD zoning would be a more appropriate approval process than rezoning to Institutional. Staff did not support modifying the existing PUD because it was specific to the Meridian Manor building and the applicant is proposing to demolish the existing building. Regarding a new rezoning to PUD, staff and the applicant reviewed the PUD encouragement of publicly available open space and requirements to look back to the zoning before the PUD (in this case R-2). The applicant determined that these two elements are not conducive to the needs of a secure memory care facility.

Summary and Analysis of Application

Proposed Plans and Improvements

The proposed building is a two-story walkout style building, with a ground level building footprint of 31,180 square feet. The proposed building would replace an existing multistory senior living facility with a building footprint of 25,068 square feet. The existing building has been unoccupied since 2021. The lot is 4.091 acres (178,193 square feet) in size.

The proposed building consists of a basement walkout level and two above-ground stories. The proposed building would house 80 residential units consisting of a bathroom and bedroom/living area. Each level of the building would have a dining room where in-house chefs prepare and serve food for each meal. Activity-oriented amenity space is included throughout the building, including a sunroom on the second floor. Each floor would have a centrally located office for nursing staff to monitor and care for residents. The building is intentionally designed in a straight corridor, to avoid the need for navigation around corners. This design is intended to reduce orientation and navigation issues for residents with dementia or other memory issues.

Comprehensive Plan

The proposed Elderly Care Facility use is considered an institutional use. As such, the applicant requests a comprehensive plan amendment from High Density Residential to Institutional to allow for the proposed use. The Institutional category allows for buildings that typically provide a community service. Development within the Institutional district is guided to a maximum Floor Area Ratio (FAR) of 1.0, when all other dimensional standards of the appropriate zoning district can be met.

Prior to the adoption of extensive Zoning Ordinance Amendments in 2022, the definition of “Hospitals and residential care facilities” included “extended care facilities for mentally retarded, rest homes and care for the aged, ill and infirmed”. Many of those terms are outdated compared to the existing regulations set forth by the Minnesota Department of Health for senior housing with services. This appears to be at least one reason why the Meridian Manor assist living facility chose to pursue a rezoning to a PUD rather than request rezoning to Institutional.

The proposed building has a gross floor area of 89,900 SF and the site area is 178,193 SF. The FAR is 0.5, well below the maximum allowed on properties guided as institutional.

Zoning

The property is currently zoned as PUD/Planned Unit Development. The applicant has requested re-zoning to the Institutional zoning district. The following table outlines the zoning standards for the existing PUD, Institutional district, and the proposed plan.

	Existing PUD	Institutional Zoning District	Proposed Plan
Height (max.)	35 feet, 3 stories*	40 feet, 3 stories	39' 11", 2 stories
Impervious Surface (max.)	42.3%	N/A	49.1%
Property Line Setbacks (min.)	Front: 106.5 feet + Side (west): ~105 feet Side (east): 40.1 feet Rear: ~190 feet	Front: 50 feet Side: 50 feet Rear: 50 feet	Front: 85 feet Side (west): 30 feet** Side (east): 50 feet Rear: 50 feet +
Lot Area (min.)	178,193 sq. ft.	N/A	178,193 sq. ft.
Residential Density	18.43 units/acre	N/A	19.66 units/acre
Units	75 units	N/A	80 units

* 45 feet from south elevation sidewalk to roof peak

**Variance requested for the west side yard setback

Site Plan

The existing building, garage, and sidewalks on site are proposed to be removed along with a portion of the existing parking lot. The new principal building is proposed to be located in the south-central portion of the property, with parking to the south and northwest of the building. Outdoor recreational space is provided to the northeast of the building. An accessory building is proposed in the central rear yard for storage and recreational purposes.

In addition to the new building on site, a fully enclosed trash area is proposed in the rear yard, adjacent to the rear parking lot. Two transformer/generator pads are proposed to be located in the rear yard. Two HVAC pads are proposed on the south and southeast corners of the building, respectively. These utility locations are screened from view with retaining walls, vegetation, or a combination of both.

A porte-cochère is proposed for the drop-off area of the parking lot. The porte-cochère also serves as a sunroom amenity for residents and their visitors. The site plan includes a new sidewalk, filling a gap in the sidewalk along Wayzata Boulevard. It also includes the removal and relocation of an existing utility box, power pole/lines, and fire hydrant in the path of the proposed sidewalk. Final engineering plans will need to confirm relocation, removal, or protection of existing features in the sidewalk path including the guard rail fire hydrant, overhead utilities, and utility box. Pedestrian access to the site is proposed via a sidewalk connection along the east access driveway.

The southwest portion of the existing parking area is proposed to remain in place, while the rest of the parking area would be removed. The removed parking area would be replaced with a new surface parking area that connects to the preserved parking area. The two parking lot access points would remain in the same location and condition. No changes to curb cuts on Wayzata Boulevard are proposed.

Variance to Side Yard Setback

The applicant requests a variance to the side yard setback on the western side of the site. The proposed setback is 30 feet from the building to the property line. The ordinance requires a 50 feet setback. Due to the parcel's irregular shape, the lot width gets narrower when moving away from Wayzata Boulevard. The applicant considered an alternative design with an L-shaped building, which could create a design that meets setback criteria, but would not be appropriate for memory care residents. The proposed building is intentionally designed in a straight corridor, to maintain sightlines for residents and avoid the need for navigation around corners. The impacted property line is the western property line. The land to the west of this property includes Highway 12 and a golf course. The standards for reviewing a variance are included at the end of this staff report.

Building Height & Building Stories

The maximum height allowed in the Institutional zoning district is 40 feet or 3 stories, whichever is greater. The proposed building height is 39.95 feet and 2 stories.

Per the Zoning Ordinance, the building height is measured from the average grade along the building footprint to the average height of the highest gable of a pitched, hipped, or gambrel rooftop. The average grade plane elevation along the building footprint is 992.74 feet above sea level, and the elevation for the average height of the highest gable is 1032.69 feet above sea level. The proposed maximum height is 39.95 feet.

Per the Zoning Ordinance, when the finished floor level directly above a basement is more than 6 feet above grade for more than 50% of the total building perimeter, said basement is considered a story. Grade level is 992.74 feet above sea level, and the floor level directly above the basement is more than 998.74 feet above sea level for less than 50% of the building perimeter. As such, the lowest usable area in the building plan is not considered a story. The proposed building totals two stories above ground with a third walkout level primarily located underground.

Unit Sizes

The minimum floor area for assisted living or memory care dwelling units is 330 square feet for units without kitchen facilities and 370 square feet for units with kitchen facilities. The proposed units do not have kitchen facilities and range from 402 to 580 square feet in size.

Mechanical Equipment

The proposed building includes no rooftop mechanical equipment. Mechanical equipment will be located in the side and rear yard. One unit of below-grade HVAC equipment, shielded by retaining walls, is proposed in the front yard. All equipment will be shielded by retaining walls and/or located below grade. The screening requirements are met.

Building Materials

The proposed plans comply with building materials standards. The proposed primary façade material on the first floor is a thin-stone veneer. Other façade materials include fiber cement lap siding, fiber cement shingle siding, una-clad metal trim, standing seam roof, and fiber cement vertical board siding with a trim & panel accent. The proposed front façade consists of approximately 20% masonry material, 23% lap siding, 23% shakes, 31% glazing, and 3% vertical panels materials.

Retaining Walls and Grading

There are several new retaining walls proposed throughout the property to lessen and even out slopes that exist on the site. In order for the site to be functional and accessible for use by an elderly population, a significant amount of grading must be completed to lower or raise points across the site. The earthwork calculations identify an average grade change over 3 feet. The grading changes and associated retaining walls accommodate the building shape and size as a single-corridor, 2-story walkout building. The retaining walls and grading also allow for the ADA-accessible outdoor recreation area in the rear yard. City Code §916.04.D requires that the City Council approve any alterations that result in more than 2 feet of the average grade of an individual lot, but a public hearing and recommendation from the Planning Commission is not required for this specific request.

Retaining walls are proposed along the east side of the building to allow for a lower grade near the building and in the rear recreation area than the existing grade, and to allow for ADA-accessible pathways. The proposed retaining walls proposed along the eastern edges of the recreation area range from zero to 10 feet in height. The tiered retaining walls proposed along the northern edge of the property line average approximately 10 feet in height. The retaining walls along the northern and eastern edges of the recreation area allow for a lower elevation outside of the recreation area, and a higher elevation inside the recreation area. The retaining walls proposed along the western property line range from 1.5 to 20 feet in height.

A proposed 14.5-foot-tall retaining wall on the southwest corner of the building would allow for HVAC equipment to be located 6 to 14 feet below grade. The 14.5-foot retaining wall extends between zero and 8 feet above the exterior final grade, fully screening the proposed HVAC equipment. From the front yard view, this proposed wall extends less than 4 feet above grade. A proposed 3-foot-tall retaining wall in the southeastern corner of the building provides screening for mechanical equipment in the eastern side yard. From the front yard view, this proposed wall extends less than 6 inches above grade.

Outdoor Improvements

As indicated above, several retaining walls are proposed in connection with various outdoor improvements. The applicant proposes a new outdoor landscape including a new secured rear yard garden, patio area, and a new outbuilding. The outbuilding would serve as a storage garage and Cabana area. Resident amenities in the rear yard include a secure garden, walking paths, an outdoor kitchen, seating areas, and indoor Cabana space. Landscape-scale lighting would be provided as part of these outdoor improvements.

Lighting

The proposed lighting meets City Code requirements. The proposed development would replace 9 pole-mounted lighting fixtures with 5 small wall-mounted sconce fixtures and 7 pole-mounted lighting fixtures. The maximum lighting value at the Wayzata Blvd property line would be 0.5 foot-candles. City Code §916.06 states that “any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged as to deflect light away from any adjoining residential property, over public water or from the public streets.

Conditional Use Permit Standards

The Elderly Care Facility use is only allowed via a Conditional Use Permit in the Institutional District. This conditional use requires that additional standards outlined in City Code § 937.07.C be met. This use must provide screening for interior side yards. The proposal includes vegetative screening along the interior side yard, the east property line. The Elderly Care Facility must also only use the rear yard for recreational areas, which must be fenced and screened. The proposal includes a fenced rear-yard recreational area including gardens, patio, and walking paths, which is screened from adjacent properties with tree plantings. The Elderly Car Facility must also be on a site served by an arterial

or collector street of sufficient capacity to accommodate traffic which will be generated. Wayzata Boulevard is a minor arterial and has sufficient capacity to accommodate any increased traffic from the proposed use. Signage must be in compliance with Chapter 927 of the ordinance. The proposal includes preserving an existing monument sign in the front yard. No additional signage is proposed at this time.

Design Deviations

The proposal has been reviewed for compliance with design standards. Design elements that meet standards will receive administrative approval at the time of building permit review and issuance. Design elements that do not meet the standards require Planning Commission review and City Council approval. The criteria for reviewing design deviations are provided at the end of this report.

Parking Location: *A deviation from §909.05.D.2 and §909.19.A to allow parking in front of the building*

The applicant is requesting a Design Standard Deviation to allow parking in front of the building. The existing parking lot formerly used by Meridian Manor was also in front of the building. The applicant is proposing to reconfigure the parking lot to increase the number of parking stalls from 53 to 64 and to better fit the new site plan. Some of the parking area in the southwest portion of the site will remain unimpacted. The applicant has located the new parking area to be setback over 30 feet from the front property line. Staff believes a deviation from the requirement would be appropriate due to the nature of the proposed use. Because the Conditional Use Permit Standards for an Elderly Care Facility require all recreational areas to be located in the rear yard, parking behind the building would eliminate outdoor recreation possibilities for the proposed residents.

Building Recesses: *A deviation from §909.06.3.b. to allow less than the minimum number of building recesses required in the Bluff District.*

The applicant is requesting a Design Standard Deviation to the number of building recesses required in the Bluff District. The standards require one building recess for every 50 feet of building frontage length. For this building with a length of 355 feet, at least 7 building recesses are required. The applicant has provided 4 building recesses, 2 on each side of the main entrance. The proposed un-recessed areas between building recesses are 17 feet and 97 feet. The 97 feet portion of un-recessed area is covered drop off area in the center of the building. Staff believes a deviation from this requirement would be appropriate because the applicant's designs align with the intent of the standards. Additionally, this site has a much greater frontage than most lots in the bluff district, making it much more difficult for a building designed on this site to meet the required number of building recesses.

Massing Break: *A deviation from §909.07.A.1 to allow for a massing break that does not extend through the entire depth of the building.*

The proposed design does not include a massing void that satisfies the design standard requirements. Instead, the proposed design includes 2 glass pedestrian walkways on the second floor that allow for circulation through the length of the building. The proposed walkways create 2 massing breaks that are over 25 feet in width. Staff believes that a deviation from this requirement would be appropriate. Since this building is designed to provide care for residents with memory care needs, it is important for circulation patterns to be straight and simple so that residents can navigate the building without confusion. A massing void without the pedestrian walkway would require multiple elevator banks and complicated circulation paths that would be inappropriate for the proposed residents. Additionally, the walkways are significantly set back from the floor below and their transparency creates a visual appearance similar to the massing void required by the design standard.

Unit Entries: *A deviation from §909.13.D.2 to allow no secondary exterior entry to ground-level units.*

The design standards require a secondary exterior entry to be provided for all residential units at ground level. The proposed designs do not include secondary exterior entry to the ground-level residential units. Staff believes that a deviation from this standard is appropriate due to the nature of the use and proposed residents. Secondary exterior entries would have to always remain locked to ensure resident safety, which would cause confusion to patients with memory issues.

Screening of Sheet Roofing: *A deviation from §909.14.M.3 to allow sheet roofing materials concealed by a parapet of 12 inches.*

The design standards allow sheet roofing materials only where the flat or low slope surface is concealed by solid raised parapets at least 36 inches in height. The applicant proposes sheet roofing materials concealed by a 12-inch parapet on the pedestrian walkways that make up the massing breaks. All other roof locations meet the design standards. Staff believes that a deviation from this standard is appropriate. The proposal does not allow for or include any rooftop equipment that typical parapets are designed to conceal. The proposed deviation would reduce the visual impact of the massing break area. Allowing for a reduced parapet height allows for the building to appear shorter and fit within the residential character of the area.

Landscaping

The proposed designs include a garden and patio space behind the building. Trees and shrubs would be planted buffering sidewalks and parking areas. The southeast corner of the site would remain as a natural landscape. The landscaping plan includes 7 species of grasses, 16 species of shrubs, and 6 species of ornamental trees. The proposal meets

buffer requirements from the sidewalks and parking lot with a combination of preserved trees and newly planted shrubs and trees.

Tree Removal/Preservation

The applicant is proposing to remove 356 inches at diameter breast height (DBH) of significant trees and no heritage trees from the site. Under the Zoning Code, significant trees must be replaced at a 1:1 ratio. The following table summarizes the proposal:

	Total DBH	DBH Removed	% DBH Removed	Max. DBH Removal Allowed Before Replacement Required	DBH Replacement
Significant Trees	738	356	48.2%	10% (73.8 DBH)	282.2
Heritage Trees	36	0	0%	0%	0

The replacement of significant trees requires 282.2 inches at diameter breast height (DBH), and the replacement of heritage trees requires 0 DBH due to no heritage trees being removed.

The following table summarizes the tree replacement calculations provided by the applicant:

Planting	Number	Size	DBH
Overstory Trees	40	3"	120
Evergreen Trees	201	2" (6 feet)	402

The required DBH replacement for the site is 282.2 inches. The applicant proposes 522 DBH in replacement, which exceeds the required DBH replacement standard by 239.8 DBH.

Comments from the City Engineer/Director of Public Works

The Project Engineer has reviewed the submitted documents and has provided the following comments:

- Earthwork calculations provided on the grading plan (sheet C3.0) show that the average grade is proposed to change by 3.55-feet, requiring City Council approval, per 916.04.
- There are several new retaining walls proposed throughout the property to lessen and even out slopes that exist on the site. In order for the site to be functional and accessible for use by an elderly population, a significant amount of grading must be completed to lower or raise points across the site. The earthwork calculations identify an average grade change over 3 feet. In performing the earthwork calculations for this site, the required calculation includes both cuts and fills on the

site and then divides that total quantity of dirt moved across the site area to determine an “average grade change”. This results in a change of over 3 feet. However, that doesn’t mean the site is 3 feet higher. It simply means that grades, on average, changed up and down more than 3 feet.

Operations

The facility requires a license from the State of Minnesota to operate. In addition to nursing services, typical resident support services would be provided on site including food service, medication management, social activities, and specific services for residents with Alzheimer's or dementia. Outside service providers would provide in-house physical therapy. Laundry facilities are included on-site. The rear parking lot is designated for staff. Staff would be present on the site throughout all hours of the day. More information is available in the attached project narrative.

Parking

The proposed on-site parking meets minimum requirements. The following table summarizes the proposed number of parking stalls and loading areas:

	Existing	Proposed
Parking Stalls	53	62
ADA Spaces	2	2
Loading	1	1

The following table summarizes minimum parking requirements:

	Elderly Care Facility
Required Parking	54 spaces for 80 units (1 space for each 1.5 dwelling units)
Required Loading	1 space
Findings	Proposal meets minimum requirements. 54 spaces are required and 62 spaces are proposed.

Standards of Planning Commission Review of Application Requests

The review and decision on the Comprehensive Plan Amendment and Rezoning is a legislative action, meaning that the Planning Commission acts like an advisor to a legislative body (the City Council), who has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Conditional Use Permit, Variance, and Design Deviations requested are quasi-judicial actions, meaning the action is more like a judge in a court proceeding where objectively and fairness are critical, and if an applicant meets the legal standards, the request should be approved. In this case, each of the requested deviations should be

reviewed separately and the Planning Commission should determine if the requests meet the standards described in the City Code.

Primary Questions to Consider

1. Comprehensive Plan Amendment
 - a. Is the proposed use consistent with the drivers, goals, and policies of the Comprehensive Plan?
 - b. Is the proposed use consistent with the goals and policies of the Institutional/Public land use category?
2. Zoning Map Amendment
 - a. Does the proposed use conform with present and future land uses of the area?
 - b. Does the proposed use conform with all performance standards of the applicable district?
3. Conditional Use Permit
 - a. Does the proposed use conform with present and future land uses of the area?
 - b. Does the proposed use conform with all applicable performance standards?
 - c. Is only the rear yard used for play or recreational area, and is said area fenced, controlled, and screened in compliance with Chapter 918 of the Ordinance?
4. Variance
 - a. Is the property owner's proposal reasonable, but not permitted by ordinance?
 - b. Is the plight of the landowner due to circumstances unique to the property?
 - c. Will the variance, if granted, alter the essential character of the locality?
 - d. Has the Applicant established a practical difficulty in complying with the Ordinance?
 - e. Is the proposal in harmony with the general purposes and intent of the Ordinance, and consistent with the Comprehensive Plan?
5. Design Deviations
 - a. Does the proposed design contribute to the improvement of the City's public realm?
 - b. Is the negative impact caused by each Design Deviation outweighed by any of the following positives: alleviating an undue burden; having a positive effect on the area; permitting greater conformity with other Zoning Standards or Guidance of the Design Standards; or advancing policies in the City's Comprehensive Plan?

