WAYZATA PLANNING COMMISSION
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, June 3, 2024
6:30 PM

HYBRID MEETING INFORMATION
Click here to join Zoom Meeting
Meeting ID: 893 3795 3904 Passcode: 230268
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 May 20, 2024
   b. Approval of Planning Commission Report and Recommendation of Denial for Development Application at 565 Ferndale Rd W (Ferndale Bluff)
5. **Public Hearing Items**
   a. Consider Development Application for Impervious Surface and Driveway Setback Variances at 715 Rice St E
6. **Other Items**
   a. Review of Development Activities
   b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - June 4, 2024
Planning Commission - July 8, 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: June 3, 2024	**AGENDA ITEM:** 4.a
TITLE: Approval of Meeting Minutes of May 20, 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 May 20, 2024.

ATTACHMENTS:
1. Draft Planning Commission Meeting Minutes of May 20, 2024

WAYZATA PLANNING COMMISSION
MEETING MINUTES
MAY 20, 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 that outlined 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, Stockton, Sorensen, and Schwalbe. Community Development Director Emily Goellner, Planning Consultant Eric Zweber, Assistant Planner Valerie Quarles, City Engineer Mike Kelly, and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Elg and Severson.

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 Plantan, to approve the May 20, 2024 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the May 6, 2024 Planning Commission Meeting Minutes
b.) Approval of Planning Commission Report and Recommendation of Approval for Setback Variance at 425 Highcroft Road

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

AGENDA ITEM 5. Public Hearing Item

DRAFT

a) Consider Development Application for Subdivision Approval and Variance to Cul-de-Sac Length at 565 Ferndale Road West (Ferndale Bluff)

Assistant Planner, Valerie Quarles, began the staff presentation and stated that the applicant had submitted a development application for approval of a Preliminary Plat and Subdivision Variance for property located at 565 Ferndale Road West. She reviewed the project location, the surrounding neighborhood zoning and land use, existing conditions, and prior review of this project, which included an environmental assessment worksheet (EAW).

Planning Consultant Eric Zweber reviewed details of the development application, and explained that the Applicant is looking to divide the existing lot into four riparian lots with private access to Peavey Pond and as part of that, create a new cul-de-sac to serve the new homes. He reviewed specifics related to the Preliminary Plat for each proposed lot, concepts for home placement on the lots, side lot lines, setbacks, bluffs and steep slopes, protected areas, and tree removal/replacement plans. He reviewed details of the subdivision variance request related to the street, including the length of the proposed cul-de-sac, grading and retaining walls, and the outlot. He noted that the City Engineer has reviewed the documents and had no additional comments for analysis of the Preliminary Plat.

Community Development Director Goellner reviewed the noticing that took place for the application and Public Hearing. She stated that the City received five public comments on the application, and all were opposed. She explained that the comments cited environmental impacts, number of lots, impact to Peavey Pond, length of the road, tree impacts, land disturbance, and construction traffic as reasons for their opposition. She highlighted the applicable City Code and questions for the Commission to consider in reviewing the application for both the Preliminary Plat and the Subdivision variance.

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

Commissioner Schwalbe asked about the length of the proposed cul-de-sac and why the City had chosen to limit the length of a cul-de-sac to 600 feet in the Code.

City Engineer Mike Kelly explained that the City Code was put together before any of the current staff was with the City, so he was not sure how they came to the decision that the maximum length of a cul-de-sac should be 600 feet. He noted that there are cul-de-sacs within the City and the surrounding communities that are longer than 600 feet.

Commissioner Schwalbe asked if that meant there was not a safety concern associated with a longer cul-de-sac length.

City Engineer Kelly reiterated that he was not sure how the City came to the decision to have the maximum length allowed be 600 feet.

DRAFT

Community Development Director Goellner noted that staff cannot theorize about what the intent was of the Code writers in the past, but explained that many of the City's blocks are around 600 feet, which may have factored into their analysis.

Commissioner Sorensen asked if the road and cul-de-sac would be public roadways.

Community Development Director Goellner stated that the road and cul-de-sac would be a public roadway.

Commissioner Sorensen asked who would pay for the construction of the roadway.

Community Development Director Goellner explained that the exact answer to that question would be clarified during the Development Agreement process with the applicant, but noted that typically the developer covers the cost of this type of construction.

Commissioner Sorensen asked if there would be an excess of materials to be hauled off the site.

Community Development Director Goellner stated that would have to be answered by the applicant.

Chair Stockton asked about the reference made in the presentation to the order of building each planned home and the differing impacts associated with the order. She asked if staff could review that information again so she could understand it better.

Planning Consultant Zweber gave another overview of the impacts to the proposed lots, building sites, and setbacks and the order of construction.

Chair Stockton asked if there was essentially an inter-reliance on the sequence of the houses because of the order of building which would not be a controllable or foreseeable event.

Planning Consultant Zweber stated that the applicant is not proposing any restrictions on the order in which the homes are constructed.

Chair Stockton noted that would mean the order they are built could impact the homes in a detrimental way.

Planning Consultant Zweber stated that was correct, and explained that the potential detriment would be to the building pad and amount of buildable area.

Commissioner Schwalbe asked if lots 1 and 4 were built upon first if it would be possible that lots 2 and 3 would ask for a variance.

Planning Consultant Zweber stated that anyone who owns a property can ask for a variance. He explained that one of the City's Subdivision ordinance standards is that the proposed subdivision does not require a future variance. He stated that this means if the City knows that a variance will be required, a finding could be made that the proposed subdivision violates that section of the code.

DRAFT

He noted that the owner of the subject property has demonstrated that there is an order that they could be constructed and comply with City Code. He stated, however, that they are also aware that to make similar sized building pads could require and trigger a request for variances. He referenced pages 95-102 of the packet which outlined scenarios related to the order the homes are built.

Commissioner Plantan asked about the approximate building pad sizes that were included in the information presented to the Commission.

Planning Consultant Zweber stated that the diagram depicted them as 50 feet deep by 100 feet long.

Commissioner Schwalbe noted that would be a pretty good sized building pad because that is essentially 5,000 sq. ft. for just one level.

Planning Consultant Zweber stated that was correct, but noted that it is likely that the garage space would be included in the building pad.

Commissioner Schwalbe noted that Peavey Pond is considered an impaired lake by the State and asked what made it 'impaired'. She asked what the City felt may be the result of having 4 additional homes located there.

Community Development Director Goellner noted that there are many impaired waters found in the State due to pollutants from development over time, and noted that the applicant has a stormwater mitigation plan.

City Engineer Kelly explained that Peavey Pond is impaired for chlorides, which is usually due to salt from the roadways. He stated that he would not see adverse impacts to Peavey Pond from adding 4 additional homes.

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

Samantha Capen Muldoon, 1801 West Farm Road, Long Lake, MN, explained that she was the owner and developer for this application.

Mike Steadman, 401 Lake Street East, stated that he was with Compass Real Estate and has specialized in new construction and land development for the last 30 years. He noted that he had been involved in the development of several projects in the Lake Minnetonka area, such as Locust Hills and Shoreline Estates. He reviewed the background and experience of the individuals on the development team for this property, and noted that they had been working on this application with City staff for over two years. He stated that Ms. Muldoon and her sisters own the property, and explained that Ms. Muldoon was here representing the family at tonight's meeting.

Ms. Muldoon explained that she intended to take the Commission through the 'who, where, what, and why' of the property and the requests. She stated that her parents purchased the property in

DRAFT

1964 and raised their family there, but explained that she and her sisters currently own the property and were proposing this development. She gave a brief overview of education and community involvement of herself and her two sisters, and explained that they have put together a team of seasoned local experts for this project. She stated that they are proposing a small scale subdivision, and noted that there are currently two homes on the property and they are proposing to divide this into four lots. She explained that they were not proposing to do any of the building of either the homes or the driveways, and what was presented in the application was intended to simply demonstrate feasibility. She stated that they were also seeking a variance for the length of the proposed cul-de-sac, and noted that what they are proposing is responsive to the topography and would impact fewer trees and require less grading. She noted that they strongly believe that the variance would make for a better project overall, in relation to the environment. She stated that they have also met multiple times with the neighbors and have tried to be responsive to their concerns. She noted that they are empathetic to their concerns, but explained that they are the same concerns they had when the neighbors were building their homes and adding things like docks and roads. She reiterated that they have been working with the City for the past two years on this proposal and noted that they were proposing 4 lots on a parcel of land that is almost 12 acres in size which she felt was consistent with the existing scale and character of the neighborhood.

At the conclusion of Ms. Muldoon's remarks, Chair Stockton asked if the Commissioners had questions for the applicant.

Commissioner Sorensen asked if there had been calculations done on the volume of material to be hauled off the site.

Ms. Muldoon stated that Mark Gronberg, from their development team can answer that question, but noted that they have an extremely deep two-story basement in the existing home which has not yet been factored into the grading plan because it will need to be filled.

Applicant's engineer, Mark Gronberg, Gronberg and Associates Engineers and Surveyors, located at 445 Willow Dr N, Long Lake, MN, stated that they had done an analysis of the grading for both the 600-foot cul-de-sac and the proposed 726-foot cul-de-sac. He noted that when they increased the proposed roadway length, it went down from 9,600 to 3,900 cubic yards. He explained that Ms. Muldoon was correct that the 3,900 cubic yard measurement did not account for filling in the basement that that kind of work. He stated that there will be some fill taken off site, but would estimate that it will end up being around 1,500-2,000 cubic yards of material.

Commissioner Sorensen asked if he had understood correctly that for the 600-foot cul-de-sac, it would be 3,900 cubic yards of material.

Mr. Gronberg clarified that for the 600-foot cul-de-sac it would be 9,600 cubic yards of material and with the proposed 726 foot cul-de-sac, it would be 3,900 cubic yards of material. He stated that if they place the cul-de-sac near the guest house like they are proposing, it is much more flat and would also save a lot of the trees.

DRAFT

Commissioner Schwalbe stated that she had taken a look at the property, and asked if the current gravel driveway would go back to nature if these plans are approved.

Ms. Muldoon stated that it was not their intention to use the gravel driveway for anything.

Commissioner Schwalbe asked if each lot would have their own individual access to the lake, and asked how that would work because, for example, Lot 1 was quite a ways from the lake.

Mr. Steadman stated that each lot would have their own access to the lake.

Ms. Muldoon explained that Lot 1 is dry land, so they would be able to walk down to the dock and get to the lake. She explained that was what she and her family have done over the years, and noted that they walk through the woods or use the current gravel road.

Commissioner Schwalbe asked if the other lots would have a stairway down to the lake.

Ms. Muldoon explained that there is one stairway that is currently there and noted that she assumed that Lot 4 would not end up needing a stairway because it is fairly level to the lake, but Lot 2 would need a stairway.

Commissioner Schwalbe asked if they anticipated that each lot would have their own dock area.

Ms. Muldoon explained that they were not putting in docks, but wanted to make the opportunity available to people who bought the properties. She stated that each lot, as they are currently delineated, has room for a dock which would be complaint with the setbacks.

Commissioner Schwalbe asked if the Muldoon family had planted many of the trees.

Ms. Muldoon answered that her mother had never met a tree that she did not want to try to keep, and noted that her mother and father had battled over keeping the trees. She stated that she knows that they planted some of the trees on the top and near the home, but believed that the wooded area was just natural, because her parents did not believe in cutting down trees.

Commissioner Schwalbe stated that her observation was that the forest has a lot of trees, and a lot of volunteer trees coming up around all of the bigger trees along with ferns, brush, and moss. She stated that she felt that allowing more sunshine in the area may be a good thing because it almost had a ‘moldy’ feel about it.

Commissioner Plantan asked how the applicant had determined that they wanted to subdivide this into 4 lots.

Ms. Muldoon stated that earlier in this process had hired a surveyor that had proposed they subdivide it into 6 lots, but they were uncomfortable with that amount. She stated that they also had not realized the setback and bluff constraints when they were working with the first surveyor. She stated that when they hired Mr. Gronberg, he helped them refine the plans and came up with the 4 lot proposal.

DRAFT

Chair Stockton asked about the potential distance to the water from Lot 1.

Ms. Muldoon referenced the potential building pad that was depicted in the packet and showed the most likely walking pathway. She noted that they have no way of knowing if whoever purchases that lot will want to have a dock or have watercraft.

Commissioner Sorensen asked if Lots 1 and 2 would have to traverse over wetland to get to the lake and if that mean putting in a boardwalk.

Ms. Muldoon explained that there are wetland areas and noted that there could be a dock to traverse the wetlands, but noted that the EAW found that the effects of putting in dock over the wetlands would be negligible, temporary, and would not cause an environmental issue.

Ms. Steadman explained that there are several boardwalks on Peavey Pond for people to get access to their docks.

Ms. Muldoon noted that most of the docks on Peavey Pond are in excess of what the allowed length is, and some of the residents also have long, permanent staircases.

Community Development Director Goellner noted that there was still one unanswered Commission question about the distance from the building pad to the shore.

Ms. Muldoon explained that from the dry land of Lot 1 to the slip on the dock it would be about 130 feet, and is 500 feet from the home. She reminded the Commission that the house location shown was just a placeholder because they would not be constructing the homes or the driveways.

Chair Stockton asked the applicant to elaborate on the order of builds and the impact that would potentially have.

Ms. Muldoon stated that they submitted a variety of different scenarios to the City where the order of build would not negatively impact any of the properties.

Applicant's consultant, Brad Scheib, HKGI, 800 Washington Avenue N, Minneapolis, referenced the PDF report that they had submitted to the City that showed the different scenarios that would work. He noted that there are multiple sequences that would work and reviewed some of the possible phasing sequences that would work with little to no problems.

Commissioner Plantan stated that it appears as though the building pads were depicted in their proposed location due to the grade.

Mr. Scheib explained that the building pads were shown in a way to minimize the impact on trees, and also locate them in the flattest locations in order to also minimize the impact on the grade.

DRAFT

Ms. Muldoon noted that the building pad for Lot 2 is in an area where there is currently driveway, Lot 3 is in the current backyard, which is a green lawn that does not have trees, and Lot 1 is in woods, but it is a flat area.

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

Sue Schwalbach, 510 Ferndale Road West, she stated that a building pad is different than a building envelope so when you look at what was portrayed on the plat, they cannot assume that someone will build a rectangle shaped home. She stated that there could be a complex interference with these lots after they are sold. She noted that she would be curious whether a realtor would feel comfortable selling the most difficult lot first, and asked what would happen if the buyers end up wanting to build on all four lots at the same time. She stated that she has been trying to understand how they can feel comfortable trying to put 4 homes on this property because it is extremely complex. She stated that she had read all the documents that have been put out including the EAW, supporting documents, and the staff report and felt that it just gets murkier and more complex as it goes along. She stated that she felt the Capen sisters should be able to develop their property but felt that this proposal seemed almost unbelievable. She stated that in order for the Commission to understand more about the proposed length of the cul-de-sac, she suggested that they envision starting at the east end of Cov on Lake Street and walking westward to the Ben and Jerry's intersection. She stated that this roadway would cover more than an acre with the hard cover due to its length and width. She stated that the question of fill has come up in the past, and noted that she understands that their plans may have changed, but from what she has calculated, there could be anywhere from 487 to 784, 10-ton truckloads that would be involved in getting the land ready. She stated that some people like the dark wooded areas and proceeded to share with the Commission a few props that showed the equivalent of a 4 inch tree and a 2 inch tree. She reviewed some of the details of the proposed tree replacement plan, and noted that the City has put a lot of time and effort into creating a tree ordinance and questioned how they would consider using this proposal to mitigate all the planned removal, and explained that she did not feel good about that approach.

Phil Soran, 532 Ferndale Road West, stated that he lives right across the street from the proposed development. He stated that Ms. Schwalbach had touched on some of his concerns already. He noted that his number one objection was doing a subdivision here, and asked why they were planning for a road that has gutters and is wider than most of the roads in the community for 4 homes. He stated that the proposed road goes right into their driveway, so he also had concerns about safety for his family along with their property values. He stated that he had done a quick estimate and found that within the first 15 feet of the property they will probably lose about 25 trees. He expressed doubt that the total of 85 trees indicated was really the right number for just the impact from the road. He stated that once they did the building pads, he feels that this will impact a lot of trees, and noted that fee in lieu will not cover what is lost. He stated that this is a very complex project, and stated that he felt that leadership from the Planning Commission and the City Council was needed. He agreed that the Capen's should be able to monetize their property, but said he would like to see some changes made so the impacts will be minimized.

DRAFT

Don Birdsong, 621 Ferndale Road West, stated that they have 650 feet of abutted property line that runs to the west of this property. He stated that they moved to their property in 2005 after purchasing it in 2003. He stated that during their construction, they kept the same driveway, same retaining walls, and did not remove any trees. He explained that they removed an uninhabitable conditional use home and built their current home. He stated that they built a circular drive to ensure that service vehicles and emergency vehicles could safely access the property. He stated that in 2006, they completed a conditional use property that was used by Ms. Muldoon's parents for caregiving for her parents. He stated that they constructed their new home in the same location as the prior home, and explained that they own 450 feet of frontage on Ferndale Road and own 5 acres of land. He stated that there is an existing house at 565 Ferndale Road with a conditional use which is also what their property has. He asked why the proposal had a road coming within 10 feet of his property. He highlighted a few things from the proposal that are impacting his property including the road location that will remove 89 trees for the roadway and 3,900 cubic yards of material. He stated that it will require 2,500 cubic yards of fill on the back end to get to the cul-de-sac which means there is a significant amount of activity for the road. He stated that he did not believe that the applicant actually wanted to put the roadway within 10 feet of their property, but thinks it is actually a situation where that is where they 'have' to put the roadway. He noted that there are three key bluff setback points on the property which really constrict the ability to place the building pads, and he believes that they make everything have to move in his direction, rather than to the east. He stated that he took exception to the explanation for the request for a variance for the length of the cul-de-sac being done to preserve the topography. He invited the Commission to come out to look at the area, and explained that there is a massive hole that runs between the current driveway and the guest house which is probably about 15 feet deep. He stated that if they fill that hole, because they are in a wetland area, it will end up pushing water towards his property and a corner of their guest house. He noted that the applicant had referenced City Code 1003.02. He read aloud language from this section of the code and stated that he does not believe that the applicant has complied with that requirement to be located with respect to natural topography, minimize filling and grading, or the plans for trees. He explained that they believe the proposed plan adversely impacts the scale pattern of the neighborhood, and believe that this proposal should be denied. He noted that he felt that the City and the applicant should work together to come up with a plan that does not so severely impact the street, for example, find a way to utilize an existing private driveway and get in a similar number of homes in that would not be required to be R-1A.

Chair Stockton stated that his allowed time was up and asked him to finish his statements.

Mr. Birdsong stated that he felt it was unfair that the residents in the public hearing were not being given sufficient time to share their statements about a project that will have a significant impact on the area.

Tom Hall, 459 Ferndale Woods, stated that they are the neighbors to the west of this property and have enjoyed having the Capen's as their neighbors. He explained that his concern was the creation of 4 lots, where in the past there has just been 1 lot. He stated that the consequences will be increased street traffic, pond traffic, additional residential noise, as well as some environmental impacts on the wildlife. He explained that his primary concern is the 4 access points on Peavey

DRAFT

Pond, and noted that for several decades this was a spawning area which had limited boat access. He stated that it really is a pond by its character and they would like to preserve that character.

Steve Hemsley, 622 Ferndale, stated that he aligns with the other comments that have been shared, along with about 20 others in the immediate community that oppose these plans and this level of development. He stated that he felt if the Commission had actually been to the property and seen its topography, the notion of advancing a 'subdivision' into this community would be dismissed, out of hand. He stated that he could not agree with the notion of putting in a roadway and developing it in this manner because it would disturb the character and aesthetics of the community and impact the environment. He stated that he believes it is clear that the level of development being suggested is too aggressive, and he would like to see a more responsible approach to developing the property.

Geoff Martha, 520 Ferndale Road, stated that his family are one of the newer members of the neighborhood because they have only been there about 3 years. He stated that one of the reasons they purchased here was the serene nature of the area. He noted that they do get a lot of walkers, runners and bikers, but they do not get a lot of traffic, which will dramatically change if this proposal is approved. He stated that he did not want to repeat the concerns that have already been raised, but would say that the scale of this proposal seems very aggressive. He stated that he was concerned about property values, but also the disruption it will cause in the area for years to come. He stated that it has been interesting to hear all of the technical details that have been presented, but noted that when you take a step back, he does not understand how it will all actually work or how this can actually be done.

Community Development Director Goellner stated that no one had called in to the meeting via Zoom that had asked to speak at the public hearing.

There being no additional comments on the application, Chair Stockton closed the public hearing at 7:39 pm.

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

Commissioner Schwalbe stated that the roadway placement seemed awfully close to the neighboring property. She asked that if they were to stick with the original road placement and just have it be a driveway, if it would be possible to have 3 or 4 cuts off of it for the other driveways. She asked if this had to be a City road in order to have those lots there.

Community Development Director Goellner explained that the short answer would be 'yes'.

Planning Consultant Zweber stated that a public road is required in any subdivision that is not a Planned Unit Development (PUD), which was discussed with the applicant as a different option. He stated that the City Code requires any subdivision to have a new public road that has curb and gutter, 26 feet wide, and with 50 feet of right-of-way. He stated that even if, for example, they subdivided this property into just two lots, in R-1A, they would require a public roadway. He noted that there is a minor subdivision or lot split provision in the City Code that would allow for two lots, but one of the conditions would be that both lots that are created are within 125% of the

DRAFT

minimum lot size and this lot is too large for that process. He explained that unless they applied for a planned unit development the code requires that they have a public roadway.

Commissioner Schwalbe asked if a PUD had been discussed with the applicant.

Planning Consultant Zweber explained that they had identified that section of the code to the applicant.

Community Development Director Goellner stated that the PUD option is a completely different process that has completely different criteria. She noted that in looking at the zoning map, there are no other PUDs in this area, which was discussed with the applicant. She noted that that she felt that the City's subdivision ordinance was the most appropriate mechanism for managing thoughtful development within the community and residential neighborhoods, and felt that the City should continue to work with the applicant on a subdivision application. She stated that she understands that there are a lot of private driveways put in in the past, but that is not what the subdivision ordinance allows at this time.

Chair Stockton asked if there was any restriction with a public roadway on how close it can be to someone's property line.

Planning Consultant Zweber noted that the edge of the right-of-way can be at the property line, but the road itself cannot be.

Chair Stockton asked if that meant that the proposed roadway conformed to those requirements.

Community Development Director Goellner confirmed that it did conform to those requirements.

Commissioner Plantan stated that there was mention of a 2-lot split but variances would be required, and asked what would be required if it was not under the R-1A.

Planning Consultant Zweber reiterated that a lot split can occur when both lots are within 125% of the minimum lot size so in this case, the minimum lot size is 80,000 square feet. He explained that this meant that each lot could not be larger than 100,000 square feet. He stated that 3 of the proposed lots are at 80,000 square feet and that last one is 214,000 square feet, so it would not meet the standard for a 2 lot split.

Assistant Planner Quarles explained that Mr. Zweber was describing the difference between a minor and a major subdivision. She stated that minor subdivisions are handled administratively through staff, and major ones come to the Commission and Council. She stated that in terms of whether a 2-lot subdivision would be compliant without the need for any variances, they would have to analyze this in greater detail, but, at first glance, the frontage on Ferndale Road today is just over 200 feet, so, at minimum, they would need to discuss a lot width variance in order to fit in 2 lots that both had frontage on Ferndale Road.

Chair Stockton noted that the proposed lot shapes are unique.

DRAFT

Planning Consultant Zweber stated that the City Code requirements for side lot lines are that they be at right angles to the street line and that they are radial to the lakeshore. He reviewed the various segments of the proposed lot lines.

Chair Stockton asked if the purpose of the lot shapes was to increase the access for each lot to Peavey Pond, similar to what would be done to fit lots around a cul-de-sac.

Planning Consultant Zweber stated that he would defer to the applicant's testimony, but acknowledged that was his understanding.

Commissioner Sorensen stated that he applauds the residents for coming in to share their concerns, and also the applicant for the effort that they put into their very thorough application. He stated that many of the things pointed out by the applicant comply with the City's subdivision ordinance requirements. He stated that while he can understand that there are a lot of things that support developing this property as they are proposing, he also feels it important to step back from some of those more granular issues and consider things like lot size and the actual land available, which he sees as a practical issue. He stated that the lot configuration has already had a lot of discussion tonight, and the proposal shows significant variance from what is really desirable. He stated that it was not discussed, but he believes that there were some issues with the parking area grade, as well as protected areas with steep slopes and bluffs. He stated that the punchline of what had been presented by the applicant's consultant was that this proposal 'may' work but it also may result in a situation that would require a variance, which he feels the Commission should consider. He stated that he understands that there is a desire to give all 4 lots access to Peavey Pond but that requires the irregular shaped lots. He explained that in thinking about this, they need to think about it in terms of the criteria that the Commission had been given from the ordinance, and read aloud a few of the criteria outlined in the staff report. He stated that, to him, it appears as though they are trying really hard to get 4 lots that all have water access, which may actually be trying a little bit too hard. He stated that depending on what happens with the Commission this evening, he would hope that the applicant heard what had been shared tonight.

Commissioner Plantan stated that the applicants' submission was very detailed and had taken a long time to review. She stated that she was intrigued with all the care that went into the location of the building pads and grading. She noted that sometimes when there are so many 'challenges' and you can meet some of them, that does not always mean that you 'should'. She shared that something about this proposal does not feel quite right, and noted that in reviewing the questions the Commission is to consider, she felt that there is an impact to the neighbors from this proposal and wished there was a way to consider 2 or 3 lots rather than 4. She stated that she did not see a subdivision like this in this neighborhood at this time, and would like to have additional discussion on that.

Commissioner Schwalbe stated that she also felt this proposal was taking a lot of 'massaging' in order to get 4 lots on this parcel. She stated that she was particularly worried about the road and how close it would be located to the neighbor to the west, and that Lot 1 requires such a gyration and odd shape in order to get it down to the water. She explained that she felt that there was a bit more work that needed to be done before this application should move forward. She stated that she would like to see a bit more consideration for the neighbors and the reasons behind their

DRAFT

objections, and then have it brought back before the Commission because she did not feel what was presented tonight was ready to go.

Chair Stockton stated that the Commission had not yet discussed the proposed driveways and how steep they are, which would also not be in compliance.

Community Development Director Goellner stated that the demonstration of a few of the driveways were not able to show slope that was less than 18%.

Planning Consultant Zweber stated that there are really two or three standards that they are looking at and explained that the driveway itself, by City Code, cannot be more than 10% in grade. He noted that all 4 driveways that have been illustrated are 10% or less. But he also noted that there is another standard related to parking area, and explained that what staff had pointed out in the presentation was that for the driveways depicted, as part of the subdivision, the Preliminary Plat needed to demonstrate that construction was not required in an area of 18% or higher slope. He stated that for 3 of the driveways, there is a slope of 18% or higher between the proposed public road and what would be the building pad.

Chair Stockton stated that she agreed with the comments that the Commission has already made about this application. She stated that what is filtering to the top for her is a few technicalities, including that there are 3 driveways and a building pad that have a slope of over 18% and also 3 potential orders of events with relation to building the homes that would work, but an unknown number of other variations that may impact future use and require variance requests for the lots.

Commissioner Plantan stated that she felt those comments addressed the question of whether the 4 lots were reasonable and acceptable.

Chair Stockton agreed and also referenced the shape of the lots. She explained that she appreciated the desire for access to the lake because it is a wonderful resource, but the efforts to get there seem excessive and overly complex.

Commissioner Sorensen stated that he felt it would be appropriate to recognize the uniqueness of this property because this is a wonderful piece of property that has great development potential. He noted that what the applicant should be hearing tonight is that there are challenges with their current proposal that he feels could be greatly reduced or eliminated with a less aggressive proposal.

Community Development Director Goellner asked if the Commission had any additional thoughts on the radial lot lines.

Chair Stockton stated that she understood what staff had outlined regarding the radial lot lines, and explained that the reason she was a bit hung up on this was because she sees a flag shape to the lot which may end up overcrowding Peavey Pond. She stated that she understands it is a different use than a flag shaped lot on a cul-de-sac, but felt the logic was essentially the same and she was not comfortable with that impact.

DRAFT

Community Development Director Goellner suggested that the Commission move their discussion onto the variance request regarding the length of the cul-de-sac.

Commissioner Schwalbe asked if, by agreeing to the variance request, if that also meant agreeing to the road location and placement.

Community Development Director Goellner explained that the best way to think about this request was that it is associated with the Preliminary Plat, so approval of only this piece would not really relate to any actual building of a street. She stated that she did not see a practical scenario where this piece moves forward in any kind of way without a Preliminary Plat.

Commissioner Schwalbe stated then it would seem premature to approve something like this variance request.

City Attorney Schelzel reminded the Commission that they were here to make a recommendation and not to approve anything. He explained that one of the reasons that it was important to discuss the variance request and have it included in the Planning Commission Report and Recommendation was to ensure the City Council understands the Commission's thinking. He stated that he agreed with Community Development Director Goellner assessment that approving the variance request without a Preliminary Plat would be moot.

Commissioner Plantan stated in reviewing the criteria for the variance, she did not think that extending the cul-de-sac would correct any of the inequities. She stated that what they are proposing is very close to the adjacent property, and would also not help correct the 18% grade to the lots.

City Attorney Schelzel explained to those in the audience that the Planning Commission was an advisory body to the City Council, and that the next step in the process was for the Commission to direct staff to prepare a draft Planning Commission Report and Recommendation in which staff will capture the comments that were made during the meeting and articulate findings based on the subdivision criteria. He stated that this draft report will come back to the Commission at their next meeting for review and adoption, and then it will move on to the Council for their consideration and decision.

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

Commissioner Schwalbe made a motion, seconded by Commissioner Sorensen, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommendation of denial of the Subdivision Request and Variance to Cul-de-Sac Length (Ferndale Bluff) at 565 Ferndale Road West, for review and adoption at the next Planning Commission meeting.

The motion carried unanimously.

AGENDA ITEM 6. Other Items:

DRAFT

a) Review of Development Activities

Community Development Director Goellner noted that the Commission should have been able to see the progress happening at the Wells Fargo site, and explained that she thinks the bank will open in July. She noted that demolition of the existing building may happen this fall, and reminded residents that project updates were available on the City website.

b) Planning Commissioner Meeting Schedule

Community Development Director Goellner stated that there will be a Planning Commission meeting on June 3, 2024. She noted that there will be one public hearing for a home on Rice Street that has requested variances for landscape improvements. She explained that she was currently anticipating that the June 17, 2024 meeting may be cancelled because of potential attendance issues.

AGENDA ITEM 7. Adjournment.

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

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

The Planning Commission meeting was adjourned at 8:47 p.m.