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

Applicant's Narrative

ALTA Survey (1 page)

Civil, Architectural and Outbuilding Plans with Renderings (33 pages)

Lighting Plan (1 page)

Neighborhood Meeting Discussion Summary (4 pages)

Public Comment (10 pages)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval.

Zoning Map Amendment (Rezoning)

Section 903.02 sets standards for consideration of a Zoning Map Amendment. The planning commission shall consider the possible adverse effects of the proposed amendment. Its judgement shall be based upon (but not limited to) the following factors:

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

Conditional Use Permit Standards

Section 904.02.F sets standards for consideration of a Conditional Use Permit:

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

Conditional Use Permit Standards for Elderly Care Facilities

Section 937.07 sets additional standards for consideration of a conditional use permit for an elderly care facility:

1. Interior side yards are screened.
- 2. Only the rear yard is used for play or recreational areas. Said area must be fenced and controlled and screened in compliance with Chapter 918 of this Ordinance.**
3. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.

4. All signing and informational or visual communication devices are in compliance with Chapter 927 of this Ordinance.

Institutional Zoning District Standards

The following requirements from Section 970.06 – 970.07 apply to the Institutional District.

Lot Area:

1. Minimum Lot Area:
 - a. Places of Assembly: 3 acres.
 - b. Hospitals: 10 acres.
 - c. Public Parking Structure: 1 acre.
2. All area requirements for Places of Assembly prescribed above may be reduced if the site is combined with or included within a neighborhood park.

Minimum Setbacks:

1. Schools:
 - a. Front Yard: 50 feet.
 - b. Side Yard: 100 feet.
 - c. Rear Yard: 100 feet.
2. Hospitals:
 - a. Front Yard: 50 feet.
 - b. Side Yard: 100 feet.
 - c. Rear Yard: 100 feet.
3. Public Works Facilities:
 - a. Front Yard: 50 feet.
 - b. Side Yard: 100 feet.
 - c. Rear Yard: 100 feet.
4. Public Parking Structures: No minimum front yard, side yard or rear yard setback requirements unless adjacent to a residential district, in which case, the minimum setback shall be the same as the setback for the adjacent residential district. In addition, the minimum requirements of Section 970.06.B.6 do not apply to a public parking structure.
5. All Other Institutional Uses:
 - a. Front Yard: 50 feet.
 - b. Side Yard: 50 feet.
 - c. Rear Yard: 50 feet.
6. In addition to these minimum requirements, setbacks of buildings located within the Institutional District shall be at least equal to the height of such buildings.

Lot Coverage and Height:

1. The total lot coverage of all buildings may not exceed 30 percent, except that rest homes and housing for the elderly may not exceed a lot coverage of 40 percent, and public parking structures may not exceed a lot coverage of 60 percent.
2. Principal structures and their accessory buildings may not exceed a height of three stories or 40 feet.

Variance Criteria

Section 905.01 sets forth general standards for approval of variances to the literal provisions of the Ordinance. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with this Ordinance. "Practical difficulties mean that:

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

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.

Additionally, variances shall only be permitted when they are:

- 1. In harmony with the general purposes and intent of this Ordinance; and**
- 2. Consistent with the Comprehensive Plan.**

Comprehensive Plan

The proposed Comprehensive Plan land use designation for the subject property is institutional/public. The objective of the Institutional/Public land use category is to maintain all institutional facilities in a manner that efficiently serves all residents of the community, from both a cost and access perspective (Comprehensive Plan p. 3-8). Development in this district is guided to a maximum Floor Area Ratio (FAR) of 1.0, when all other dimensional standards of the appropriate zoning district can be met (Comprehensive Plan p. 3-14).

The comprehensive plan identifies multiple key drivers shaping the future of Wayzata including providing infrastructure for an aging demographic, an increasing quantity of aging population, and loss of younger population/generation (Comprehensive Plan p. 1-4). Having a multi-generational community is identified as a quality of the preferred future of Wayzata. A multi-generational community necessarily implies diverse housing, transportation availability, and safe walkable and bikeable environments (Comprehensive Plan p. 1-7). One housing goal identified in the comprehensive plan is to develop city programs and policies which encourage and require high quality design and maintenance of all housing units within the community (Comprehensive Plan p. 4-9). An associated policy is to provide a range of housing options throughout the community that welcome a range of individuals, including senior housing and life cycle housing options (Comprehensive Plan p. 4-9).

Purpose of Design Review (Design Standards Handbook p. 7)

The following Design Standards have been developed to shape the City's physical form; to improve the quality, character, and compatibility of new development or extensive renovations; and to implement the goals and guidance of the City's Comprehensive Plan.

The Standards have three primary functions:

- To guide applicants and provide consistent standards for the significant expansion; major renovation; or new construction of commercial, mixed-use, or multifamily buildings or parking within the City;
- To assist the City and the public in reviewing such development proposals;
- **To leverage new development to contribute to the improvement of the City's public realm -- its streets, sidewalks, walkways, and its streetscape and landscape treatments**

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

Site Design Standards for Large-Scale Sites (Design Standards Handbook p. 18)

Intent

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

Standards

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

Guidance

1. Proposed commercial buildings should provide a setback between the sidewalk and building sufficient to accommodate outdoor dining and seating areas.
2. Proposed residential buildings should provide a setback between the sidewalk and building sufficient to accommodate enhanced landscaping, stoops, or terraces as required by Section 3.B.2
3. Site circulation elements should anticipate future connection to adjacent parcels where street or pedestrian connections are not currently feasible.
4. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

5. **Proposed open spaces should be oriented appropriately for solar exposure when possible to create a more comfortable micro-climate.**
6. **The design and location of a building and its massing on the site should enhance solar exposure and minimize shadow impacts on adjacent structures and public areas to the maximum extent feasible.**

Surface Parking and Bicycle Parking (Design Standards Handbook p. 26)

Intent

Parking is necessary for convenience and access, but it should not be allowed to overwhelm the friendly, walkable character of a small town. The following standards have been developed to respect the character of Wayzata.

Standards

1. Off street parking shall be located behind buildings, or in side yards if a rear location is proven to be infeasible. Front yard and corner parking locations are prohibited.
2. Side yard parking lot width shall be limited to 60 feet and shall be separated from the sidewalk by a landscape buffer (See Section 2.B.6 Parking Lot Landscaping).
3. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.
4. Side yard parking lots on adjacent properties shall either share or be separated by a landscaped buffer with a minimum dimension of 20 feet.
5. Bicycle parking shall be provided as follows:
 - Commercial development providing more than 20 vehicular spaces shall provide a minimum of 4 secure bicycle parking spaces
 - Mixed-use development with a retail or commercial component shall provide a minimum of 4 bicycle parking spaces located in an access controlled room or locker.
 - Bicycle parking spaces shall be located in a visible and convenient location within a 100 foot path of travel from the main building entrance.
 - Bicycle racks shall allow two points of locking and shall conform to applicable City standards.
 - Bicycle parking shall be located in the Building Recess, in side yards, or, where approved by the city, in boulevard or street tree areas.

Guidance

1. Surface parking should be located in the rear yard to the maximum extent feasible.
2. Bicycle parking should be weather protected by roofs or interior locations where feasible.
3. Bicycle parking racks should conform with the Association of Pedestrian and Bicycle Professionals (APBP) guidelines

Building Recess (Design Standards Handbook p. 34)

Intent

Along with significant breaks, smaller recesses can reduce the impact of longer buildings. These regular façade breaks provide opportunities for increased outdoor dining, seating, landscaping, and other ground-level amenities.

Standards

1. Building Recesses shall be provided to allow space for outdoor dining, seating, or landscaping. A Significant Massing Break located at the ground level shall also be allowed to qualify as a required Building Recess.
2. Building Recesses shall provide a minimum dimension of 8 feet, a minimum area of 250 square feet, and shall not be located under upper story floor area. (see Fig. 3.4)
3. Building Recesses shall be provided to comply with the following:
 - a. Lake Street: one Building Recess shall be provided for every 100 feet of building frontage length on public right of ways
 - b. Bluff District: One Building Recess shall be provided for every 50 feet of building frontage length on public right of ways
 - c. Wayzata Boulevard: One Building Recess shall be provided for every 100 feet of building frontage length.

Guidance

1. Building recesses should be located in proximity to main building entrances or dining uses.
2. To the maximum extent feasible, building recesses should be located with consideration for microclimate and favorable solar exposure.

Significant Massing Break (Design Standards Handbook p. 33)

Intent

The traditional town form of Wayzata is based on multiple buildings fitting within an average block length of 350 feet. **These standards ensure that no building mass will be perceived to be larger than a half block in length. In addition, significant massing breaks will preserve views of Lake Minnetonka from inland locations.**

Standards

1. Where required, buildings shall provide one significant massing break for every 150 linear feet of façade to respond to the small-scale character of Wayzata. Significant massing breaks shall be defined as:
 - A massing void providing a minimum width of 25 feet located above the ground floor level and extending through the depth of the building. (see Fig. 3.1)
 - A publicly accessible midblock pedestrian connection or street through the building with a minimum clear width of 25 feet. (see Fig. 3.2)
2. Proposed development located between Lake Street and the shoreline of Wayzata Bay shall provide any required significant massing breaks as midblock connections to provide street-level views of Lake Minnetonka and allow for potential future access to the lake.

Secondary Unit Entries (Design Standards Handbook p. 38)

Intent

The charm of Wayzata, like small towns everywhere, comes from a lively streetscape

creating opportunities for window shopping, sociability, and spaces for people. Appropriate ground floor design for buildings is crucial to respect the charm of Wayzata. It is desirable to provide extensive transparency at ground floor glazing to reinforce the liveliness of commercial area.

Standards

Ground floor residential units shall comply with the following standards:

1. Bluff district: residential units located within 4 feet of ground level at any public right of way shall provide a secondary exterior entry to the unit as a residential stoop.
2. Where site constraints prevent units from being raised above grade, secondary entries and private terraces may be located less than 2 feet above grade if the unit entry door is set back a minimum of 8 feet from the property line.

Guidance

1. Residential units located at the ground floor are strongly encouraged to meet the preceding facade transparency standard Section 3.B.2 S2
2. Multifamily buildings are encouraged to locate resident amenity rooms, leasing offices, and resident lobbies at locations fronting on public right of ways and to provide storefront design at these locations.

Roof and Parapet Materials (Design Standards Handbook p. 51)

Intent

As the fifth facade rooflines play an important role by defining the building against the sky. The following guidelines are intended to ensure that **roof materials are well detailed and do not detract from the building architecture.**

Standards

Sheet Roofing

1. Sheet roofing shall be concealed from view by raised parapets/roof copings.
2. Where provided, sloped roofing shall provide a minimum 12 inch projection at eaves and rakes

Parapet/Roof Coping

1. The Parapet/Roof Coping Material shall be the same as the wall material immediately below and shall be used to articulate building massing.
2. Where rooftop equipment is permitted, parapets shall be located to conceal such equipment from view

Criteria for Granting Design Deviations (Section 909.29)

Significant Deviations shall be defined as deviations that amount to a significant departure from the Standards enumerated in Chapter 909 and do not qualify as Minor Deviations. Approval of any Significant Deviation shall require a finding by the City Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

1. **The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.**

2. **The extent to which the deviation permits greater conformity with other Standards, the Guidance of the Design Standards, policies behind the Standards, or with other Zoning Ordinance standards.**
3. The positive effect of the project on the area in which the project is proposed.
4. **The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.**
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.



The Moments

16258 Kenyon Ave.
Lakeville, MN 55044

2-28-2024

Emily Goellner
Community Development Director
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

Re: Application for redevelopment of the Moments of Wayzata project

Project Summary

On April 2021, the property formerly known as Meridian Manner at 163 Wayzata Blvd, Wayzata, MN 55391, was purchased by Waite Holdings, TMSC of Wayzata, LLC DBA The Moments of Wayzata ("The Moments"). They are a developer-builder and operator of senior care communities. The original Meridian Manor is planned to be replaced as it can no longer be used as senior living building per new Minnesota laws which updated the requirements for building construction in senior living, specifically memory and dementia care.

As the operator, The Moments brings an innovative service approach to provide first rate communities, offer services, and care for their residents. The proposal for redevelopment of the site will be no exception. The Moments intends to enrich the lives of the residents and surrounding community. Their intent is to maximize its potential while offering a new aesthetic standard for the building and grounds as it introduces unique program elements.

The Moments will provide care services in the assisted living environment, including individualized, quality memory care and services for high acuity residents. Specifically, The Moments will provide a universal setting for residents that require significant support with activities for dementia care. This philosophy allows residents to receive services needed without having to move from one type of care unit or setting to another. By design, 100% of the units are dedicated to memory care and high acuity assisted living. The community will cater specifically to people within these sectors but not offer independent living or skilled nursing residential services. Note that wellness and Physical Therapy can be offered to anyone, even outside of a skilled care environment. The Moments primary objective, is to enhance and enrich the member's quality life.

Executive Project Summary

- 80-residential units
- Typical resident support services – food service, medication management, social activities, ADL services
- Large communal areas will be created at the core of the building, dedicating a large amount of floor area to help foster a community that encourages socializing.

- CNA care stations will be located on each floor. One Aide station at core/ floor.
- In-house physical therapy provided by outside service providers.
- In-house central laundry with resident/family laundry in each resident wing
- Open-air pavilion in north yard within a secured garden.
- SE corner of the parcel is to remain as natural landscape.
- Public and secure gardens and patio spaces for family and guest interaction.
- East side of site, an ADA accessible path and 12' clear pond service access has been lowered to meet code gradient concerns.
- Extreme care and planning efforts were taken to retain as many trees as possible. Drive lane approximates existing loop turn around while providing resident focused access to parking near the entry canopy.

Project Data Summary:

- Site Area (acres): Unchanged, 4.07 Acres (177,139 SF)
- Existing Building Area: 74,178 SF
- New Building Area: 90,976 SF
- Building area change: 16,798 SF
- Building Height: Maximum of the building 40'
- Residential Units: Increased from 75 to 80
- Off-street Parking: 64 Stalls including 2-HC stalls. Garages will be removed.
- (Existing: 53 stalls with 2 HC stalls and 8-garage stalls)
- Loading: Unchanged in quantity; one service loading area will be provided in the north parking lot accessible to the north face of the building

Design Features

Building Design - The Moments of Wayzata is designed to replace the existing Meridian Manor building with an innovative approach to memory care learned in the decades since the Meridian Manor was built. The Moments communities center around large inviting community spaces with generous natural lighting. These design elements and the way The Moments orients it's community around them are what sets them apart from other operators. The proposed building will include 80 efficiency units over three levels. Each level will have its own dining room where in-house chefs prepare food for residents every day. The building will host generous community spaces dedicating more than a third to activity spaces encouraging internal community interaction.

The exterior design of the building is influenced by the character of Wayzata. By using common, high-quality materials and design elements The Moments of Wayzata will look like a building that is and always has been part of the fabric of Wayzata. The front of the building defined by a stepped building incorporating different roof lines and terraces the break down the scale of the building. Among these building projections is the main sunroom covering the front drop of and creating a warm room with southern exposure for residents to feel like part of the outside community in the comfort of their own home.

Public Realm and Streetscape – In keeping with the Wayzata Design guidelines the building is oriented to the public right of way with connections to Wayzata Blvd. for both pedestrians and vehicle traffic. An effort has been made to move as much parking to the back of the building as possible while saving the existing trees along the road. All parking in the front yard will remain in a similar orientation to the

existing while adding more landscape buffers as outlined in the design guidelines such as large trees bushes and lower grade to obscure headlights.

Care and Maintenance:

The Moments, as an operator, includes construction and maintenance/property management services within their business model. As a result, the exacting standards they have for the design of the facility and their care for residents is reinforced by the level of care they provide for their communities. Their ability to provide staff resources from within their company ensures regular care and timely response to maintenance concerns, resulting in a property in pristine condition, inside and out.

A . Comprehensive Plan and Rezoning

The proposed use and building of the parcel is required to be rezoned in the comprehensive plan as well as the zoning district. Currently the parcel in question is guided as High Density Residential. This usage encourages a densely laid out residential use to house 12-40 units per acre. Next to this site is highway 12 and institutional / public use. Across the street is low density residential consisting of single-family houses.

This petition requests the parcel be rezoned to Institutional to allow a conditional use application for Elderly Care. Institutional zoning is the only use that allows for Elderly Care through conditional use approval.

A. The application meets the required findings and criteria of approval for rezoning the existing parcel to Institutional with a conditional use of Elderly Care.

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan. The 2040 Plan guides the Property High Density Residential. The proposed Institutional parcel is 4.07 acres. The proposed Elderly Care building will provide 80 units, with 19.66 units per acre consistent with the 2040 Plan guidance of between 12 and 40 units per acre in the High-Density Residential zone.
2. The proposed use's conformity with present and future land uses of the area. The proposed change fits in better with the neighborhood it belongs to than high density residential. The character of this area of Wayzata is churches, schools, and single-family housing. With a change to Institutional the site will match the existing neighboring parcel. This change will also lower the potential unit count to a level more consistent with the surrounding area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.) The proposed institutional use is within the institutional standards and not in conflict with the neighboring uses. The required parking amount and screening of utilitarian aspects of multi family living are screened from the right of way.
4. The proposed use's effect on the area in which it is proposed. The proposed senior living building and institutional use will fit in with the existing uses. The nature and traffic match very closely to the exiting building and use that have been in place for the past 30 years. The proposed use and building match the existing but will replace the old building with outdated

practices with a new improved version. This use matches the only neighboring parcel and reduces the potential density closer to the single-family residential homes located nearby.

5. The proposed use's impact upon property value in the area in which it is proposed. The proposed project will replace a tired building with deferred site and building maintenance with a bright new building matching the style of Wayzata. The proposed use will benefit the surrounding properties and property values as a whole.
6. Traffic generation by the proposed use in relation to capabilities of streets serving the property. The traffic generated by this project will be nearly identical to the former use and facility. The proposed plan is to reuse all the existing curb cuts in their current location requiring no changes to public circulation. While capacity of the surrounding roads is not in question due to the low traffic generated, Wayzata boulevard is sized for large traffic demands.
7. The proposed uses impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity. The Design team have been conscious of the city resources in this area. The proposed Institutional use with senior housing can be accommodated by the existing utilities available on the Property. In addition to city provided resources the development will be providing improved stormwater treatment by restoring the onsite storm water pond to full use. The proposed senior living community will cater exclusively to seniors who are less mobile and tend to stay on site. These residents will not add to the burden on the school district and public amenities.
8. Additional requirements for the conditional use of the property as an Elderly Car Facility
 - a. Interior side yards are screened. The interior rear yard used for resident outdoor activities is heavily screened with coniferous trees and a fence for safety of the residents. There is limited exterior use on the side yards by residents however the area that will be in use is screened by a retaining wall.
 - b. Only the rear yard is used for play or recreational areas. Said area must be fenced and controlled and screened in compliance with Chapter 918 of this Ordinance. No screening is required as this property does not border a residential parcel according to 918.03. However the proposed development does show screening in the form of coniferous trees. The proposed fence is a steel painted fence for security.
 - c. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated. The proposed development will have less traffic than the existing building as the previous building had some independent residents. The proposed project will have no residents with access to a vehicle. Wayzata Blvd is more than adequately sized for any increased load that may be generated.
 - d. All signing and informational or visual communication devices are in compliance with Chapter 927 of this Ordinance. Signage for the proposed project will utilize the existing dingy location and design which meets the city requirements.