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

DRAFT

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 3, 2024	**AGENDA ITEM:** 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Denial for Development Application at 565 Ferndale Rd W (Ferndale Bluff)	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: July 31, 2024 (extended to 120 days)	

BACKGROUND:

Dray Trustee LLC, on behalf of Draycott DST, has submitted a development application requesting approval of a Preliminary Plat and a 126-foot variance to the 600-foot maximum cul-de-sac length requirement. The applicant seeks to subdivide the 11.67 acre property into 4 separate buildable residential riparian lots. All 4 lots are proposed to have shoreline on Peavey Pond. The current property has two residential buildings on the lot: a single-family home and a caretaker's cottage, both of which would be demolished. The applicant's intent is to subdivide the property into 4 lots, construct the required street and associated subdivision improvements, and then sell the lots individually. The current application includes the necessary subdivision and shoreland zoning requests to subdivide and improve the lots prior to sale.

The Planning Commission considered the application at their May 20, 2024 meeting and recommended denial of the application by a vote of 4-0. They primarily cited the irregular shape of the proposed lots and adverse affects to the land from filling and grading in their recommendation.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 565 Ferndale Rd W - Planning Commission Report and Recommendation of Denial

WAYZATA PLANNING COMMISSION

June 3, 2024

REPORT AND RECOMMENDATION OF DENIAL
OF SUBDIVISION AND VARIANCE REQUESTS AT 565 FERNDALE ROAD WEST

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Application. Dray Trustee LLC, on behalf of Draycott DST, (the "Applicant") has submitted an application for approval of a preliminary plat and variance for a subdivision of the property at 565 Ferndale Road West (the "Property") that would divide the existing 11.67 acre lot into four lots. All four proposed lots would have shoreline access to Peavey Pond. The existing two residential buildings on the Property would be demolished.

1.2 Approval Requests. The following two approvals are requested in the Application:

A. Preliminary Plat for subdivision of the Property into four (4) residential riparian lots ("Preliminary Plat" or "Proposed Subdivision").

B. Variance for cul-de-sac street length of 726 feet, 126 feet more than the maximum permitted length of 600 feet (the "Cul-de-sac 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.

565 Ferndale Rd W	01-117-23-33-0026	Draycott DST

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 and Wetland Overlay Districts

DRAFT

Design District:	N/A

1.5 Notice and Public Hearing; Neighborhood Notification. Notice of a public hearing on the Application was published in the *Sun Sailor* and mailed to all property owners located within 500 feet of the Property on May 9, 2024. The public hearing on the Application was held at the May 20, 2024 Planning Commission meeting. Under City's Neighborhood Notification and Meeting Policy, the Applicant sent a letter about the Application to residents within 500 feet of the Property on May 8, 2024. A neighborhood meeting was not required.

Section 2. STANDARDS

2.1 Subdivision / Preliminary Plat.

A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code (the "Subdivision Ordinance"). In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.

4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

DRAFT

7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

2.2 Cul-de-sac Street Length / Subdivision Variance.

A. Under Sec. 1006.06 of the Subdivision Ordinance, cul-de-sac streets may not exceed 600 feet in length.

B. The City Council may approve a variance from the standards of the Subdivision Ordinance when, in its opinion, undue hardship may result from strict compliance. In approving any variance, the City Council shall prescribe any conditions that it deems necessary to or desirable for the public interest.

C. In making its approval, the City Council shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity.

D. A variance shall only be approved when the City Council finds:

1. That there are special circumstances or highly unique conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of his land.

2. That the granting of the variance will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.

3. That the variance is to correct inequities resulting from an extreme physical hardship such as topography.

4. Hardship relating to economic difficulties shall not be considered for the purpose of granting a variance.

5. That the hardship is not a result of an action or actions by the owner, applicant, developer or any agent thereof.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Proposed Subdivision / Preliminary Plat.

A. The Planning Commission finds that there would be significant adverse effects of the Proposed Subdivision based upon the following factors found in Section 1003.02.E:

1. With respect to the first factor, the Proposed Subdivision is not consistent with the Wayzata Comprehensive Plan's goals for redevelopment that protects "significant natural resource(s)", such as "wetlands" and "healthy tree coverage" which are distinctive features of the Property that would be impacted by creating four irregularly shaped riparian lots on steep slopes, wetlands and wooded areas.

2. With respect to the second and third factors, the necessary access and related development associated with the building pads that would result from the Proposed Subdivision (in particular the building pad shown for Lot 4) would not minimize filling or grading, but rather require significant grading and filling.

3. With respect to the fifth factor, the creation of four riparian lots on the Property would adversely impact the scale, pattern and character of

the surrounding neighborhood, including the property to the west and the properties on Peavey Pond.

4. With respect to the sixth and seventh factors, the irregularly shaped lots and the site layout of the four riparian lots within the Proposed Subdivision do not respond well to nor are they reflective of the surrounding lots and neighborhood character, which would suggest a subdivision with regularly-shaped lots and/or fewer riparian lots.

5. With respect to the tenth factor, the proposed lot layout and building pads do not conform with all performance standards of City Code, including the following standards:

   a. Section 1006.14 of the Subdivision Ordinance states that where land proposed for subdivision is deemed environmentally sensitive by the City, due to the existence of wetlands, drainage ways, watercourses, floodable areas or steep slopes, the design of the subdivision must clearly reflect all necessary measures of protection to ensure against adverse environmental impact. Where these areas are to be incorporated into lots within the proposed subdivision, the Applicant shall be required to demonstrate that the proposed design will not require construction on slopes over 18 percent. In this case, the Preliminary Plat would create lots that would require construction on slopes over 18 percent. The Preliminary Plat also shows impacts to slopes over 18 percent for the demonstration driveways on Lot 2, Lot 3, and Lot 4. There is no location on Lot 4 where a building pad could avoid slopes over 18 percent.

   b. Section 991.21.B of the Zoning Ordinance states that a subdivision shall not be approved where a later variance from one or more standards in official controls would be needed to use the lots for their intended purposes. Given the Applicant's lack of commitment to the order of lot construction and the required Shoreland setback, the Proposed Subdivision could create one or more unbuildable lots and/or lots with undersized building pads, depending on the phasing of construction of principal structures on the four lots of the Proposed Subdivision.

   c. Section 1006.04.B of the Subdivision Ordinance establishes standards for the design of side lot lines. It requires that side lines of lots be radial (at right angles) to lake or stream shores, or at right angles to street

lines. Lots 1, 2 and 3 of the Proposed Subdivision have 5 and 6 side lot lines, and most of them are not radial to the lake shore or at right angles to street lines.

3.2 Cul-De-Sac Variance. Because the Planning Commission recommends denial of the Proposed Subdivision, the Cul-de-sac Variance request is moot and should be denied.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Proposed Subdivision and Cul-de-sac Variance requested in the Application.

Adopted by the Wayzata Planning Commission this 3rd day of June 2024.

Attachments:
Attachment A: Legal Description of Property

DRAFT

Attachment A
Legal Description of Property

Address	565 Ferndale Rd West, Wayzata MN 55391
PID	01-117-23-33-0026
Abstract or Torrens?	Torrens
Certificate No.	1532498
Legal Description	Lots 79 and 84 except that part thereof described as follows: Commencing at the point of intersection of the Northerly line of Wayzata and Spring Park Road with the Easterly line of Lot 79; thence Northwesterly along the Northerly line of said road 216.3 feet to a point 5.3 feet Northwesterly from the intersection of the Northerly line of said Road with the East line of Lot 84; thence Northeasterly making an angle of 99 degrees 04 minutes to the right from said last described course, a distance of 40.8 feet; thence Northeasterly making an angle of 10 degrees 01 minute to the right from said last described course, a distance of 42.7 feet; thence Northeasterly making an angle of 21 degrees 06 minutes to the left from said last described course, a distance of 60 feet; thence Northeasterly making an angle of 64 degrees 20 minutes to the right from said last described course, a distance of 157.93 feet to a point in the Easterly line of Lot 79; thence Southerly along said Easterly line 222.22 feet to the point of beginning and except that part thereof described as follows: Beginning at a point on the line dividing said Lot 84 from the Wayzata and Spring Park Road, distant 25.3 feet Northwesterly, measured along said dividing line from its intersection with the line dividing said Lots 84 and 79; thence Southeasterly along said line dividing said Lot 84 from the Wayzata and Spring Park Road 20 feet; thence Northerly deflecting to the left at an angle of 80 degrees 56 minutes from said last named dividing line, a distance of 40.8 feet; thence Northeasterly deflecting to the right at an angle of 10 degrees 01 minutes from last described course a distance of 42.7 feet; thence Northerly deflecting to the left at an angle of 21 degrees 06 minutes from last described course a distance of 60 feet ; thence Southwesterly deflecting to the left at an angle of 150 degrees 54 minutes from last described course a distance of 51.5 feet; thence Southwesterly in a straight line a distance of 96 feet to the point of beginning, except that part of said Lots embraced within Registered Land Survey No. 1443; Lot 80; Auditor's Subdivision No. 184, Hennepin County, Minn.

DRAFT

	The southwest corner of Lot 80 and the west line of Lot 84 have been marked with Judicial Landmarks set pursuant to Order in CV Case No. 545170 (See Order Doc No T621485); Subject to an easement for driveway purposes in common with the owners of the remaining part of said Lots 79 and 84 over a strip of land 16 feet in width being 8 feet at right angles to the following described center line, to-wit: Beginning at a point on the line dividing said Lot 84 from the Wayzata and Spring Park Road, distant 71.9 feet northwesterly, measured along said dividing line from its intersection with the line dividing said Lots 84 and 79; thence at right angles Northeasterly a distance of10 feet; thence Northeasterly on a tangential curve to the right with a radius of 108 feet, a distance of 131.15 feet, more or less, to the Northwesterly line of the tract of land hereinabove excepted, and there terminating. The Northerly line of said driveway easement shall be extended easterly a sufficient distance to intersect the Northwesterly line of the tract of land hereinabove excepted as shown in deeds Doc. Nos. 324793 & 324795; Together with certain rights and covenants as contained in deeds Doc. Nos. 158936, 324793 and 324795.

DRAFT

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 3, 2024	**AGENDA ITEM:** 5.a
TITLE: Consider Development Application for Impervious Surface and Driveway Setback Variances at 715 Rice St E	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: August 27, 2024 (extended to 120 days)	

BACKGROUND:

Owners Jeff and Janet Von Gillern, represented by Amber Hill (PEBL Design), have submitted a development application requesting an impervious surface variance and driveway setback variance to support hardcover and landscaping changes to the existing home at 715 Rice Street East. As of May 29, no public comments have been received.

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. 715 Rice St E - Application Materials
2. 715 Rice St E - Staff Report

Project Narrative: Impervious Surface Variance Application

Property Information:

- Address: 715 Rice St E, Wayzata, MN 55391
- Lot Area: 10,885 sq. ft.
- Current Impervious Surface: 5,985 sq. ft. (54.9% coverage)

Background: The property at 715 Rice St E has a current impervious surface coverage of 54.9%, exceeding the city limit of 35%. This level of hardscape has been in existence since at least 2003 (see exhibits below) predating the updated requirements. The current impervious surface exceeds the current city limit, prompting the need for a variance to align with the existing conditions and maintain the intended use of the property.

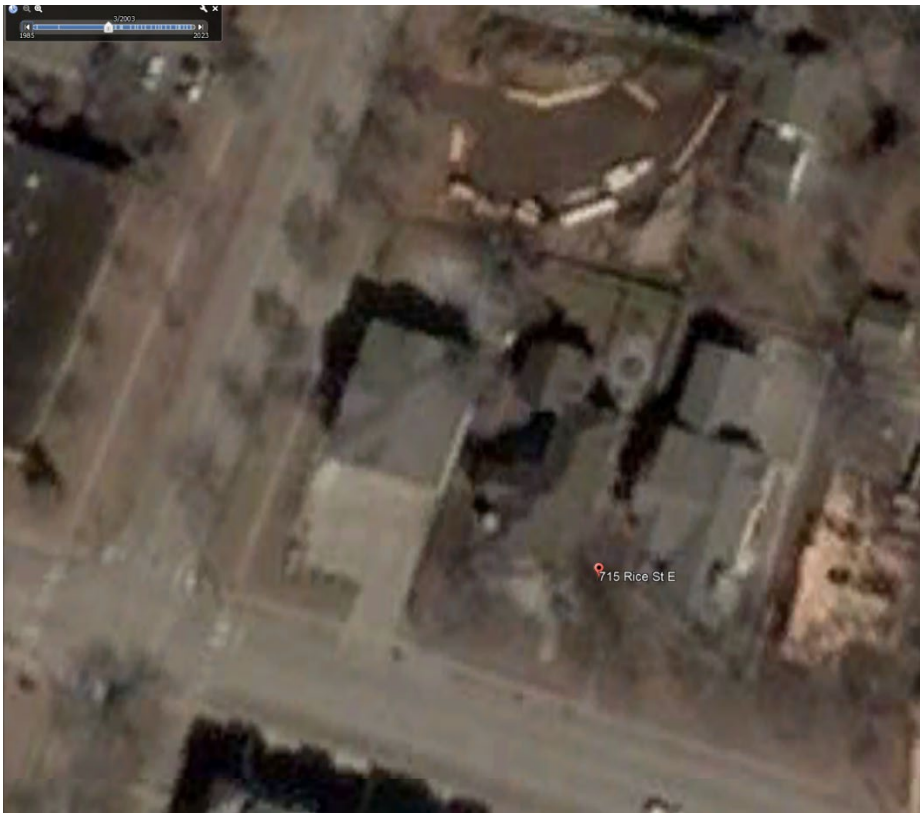
Variance Request: We seek a variance to allow permeable hardscape to be considered as pervious material for code compliance purposes. This adjustment is crucial to recognizing the historical use of the site and enabling the resident to continue utilizing the property in a manner assumed at the time of purchase.

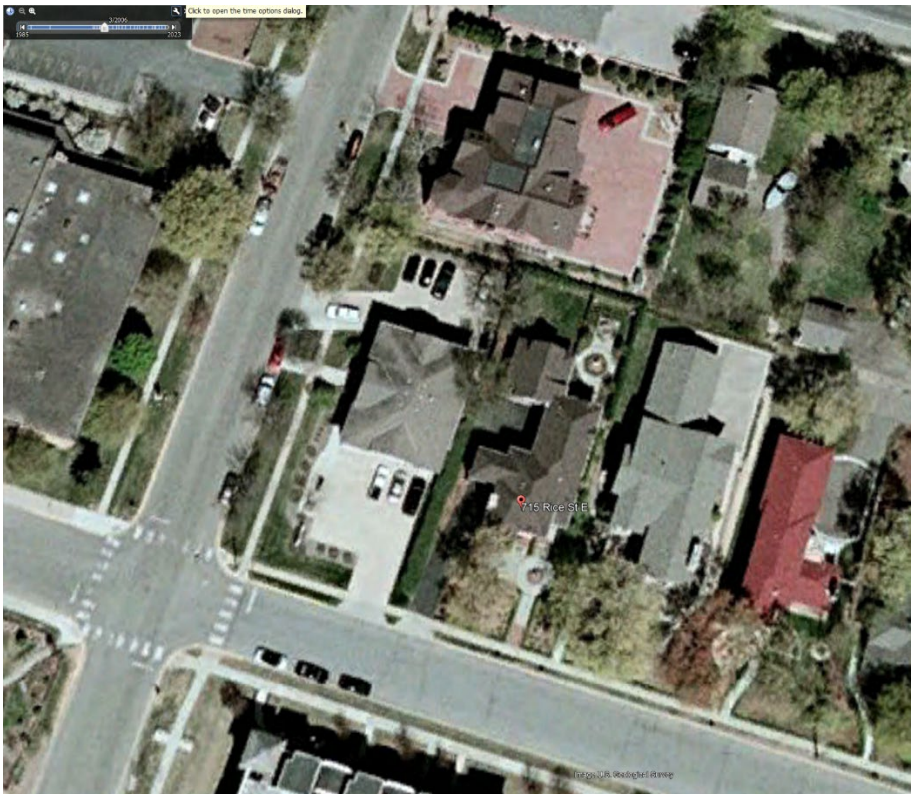
Proposed Changes: To enhance the hydrologic performance of the site, we propose limiting impervious coverage to 3,653 sq. ft. (33.6%). This reduction will be achieved by incorporating pervious pavement for the driveway and patio spaces and utilizing innovative stormwater management practices.