B. The application meets the required findings of approval for the necessary variance to accommodate the proposed building and reduced setback on an institutional parcel .

- A. Side yard setback** – the owners of this parcel have been through the planning process for this parcel before and heard from neighbors and the city as to what is important to them as their neighborhood evolves. What was overwhelmingly communicated was the need to save as many established trees as possible. Most of the established trees are along Wayzata Blvd. This requires the building to be set back away from the road so construction does not impact these trees. The design and layout has evolved and the location of the building on the site has been chosen to avoid the existing trees. However, in avoiding the existing trees the design team has been confounded by the odd triangular shape of the site.

The project team requests a variance to the side yard set back on the west side of the parcel. The institutional district requires a 50-foot setback. This petition requests a setback of 30 feet from the west property line. This side of the property is only bordered by highway 12 and for the foreseeable future will not impact neighboring property owners.

The design team and owners have been through at least a dozen building iterations to try to find a compromise in the footprint of the building to avoid this setback variance. Ultimately, they have found the daily impact of a nonlinear building on the residents is exceedingly detrimental to people who inhabit the building every day. Individuals with dementia and other memory impairments have difficulty navigating spaces as it is. One way to improve their daily life is to create an environment where their entire environment is laid out in a way that all destinations are visible at once instead of obscuring them around corners. This variance it is extremely important for the planned building to be simply laid out with straight lines for navigation as well as staff observation. With this strict building layout, a reduced side setback to fit the building on the triangular site is required. This decision has been thoughtfully made to impose on only one setback of the site adjacent to the highway instead of infringing on the setback to the east side adjacent to the existing neighboring building.

Design Standard Deviations

The city of Wayzata has created an excellent design standard to protect their city and cultivate the feel they want for their community. A design standard can go a long way to guide development, but the built environment is not always black and white. While these design guidelines enumerate specific measurable goals what is more important is the feel of a community. It is our position that the proposed building fits the feel of Wayzata both existing and planned even if it does not meet all the objective design standards. Below are design standards we believe are a detriment to this project through site hardships or as a hinderance to the project fitting with the immediate surrounding community.

The application meets the required findings for deviation from design standard 909.05.

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more

enumerated factors in Section 909.29. For the proposed elderly care building and site, it is impractical to locate all of the parking in the rear of the building. In elderly care and the Moments communities in general it is important to establish safe positive outdoor spaces. Most important to the residence is safety and comfort. If the site plan were to try to accommodate all the parking in the rear of the building it would force vulnerable adults to spend their outdoor time adjacent to the fast and busy stretch of Wayzata Blvd. Along with the noise and the fact that Wayzata Blvd. is not a human or pedestrian oriented road in this area, and therefore there are safety concerns with all the outdoor activities next to the road.

In a community like these all-outdoor areas need to be fenced to help give residents a degree of independence while keeping them safe. Wayzata fence ordinances restrict fences tall enough to protect residents if they are located in the front yard. It is also a condition of the proposed conditional use that all outdoor space be located in the side yard or back yard of a building as proposed. With all parking in the back yard this would become infeasible therefore we believe we have struck a balance between the two requirements.

The project plans to mitigate this impact of the front yard parking by following the guidelines and requirements of section 909.18 including large shade trees already established. The proposed design has moved as much of the car park to the rear of the building as possible. The loading area of the building has been moved from the side of the existing building to the rear to enhance the aesthetics of the neighborhood. This rear yard parking lot will be used by employees guaranteeing these spots behind the building will be utilized before any others. This will also reduce the number of headlights at night as the majority of evening vehicles are from staff.

In this section it is also requested the building be located and oriented to the public way. The proposed building is oriented to the public way but is set farther back on the site to match the set back and also protect the existing established trees. In the past proposal it was made clear the front yard distance set back from the road and neighbors across the street was important to those within sight of the property.

The application meets the required findings for deviation from design standard 909.06.

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more enumerated factors in Section 909.29. for the proposed building a building recess is required every 50 feet, requiring 7 recesses of a minimum of 250 square feet each on the front building façade.

The stated intent according to the design guideline is *“Along with significant breaks, smaller recesses can reduce the impact of longer buildings. These regular façade breaks provide opportunities for increased outdoor dining, seating, landscaping, and other ground-level amenities.”*

Adding three additional recesses will not further enhance the character of the building beyond what has been proposed. Creating buildings that are not monolithic is important to the character of the city of Wayzata. The Moments of Wayzata building has multiple levels of the front façade. Each recess has multiple stepped planes giving the building a soft façade rather than a more consistent outside face and recess dynamic. The building also includes the extension of the front sunroom and drive under canopy at the center of the building. This building mass splits the building in half breaking the visual impact of the building down in successive layers.

These facade breaks are also expected to be used as seating, outdoor dining, and other useful amenities. For the intended use of this building this is not feasible as all usable amenity spaces would also need to include fencing, which is unattractive and sufficient fencing for safety is not allowed by the fencing section of the city ordinances .

Finally the largest imposed hardship in adding a total of 7 recesses would be the additional length requirement of the building. With the required square footage of the recesses an anticipated arrangement would include a 10 foot wide by 25 foot deep recess to meet the minimum square footage. This would render this area unusable to the interior and add approximately 50 feet to the building, adding 50 feet to the path of travel for mobility impaired residents who reside here indefinitely is a hardship to their quality of life. Many decisions have been made in this building to make it as compact as possible to limit the length of travel for people who have difficulty walking or are unable to move on their own. The imposition of increased building recesses at the required size will add undue hardship the people who will reside in the building 24 hours a day.

The application meets the required findings for deviation from design standard 909.07.

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more enumerated factors in Section 909.29. For the proposed elderly care building, a massing break is required every 150 feet of façade. That break must extend through the building. A massing break is proposed but will incorporate a second-floor pedestrian walkway to accommodate building circulation and thus the break will not fully extend through the building physically but will provide a very similar visual break as intended. A complete massing break without the walkway connection would not be viable for residents as the people living in this community need simple straight circulation paths to not get confused in navigating the building.

Clear navigation is so important to the wellbeing of the future residents of this building. For this reason, a differently shaped building for the site was not appropriate. All corridors need to be straight and clearly defined with a view of the destination. These simple corridors also need to be large enough to enable wheelchairs, larger mobility devices and the constant wandering of residents with dementia. The need for simple movement is especially true when traversing floors. With a full building break this would require 3 elevator banks for this one building. This complexity of navigation would be immensely complicated for people with dementia and other memory and mobility-related limitations who are not able to use elevators on their own. A deviation is appropriate when the purpose and intent of the Design Guidelines are achieved. In the proposed design a transparent walkway will connect the building providing a massing break while also facilitating building circulation.

The application meets the required findings for deviation from design standard 909.13.

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more enumerated factors in Section 909.29. For the proposed elderly care building Residential units located within four feet of ground level at any public right-of-way shall provide a secondary exterior entry to the unit as a residential stoop. This is an undue burden on an elderly care type of building catering to memory care. The entire building is focused on keeping residents safe and one of the most important

tenants of this focus is keeping residents in the building who are a danger to themselves if left on their own. For this reason, all doors are locked at all times and adding a door to the studio dwelling units that is always inoperable is not suitable for these residents.

The application meets the required findings for deviation from design standard 909.14.

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more enumerated factors in Section 909.29. Section M. Roofing Materials and Detailing. subsection

3. Sheet roofing materials shall only be allowed where the flat or low slope roof surface is concealed by solid raised parapets no less than 36 inches in height.

our understanding of the intent of this passage is to obscure the flat roof and possible roof top equipment from the view of neighbors or passersby. In our design district rooftop equipment is not allowed and none is proposed. This property is also situated so 2 of the 3 sides will never have a neighbor with a building let alone taller than our proposed building. On the final side, due to zoning limits on height throughout the city, there will never be a building tall enough to see the roof of the proposed structure. We request to limit our minimum parapet height to 12 inches tall. This reduction in height helps our two main goals to fit into the neighborhood. Number one, it reduces the height of the building across about 50% of the perimeter. Number two, it helps us accentuate the sloped roofs we have incorporated to fit into the residential area of Wayzata.

Summary

Based on the project outline above and the attached design materials the redevelopment of this site meets the required findings necessary for approval. The proposed building and site improvement will be an asset to the Wayzata community enhancing lives with the services offered as well as the aesthetics of the area with a new clean building following the new design standards of Wayzata incorporated since the construction of the original building and responding to the surrounding neighborhood.

Please contact a member of the Moments team if you have any Questions or would like to discuss the proposed project further.

Sincerely,

Elizabeth Wright ,
The Moments Founder

Office: 952-915-1515
ewright@themoments.com

Jeff Schuler, AIA
Lead Design Architect

Direct Dial: 612-518-2610
jschuer@paragoncommercialbuilders.com

TMSC of Wayzata
7900 Excelsior Boulevard, Suite 2000
Hopkins, MN 55343

4-1-2024

Emily Goellner
Community Development Director
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

**Re: Response to “Notice of Complete Development Application from City of Wayzata”
dated 3-20-2024.**

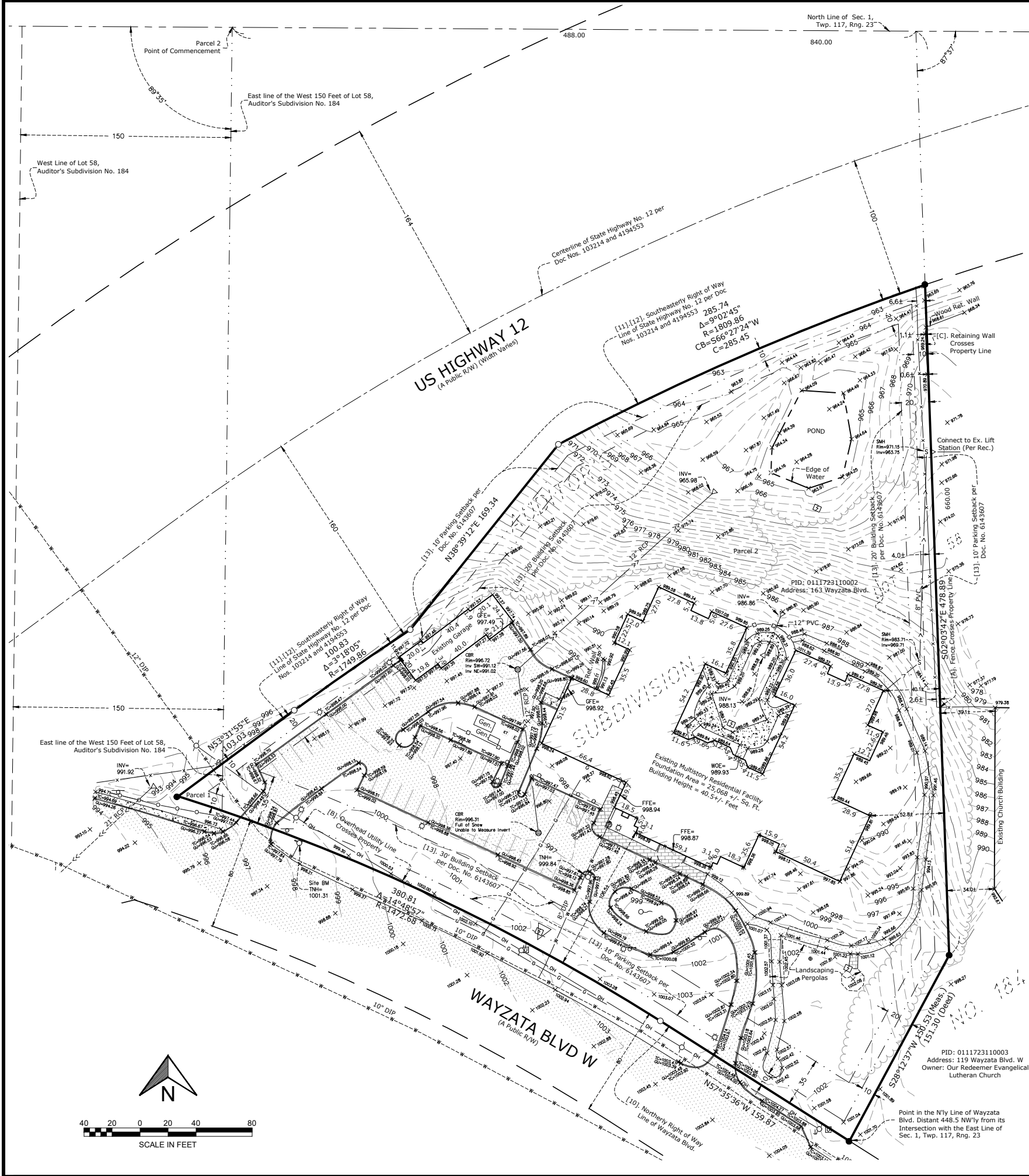
This letter is to address 3 amendments to our application after receiving the letter listed above.

1. ***The species of the tree labeled “SH2” needs to be added to the plant schedule key.***
 - a. The table has been updated to accurately reflect the plan labels
2. ***The earthwork calculations provided show the average grade is proposed to change by 3.55 feet. This will require City Council approval per City Code Section 916.04.***
 - a. The subject site is an existing sloped site containing a building and parking. There is considerable grade change across the existing site. Our proposed site for functionality, accessibility and usability for this senior use requires that we modify the sloped site and make it “flatter”. In doing this a significant amount of dirt needs to be moved across the site and the grades changed, both up and down. In performing the earthwork calculations for this site, the required math adds up both cuts and fills on the site and then divides that total quantity of dirt moved across the site area to determine an “average grade change”. This results in a number of over 3 feet. However that doesn’t translate into “the site is 3’ higher” or anything to that effect, it simply means that grades “on average” changed up and down more than 3 feet.

As stated above, this site is required to alter grading in this way due to the building shape and size, and more importantly the amenity area being ADA accessible for the senior use which is a critical component and goal of this project. The accessible amenity area is significant and a unique benefit to this project and could not be accomplished without significant grading.

3. Firm Ground has updated their revision dates to match across the set of drawings for clarity. No revisions beyond this were submitted.

Jeff Schuler
Owners Representative TMSC of Wayzata



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:

That part of the West 150 feet of Lot 58, Auditor's Subdivision No. 184, Hennepin County, Minnesota, lying Southeasterly of the Southeasterly right of way line of State Highway No. 12 as shown by that certain Final Certificate filed June 8, 1973, as Document No. 1073214 in favor of the State of Minnesota.

Hennepin County, Minnesota

Torrens Property- Certificate of Title No. 815414

Parcel 2:

That part of Lot 58, Auditor's Subdivision No. 184 described as follows:

Commencing at a point in the North line of Section 1, Township 117 North, Range 23 West, distant 840.00 feet West from the Northeast Corner thereof; thence East 488.00 feet; thence Southerly 660.00 feet at an angle of 87 degrees 37 minutes to the right; thence Southwesterly 151.30 feet at an angle of 30 degrees 17 minutes to the right to a point in the Northerly line of Wayzata Boulevard (formerly U.S. Highway no. 12) as now laid out and travelled, distant 448.50 feet Northwest from its intersection with the East line of said Section 1; thence Northwest along said boulevard line to a point in a line running Southerly from the point of beginning at an angle of 89 degrees 35 minutes to the left from said North line of said Section 1; thence Northerly to the point of beginning. Except that part lying Northwest of the Southeasterly right-of-way line of S.T.H. No. 12 as shown by document No. 4194553.

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 163 Wayzata Boulevard W, Wayzata Minnesota 55391.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307F, effective date of November 4, 2016.
- The Gross land area is 178,193 +/- square feet or 4.091 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of a fire hydrant located at the northerly entrance to the subject property from Wayzata Blvd., approximately 93.5 feet southeasterly from the southwesterly corner thereof. Elevation = 1001.31 feet.
- (a)(b) Per a zoning letter, provided to us, from the City of Wayzata, dated March 30, 2021, The zoning for the subject property is a PUD/Planned Unit Development. The development contract provides the requirements for building setbacks, height restrictions, floor area restrictions, design elements, and parking for the Property. Please see Item 13 below. The zoning letter also states that, "As required in the development contract, the Property was required to provide fifty two (52) parking spaces for the Project to meet the requirements of Section 801.20 (Off-Street Parking) of the Wayzata Zoning Ordinance.", and that "The owner of the Property received approval of a PUD Amendment to construct an eight (8) car enclosed garage on the Property on September 11, 1995."
- (a) The exterior dimensions of the building at ground level are as noted and shown hereon.
- Substantial features observed in the process of conducting the field work are as noted and shown hereon.
- The number of outdoor parking stalls on this site are as follows: 43 Regular + 2 Handicap = 45 Total Parking Stalls. Please note that winter conditions prevented inspection of the parking striping, and aerial imagery was used to count parking stalls. No inventory was made of indoor parking stalls.
- (b) We are not aware of any division walls or party walls on this site.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from The Hennepin County GIS website.
- The subject property directly abuts and has access to Wayzata Boulevard W, as noted and shown hereon.
- Evidence of recent earth moving work, building construction, or building additions was not observed in the process of conducting the fieldwork.
- We are unaware of any proposed changes in street right of way lines. Evidence of recent street or sidewalk construction or repairs was not observed in the process of conducting the fieldwork.
- We are unaware of any plottable offsite easements or servitudes.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title insurance Company, File No. NCS-1017928-WA1, dated May 26, 2020. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Items 1-9, and 14-20 are not survey related
 - The following are numbered per the above referenced title commitment
- Subject to Wayzata Boulevard West as shown on available maps and by the following
 - Plat of Auditor's Subdivision No. 45 recorded September 23, 1893.
 - Auditor's Subdivision Number 184 recorded April 27, 1928 in Book 3, Page 12.
 - Final Certificate of the State of Minnesota recorded July 24, 1930 in Book 293 of Misc., Page 582.
 - Ordinance of the City of Wayzata recorded July 27, 1936 as Document No. 1845818.

The right-of-way of Wayzata Boulevard W is shown per evidence and monuments as located during the process of the fieldwork. As shown hereon
- Rights of the State of Minnesota as contained in Final Certificate dated May 17, 1973, recorded June 8, 1973 as Document No. 1073214 in the office of the Registrar of Titles and recorded June 7, 1973 as Document No. 4020927 in the office of the County Recorder.

This document describes the right-of-way of Highway 12, later modified by Doc. No. 4194533. Not shown hereon.
- Rights of the State of Minnesota as contained in Final Certificate dated March 26, 1974, recorded March 3, 1976 as Document no. 4194533 in the Office of the County Recorder.

This document describes the right-of-way of Highway 12. As shown hereon.
- Terms and conditions of Development Contract for Planned Unit Development Rezoning and Development Project (Meridian Manor) dated August 17, 1993, recorded August 31, 1993 as Document No. 6143607 in the office of the County Recorder.

This document contains a site plan drawing showing a 35 foot front building setback along the southwesterly property line, adjacent to Wayzata Blvd, and a 20 foot building setback along the northwesterly and easterly property lines, as well as a 10 foot parking setback around the entire boundary of the subject property as shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - There is a chainlink fence located along the easterly line of the subject property that crosses the property line as noted and shown hereon.
 - There is an overhead utility line that crosses the southwesterly corner of the subject property, without the apparent benefit of an easement, as noted and shown hereon.
 - There is a wood retaining wall located near the Northeast corner of the subject property that crosses the property line as noted and shown hereon.

ALTA CERTIFICATION

To: Minnesota Senior Living LLC, a Minnesota limited liability company; Colliers Funding LLC, a Delaware limited liability company, its successors and assigns; TMSC of Wayzata, LLC, a Minnesota limited liability company; 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10(a)(b), 11, 13, 14, 15, 16, 17, and 19 of Table A thereof. The field work was completed on 02-17-2021.
Dated this 22nd day of February, 2021.


Rory L. Synstelién
rory@civilsitegroup.com

Minnesota License No. 44565

Linetype & Symbol Legend

	GASHAIN		SIGN		AIR CONDITIONER
	GASHAIN (RECORD)		UTILITY MANHOLE		BOLLARD
	WATERMAIN		SANITARY MANHOLE		ELECTRIC MANHOLE
	WATERMAIN (RECORD)		STORM MANHOLE		FLAG POLE
	SANITARY SEWER		CATCH BASIN		FLARED END SECTION
	SANITARY SEWER (RECORD)		ROOF DRAIN		GAS VALVE
	STORM SEWER		TELEPHONE BOX		HANDICAP SYMBOL
	STORM SEWER (RECORD)		TELEPHONE MANHOLE		HYDRANT
	COMMUNICATIONS LINE		ELECTRIC TRANSFORMER		WATER MANHOLE
	COMMUNICATIONS LINE (RECORD)		TRAFFIC SIGNAL		WATER VALVE
	ELECTRIC LINE		CABLE TV BOX		POWER POLE
	ELECTRIC LINE (RECORD)		ELECTRICAL METER		GUY WIRE
	OVERHEAD UTILITIES		GAS METER		CONIFEROUS TREE
	CHAINLINK FENCELINE		FOUND IRON MONUMENT		DECIDUOUS TREE
	WOODEN FENCELINE		SET IRON MONUMENT		
	GUARDRAIL		CAST IRON MONUMENT		
	CONCRETE SURFACE				
	PAVER SURFACE				
	BITUMINOUS SURFACE				
	GRAVEL/LANDSCAPE SURFACE				

Moments Wayzata

163 Wayzata Blvd. W, Wayzata, Hennepin County, MN 55391

Waite Holdings

PROJECT

CLIENT

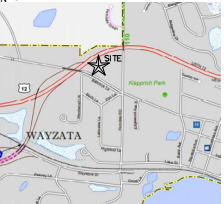
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.


RORY L. SYNSTELIEN
DATE 2-22-2021 LICENSE NO. 44565

QA/QC

FIELD CREW	JND/T
DRAWN BY	SW
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



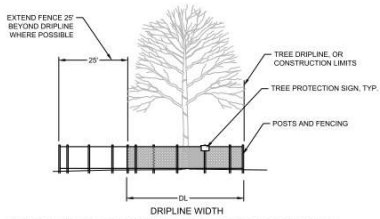
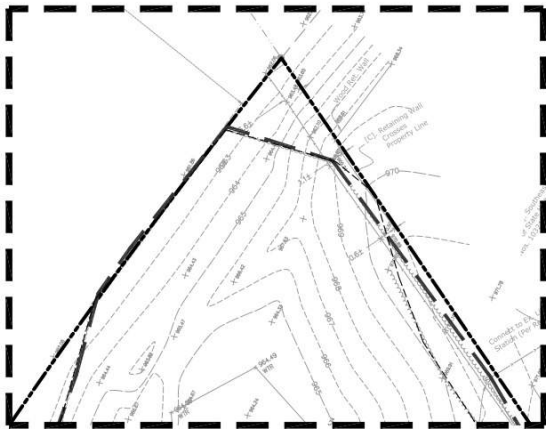
REVISION SUMMARY

DATE	DESCRIPTION	
3-24-21	Update Certification	SW
3-30-21	Zoning Letter	SW
6-25-2021	Pond North	

PROJECT NO. 21029

ALTA/NSPS LAND TITLE SURVEY

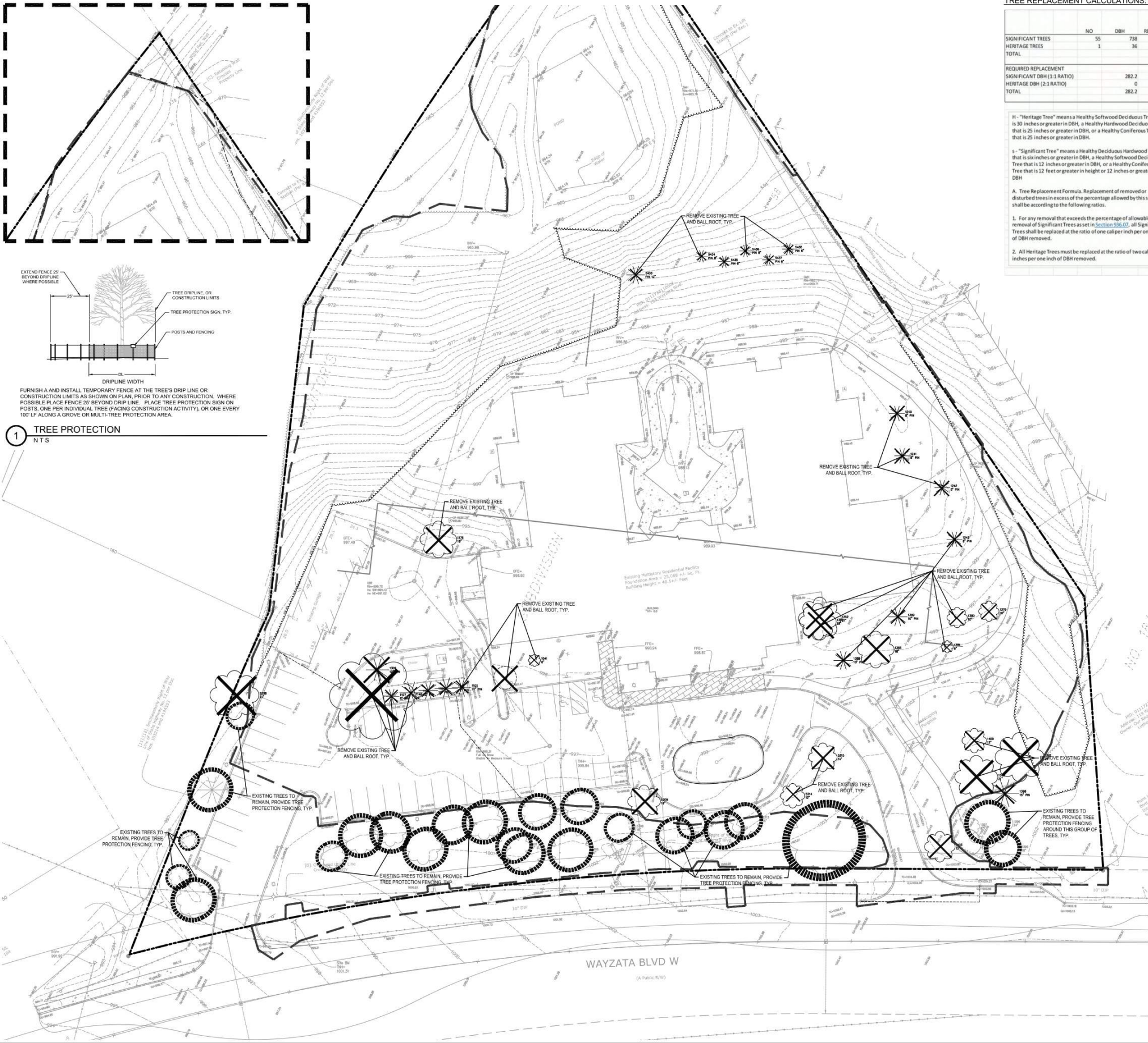
V1.0



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 2' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION

NTS



TREE REPLACEMENT CALCULATIONS:

	NO	DBH	TREES REMOVED	DBH REMOVED	% DBH REMOVED	MAX. % DBH REMOVAL ALLOWED	DIFFERENCE
SIGNIFICANT TREES	55	738	36	356	48.2%	10%	282.2
HERITAGE TREES	1	36	0	0	0.0%	0%	0
TOTAL							
REQUIRED REPLACEMENT							
SIGNIFICANT DBH (1:1 RATIO)		282.2					
HERITAGE DBH (2:1 RATIO)		0					
TOTAL		282.2	95 TREES @			3 CAL IN	

H - "Heritage Tree" means a Healthy Softwood Deciduous Tree that is 30 inches or greater in DBH, a Healthy Hardwood Deciduous Tree that is 25 inches or greater in DBH, or a Healthy Coniferous Tree that is 25 inches or greater in DBH.

S - "Significant Tree" means a Healthy Deciduous Hardwood Tree that is six inches or greater in DBH, a Healthy Softwood Deciduous Tree that is 12 inches or greater in DBH, or a Healthy Coniferous Tree that is 12 feet or greater in height or 12 inches or greater in DBH.

A. Tree Replacement Formula. Replacement of removed or disturbed trees in excess of the percentage allowed by this section shall be according to the following ratios.

- For any removal that exceeds the percentage of allowable removal of Significant Trees as set in Section 93B.07, all Significant Trees shall be replaced at the ratio of one caliper inch per one inch of DBH removed.
- All Heritage Trees must be replaced at the ratio of two caliper inches per one inch of DBH removed.

TRD - Deciduous tree species, for the purpose of the Tree replacement calculations all deciduous trees are being categorized as "hardwood".

TRC - Coniferous tree species, for the purposes of the Tree Replacement calculation all these are considered "coniferous".

NA/DEAD - Trees, which at the time of survey, were dead or dying. These trees with this designation are not included in the Tree Replacement Calculations and

TREE SURVEY:

NO.	TYPE	SIZE	CLASS	REMOVED
1041	TRD	6	S	X
1102	TRC	10	S	X
1103	TRC	12	S	X
1104	TRC	10	S	X
1105	TRC	12	S	X
1107	TRC	8	S	X
1146	TRD	NA/DEAD		X
1176	TRD	18	S	X
1240	TRC	8	S	X
1241	TRC	8	S	X
1242	TRC	8	S	X
1243	TRC	8	S	X
1252	TRD	21	S	X
1309	TRC	12	S	X
1379	TRD	10	S	X
1380	TRD	10	S	X
1381	TRD	6	S	X
1383	TRD	18	S	X
1387	TRD	18	S	X
1388	TRC	10	S	X
1389	TRC	10	S	X
1392	TRD	24	S	X
1395	TRD	18	S	
1396	TRD	24	S	
1397	TRD	8	S	
1398	TRC	NA/DEAD		X
1399	TRD	21	S	X
1400	TRD	12	S	X
1403	TRD	NA/DEAD		X
5288	TRD	NA/DEAD		X
5289	TRD	12	S	
5290	TRC	18	S	
5291	TRD	8	S	
5292	TRD	10	S	
5293	TRD	18	S	
5294	TRD	12	S	
5295	TRD	18	S	
5296	TRD	16	S	
5297	TRD	18	S	
5299	TRD	18	S	
5300	TRD	18	S	
5301	TRD	16	S	
5302	TRD	18	S	
5303	TRD	16	S	
5304	TRD	16	S	
5305	TRD	20	S	
5308	TRD	16	S	
5309	TRD	16	S	X
5310	TRD	16	S	
5311	TRD	16	S	
5312	TRD	16	S	
5313	TRD	16	S	
5314	TRD	NA/DEAD		X
5315	TRD	14	S	X
5316	TRD	36	H	
5433	TRC	12	S	X
5434	TRC	8	S	X
5435	TRC	6	S	X
5436	TRC	8	S	X
5437	TRC	6	S	X
5438	TRC	6	S	X

TREE REMOVAL NOTES:

- TREES WILL BE REVIEWED/EXAMINED ON-SITE TO DETERMINE FINAL PRESERVATION AND REMOVAL STATUS, AS WELL AS FOR ADDITIONAL PROFESSIONAL TRIMMING.
- ALL TREE WORK SHALL BE IN COORDINATION AND APPROVAL OF THE CITY FORESTER, INCLUDING ADJUSTMENTS OF THE ABOVE REPLACEMENT CALCULATIONS AS NEEDED.
- ALL WORK SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST OR HORTICULTURIST WITH MIN. 5 YEARS PRACTICAL EXPERIENCE.

TREE PRESERVATION LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL INCLUDING ROOTS AND STUMPS



CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
612-415-0960

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA
163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavik
DATE: 02/27/2024 LICENSE NO. 44063

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/27/2024	ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
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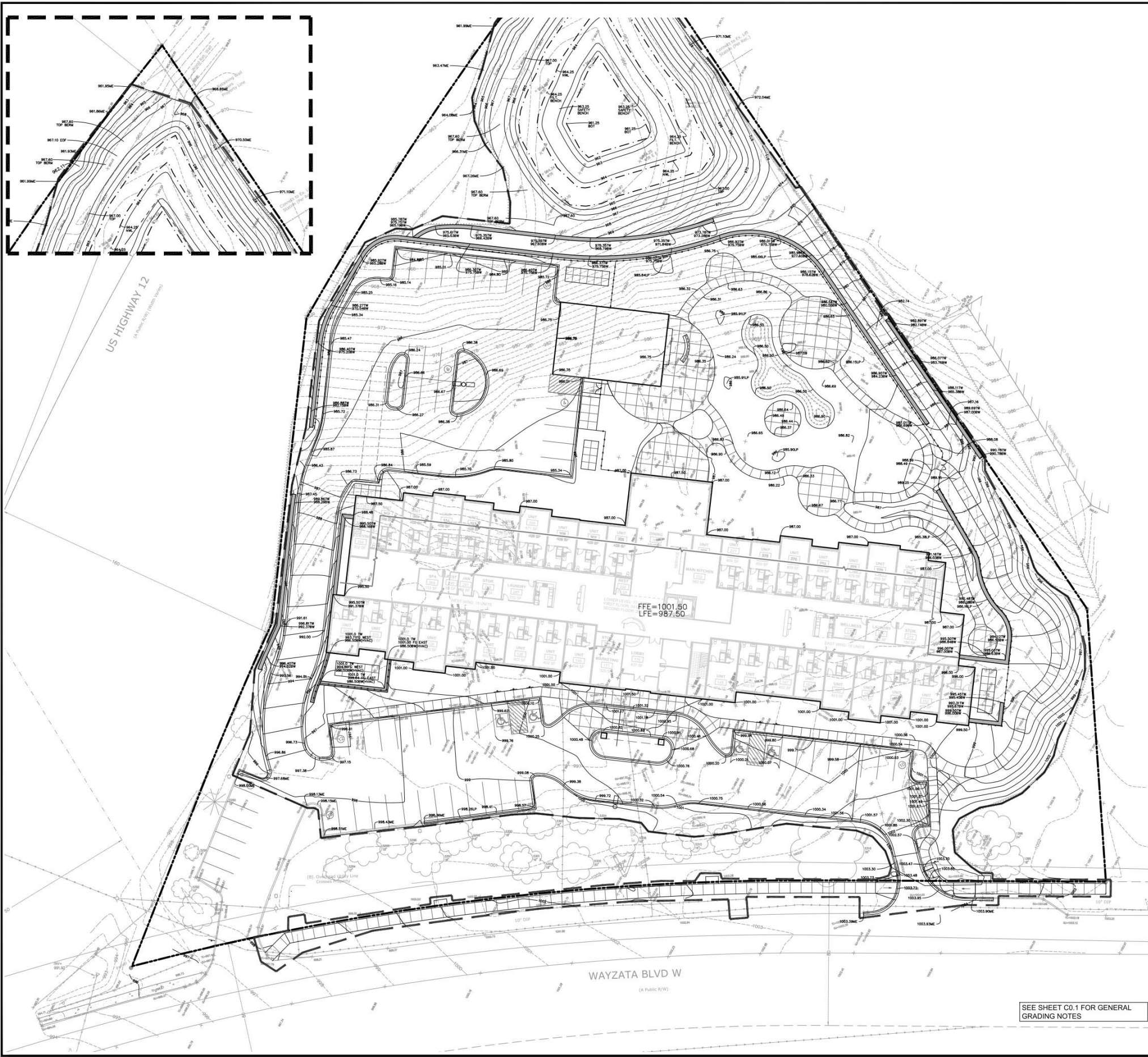
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DATE	DESCRIPTION
02/27/2024	ISSUE/SUBMITTAL SUMMARY



NON STORM WATER DISCHARGES:
THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

GROUNDWATER STATEMENT:
THIS PROJECT DOES NOT PROPOSE ANY PERMANENT GROUNDWATER DISCHARGE TO THE STORM WATER SYSTEM.