Benefits of the Proposed Design: While the proposed variance does increase the total hardscape, the incorporation of permeable pavers will significantly enhance water management on the site. This environmentally conscious approach aligns with the City of Wayzata's commitment to stormwater best management practices, mitigating the impact on local water quality.

Design Strategy: Our design strategy adheres to the ordinance's intent by contributing positively to the water quality in Wayzata. The use of pervious pavement aligns with stormwater best management practices, reducing runoff and promoting groundwater recharge. Moreover, the proposed design maintains the essential character of the locality by decreasing the visible hardscape at the street view.

Conclusion: We believe that our proposed variance is in harmony with the spirit and intent of the ordinance. By incorporating sustainable stormwater management practices and reducing the overall impervious surface coverage, we aim to address the concerns raised by the existing hardscape while allowing the property to be used in a manner consistent with its historical use. We appreciate your consideration of this proposal and are committed to working collaboratively to ensure the responsible and sustainable development of the property at 715 Rice St E.


715 Rice St E


715 Rice St E

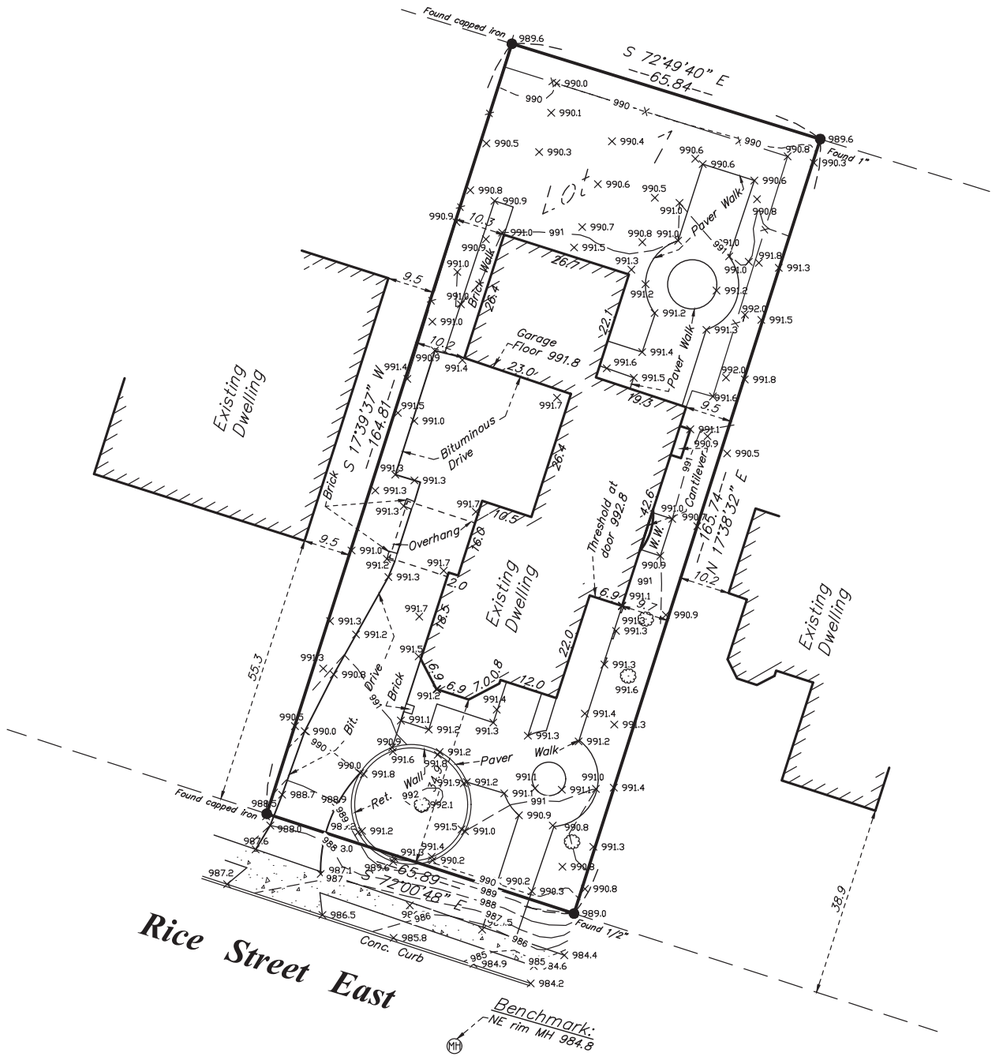
LEGAL DESCRIPTION:
Lot 7, Block 1, WAYZATA, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- = CATCH BASIN
- GM = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- MH = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- W = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- —X—X— = FENCE LINE
- —S— = SANITARY SEWER LINE
- —W— = WATER LINE
- —G— = GAS LINE
- —ST— = STORM DRAIN LINE
- —E— = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

EXISTING HARDCOVER

House	2,502 Sq. Ft.
Bituminous Driveway	1,783 Sq. Ft.
Brick Areas	144 Sq. Ft.
Paver Walks	1,444 Sq. Ft.
Ret. Walls	45 Sq. Ft.
TOTAL EXISTING HARDCOVER	5,918 Sq. Ft.
AREA OF LOT	10,885 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	54.4%

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'
0 20 40

CLIENT NAME / JOB ADDRESS
JEFF VONGILLERN
715 RICE STREET EAST
WAYZATA, MN

Advance
Surveying & Engineering, Co.
18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas M. Bloom
42379
LICENSE NO.
NOVEMBER 3, 2023
DATE

DATE SURVEYED: NOVEMBER 2, 2023
DATE DRAFTED: NOVEMBER 3, 2023

SHEET TITLE
EXISTING CONDITIONS SURVEY
DRAWING NUMBER
231519 TB

SHEET SIZE *17 X 22*
SHEET NO.
S1
SHEET 1 OF 1

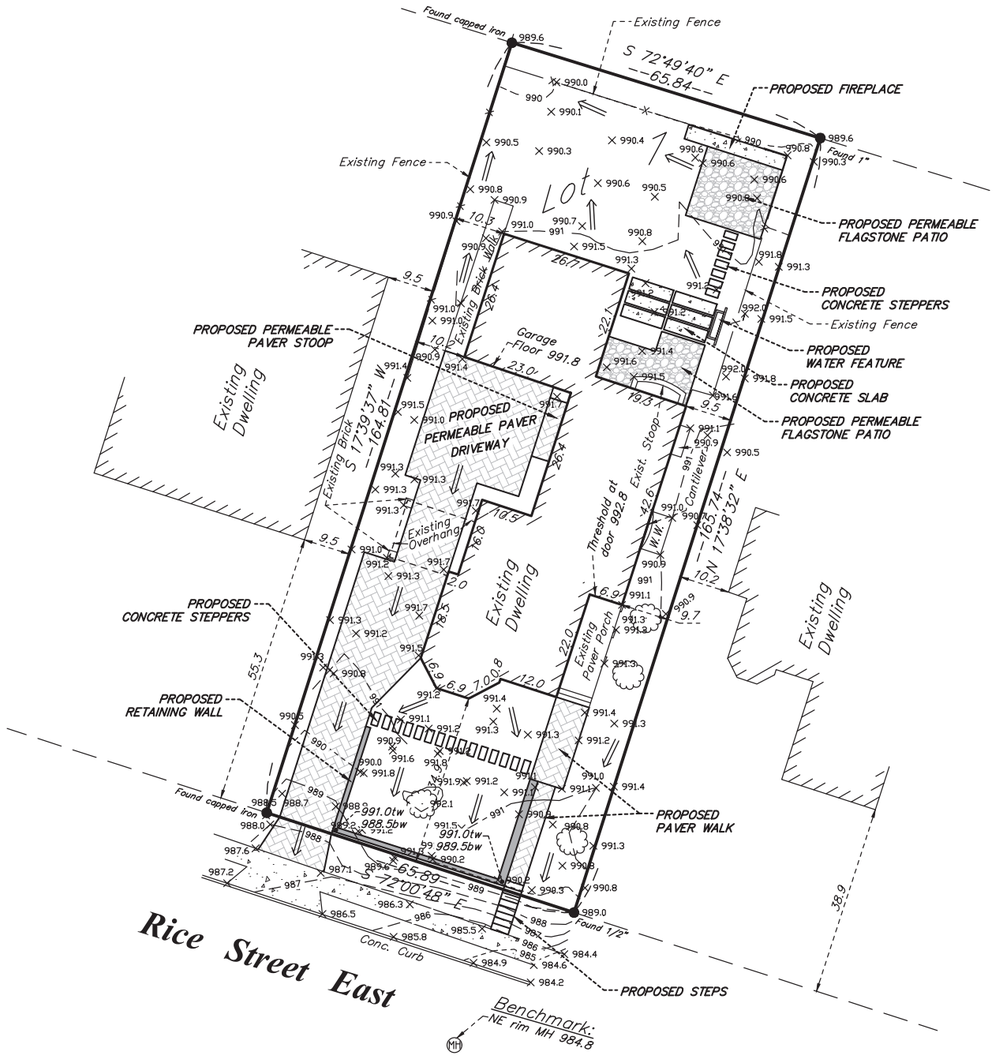
LEGAL DESCRIPTION:
Lot 7, Block 1, WAYZATA, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
8. While we show a proposed location for these landscaping additions, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- = CATCH BASIN
- GM = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- MH = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- W = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- —X—X— = FENCE LINE
- — 835 — — = EXISTING CONTOUR
- X 835.5 = EXISTING SPOT ELEVATION
- ⟹ = DRAINAGE ARROW

PROPOSED HARDCOVER

HOUSE	2,502 SQ. FT.
PERM. PAVER DRIVEWAY	1,569 SQ. FT.
PERM. PAVER STOOP	46 SQ. FT.
PERM. FLAGSTONE PATIOS	408 SQ. FT.
CONCRETE SLABS	131 SQ. FT.
CONCRETE STEPPERS	78 SQ. FT.
REAR STOOP	35 SQ. FT.
BRICK AREAS	138 SQ. FT.
PAVER WALKS	202 SQ. FT.
PAVER PATIO	153 SQ. FT.
FIREPLACE	63 SQ. FT.
WATER FEATURE	13 SQ. FT.
OVERHANG (EXCL. DRIVE)	34 SQ. FT.
RET. WALLS	93 SQ. FT.
TOTAL PROPOSED HARDCOVER	5,465 Sq. Ft.
AREA OF LOT	10,885 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	50.2%

EXISTING HARDCOVER

House	2,502 Sq. Ft.
Bituminous Driveway	1,783 Sq. Ft.
Brick Areas	144 Sq. Ft.
Paver Walks	1,444 Sq. Ft.
Ret. Walls	45 Sq. Ft.
TOTAL EXISTING HARDCOVER	5,918 Sq. Ft.
AREA OF LOT	10,885 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	54.4%

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'
0 20 40

CLIENT NAME / JOB ADDRESS
JEFF VONGILLERN
715 RICE STREET EAST
WAYZATA, MN

Advance
Surveying & Engineering, Co.
18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas M. Bloom
42379
LICENSE NO.
MARCH 13, 2024
DATE

DATE SURVEYED: NOVEMBER 2, 2023
DATE DRAFTED: MARCH 13, 2024

SHEET TITLE
PROPOSED SURVEY
DRAWING NUMBER
240235 JR

SHEET SIZE *17 X 22*
SHEET NO.
S1
SHEET 1 OF 1

VON GILLERN RESIDENCE

LANDSCAPE AND SITE WORK
REVISED PERMIT SET
APRIL 05, 2024

1. USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
2. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
3. THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE OWNER AND LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
6. EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT' OR 'NIC', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
7. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
8. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL BENCH MARKS, SURVEY MONUMENTS, PROPERTY IRONS, LAYOUT STAKES AND OTHER REFERENCE POINTS. ALL FINES AND REPLACEMENT COSTS FOR DAMAGE TO ANY OF THESE ITEMS THAT IS DUE TO THE CONTRACTOR'S ACTS OR NEGLIGENCE ARE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHOULD EXPECT TO FIND TELEPHONE, ELECTRIC, GAS, CABLE TELEVISION, AND FIBER OPTIC LINES, IRRIGATION SYSTEMS, AND OTHER PUBLIC AND PRIVATE UTILITIES. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY, IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST CONTACT OR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AND VERIFY THE EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES.
10. PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LOCAL MUNICIPALITY..
11. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
12. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
13. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
14. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
16. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

LANDSCAPE CODES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AND STATE CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH COUNTY AND CITY MUNICIPAL CODE AND SUB-CODE REQUIREMENTS. CONTRACTOR TO CONFIRM CODE JURISDICTION.

LANDSCAPE GRADING NOTES

1. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT ALL TIMES.
2. ALL DESIGN CONTOURS AND PROPOSED ELEVATIONS INDICATED ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL ACCOUNT FOR ALL IMPORTED SURFACE AND PLANTING MATERIALS IN DETERMINING EARTHWORK REQUIREMENTS.
4. GRADING OPERATIONS MUST MINIMIZE THE POTENTIAL FOR EROSION.
5. NO GRADING, STOCKPILING OF MATERIALS, OR STAGING IS PERMITTED OUTSIDE THE LIMITS OF WORK.
6. PRIOR TO ROUGH GRADING THE SITE, THE CONTRACTOR MUST REMOVE ALL TOPSOIL IN AREAS TO BE DISTURBED AND STOCKPILE ON SITE FOR FUTURE USE. EXCESS TOPSOIL MUST BE REMOVED FROM THE SITE AFTER FINISH GRADING AT THE CONTRACTOR'S EXPENSE.
7. IF THE EARTHWORK FOR THE SITE IS ANTICIPATED TO PRODUCE AN EXCESS OF MATERIAL, THE CONTRACTOR MUST REMOVE ALL EXCESS MATERIAL FROM THE SITE AND DISPOSE OF IT AT THE CONTRACTOR'S EXPENSE.
8. NO TOPSOIL SHALL BE REMOVED FROM RESTORATION AREAS WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT AND RESTORATION CONTRACTOR.
9. TOPSOIL COMPACTED BY CONSTRUCTION TRAFFIC IN RESTORATION AREAS SHALL BE LOOSENED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND RESTORATION CONTRACTOR.