CITY OF WAYZATA GRADING NOTES:
1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.3

Earthwork Summary	
Excavation Volume (Cu. Yd.)	13,364.70
Fill Volume (Cu. Yd.)	9,904.50
Export Volume	-3,460.20

GRADING PLAN LEGEND:	
1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
891.00	GRADE BREAK - HIGH POINTS
10	CURB AND GUTTER (T.O = TIP OUT)
EOFF=1135.52	EMERGENCY OVERFLOW
---	CONSTRUCTION LIMITS



SEE SHEET C0.1 FOR GENERAL GRADING NOTES

CivilSite GROUP
5005 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
612.415.0960

PRELIMINARY:
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CONSTRUCTION

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavik
DATE: 02/27/2024 LICENSE NO. 44063

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
REVISION CITY SUBMITTAL
REVISION CITY SUBMITTAL UPGRADE

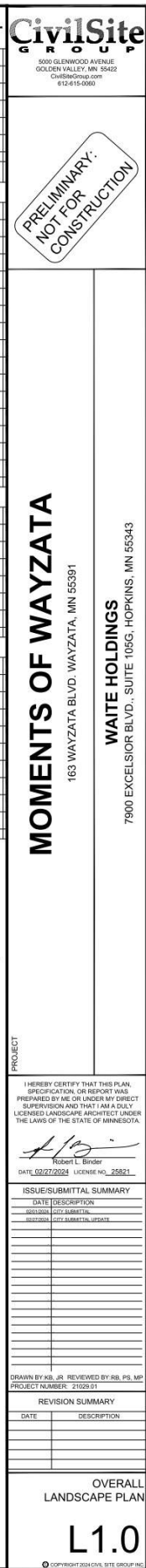
DRAWN BY: KSL JR. REVIEWED BY: KSL, PS, MP
PROJECT NUMBER: 21020.01

REVISION SUMMARY	
DATE	DESCRIPTION

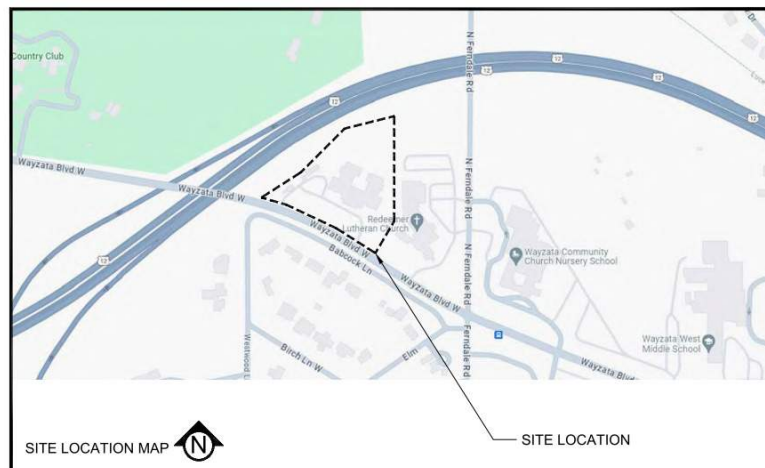
GRADING PLAN

C3.0

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WAYZATA, MINNESOTA
ISSUED FOR: CITY SUBMITTAL



MOMENTS OF WAYZATA

63 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

PROJECT

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Matthew R. Pavek
DATE 02/27/2024 LICENSE NO. 4426

ISSUE/SUBMITTAL SUMMARY

[illegible]

DRAWN BY: KB, JR. REVIEWED BY: RB, P.
PROJECT NUMBER: 24032-04

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	Civil Site Group 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVLIK 612-615-5000 MP@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	Civil Site Group 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BANDER 612-615-5000 RBN@CIVILSITEGROUP.COM
DEVELOPER	WATTS HOLDINGS 7600 ELLICSLOR BLVD., SUITE 105G KOPANS, MN 55424	ELIZABETH WRIGHT 612-615-7800 EL@WATTHOLDINGS.COM
PROPERTY OWNER	WATTS HOLDINGS 7600 ELLICSLOR BLVD., SUITE 105G KOPANS, MN 55424	ELIZABETH WRIGHT 612-615-7800 EL@WATTHOLDINGS.COM
ARCHITECT	PRM GRADING CONTRACTORS AND ENGINEERS 2700 MARKET STREET #368 MINNEAPOLIS, MN 55455	TOM WASGREN 612-619-1855 T@WASGRN.COM/PRMGROUNDAE.COM
SURVEYOR	Civil Site Group 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNNELTEN 612-615-5000 RS@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	TBD	CONTACT NAME PHONE NUMBER EMAIL

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.
Call before you dig.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0-1	PROJECT NOTES
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
G2-1	TURNING MOVEMENT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5-1	CIVIL DETAILS
G5-1	CIVIL DETAIL
C5-2	CIVIL DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1-1	LANDSCAPE PLAN - NE SECTION
L1-2	LANDSCAPE PLAN - NE SECTION
L1-3	LANDSCAPE PLAN - SW SECTION
L1-4	LANDSCAPE PLAN - SE SECTION
L2.0	LANDSCAPE PLAN NOTES & DETAILS
SW1-0	SWPPP - EXISTING CONDITIONS
SW1-1	SWPPP - PROPOSED CONDITIONS
SW1-2	SWPPP - DETAIL & NARRATIVE

13 Wayzata Blvd
Wayzata, MN 55391

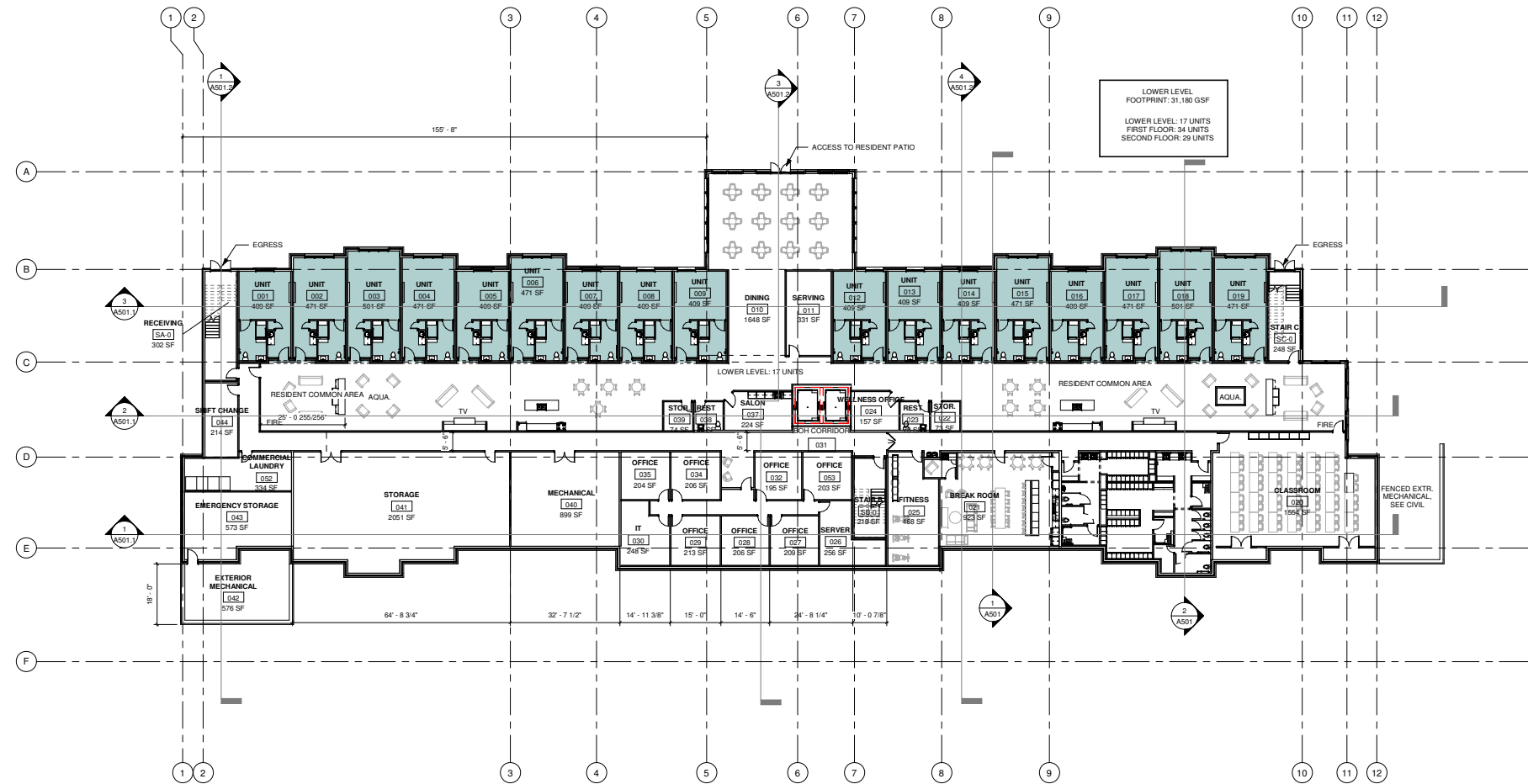
NOT FOR
DESIGN
CONSTRUCTION
DEVELOPMENT

ISSUE / REVISION	DATE
Playing Submittal	02.02.2024
Revised (Remain) Submittal	02.02.2024

Y PLAN

SHEET NUMBER

A050
FIRM GROUND
architects & engineers



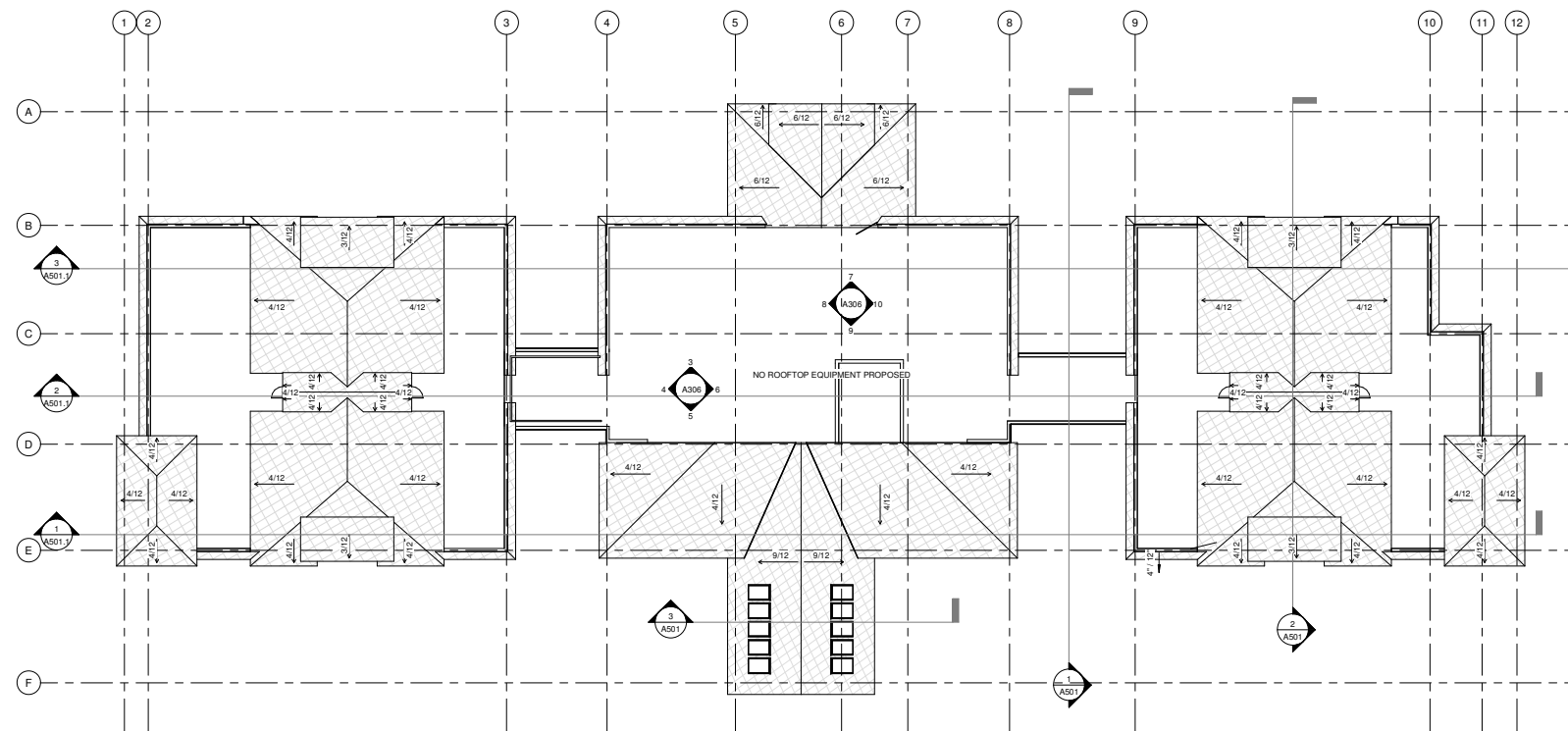
1
A050 LOWER LEVEL REFERENCE PLAN
1/16" = 1'-0"

A051
FIRM GROUND



1. ALL SHEET METAL FLASHING SHALL BE 22 GA. AND 321 ALUMINUM UNLESS NOTED OTHERWISE.
2. PROVIDE DRAIN INTAKE FOR HVAC UNIT TO MAINTAIN MIN. 10" SEPARATION FROM PLUMBING VENTS, FLUES, AND EXHAUST EXHAUST.
3. CRICKETS AT ROOF TOP EQUIPMENT SHALL BE FORMED WITH TAPERED INCLINATION TO SUCH AS MAX 1/8" X 3/16" PER INCH, 12" PER 12" SLOPE.
4. ROOFING MATERIAL INSTALLATION TO OCCUR WITH TEMPERATURES ABOVE 32 DEGREES F.
5. RIGID FOAM INSULATION SHALL BE AN ACCEPTABLE PRODUCT WITH THE MECHANICAL SYSTEM TO PROVIDE PROPER STRUCTURAL SUPPORT.
6. MECHANICAL CONTRACTOR TO PROVIDE FINAL SIZING OF ROOF DRAINS AND CAPACITIES.
7. VERIFY ROOF TOP UNIT LOCATION WITH MECHANICAL CONTRACTOR.
8. SEE STRUCTURALLY ROOF PLAN FOR ADDITIONAL INFORMATION PERTAINING TO THIS ROOF PLAN.
9. PROVIDE ROOF TOP EQUIPMENT: PIPING, RAILING, LADDERS, ETC. UNLESS EQUIPMENT IS PREFINISHED SEE ASSEMBLIES PAGE FOR ROOF ASSEMBLY.

ROOF PLAN LEGEND



1
A053 REFERENCE ROOF PLAN
1/16" = 1'-0"

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under the laws of the state of Minnesota

Thomas P. Wasmoen
MM/DD/YYYY 20891
Date Signed License No.

PROJECT
**THE MOMENTS
WAYZATA**
163 Wayzata Blvd
Wayzata, MN 55391

PROJECT NO.	23.023
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN
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CONSTRUCTION
DEVELOPMENT

#	ISSUE / REVISION	DATE
	Planning Submittal	02/02/2024
	Issued (Planning Submittal)	02/29/2024

FOR REFERENCE
ONLY

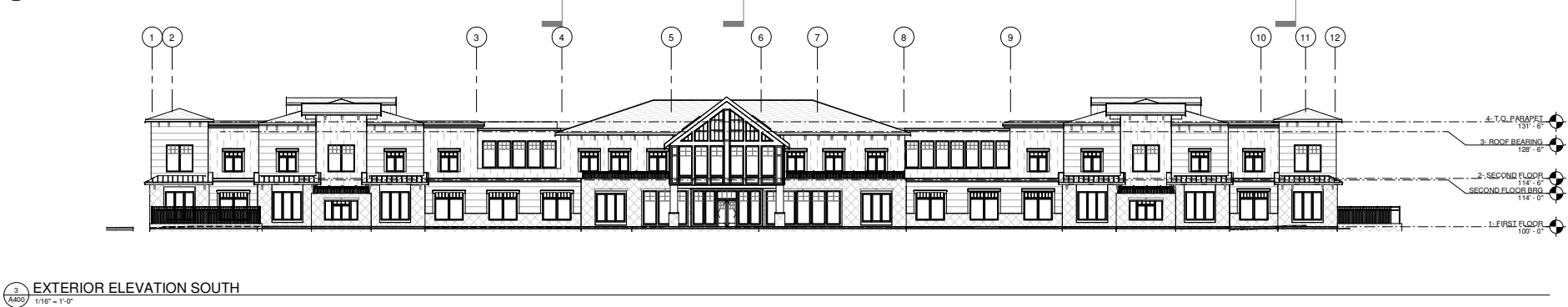
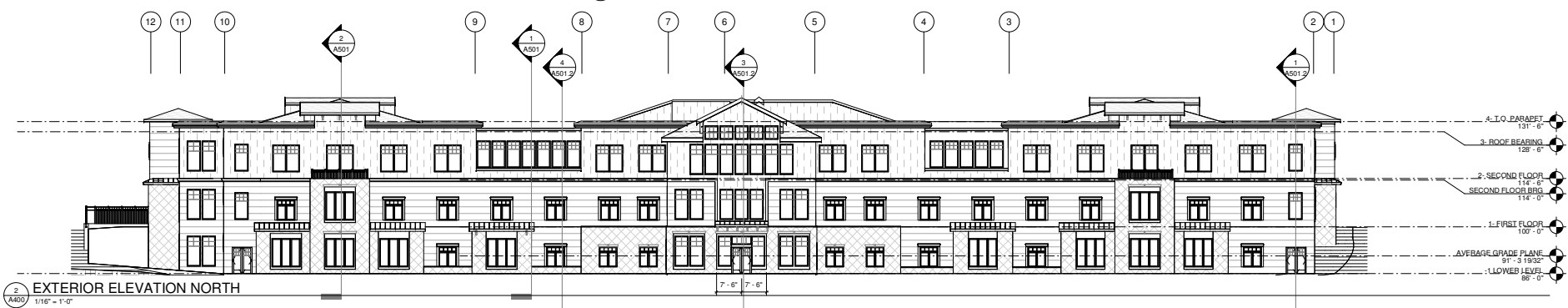
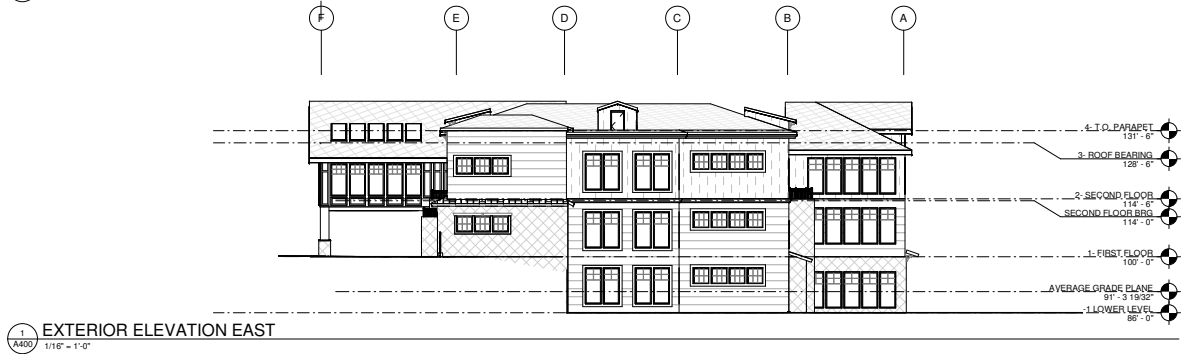
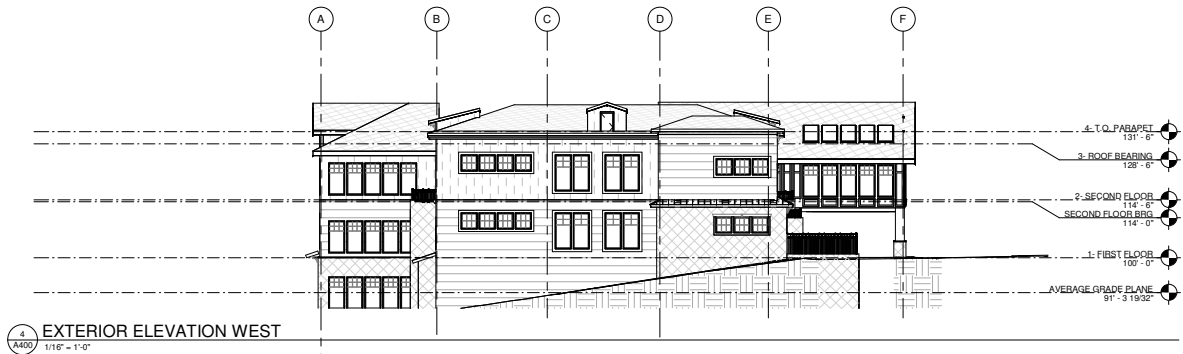
SHEET TITLE

REFERENCE ROOF
PLAN

SHEET NUMBER

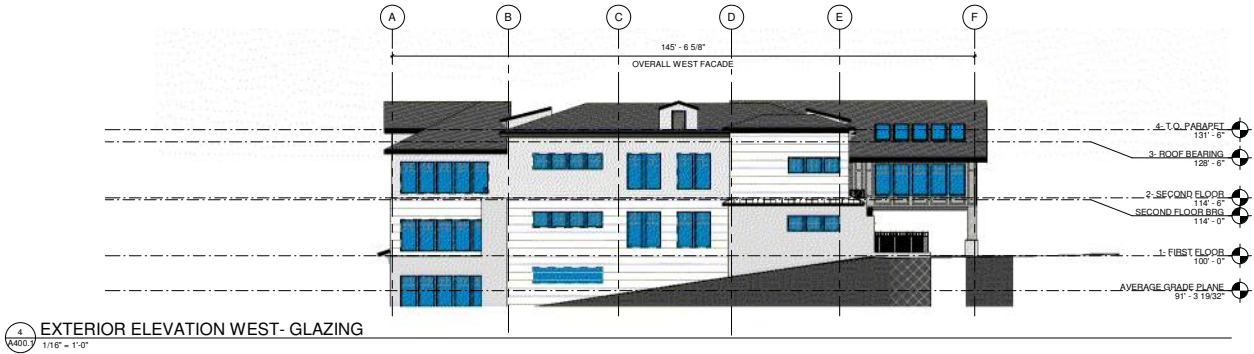
A053

FIRM GROUND
architects & engineers



EXTERIOR MATERIAL PERCENTAGES TABLE

WEST ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	VERTICAL PANELS
SQUARE FOOTAGE	4767	1300	834	1621	835	179
PERCENTAGE	100%	27.27%	17.49%	34.00%	17.51%	3.75%
EAST ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	VERTICAL PANELS
SQUARE FOOTAGE	4976	1534	812	1683	766	180
PERCENTAGE	100%	27.27%	17.49%	34.00%	17.51%	3.75%
NORTH ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	VERTICAL PANELS
SQUARE FOOTAGE	15376	4141	3904	4321	2959	179
PERCENTAGE	100%	27.27%	17.49%	34.00%	17.51%	3.75%
SOUTH ELEVATION	OVERALL	GLAZING (OVERALL)	SHAKES	LAP SIDING	STONE	VERTICAL PANELS
SQUARE FOOTAGE	10325	3232	2302	2322	2122	347
PERCENTAGE	100%	31.30%	22.29%	22.49%	20.47%	3.35%
	FIRST FLOOR FACADE AREA	FIRST FLOOR GLAZING				
	5,164 SF	35.20%				



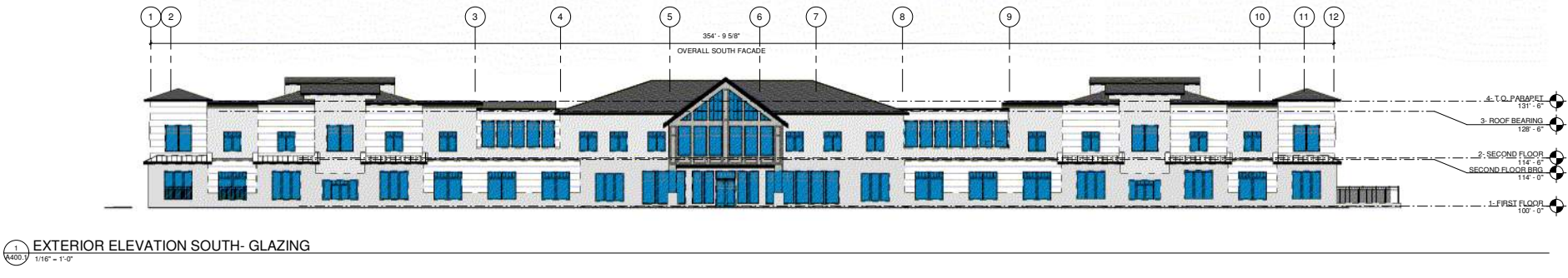
4 EXTERIOR ELEVATION WEST- GLAZING
1/16" = 1'-0"



3 EXTERIOR ELEVATION EAST- GLAZING
1/16" = 1'-0"



2 EXTERIOR ELEVATION NORTH- GLAZING
1/16" = 1'-0"



1 EXTERIOR ELEVATION SOUTH- GLAZING
1/16" = 1'-0"



275 Market Street, Ste. 368
Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

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Thomas P. Wasmoen
MM000000
Date Signed License No.

OWNER
TMSC OF WAYZATA
LLC
7900 Excelsior Blvd #2000
Hopkins, MN 55343

PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd
Wayzata, MN 55391

PROJECT NO. 23.023
DRAWN BY R. NICHOLS
CHECKED BY T. WASMOEN
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CONSTRUCTION

#	ISSUE / REVISION	DATE
1	Working Drawing	10/20/2024
2	Revised Working Drawing	10/29/2024

FOR REFERENCE
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SHEET TITLE
EXTERIOR
ELEVATIONS-
GLAZING

SHEET NUMBER
A400.1
FIRM GROUND
ARCHITECTS & ENGINEERS



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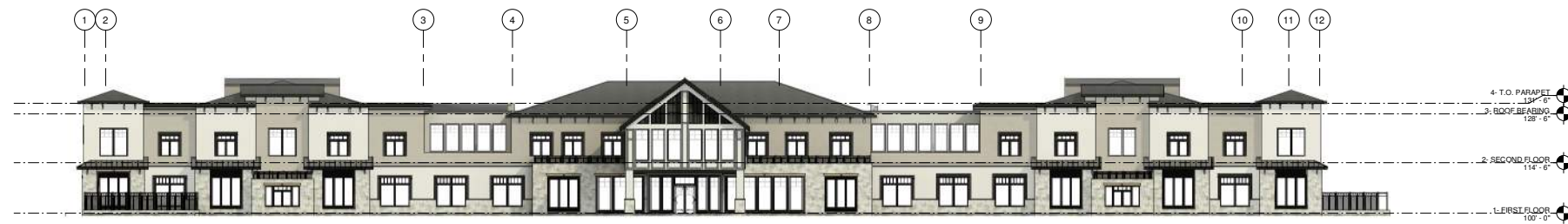
2 REFERENCE COLOR EXTERIOR ELEVATION WEST
A401 1/16" = 1'-0"



1
A401 REFERENCE COLOR EXTERIOR ELEVATION EAST
1/16" = 1'-0"



3 REFERENCE COLOR EXTERIOR ELEVATION NORTH
A401 1/16" = 1'-0"



4 REFERENCE COLOR EXTERIOR ELEVATION SOUTH
A401 1/16" = 1'-0"

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DESIGN
CONSTRUCTION
DEVELOPMENT

#	ISSUE / REVISION	DATE
	Planning Submittal	02.02.2024
	Revised Planning Submittal	02.26.2024

FOR REFERENCE
ONLY

SHEET TITLE

REFERENCE COLOR
EXTERIOR
ELEVATIONS

SHEET NUMBER

A401

FIRM GROUND

ATTACHMENT 5 - FIRM GROUND

EXTERIOR FINISH & MATERIAL SCHEDULE							
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE	COMMENTS
AS-01	09 3000	ASPHALT SHINGLE	GAF	TIMBERLINE HDZ SHINGLES	CHARCOAL		
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE	7" EXPOSURES	
FCP-1	09 3000	FIBER CEMENT VERTICAL SIDING	JAMES HARDIE	SMOOTH FINISH	ARCTIC WHITE		VERTICAL BOARD SIDING W/ TRIM & PANEL ACCENT
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	COBBLESTONE		
MTL-1	09 3000	UNCLAD METAL	PRESTONE		MATTE BLACK		
SSR-1	09 3000	STANDING SEAM ROOF	PAC CLAD	SNAP-ON STANDING SEAM	MIDNIGHT BRONZE		
ST-01	09 3000	THIN STONE VENEER					

KEYNOTES- COLOR...	
NOTE NUMBER	NOTE TEXT
E01	FIBER CEMENT WINDOW TRIM- 7 1/4" WIDTH
E02	ORNAMENTAL ROOF BRACKET- WHITE
E03	METAL ROOF FASCIA- MATTE BLACK FINISH
E04	CAST STONE LINTEL
E05	ORNAMENTAL ALUMINUM RAILING- BLACK ANODIZED
E06	ORNAMENTAL CORNICE, WHITE FINISH, WITH DECORATIVE SHINGLE ROOF CAP
E07	CAST STONE CAP TO MATCH LINELS
E08	METAL CAP FLASHING- MATTE BLACK FINISH
E09	FIBER CEMENT HORIZONTAL BAND, WHITE- 11 1/4"
E10	HOLLOW METAL ROOF ACCESS DOOR
E11	BLACK WROUGHT IRON FENCE @ BELOW GRADE MECH. RT

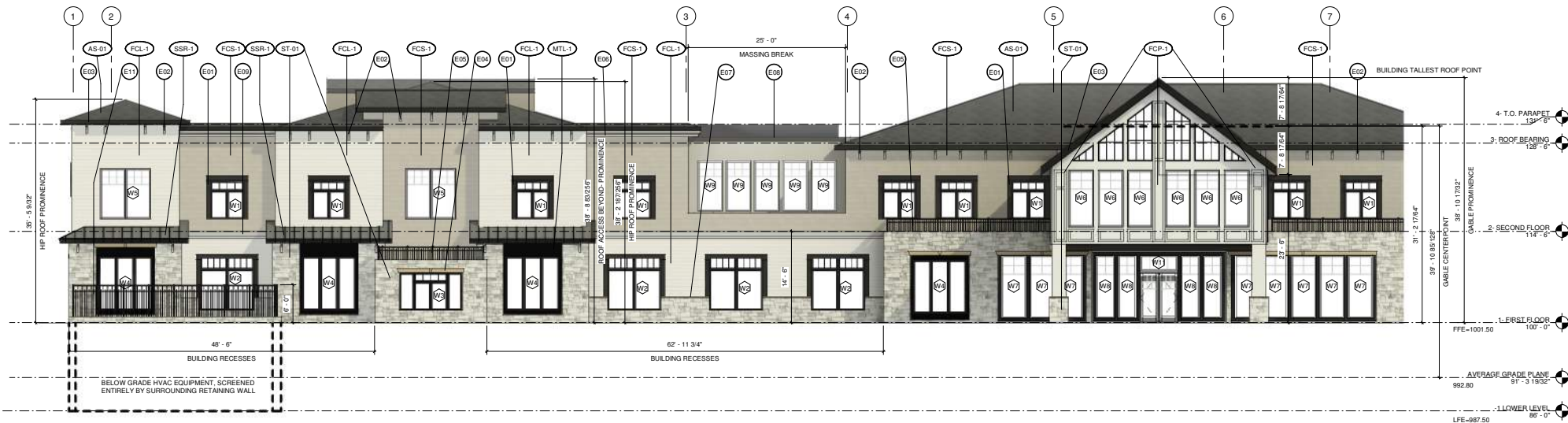
FCS-1

FCL-1

ST-01

COLOR ELEVATION PALETTE

1/4" = 1'-0"



1 COLOR EXTERIOR ELEVATION SOUTH - 1
1/8" = 1'-0"



2 COLOR EXTERIOR ELEVATION SOUTH - 2
1/8" = 1'-0"



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State Seal License No.

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7900 Excelsior Blvd #2000
Hopkins, MN 55343

PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd
Wayzata, MN 55391

PROJECT NO. 23-023
DRAWN BY R. NICHOLS
CHECKED BY T. WASMOEN
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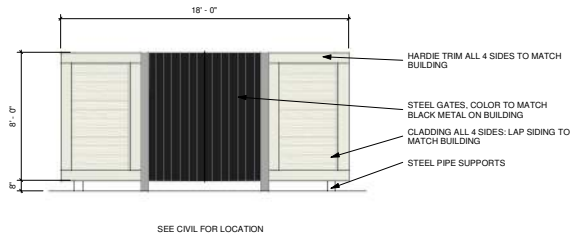
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CONSTRUCTION

#	ISSUE / REVISION	DATE
1	Initial Design	10/20/2023
2	Revised Design	10/20/2023

FOR REFERENCE
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SHEET TITLE
COLOR EXTERIOR
ELEVATIONS

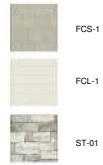
SHEET NUMBER
A402
FIRM GROUND



3
A403
TRASH ENCLOSURE ELEV. W/ GATE
1/4" = 1'-0"

EXTERIOR FINISH & MATERIAL SCHEDULE							
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE	COMMENTS
AS-01	09 3000	ASPHALT SHINGLE	GAF	TIMBERLINE HDZ SHINGLES	CHARCOAL		
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE	7" EXPOSURES	
FCP-1	09 3000	FIBER CEMENT VERTICAL SIDING	JAMES HARDIE	SMOOTH FINISH	ARCTIC WHITE		VERTICAL BOARD SIDING W/ TRIM & PANEL ACCENT
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	COBBLESTONE		
MTL-1	09 3000	UNA-CLAD METAL	FIRESTONE	PAC CLAD	MATTE BLACK		
SSR-1	09 3000	STANDING SEAM ROOF		Snap-On Standing Seam	MIDNIGHT BRONZE		
ST-01	09 3000	THIN STONE VENEER					

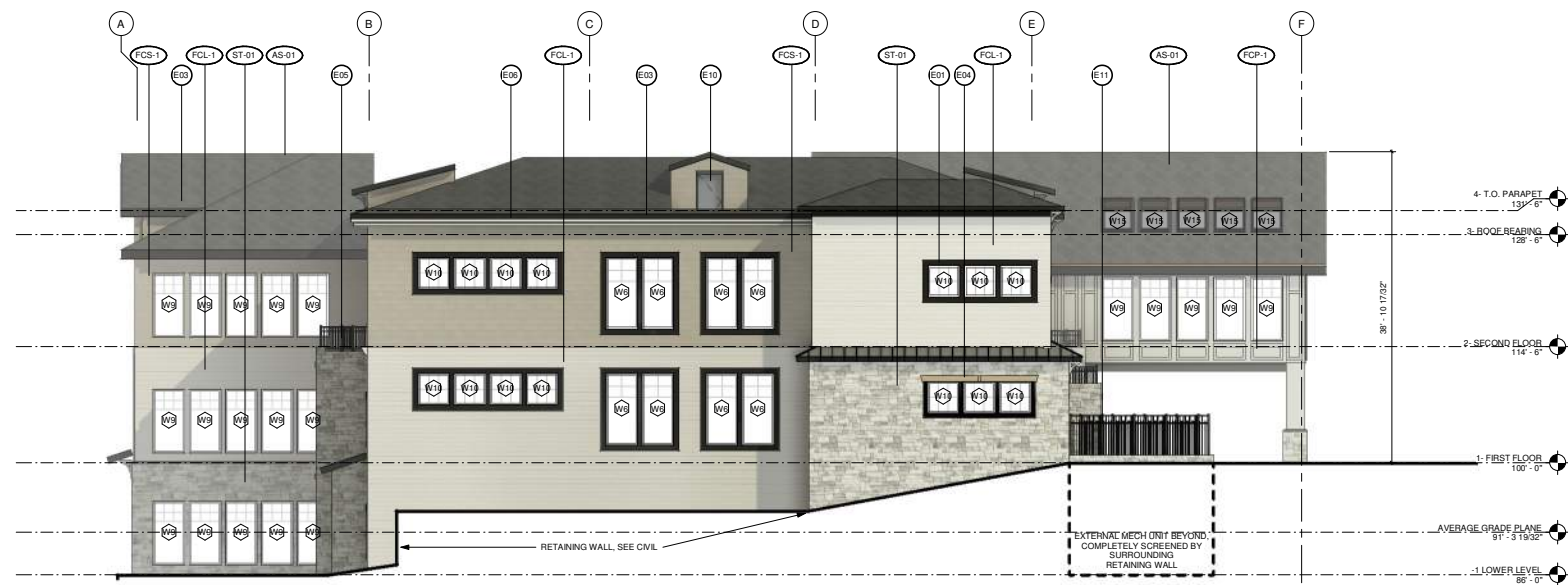
KEYNOTES- COLOR...	
NOTE NUMBER	NOTE TEXT
E01	FIBER CEMENT WINDOW TRIM: 7 1/4" WIDTH
E02	ORNAMENTAL ROOF BRACKET: WHITE
E03	METAL ROOF FASCIA: MATTE BLACK FINISH
E04	CAST STONE LINTEL
E05	ORNAMENTAL ALUMINUM RAILING: BLACK ANKCOZED
E06	ORNAMENTAL CORNICE, WHITE FINISH, WITH DECORATIVE SHINGLE ROOF CAP
E07	CAST STONE CAP TO MATCH LINTELS
E08	METAL CAP FLASHING: MATTE BLACK FINISH
E09	FIBER CEMENT HORIZONTAL BAND, WHITE- 11 1/4"
E10	HOLLOW METAL ROOF ACCESS DOOR
E11	BLACK WROUGHT IRON FENCE @ BELOW GRADE MECH. PIT



COLOR ELEVATION PALETTE
1/4" = 1'-0"



1
A403
COLOR EXTERIOR ELEVATION EAST
1/8" = 1'-0"



2
A403
COLOR EXTERIOR ELEVATION WEST
1/8" = 1'-0"



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M400/YYY
Date Signed License No.