ADA	AMERICANS WITH DISABILITIES ACT
ALG	ALIGN
ADJ	ADJACENT
ALUM	ALUMINUM
ANNOD	ANNODIZED
ARCH	ARCHITECT
BLDG	BUILDING
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STAIRS
BOW	BOTTOM OF WALL
PEBL	PEBL LANDSCAPE ARCHITECTS
CB	CATCH BASIN
CJ	CONTROL JOINT
CL, ℄	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CIVIL	CIVIL ENGINEER
DIA	DIAMETER
DN	DOWN
DWGS	DRAWINGS
(E) EXTG	EXISTING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EX.	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
F.F.	FILTER FABRIC
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FND	FOUNDATION
GA	GAGE
GALV	GALVANIZED
GEO	GEOTECHNICAL
HB	HOSE BIB
HC	HOUSE CORNER
HOR	HORIZONTAL
HP	HIGH POINT
I.D.	INSIDE DIAMETER
INSUL	INSULATION
LA	LANDSCAPE ARCHITECT
LP	LOW POINT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
N.F.C.	NOT FOR CONSTRUCTION
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
PAR	PARALLEL
P.A.	PLANTING AREA
PL, ℄	PROPERTY LINE
PLWD	PLYWOOD
POB	POINT OF BEGINNING
QTY	QUANTITY
R	RISER
(R)	RADIUS
RD	ROOF DRAIN
REM	REMOVE
REQD	REQUIRED
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
STRUCT	STRUCTURAL
SY	SQUARE YARD
T	TREAD
TBD	TO BE DETERMINED
TOC	TOP OF CURB, TOP OF CONCRETE
TOD	TOP OF DECK
TOP	TOP OF PAVING SURFACE
TOS	TOP OF STAIRS
TOW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
W.P.M.	WATER PROOF MEMBRANE
W.PT	WORKING POINT
W/O	WITHOUT
#	NUMBER, POUND
&	AND
@	AT
°	DEGREES
±	PLUS / MINUS
Ø	DIAMETER

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

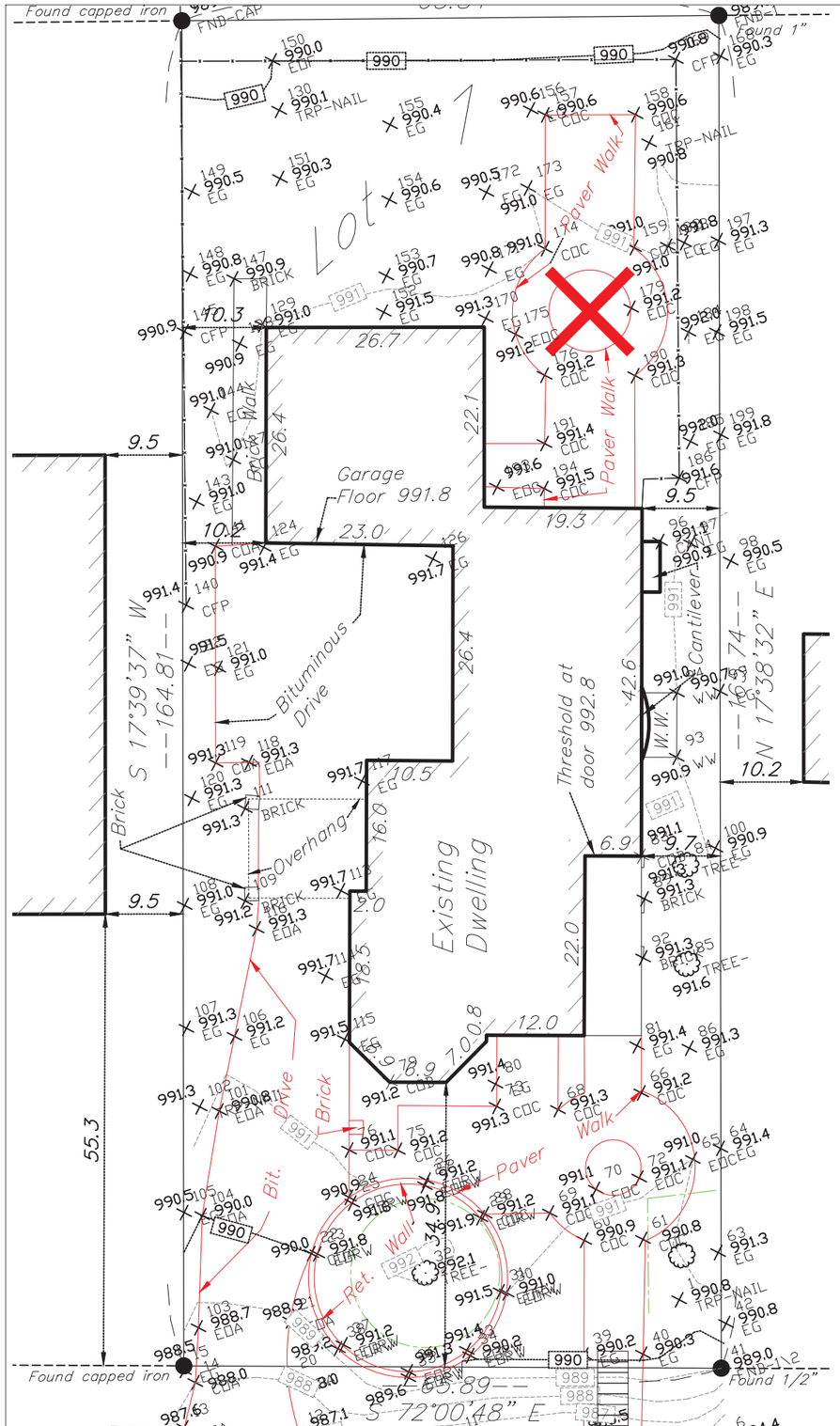
DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

COVER SHEET & NOTES

SHEET NUMBER

G001



DEMO

SYMBOL	CODE	BOTANICAL NAME
DEMO		
✕		DEMO TREE
— —		TREE PROTECTION

TREE INVENTORY

SITE:

715 RICE ST E
WAYZATA, MN

CLIENT:

PEBL DESIGN

DATE: 3/5/24

Rehder Forestry Consulting

City of Wayzata Tree Preservation Code
936.02 - Definitions.

Rehder Forestry Consulting

"Significant Tree" means a Healthy Standard-Growth Tree that is six inches or greater in DBH, a Healthy Rapid-Growth 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.

"Heritage Tree" means a Healthy Rapid-Growth Tree that is 30 inches or greater in DBH, a Healthy Standard-Growth Tree that is 25 inches or greater in DBH, or a Healthy Coniferous Tree that is 25 inches or greater in DBH.

All coordinates are in Hennepin County US survey feet
A 2X in the notes denotes a tree with two stems with respective diameters

Longitude	Latitude	HAE	Easting	Northing	MSL	FeatureName	Species	Status	DBH	Cond	Tag	Notes
-93.50997546	44.97124694	912.014	467222	165705.6	912.014	Tree	Crabapple		4	Good	1	
-93.50993267	44.97135328	908.485	467233.2	165744.3	908.485	Tree	Crabapple	Significant	7	Good	2	
-93.50992263	44.97138513	904.875	467235.8	165755.9	904.875	Tree	Crabapple	Significant	8	Good	3	
-93.50987669	44.97151222	924.433	467247.8	165802.3	924.433	Tree	Cedar, white	Significant	3	Good	4	12' tall.
-93.50985076	44.97151239	914.64	467254.5	165802.3	914.64	Tree	Cedar, white	Significant	3	Good	5	12' tall.
-93.50986394	44.97151989	896.959	467251.1	165805.1	896.959	Tree	Cedar, white	Significant	3	Good	6	12' tall.
-93.5098494	44.97152022	914.158	467254.8	165805.2	914.158	Tree	Cedar, white	Significant	3	Good	7	12' tall.
-93.50984793	44.97153546	916.417	467255.2	165810.7	916.417	Tree	Cedar, white	Significant	3	Good	8	12' tall.
-93.50984677	44.97153821	913.05	467255.5	165811.7	913.05	Tree	Cedar, white	Significant	3	Good	9	12' tall.
-93.50984054	44.97154672	914.928	467257.1	165814.8	914.928	Tree	Cedar, white	Significant	3	Good	10	12' tall.
-93.50983457	44.97155359	913.382	467258.7	165817.3	913.382	Tree	Cedar, white	Significant	3	Good	11	12' tall.
-93.50982497	44.97155866	912.684	467261.2	165819.2	912.684	Tree	Cedar, white	Significant	3	Good	12	12' tall.
-93.50981762	44.97156481	912.058	467263.1	165821.4	912.058	Tree	Cedar, white	Significant	3	Good	13	12' tall.
-93.50981689	44.97157925	911.903	467263.3	165825.7	911.903	Tree	Cedar, white	Significant	3	Good	14	12' tall.
-93.50981061	44.97158791	909.481	467264.9	165829.8	909.481	Tree	Cedar, white	Significant	3	Good	15	12' tall.
-93.50980332	44.97159999	914.774	467266.8	165834.2	914.774	Tree	Cedar, white	Significant	3	Good	16	12' tall.
-93.50981444	44.97160951	901.512	467263.9	165837.7	901.512	Tree	Cedar, white	Significant	3	Good	18	12' tall.
-93.50980394	44.97161286	919.167	467266.7	165838.9	919.167	Tree	Cedar, white	Significant	3	Good	19	12' tall.
-93.50980316	44.97162425	906.948	467266.9	165843.1	906.948	Tree	Cedar, white	Significant	3	Good	20	12' tall.
-93.5097996	44.97163226	905.935	467267.8	165846	905.935	Tree	Cedar, white	Significant	3	Good	21	12' tall.
-93.50980245	44.97164214	906.589	467267.1	165849.6	906.589	Tree	Cedar, white	Significant	3	Good	22	12' tall.
-93.50980252	44.9716516	908.462	467267	165853.1	908.462	Tree	Cedar, white	Significant	3	Good	23	12' tall.
-93.50980468	44.97165291	909.241	467266.5	165853.5	909.241	Tree	Cedar, white	Significant	3	Good	24	12' tall.
-93.50980851	44.97160243	921.119	467265.5	165835.1	921.119	Tree	Cedar, white	Significant	3	Good	17	12' tall.
-93.50981416	44.97164257	911.813	467264	165849.8	911.813	Tree	Cedar, white		3	Good	25	10' tall
-93.50982563	44.97166015	903.369	467261.1	165855.2	903.369	Tree	Cedar, white		3	Good	26	10' tall
-93.50984884	44.97166494	905.312	467255.1	165857.9	905.312	Tree	Cedar, white		3	Good	27	10' tall
-93.50986796	44.9716678	907.052	467250.1	165859	907.052	Tree	Cedar, white		3	Good	28	10' tall
-93.50987875	44.97167448	913.392	467247.3	165861.4	913.392	Tree	Cedar, white		3	Good	29	10' tall
-93.50989111	44.97167124	916.146	467244.1	165860.2	916.146	Tree	Cedar, white		3	Good	30	10' tall
-93.50986522	44.97167416	912.718	467243.1	165861.3	912.718	Tree	Cedar, white		3	Good	31	10' tall
-93.50988737	44.97167723	907.679	467245.1	165862.4	907.679	Tree	Cedar, white		3	Good	32	10' tall
-93.5099042	44.97167709	912.268	467240.7	165862.4	912.268	Tree	Cedar, white		3	Good	33	10' tall
-93.50991025	44.97168103	913.532	467239.2	165863.8	913.532	Tree	Cedar, white		3	Good	34	10' tall
-93.50992655	44.97168577	908.272	467235	165865.6	908.272	Tree	Cedar, white		3	Good	35	10' tall
-93.50992127	44.97168132	914.95	467236.3	165863.9	914.95	Tree	Cedar, white		3	Good	36	10' tall
-93.50989276	44.97167274	924.845	467243.7	165860.8	924.845	Tree	Cedar, white		3	Good	37	10' tall
-93.50996332	44.97168035	904.584	467225.4	165863.6	904.584	Tree	Cedar, white		3	Good	38	10' tall
-93.50995565	44.97168529	916.551	467227.4	165865.4	916.551	Tree	Cedar, white		3	Good	39	10' tall
-93.50999278	44.97170191	905.418	467217.8	165871.5	905.418	Tree	Cedar, white		3	Good	40	10' tall
-93.51000318	44.97169688	928.547	467215.1	165869.6	928.547	Tree	Cedar, white		3	Good	41	10' tall
-93.50999725	44.97170004	916.873	467216.7	165870.8	916.873	Tree	Cedar, white		3	Good	42	10' tall
-93.51001475	44.9716891	931.252	467212.1	165865.8	931.252	Tree	Cedar, white		3	Good	43	10' tall
-93.51002994	44.97168938	919.869	467208.2	165865.9	919.869	Tree	Cedar, white		3	Good	44	10' tall
-93.50990494	44.97157735	925.484	467240.5	165826	925.484	Tree	Cherry, black		3	Good	45	10' tall
-93.51010074	44.97130314	916.936	467189.7	165725.1	916.936	Tree	Maple, sugar	Significant	24	Fair	46	

NOTES:

ONE TREE TO BE REMOVED: #45, BLACK CHERRY (NOT SIGNIFICANT OR HERITAGE TREE)

TREE PROTECTION WILL BE PROVIDED FOR EXISTING TREES TO CONFORM TO STANDARDS IN 936.07.

TREE #46 IS A SIGNIFICANT TREE, A SUGAR MAPLE CURRENTLY WITHIN A RETAINING WALL. THE GRADING WILL BE MINIMALLY CHANGED IN THIS AREA TO PROTECT TREE ROOTS. SEE DETAILS L502

SIGNIFICANT EVERGREEN TREES ON THIS PROPERTY EXIST BEYOND THE FENCE LINE WHICH WILL REMAIN AND WILL ACT AS TREE ROOT PROTECTION THROUGH CONSTRUCTION.

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

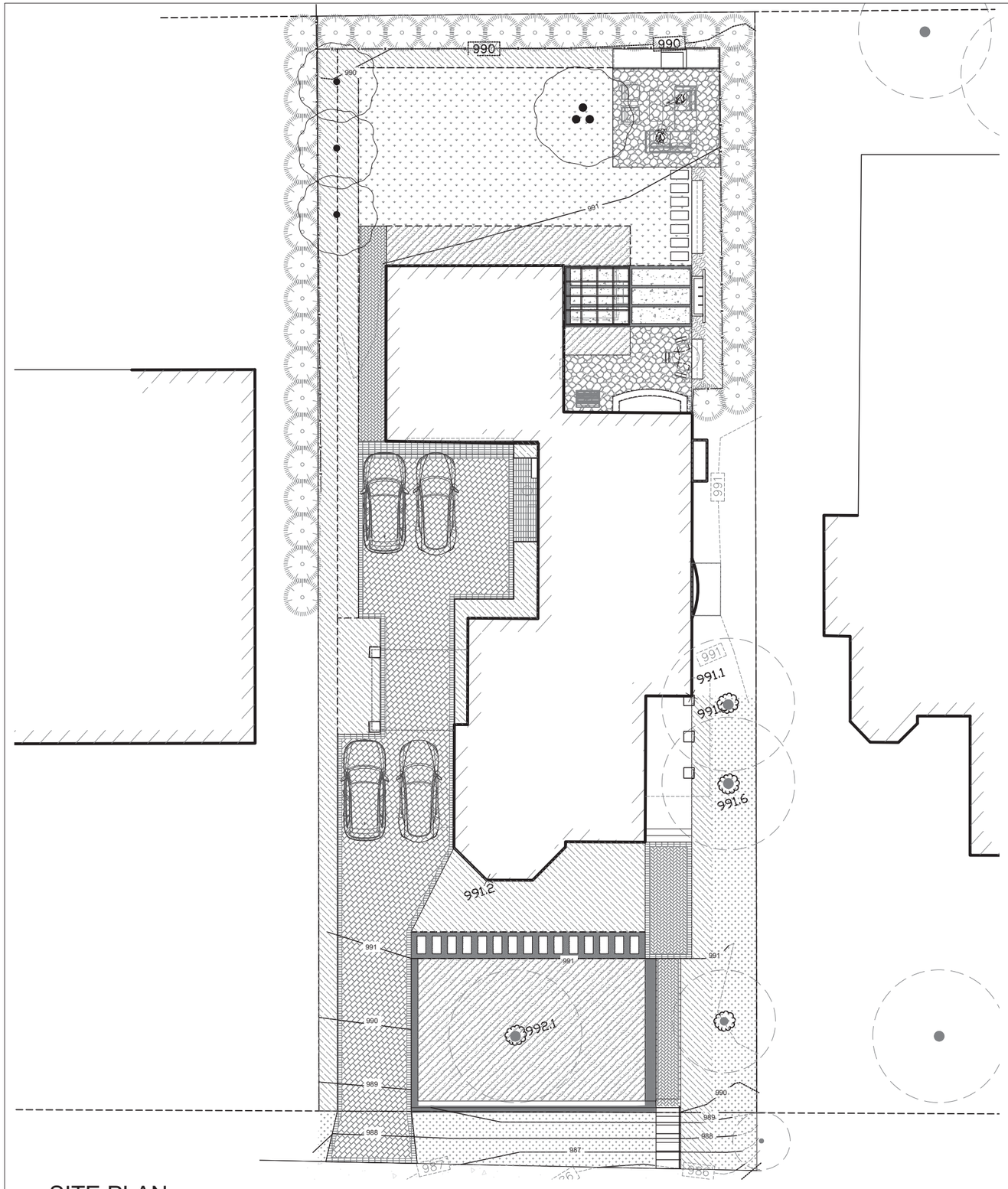
NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