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PROJECT
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#	ISSUE	REVISION	DATE
1	ISSUED FOR PERMIT		04/18/24
2	FOR REFERENCE ONLY		05/29/24

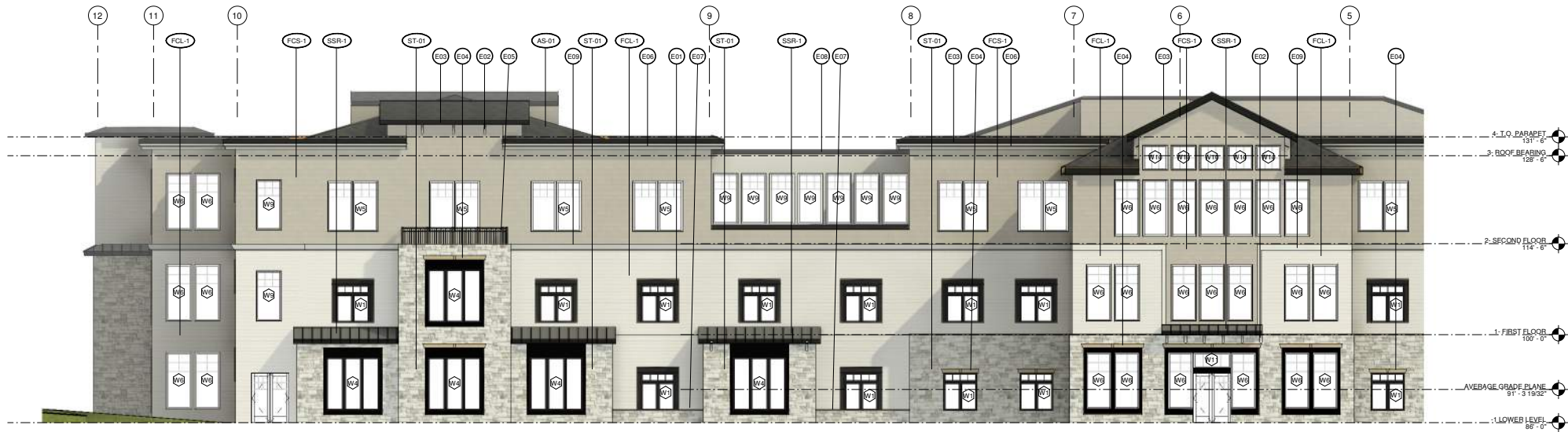
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SHEET TITLE
COLOR EXTERIOR
ELEVATIONS

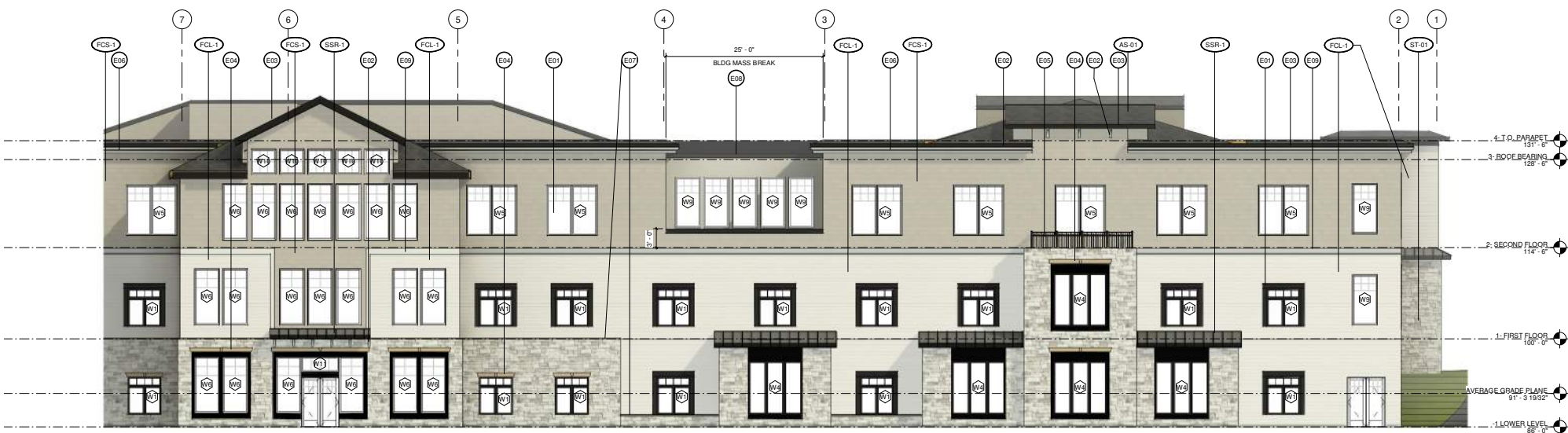
SHEET NUMBER
A403
FIRM GROUND
ARCHITECTURE & ENGINEERING

EXTERIOR FINISH & MATERIAL SCHEDULE						
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE
AS-01	09 3000	ASPHALT SHINGLE	GAF	TIMBERLINE HDZ SHINGLES	CHARCOAL	
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE	7" EXPOSURES
FCS-1	09 3000	FIBER CEMENT VERTICAL SIDING	JAMES HARDIE	SMOOTH FINISH	ARCTIC WHITE	
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	COBBLESTONE	
MTL-1	09 3000	UNA-CLAD METAL	FIRESTONE		MATTE BLACK	
SSR-1	09 3000	STANDING SEAM ROOF	PAC CLAD	SNAPO-ON STANDING SEAM	MIDNIGHT BRONZE	
ST-01	09 3000	THIN STONE VENEER				

KEYNOTES- COLOR...	
NOTE NUMBER	NOTE TEXT
E01	FIBER CEMENT WINDOW TRIM- 7 1/4" WIDTH
E02	ORNAMENTAL ROOF BRACKET- WHITE
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E05	ORNAMENTAL ALUMINUM RAILING- BLACK ANKIDIZED
E06	ORNAMENTAL CORNICE, WHITE FINISH, WITH DECORATIVE SHINGLE ROOF CAP
E07	CAST STONE CAP TO MATCH LINTELS
E08	METAL CAP FLASHING- MATTE BLACK FINISH
E09	FIBER CEMENT HORIZONTAL BAND, WHITE- 11 1/4"
E10	HOLLOW METAL ROOF ACCESS DOOR
E11	BLACK WROUGHT IRON FENCE @ BELOW GRADE MECH. PIT



1 COLOR EXTERIOR ELEVATION NORTH - 1
A404 1/8" = 1'-0"



2 COLOR EXTERIOR ELEVATION NORTH - 2
A404 1/8" = 1'-0"



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Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

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State of Minnesota License No.

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Hopkins, MN 55343

PROJECT
THE MOMENTS
WAYZATA
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Wayzata, MN 55391

PROJECT NO. 23-023
DRAWN BY R. NICHOLS
CHECKED BY T. WASMOEN
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NOT FOR DESIGN CONSTRUCTION

#	ISSUE	REVISION	DATE
1	Working Drawing		05/20/2024
2	Revised Working Drawing		05/20/2024

FOR REFERENCE ONLY

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

SHEET NUMBER
A404
FIRM GROUND
ARCHITECTS & ENGINEERS



1 REFERENCE 3D EXTERIOR 1



2 REFERENCE 3D EXTERIOR 2

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CONCLOPMENT

#	ISSUE / REVISION	DATE
1	Working Drawing	10/20/2024
2	Revised Working Drawing	10/20/2024

FOR REFERENCE
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SHEET TITLE
REFERENCE 3D
EXTERIORS

SHEET NUMBER
A425
FIRM GROUND
architects llc interiorgraphics

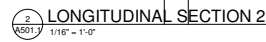
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DESIGN
CONSTRUCTION
DEVELOPMENT

#	ISSUE / REVISION	DATE
	Planning Submittal	02.02.2024
	Revised Planning Submittal	02.29.2024

FOR REFERENCE
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A501.1
FIRM GROUND
EXCISEMENTS & MODIFICATIONS









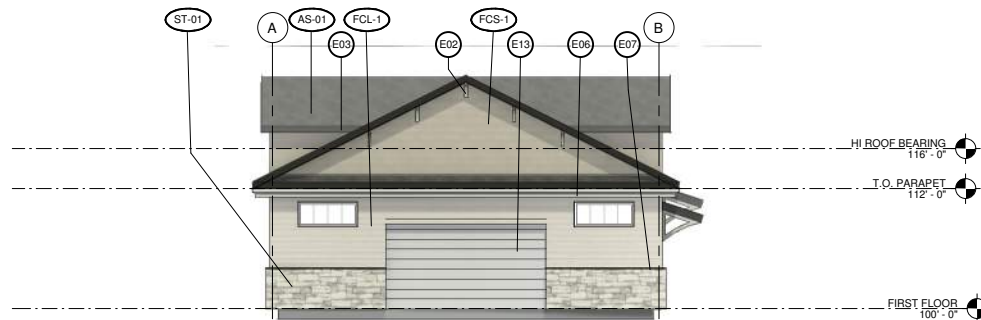




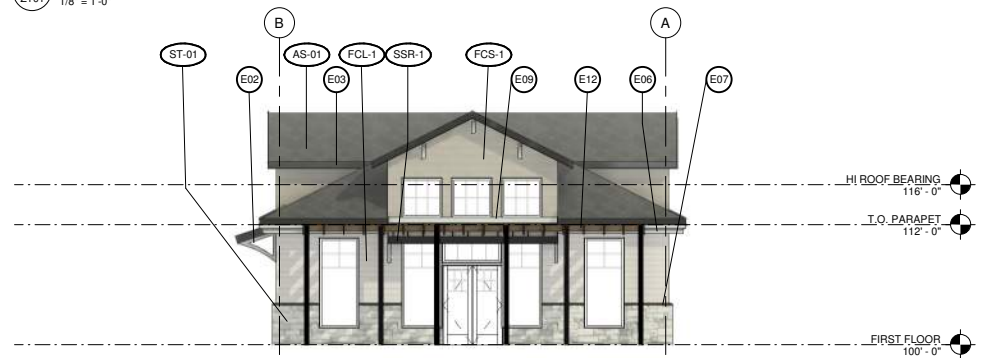




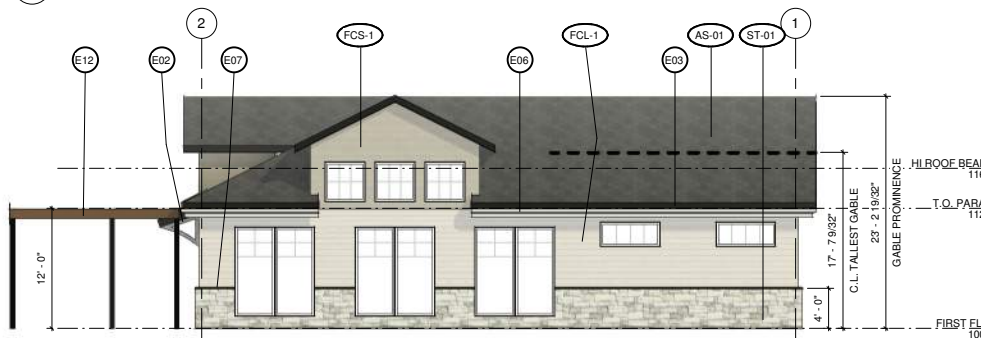




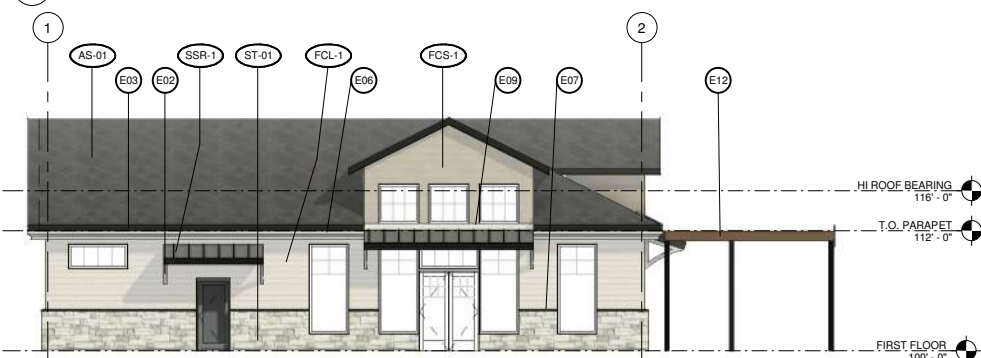
4 EXTERIOR ELEVATION WEST
1/8" = 1'-0"



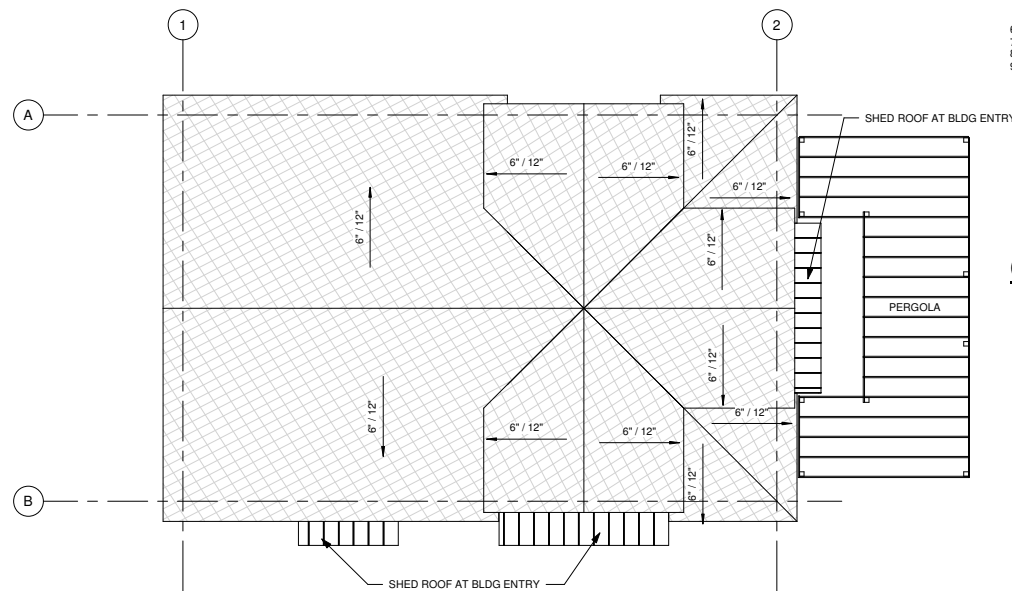
3 EXTERIOR ELEVATION EAST
1/8" = 1'-0"



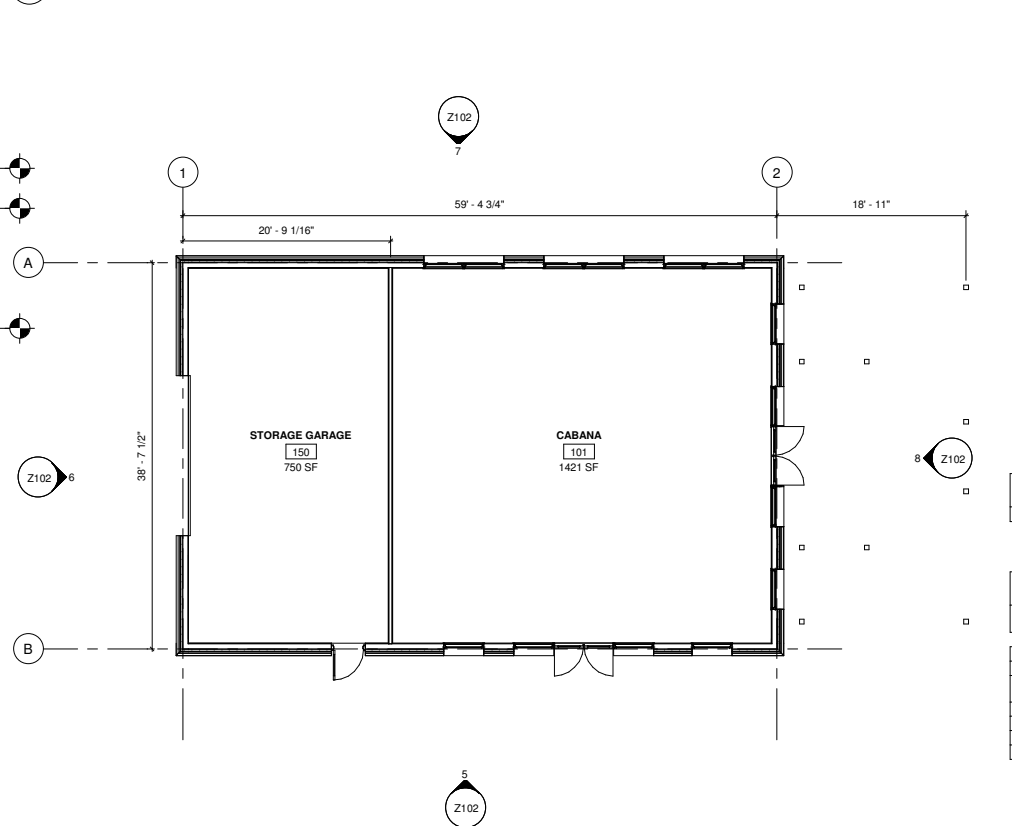
2 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



5 ROOF PLAN
1/8" = 1'-0"



16 FIRST FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

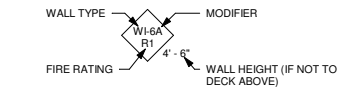
CONSTRUCTION PLAN NOTES

- DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES AND MISSING INFORMATION AS REQUIRED. IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR INFORMATION (RFI) FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NEW WALLS ARE DIMENSIONED AS FOLLOWS:
EXTERIOR: TO EXTERIOR FACE OF STUDS
INTERIOR: TO CENTERLINE OF WALL STUDS
- EXISTING EXTERIOR AND INTERIOR WALLS ARE DIMENSIONED FROM FINISHED WALL FACE. NOTE TICK MARK LOCATIONS. GRID LINES ARE ALIGNED TO WALLS AS FOLLOWS UNLESS NOTED OTHERWISE:
EXTERIOR: FACE OF FOUNDATION
INTERIOR: CENTERLINE OF WALL STUDS
- LOCATE DOOR ROUGH OPENINGS 3" FROM FACE OF ADJACENT WALL
- SEE LEGEND FOR SHADING CONVENTIONS FOR NEW AND EXISTING WALLS
- ALL NEW DOORS ARE SHOWN OPEN AT 90-DEGREE ANGLE
- ALL EXISTING DOORS ARE SHOWN OPEN AT 45-DEGREE ANGLE.

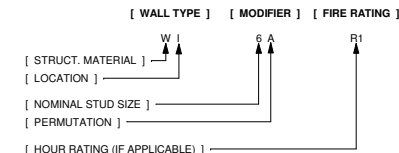
CONSTRUCTION PLAN LEGEND



WALL TAG SYMBOL EXPLANATION:



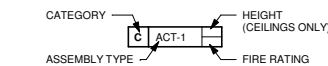
WALL TYPE LABELING CONVENTIONS:



WALL TYPE ABBREVIATION KEY:

(W) - WOOD (E) - EXTERIOR
(S) - STEEL (I) - INTERIOR
(M) - MASONRY
(F) - FURRING

HORIZONTAL ASSEMBLY SYMBOL EXPLANATION:



HORIZONTAL ASSEMBLY ABBREVIATION KEY:

CATEGORIES: (F) - FLOOR (ACT) - ACOUSTIC CEILING TILE
(C) - CEILING (GB) - GYPSUM BOARD
(R) - ROOF (WD) - WOOD CEILING
(WDS) - WOOD SLAT CEILING

FLOORS: (CONC) - CONCRETE
(WDP) - WOOD PLANK

KEYNOTE LEGEND - FLOOR PLANS

Key Value	Keynote Text
-----------	--------------

KEYNOTES- COLOR ELEVATIONS

NOTE NUMBER	NOTE TEXT
E02	ORNAMENTAL ROOF BRACKET- WHITE
E03	METAL ROOF FASCIA- MATTIE BLACK FINISH
E06	ORNAMENTAL CORNICE, WHITE FINISH, WITH DECORATIVE SHINGLE ROOF CAP
E07	CAST STONE CAP TO MATCH LINTELS
E09	FIBER CEMENT HORIZONTAL BAND, WHITE- 11 1/4"
E12	STANDALONE PERGOLA- ALUMINUM RUNNERS AND POSTS
E13	INSULATED OVERHEAD DOOR, WHITE FINISH



275 Market Street, Ste. 368
Minneapolis, MN 55405

612.819.1835 www.firmgroundae.com

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

Thomas P. Wasmoen
MMDDYYYY 20891
Date Signed License No.