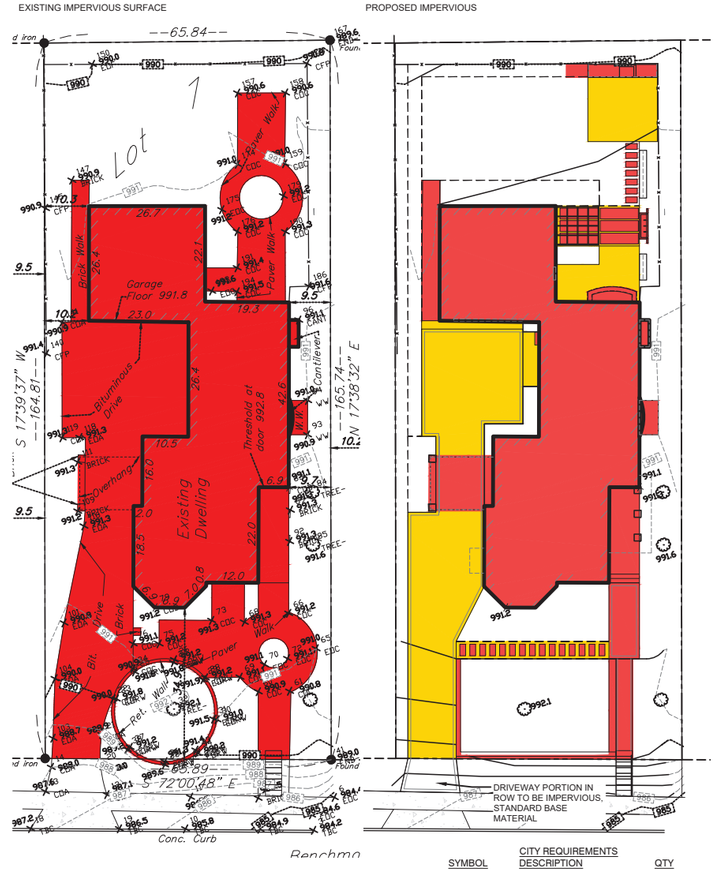
DRAWN BY: AH
CHECKED BY: JB

SHEET NAME
DEMO + TREE PRESERVATION

SHEET NUMBER
L001



01 SITE PLAN
Scale:1/8" = 1' - 0"



SYMBOL	CITY REQUIREMENTS DESCRIPTION	QTY
X-01	IMPERVIOUS SURFACE	3,653 SF
X-02	PERMEABLE HARDSCAPE	2,014 SF

SITE INFO:

ZONING = R3A

ACCESSORY SETBACKS

- FRONT YARD = 10'
- SIDE YARD = 5'
- REAR YARD = 5'

SEE SURVEY SHEETS FOR FULL IMPERVIOUS INFORMATION.

VON GILLERN RESIDENCE

715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:

PRINTED NAME: AMBER HILL

LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET

PROJECT NAME: VON GILLERN RESIDENCE

PROJECT NUMBER: 2323

DRAWN BY: AH

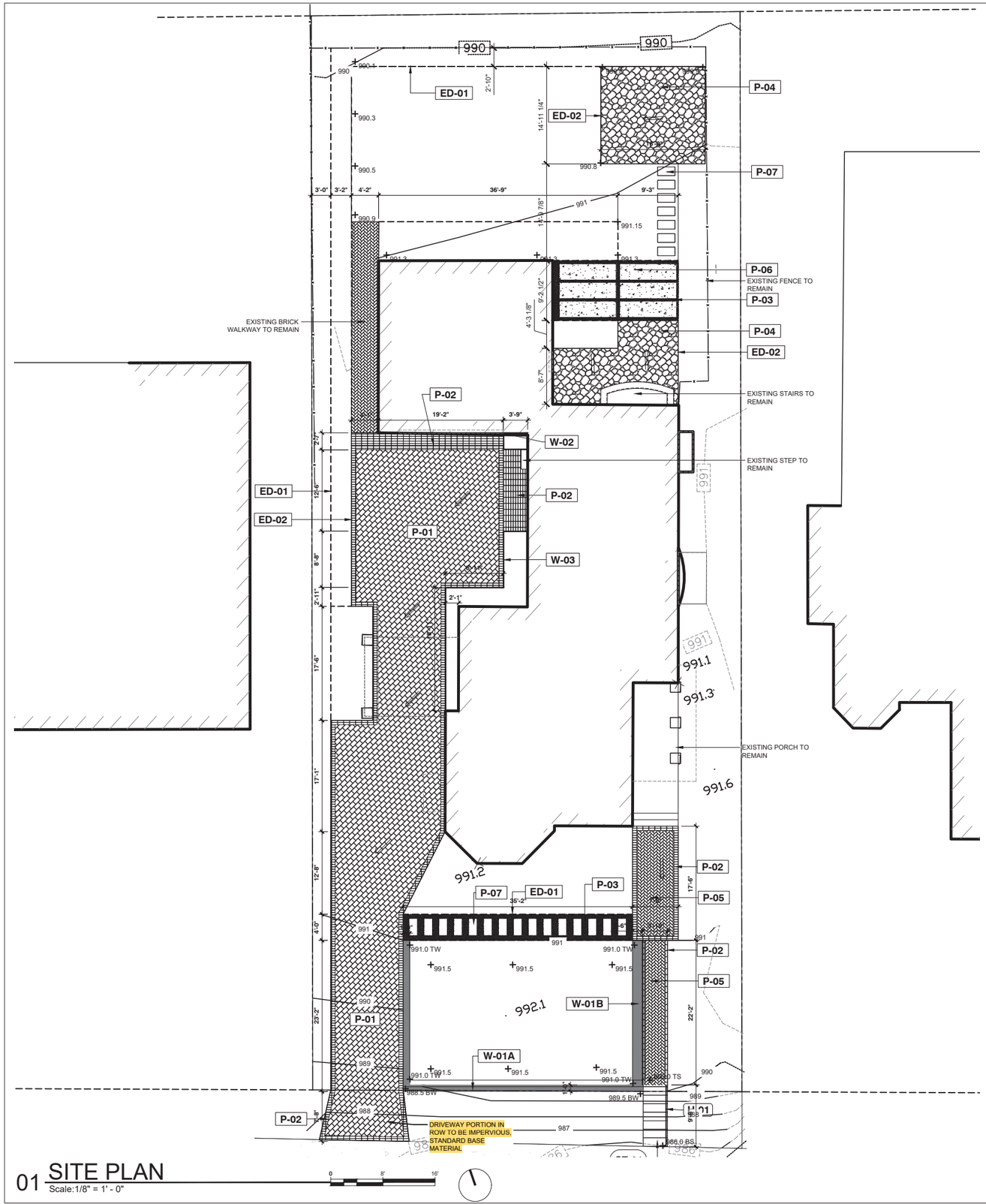
CHECKED BY: JB

SHEET NAME

SITE ORIENTATION PLAN

SHEET NUMBER

L100



01 SITE PLAN
Scale:1/8" = 1' - 0"

MATERIALS SCHEDULE

SYMBOL	EDGING DESCRIPTION	QTY
ED-01	EDGING - PLANTING / AGG	305 LF
ED-02	EDGING - PAVER EDGE	344 LF

SYMBOL	HANDRAILS DESCRIPTION	QTY
H-01	METAL HANDRAIL BLACK	9 LF

SYMBOL	PAVING DESCRIPTION	QTY
P-01	PERMEABLE PAVER: HYDRA PAVER BY TECHOBLOC, HERRINGBONE PATTERN	1,443 SF
P-02	PERMEABLE PAVER: MIKA BY TECHO-BLOC, LINNEAR PATTERN, ONYX	313 SF
P-03	AGGREGATE: 3/4" TRAPROCK	134 SF
P-04	PERMEABLE FLAGSTONE: LIMESTONE FLAGSTONE IN AGGREGATE, LARGE JOINTS, ROUGH FINISH	409 SF
P-05	PAVER: MATCH EXISTING HERRINGBONE GREY PAVER	163 SF
P-06	CONCRETE SLAB W/ REINF.	131 SF
P-07	STEPPER: GRAND XL DISCOVER PAVER BY COUNTY MATERIALS COLOR: ALLURE	

SYMBOL	STAIRS DESCRIPTION	QTY
ST-01	STAIRS: MIKA PAVER BY TECHO-BLOC, LINNEAR PATTERN, ONYX	36 LF

SYMBOL	WALLS DESCRIPTION	QTY
W-01A	METAL WALL: 2.5' H MAX EXPOSED - 1'W BLACK	59 LF
W-01B	METAL WALL: 1' H MAX EXPOSED - 1.5'W BLACK	22 LF
W-02	METAL PLANTER BOX 2' H ON AGGREGATE BASE BLACK	13 LF
W-03	METAL PLANTER EDGING: 4" H EXPOSED BLACK	40 LF

PERMEABLE PAVING NOTES:
- MULTI-LAYERED ENGINEERED SYSTEM: PERMEABLE PAVER, SMALL, MEDIUM AND LARGE AGGREGATE, GEOTEXTILE AND DRAIN PIPE

04 PERMEABLE PAVING
Scale:NTS

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

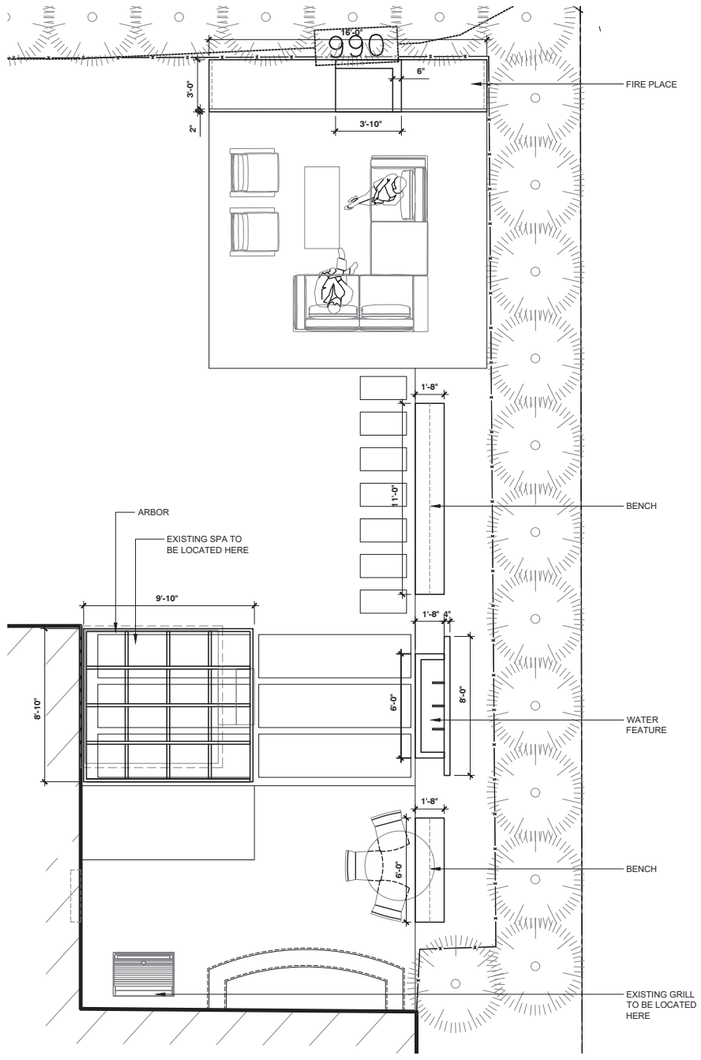
NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

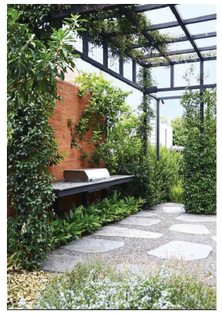
DRAWN BY: AH
CHECKED BY: JB

SHEET NAME
CONSTRUCTION PLAN

SHEET NUMBER
L110

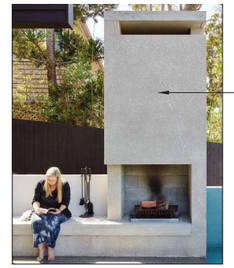


01 ENLARGED PLAN
Scale:1/4" = 1' - 0"



PERGOLA NOTES:
- CUSTOM METAL PERGOLA PER FABRICATOR
- FIELD VERIFY DIMENSIONS
- INCLUDE FOOTINGS

02 PERGOLA
Scale:NTS

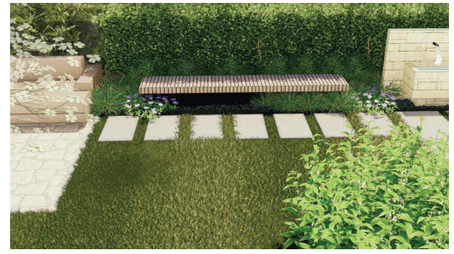


FIREPLACE NOTES:
- OPEN FIRE PLACE, NO GLASS, WITH LARGE LOGS AND LAVA WITH GAS LIGHT CONFIGURATION
- AUTOMATIC START

03 FIRE PLACE
Scale:NTS

WATER FEATURE NOTES:
- 3 SPIGOTS, CIRCULATING SYSTEM

04 WATER FEATURE
Scale:NTS



BENCH NOTES:
- METAL BASE PER FABRICATOR, BLACK
- WOOD LOUVERS

05 BENCHES
Scale:NTS

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

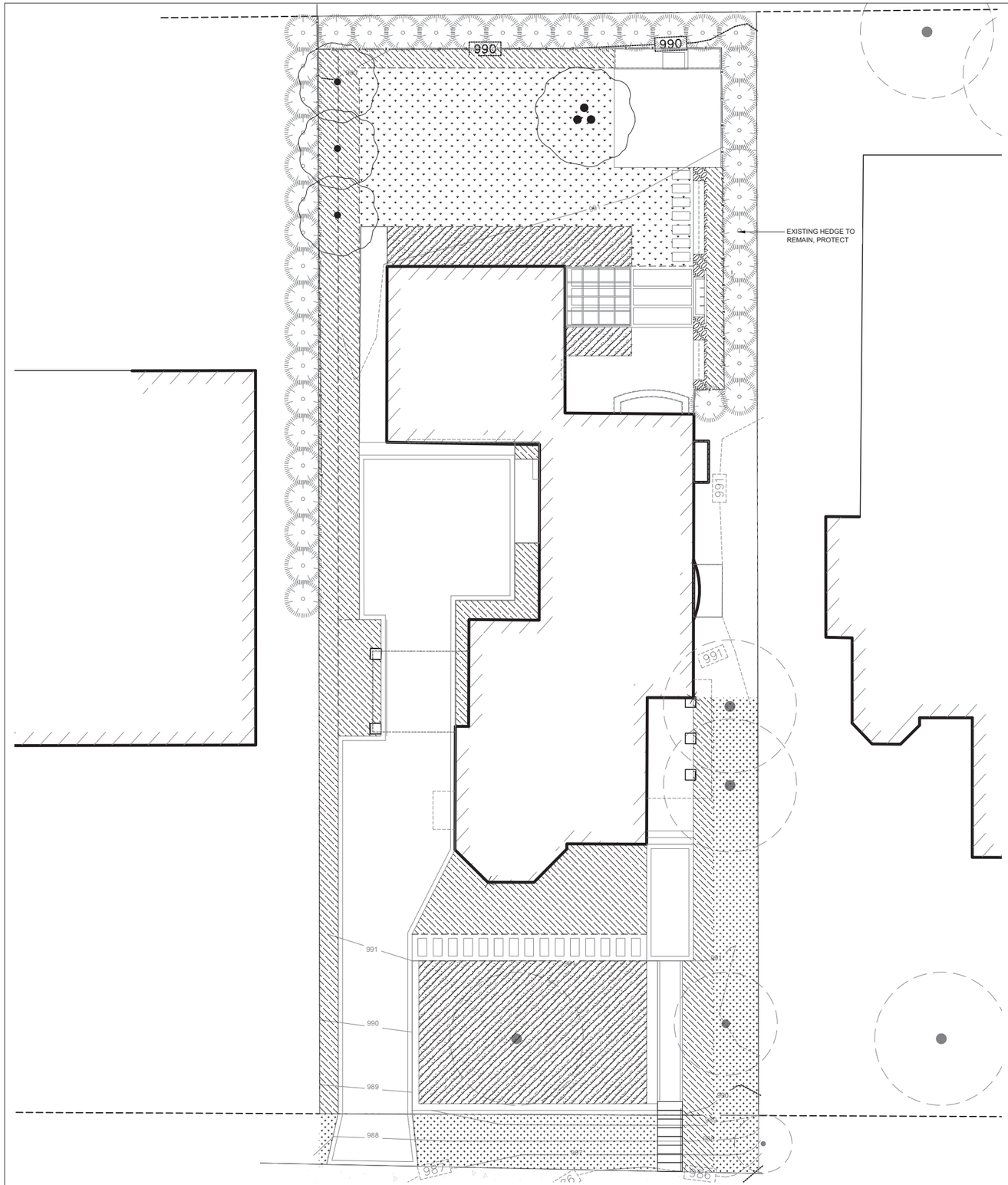
NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