PARTNERS/CONSULTANTS

OWNER

TMSC OF WAYZATA
LLC

7900 Excelsior Blvd #2000
Hopkins, MN 55343

PROJECT

THE MOMENTS
WAYZATA

163 Wayzata Blvd.
Wayzata, MN 55391

PROJECT NO. 23.023
DRAWN BY R. NICHOLS
CHECKED BY T. WASMOEN
© COPYRIGHT 2024 FIRMGROUND AE INC.

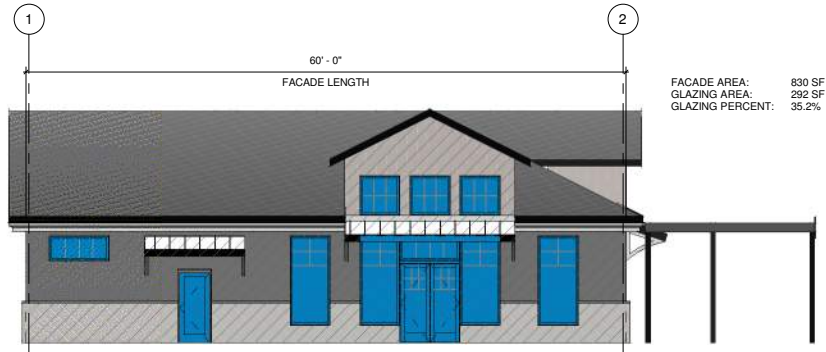
NOT FOR
CONSTRUCTION

SHEET TITLE

OUTBUILDING
PLANS, COLOR
ELEVATIONS

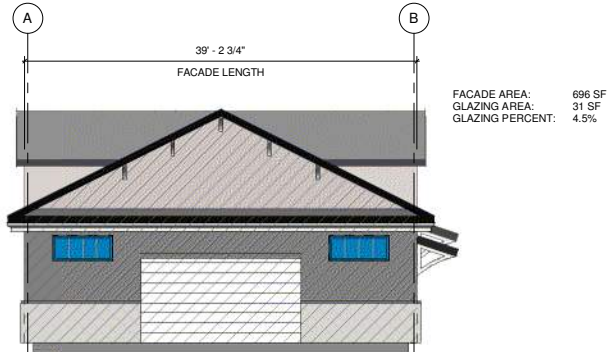
SHEET NUMBER

Z101
FIRM GROUND



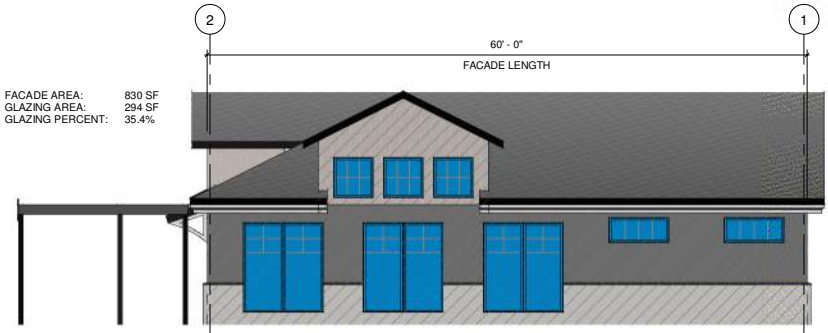
5
Z102
1/8" = 1'-0"

EXTERIOR ELEVATION SOUTH- GLAZING



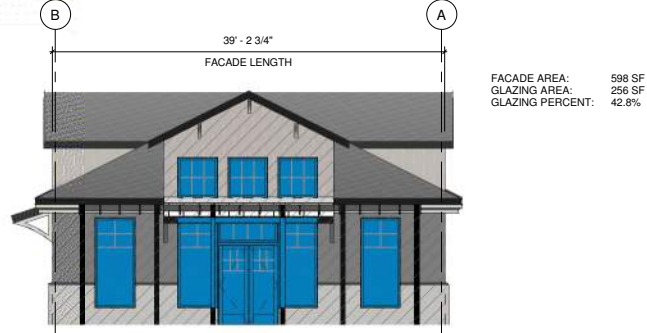
6
Z102
1/8" = 1'-0"

EXTERIOR ELEVATION- GLAZING



7
Z102
1/8" = 1'-0"

EXTERIOR ELEVATION NORTH- GLAZING



8
Z102
1/8" = 1'-0"

EXTERIOR ELEVATION EAST- GLAZING



4
Z102

OVERALL 3D SW



2
Z102

OVERALL 3D NW



3
Z102

OVERALL 3D SE



1
Z102

OVERALL 3D NE



275 Market Street, Ste. 368
Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

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

Thomas P. Wasmoen
MMDDYY
2024
Date Signed License No.

PARTNERS/CONSULTANTS

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7900 Excelsior Blvd #2000
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PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd.
Wayzata, MN 55391

PROJECT NO. 23.023
DRAWN BY R. NICHOLS
CHECKED BY T. WASMOEN
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DESIGN REVISION		
#	ISSUE/REVISION	DATE
1	Revised Planning Submittal	02/29/2024

SHEET TITLE
OUTBUILDING
OVERALL 3D,
GLAZING
ELEVATIONS

SHEET NUMBER
Z102
FIRM GROUND
ARCHITECTS & ENGINEERS





Scale: 1 inch= 30 Ft.



Luminaire Schedule		Label		Arrangement		Lum. Lumens		LFP		Description		Lum. Watts		Total Watts		Tag	
Symbol	Qty																
■	1	PLC	Single	9837	0.900	SWS-LED-03L-WTD-40-80CRI	28	130	MH 10ft								
■	1	PFC	Single	9837	0.900	MRS-LED-09L-SIL-LC-40-70CRI	63	63	MH 25ft								
■	1	PFP	Single	20944	0.900	MRS-LED-21L-SIL-PF-40-70CRI	165	165	MH 25ft								
■	1	P3B	Single	14428	0.900	MRS-LED-21L-SIL-3-40-70CRI-IL	165	495	MH 25ft								
■	1	P2	Single	13090	0.900	MRS-LED-21L-SIL-2-40-70CRI-IL	165	165	MH 25ft								
■	1	P3	Bank-back	20939	0.900	MRS-LED-21L-SIL-5K-40-70CRI	165	330	MH 25ft								

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Prop Line	Illuminance	Fc	0.46	0.5	0.0	N.A.	N.A.		
Site	Illuminance	Fc	1.06	13.9	0.0	N.A.	N.A.		
Park & Drives	Illuminance	Fc	2.37	6.7	0.4	5.83	16.75		

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

Revisions		Comments	
#	Date		



**Moments Memory Care, Wayzata Neighborhood MTG
23.023**

Date: Monday, February 5th, 2024

Location: Project Address or Meeting Address

Present:	<u>Name</u>	<u>Organization (ABBR.)</u>
	Thomas Wasmoen	Firm Ground Architects & Engineers, Inc. (FG)
	Chris & Dave Plautan	
	Mike Sund	
	Rebecca Hawthorne	
	Beth & Mark Ferry	
	Scott Rubin	
	Carolyn Sund	
	David Kirkland	
	Daviel & Eileen	
	Hank Radintz	
	Loren Krantz	
	Kris/ Keith Johnson	
	Tom Threlkeld	
	Chris O'Brien	
	Jane Wallace	
	Cathy Lueison	
	Ryne Nichols	Firm Ground Architects & Engineers, Inc. (FG)

Distribution: To Ownership:

The purpose of this meeting was to ...

The next meeting will be ...

#	DATE	MEETING NOTES	ACTION	RESPONSIBILITY
1.	02/05/2024	RYNE Moments Wayzata- Neighborhood MTG -Elizabeth presenting project Goals. -Constraints from the state/ city	11/11/11	TPW
2.		Question about entry/ exit to site, -were keeping the same curb cut design		

3. Concern over high intensity headlights shining from parking lot.
4. Can the south row of stalls be angled to the west?
 - We are providing Arborvitae screen in the front of those, in addition to the existing berm
5. Meridian Manor has headlight problems.
 - concern over vegetated screen isn't enough
 - highly maintained site, any dead vegetation will always be replaced)
6. Why can't we eliminate the south row of stalls?
 - Were trying to save all the heritage trees we can
 - Need the stalls for parking count
7. Nighttime shifts should be accommodated parking for staff in back.
8. Question asked about the design deviations were seeking.

Question about parking lot being lit.
 - We have photometric done and lights are code minimum
9. Coordinating w/ church to make east property line improvements agreeable.
 - Church wants to have volunteers visit the site

02/06/24 **TOM**

How many light fixtures are in the parking lot?

-Part of Photometric

What's going on with the East property line?

-There will be fences, new landscaping, lot of work needs to happen

-Elizabeth has been working with Noah from the Church Representatives interested in working with us to continue coordinating east property line

Occupancy 2025 in the Fall

-Plans have been submitted to the city so they will be made public shortly, March 23rd planning commission

Hiding HVAC

Meet & Exceed design guidelines.

Questions:

Circulation right in left out: Configuration to remain as they are now- so no change.

Less parking facing out towards the neighboring homes.

Existing parking stalls, less stalls

-Planting evergreens in front, there is an existing berm

-Nice stone wall to block headlights

-Enhancing existing landscape

-Can we angle the stalls? (NO)

Back parking lot cannot be larger.

-20 stalls @ rear

-45 employees @ height of day

Bringing deliveries to the back of the building, semi
temporary spots available on drive aisle for semis
Overnight Staff- 12-15 staff @ night.
-Question regarding "relief" from Wayzata design code

No Adult daycare/ Corp Offices not here
78 going to 80- 2 additional units more than Meridian
Manor.
No door at each unit due to nature of residents not being
able to leave on their own

These minutes are written as interpreted from the discussion. Any additions, omissions, or corrections must be brought to the attention of the writer within 10 days of issuance; otherwise it will be assumed that all parties are in agreement with the minutes as submitted and shall be incorporated into the contract documents. Changes to these decisions will be billed as additional services to incorporate into the construction documents.



Accepted By: <Owner/Owners Rep.>

Tom Wasmoen, AIA

02/05/2024

Owner/Owner's Representative

<Date>

Respectfully submitted,

Firm Ground Architects & Engineers, Inc.
Tom Wasmoen. AIA CID

From: [Kris Johnson](#)
To: [Public Comment](#)
Cc: [David Kirkland](#); [I.c.e.](#); [Mark Ferry](#); [Bethflynnferry](#); [sund.mike@gmail.com](#); [Jane Wallace](#); [eileen.drotning](#); [Rebecca Hawthorne](#); [Carol Engebretson](#); [Wendy](#)
Subject: Moments of Wayzata - Planning Commission - 163 Wayzata Boulevard
Date: Monday, April 15, 2024 12:07:59 PM
Attachments: [Moments of Wayzata - Neighborhood Concerns.docx](#)

Please see attached comments and concerns to be included in the Planning Commission packet for the upcoming April 22nd meeting.

Moments of Wayzata – Highland Neighborhood

Comments and Concerns

The planning commission is set to review the Moments of Wayzata plan on Monday, April 22nd. The Highlands neighbors have reviewed the submittal package and looked at the architectural renderings and have the following comments and concerns.

Wayzata is a special community and, in large part, that's no accident because the city has put in place a comprehensive zoning code and an associated list of design standards to ensure the continuity of construction, use of building materials, and architectural design to protect and enhance the residents' property values throughout the city and to manage developers who may want to build bigger, taller, cheaper, and denser. The zoning code and the design standards were written to be adhered to and not worked around for the benefit of the developer at the expense of the larger Wayzata community. We look to major new developments in the last 15 years that are zoning and design compliant. They are recognized as enhancements to the community, such as Folkstone, (see below) and the new Wells Fargo property. Remember that the location of this proposed development is the western gateway to our community. First impressions matter and that's why we're insisting on adherence to the zoning code and design standards.



When the applicant purchased the site in April 2021, the zoning code was in place, as were the design standards. The developer was aware of them then or should have been. Why are they asking for so many variances now? The perimeter of the site is unchanged as is the topography of the property. With the existing building being removed, the applicant has a clean site to work with. Why does the applicant submit a plan that does NOT adhere to the zoning setback or five of the design standards? Any site design limitations are self-imposed by the applicant's land planning and architectural design. The building needs to fit the site, rather than trying to fit the site to the building.

We are not disputing the applicant's building design for what it deems best for its residents, only that it does NOT fit this particular site. Again, the building needs to fit the site, and comply with the zoning and design requirements, rather than trying to fit the site to the building. This is what the applicant is trying to do-hence the need for the many requests for variances.

The neighbors have consistently voiced their concerns during the first approval two years ago and now, again. They are as follows:

Tree Preservation

The front of the site serves as a screening on Babcock Lane. The applicant has come a long way in saving the front yard trees and understands how important it is. The plan shows eight trees being removed that most likely can be saved when the parking area is moved to the back of the site.

Light Pollution

Studies have shown that light and noise pollution are the two most disruptive pollutants to people. A parking lot in front of the building is an eyesore and results in light pollution. The parking and the parking lot lighting must be relocated to the rear of the building per the design standards. This is a design standard consistently imposed by the city. There has not been a building built in the city over the last 15 years with the parking field in the front.

The applicant maintains the circular one-way access throughout the site with right in, left in access on the east and full access on the west. The neighbors would like to thank the applicant for maintaining the circular pattern. This will minimize the headlights flashing across the homes on Babcock Lane.

Additionally, emergency vehicles should be received in the main parking field at the rear of the site or at the west end.

Architectural Design

Architecture and design must be residential in scale and fit in with the architectural styles in the neighborhood. (See below photos). The elongated monolithic strip motel layout and the oversized porte' cochere should be

reworked or eliminated to achieve residential scale architecture. Neither of these design aspects represent residential scale architecture.









Here are the design standard deviations that must be adhered to:

- Parking behind the building.
- Building recess every 50 feet. (Seven in total for the 350-foot-long linear building proposed).
- Massing breaks every 150 feet. There are two needed for the proposed building. The applicant's use of a transparent plexiglass walkway is not sufficient to meet this standard.
- A second exterior entrance for each ground floor unit. Is this not a life safety issue?
- Flat roof screening of 36" high is easily achieved by utilizing one of the architectural styles seen throughout the neighborhood.

The neighbors find the proposed plan unacceptable and strongly encourage the planning commission to deny approval of the plan as submitted with the following straight-forward recommendations:

- Adhere to the zoning set back.
- Adhere to design standards.
- Revise the architecture to a more residential scale adopting styles found in the neighborhood.

We wish to remind the planning commission of the applicant's poor performance to date.

- After they received fast track plan approval in the fall of 2021, construction never commenced, mold was not remediated, and there was no communication from the applicant as to why.
- Claiming permit issues with the state, the site became dormant for two years. No building maintenance or site cleanup was performed, which became an eyesore to the city and the neighbors. Construction trailers, heavy equipment and concrete barriers were parked on site. Only following multiple complaints from the residents and, finally, the involvement of the police, did the applicant begin to remove their equipment. There was no building or site maintenance other than an occasional lawn mowing (again, only after complaints to the city). This lack of attentiveness showed no consideration for their neighbors or the city of Wayzata. In the submitted narrative, the applicant states "their ability to provide staff resources from within their company ensures regular care and timely response to maintenance concerns resulting in a property in pristine condition inside and out."

Below are images of the property condition that the neighbors had been looking at for the last 18 months.



The applicant invited the neighbors to a presentation outlining their revised proposal. The neighbors responded requesting a collaborative meeting where both the applicant and residents could work together to come up with an acceptable plan that they could submit to the city. There was no response from the applicant. This presentation was one-sided with no willingness to entertain the neighbors' concerns and to make any changes to their plan. This site has so much potential and with creative land planning and architecture, this could be an exceptional opportunity for a beautiful building that will serve as the west entrance to the City of Wayzata.

Wayzata has a tremendous opportunity to enhance the western gateway to the city and build an important service. However, this plan, with its many variance requests, doesn't match the direction Wayzata has been going in for the last 15 years. In fact, it takes architectural standards backwards, diminishing nearby property values and the overall impression visitors have of our community. In our opinion, the answer is simple; enforce existing zoning codes and design requirements. They were written for a reason and have served us well.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 22, 2024	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 2024 City Calendar and City Council Liaison Schedule are attached. The next Planning Commission meeting is scheduled for May 6. The next City Council meeting is scheduled for April 23.

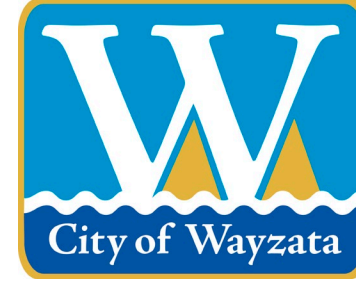
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2024 Wayzata City Calendar
2. 2024 City Council Liaison Schedule

City of Wayzata 2024 Meeting Calendar



January 2024						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024						
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		

March 2024						
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 2024						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2024						
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 2024						
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 2024						
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 2024						
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 2024						
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 2024						
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 2024						
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 2024						
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
- Charter Commission - 9:00 AM
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 11:30 AM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- 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

2024 Election Dates

February 27—Precinct Caucus
March 5—Presidential Nomination Primary
April 30—Special Primary Election (Hennepin Co Commissioner)
May 14, 2024—Special Election (Hennepin Co Commissioner)
August 13—State General Primary Election
November 5—State General Election

Revised
10/24/2023

2024 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 9	Peggy Douglas
Tuesday	January 23	Adam Elg
Tuesday	February 6	Chris Plantan
Tuesday	February 20	Bonnie Schwalbe
Tuesday	March 12	Jen Severson
Tuesday	March 26	Ken Sorensen
Tuesday	April 9	Larissa Stockton
Tuesday	April 23	Peggy Douglas
Tuesday	May 7	Adam Elg
Tuesday	May 21	Chris Plantan
Tuesday	June 4	Bonnie Schwalbe
Tuesday	June 18	Jen Severson
Tuesday	July 9	Ken Sorensen
Tuesday	July 23	Larissa Stockton
Wednesday	August 7	Peggy Douglas
Tuesday	August 20	Adam Elg
Tuesday	September 3	Chris Plantan
Tuesday	September 17	Bonnie Schwalbe
Tuesday	October 8	Jen Severson
Tuesday	October 22	Ken Sorensen
Tuesday	November 12	Larissa Stockton
N/A	No meeting November 26th	
Tuesday	December 3	Peggy Douglas
Tuesday	December 17	Adam Elg