DRAWN BY: AH
CHECKED BY: JB

SHEET NAME
SITE ELEMENTS PLAN

SHEET NUMBER
L120



01 SITE PLAN
Scale:1/8" = 1' - 0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CONCEPT PLANTING					
	OM	ORNAMENTAL TREE - MULTI		12` HT.	1
	OS	ORNIMENTAL TREE - SINGLE		---	3

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
CONCEPT PLANTING						
	PE	PERENNIALS		---	18" o.c.	460
	SH	SHRUBS		---	36" o.c.	207
CONCEPT PLANTING						
	NOM	NO MOW FESCUE		---		798 SF
	PA	PACHYSANDRA		---		26 SF
	TURF	TURF		---		1,042 SF

VON GILLERN RESIDENCE

715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:

PRINTED NAME: AMBER HILL

LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET

PROJECT NAME: VON GILLERN RESIDENCE

PROJECT NUMBER: 2323

DRAWN BY: AH

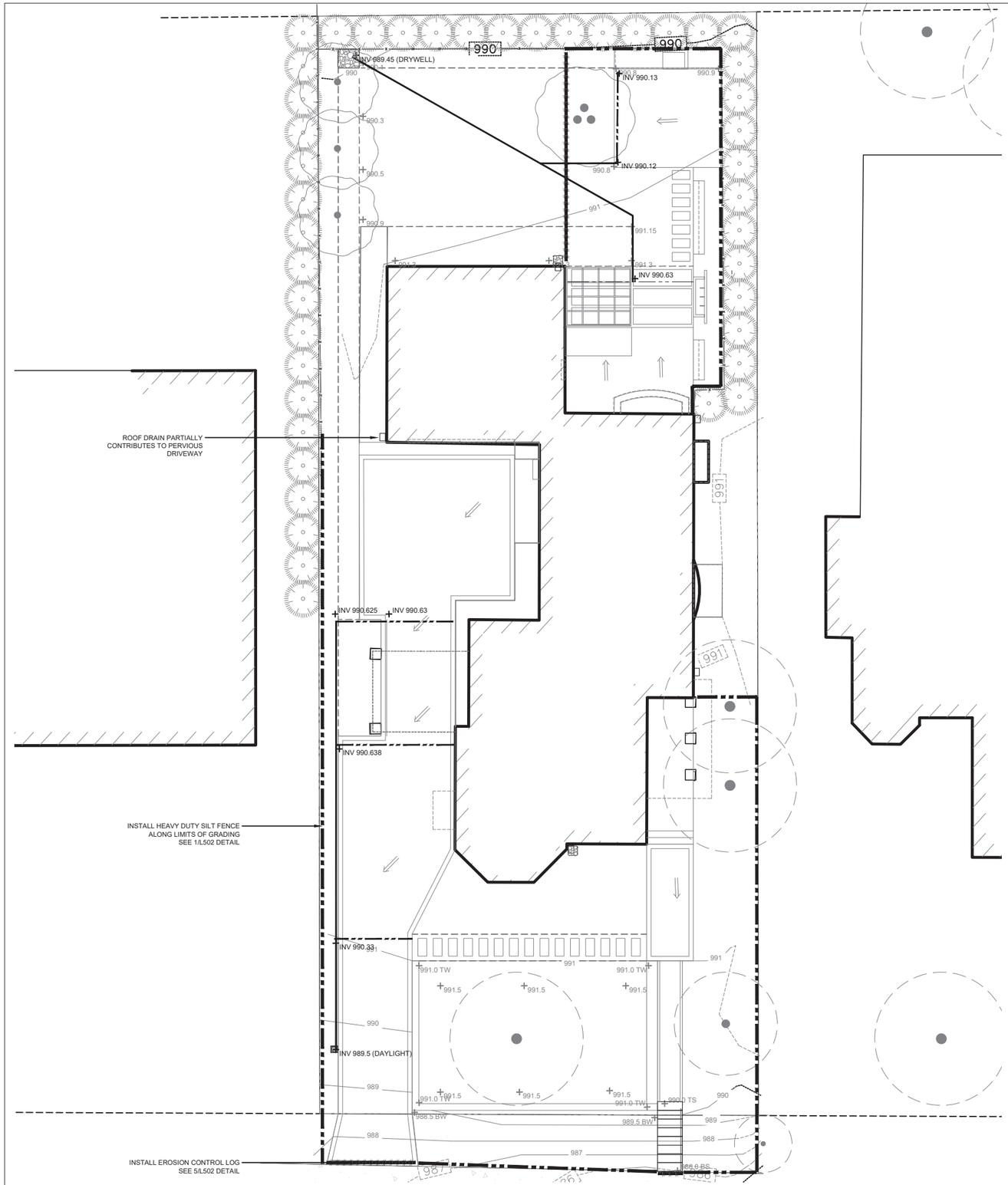
CHECKED BY: JB

SHEET NAME

PLANTING PLAN

SHEET NUMBER

L200



01 SITE PLAN
Scale:1/8" = 1' - 0"

0 8' 16'

DRAINAGE SCHEDULE

SYMBOL		DESCRIPTION	QTY	NOTES
	DR-03	SPLASH PAD	2	@ GARDEN BEDS
	DR-04	OVERFLOW	1	
	DR-20	SOLID PIPE	144 LF	
	DR-21	PERFORATED PIPE	91 LF	
SYMBOL		DESCRIPTION	QTY	NOTES
	DR-22	DRY WELL	9 SF	

EXISTING ROOF DRAIN LOCATION

HEAVY DUTY SILT FENCE

EROSION CONTROL LOG

VON GILLERN RESIDENCE

715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:

PRINTED NAME: AMBER HILL

LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET

PROJECT NAME: VON GILLERN RESIDENCE

PROJECT NUMBER: 2323

DRAWN BY: AH

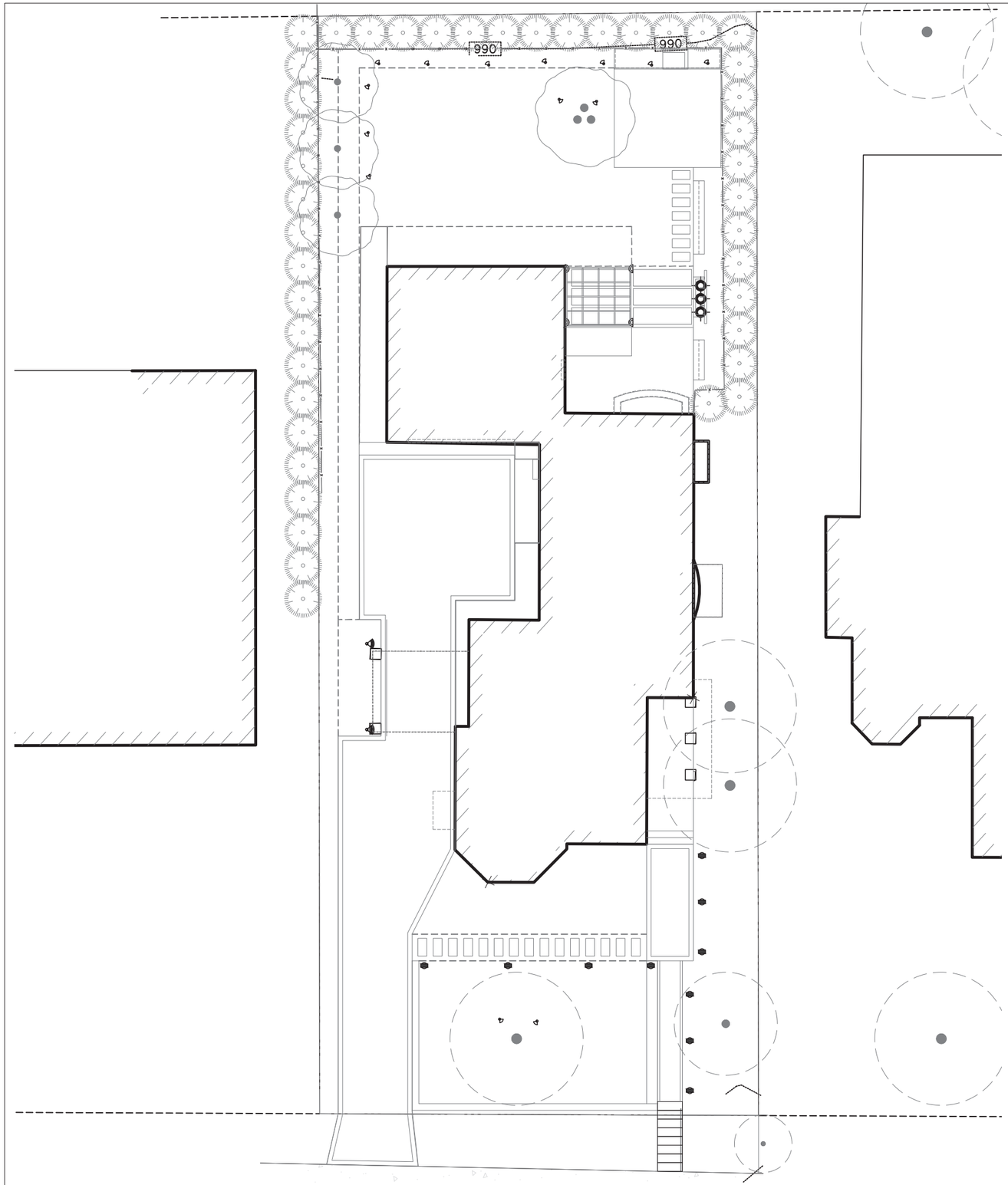
CHECKED BY: JB

SHEET NAME

DRAINAGE PLAN

SHEET NUMBER

L300



01 SITE PLAN
Scale:1/8" = 1' - 0"

0 8' 16'

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRODUCT/MODEL	MFR
L-02	PATH LIGHT B	10	BALANCE / 6061-27BK	WAC
L-03	TREE LIGHT	14	5011-27BK	WAC
L-07	UPLIGHT	2		
L-09	DOWNLIGHT	4		WAC
L-10	SPECIALTY LIGHT	3		WAC

VON GILLERN RESIDENCE

715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:

PRINTED NAME: AMBER HILL

LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET

PROJECT NAME: VON GILLERN RESIDENCE

PROJECT NUMBER: 2323

DRAWN BY: AH

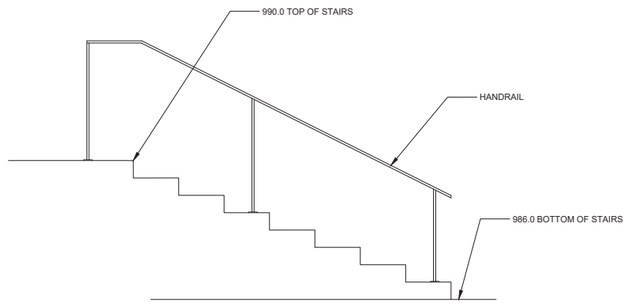
CHECKED BY: JB

SHEET NAME

LIGHTING PLAN

SHEET NUMBER

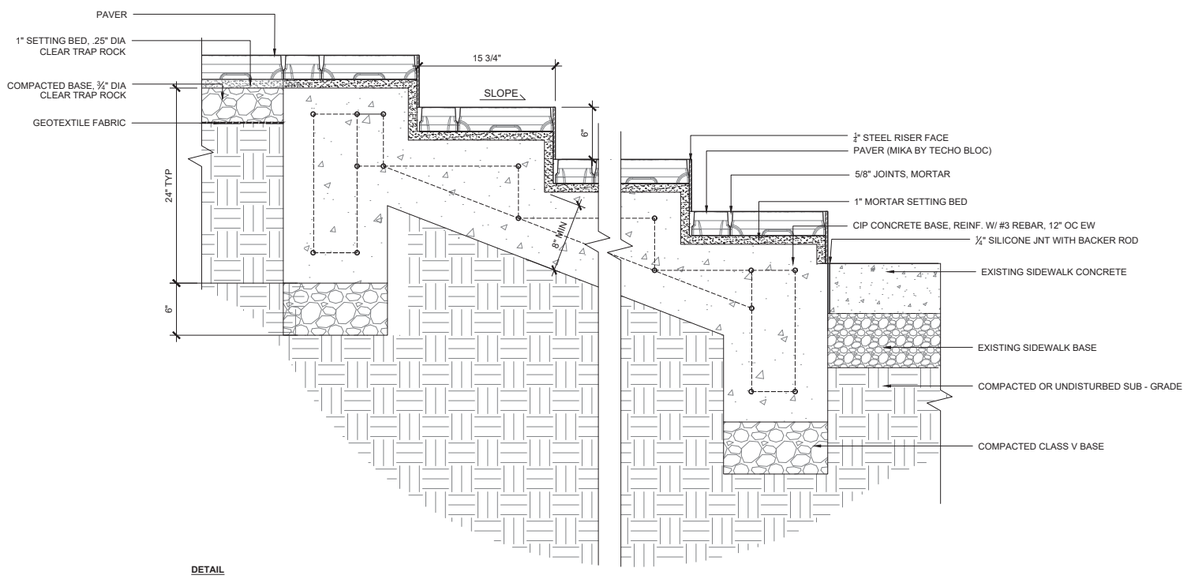
L400



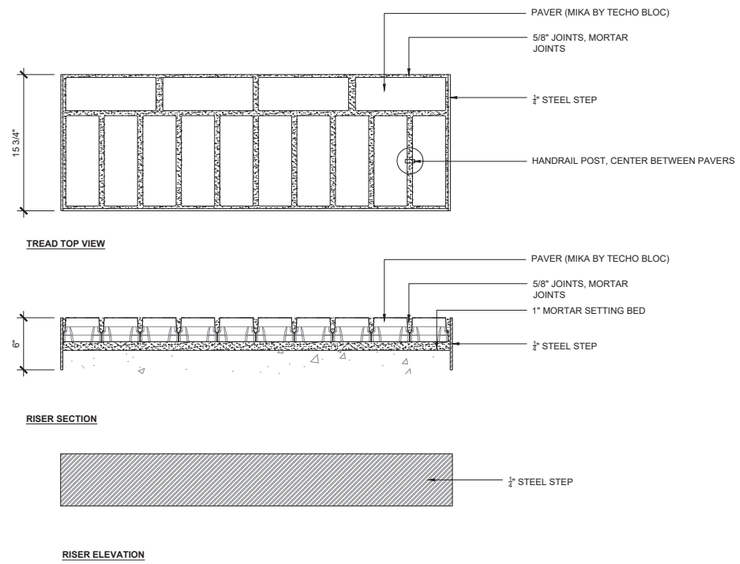
RAILING NOTES:

1. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.
2. FIELD VERIFY ALL MEASUREMENTS
3. ALUMINUM OR STEEL, MATTE BLACK. PROVIDE COLOR SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

01 STAIRS ROW
Scale: 1/2" = 1' - 0"



DETAIL



TREAD TOP VIEW

RISER SECTION

RISER ELEVATION

02 STAIRS ROW
Scale: 1 1/2" = 1' - 0"

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

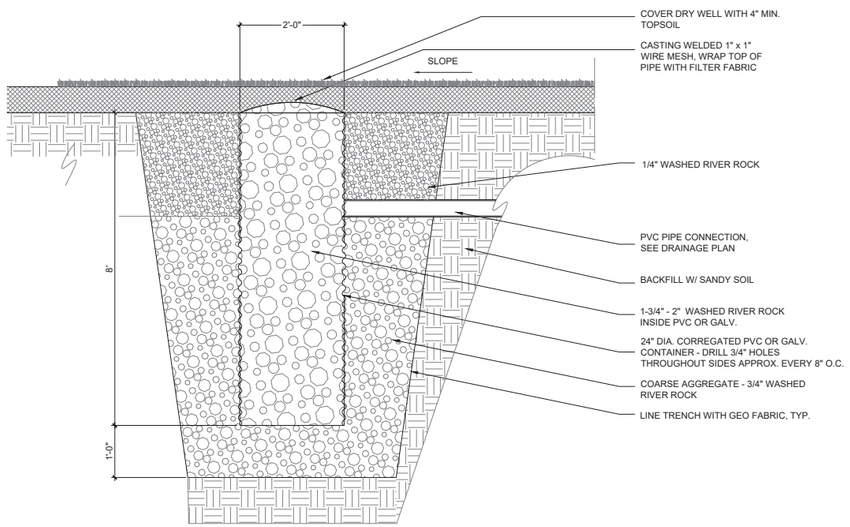
DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

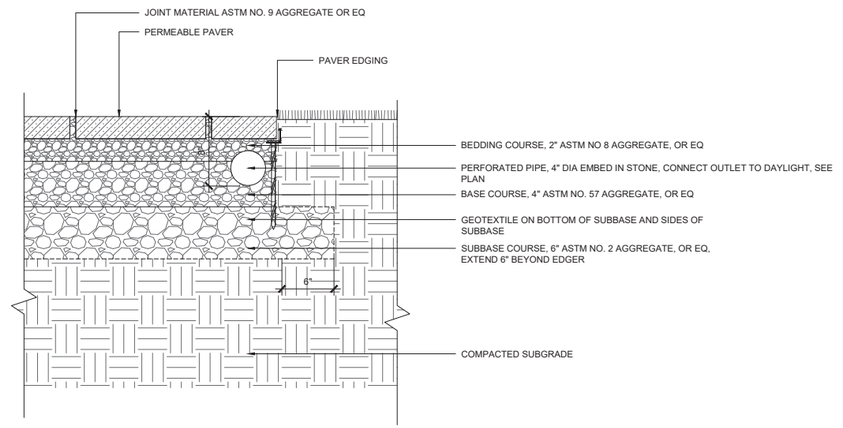
DETAILS

SHEET NUMBER

L500



02 DRY WELL
Scale:3/4" = 1' - 0"



01 PERMEABLE PAVING
Scale:1 1/2" = 1' - 0"

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.
PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.
SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

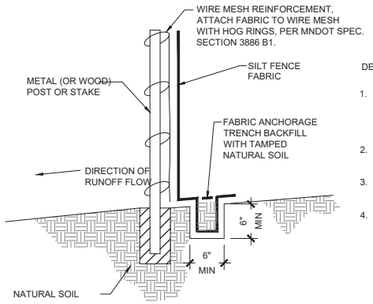
NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

DRAWN BY: AH
CHECKED BY: JB

SHEET NAME
DETAILS

SHEET NUMBER
L501



NOTE: SILT FENCE SHALL FOLLOW MNDOT SPEC. SECTION 3886.

DESIGN RECOMMENDATIONS

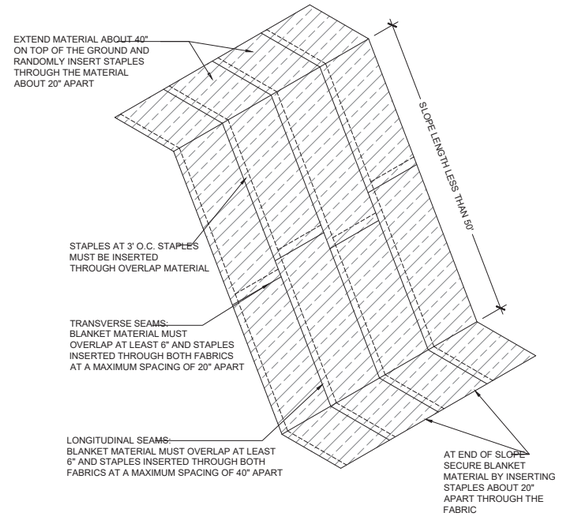
1. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
2. ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
3. MAKE THE FENCE STABLE FOR THE 10-YEAR PEAK STORM RUNOFF.
4. WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.

FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

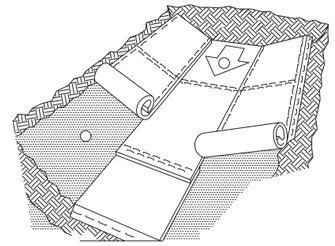
		BY CALCULATION	BY CALCULATION	BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 100-YEAR EVENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 2-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT	MAXIMUM SLOPE LENGTH
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75FT
25:1	4%	100 FT	225 FT	75FT
20:1	5%	80 FT	180 FT	75-50FT
17:1	6%	67 FT	150 FT	50FT
12.5:1	8%	50 FT	112 FT	50FT
10:1	10%	40 FT	90 FT	50-25FT
5:1	20%	20FT	45 FT	25-15FT
4:1	25%	16FT	36 FT	15FT
3:1	33%	12FT	27 FT	15FT
2:1	50%	8FT	18 FT	15FT

01 HEAVY DUTY SILT FENCE
Scale: 1" = 1' - 0"



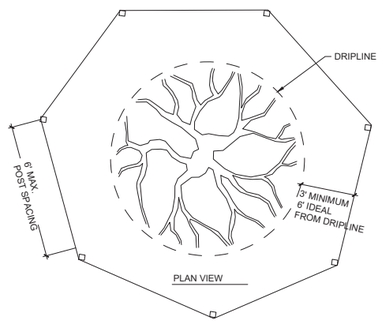
NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

02 EROSION CONTROL BLANKET
Scale: 1" = 1' - 0"



1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.
2. BEGIN AT THE TOP OF THE CHANNEL, INSTALL MATS BY ANCHORING IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
6. THE TERMINAL END OF MATS MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
7. BACKFILL AND SEED AFTER STAPLING.
8. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

03 EROSION CONTROL MAT
Scale: 1" = 1' - 0"

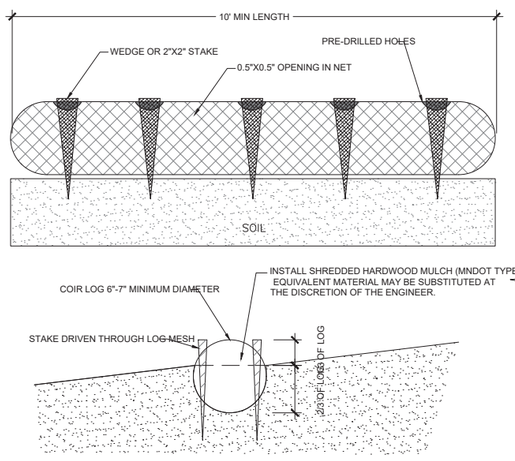


TREE PROTECTION TO COMPLY WITH STANDARDS DESCRIBED IN 936.07.

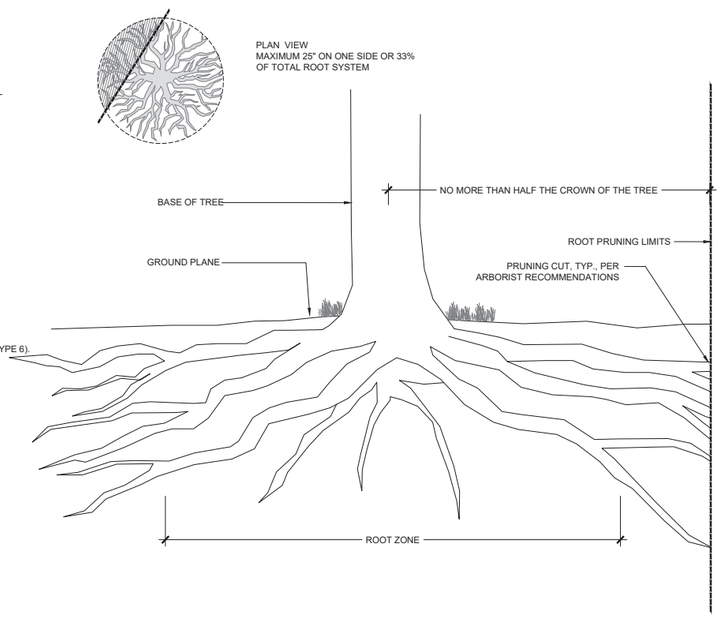
NOTES:

1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

04 TREE PROTECTION
Scale: 1" = 1' - 0"



05 BIOROLL LOG
Scale: 1" = 1' - 0"



06 ROOT PRUNING - EXISTING TREES, TYP.
Scale: 1" = 1' - 0"

VON GILLERN RESIDENCE
715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

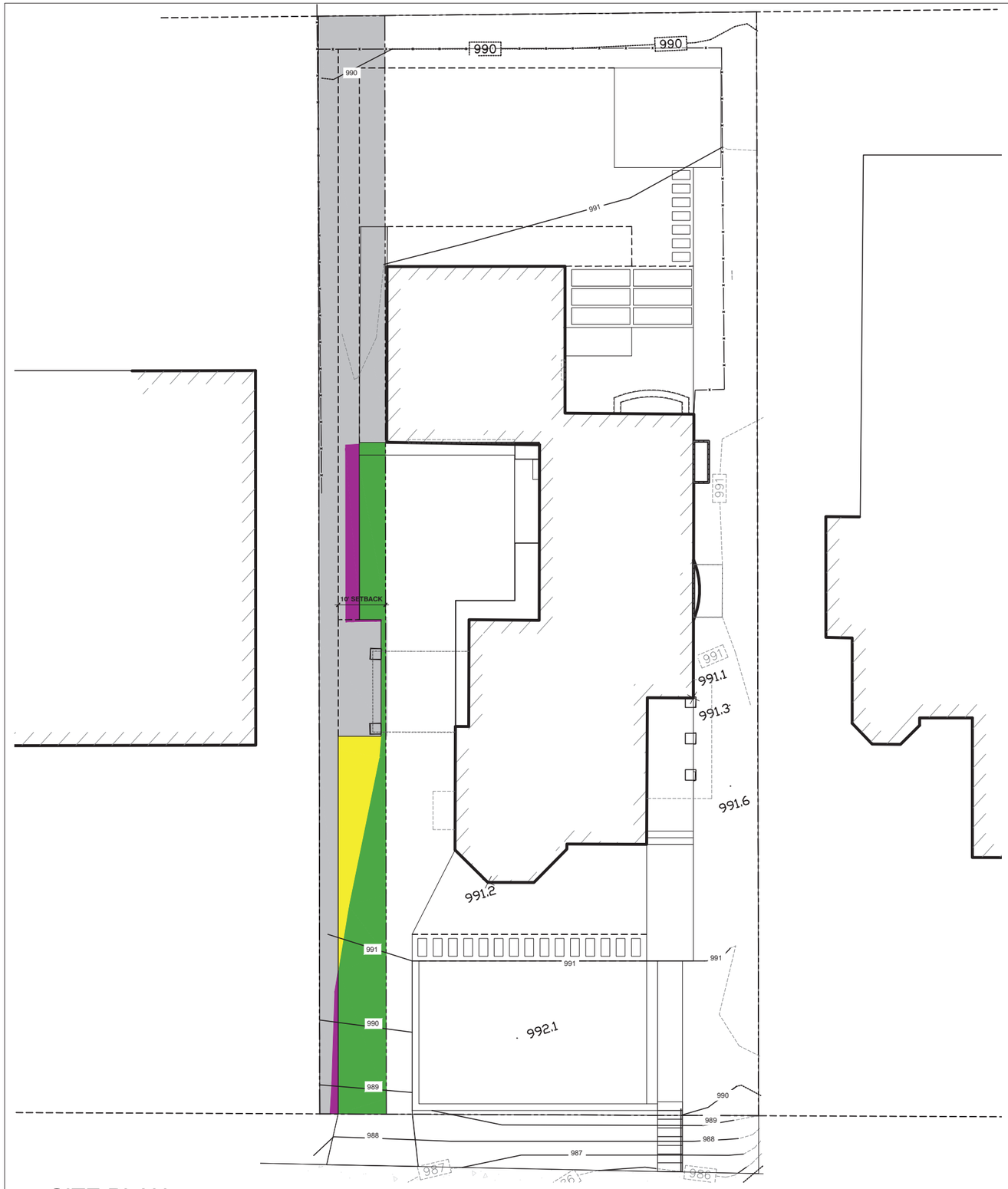
NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: VON GILLERN RESIDENCE
PROJECT NUMBER: 2323

DRAWN BY: AH
CHECKED BY: JB

SHEET NAME
DETAILS

SHEET NUMBER
L502



01 SITE PLAN
Scale:1/8" = 1' - 0"

0 8' 16'

NEW/EXPANSION PROPOSED SURFACE IN SETBACK

113.8 SF

PROTECTED EXISTING SURFACE IN SETBACK

411 SF

REMOVAL OF EXISTING SURFACE IN SETBACK

71.9 SF

10 FT SETBACK AREA

VON GILLERN RESIDENCE

715 RICE ST E
WAYZATA, MN 55391
PERMIT SET

pebl.

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:

PRINTED NAME: AMBER HILL

LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.19.2024	REVISED PERMIT SET
3	04.05.2024	REVISED PERMIT SET

OVERVIEW

ISSUANCE: PERMIT SET

PROJECT NAME: VON GILLERN RESIDENCE

PROJECT NUMBER: 2323

DRAWN BY: AH

CHECKED BY: JB

SHEET NAME

SETBACK EXHIBIT

SHEET NUMBER

L002

Staff Report
Wayzata Planning Commission
June 3, 2024

Project Name:	Von Gillern Residence
Approval Requests:	Variances (2) – Impervious Surface, Driveway Setback
Applicants/Owners:	Jeff and Janet Von Gillern (owners)
	Amber Hill, PEBL Design (representative)
Addresses of Request:	715 Rice Street East
Prepared by:	Valerie Quarles, Assistant Planner
"120 Day" Decision Deadline:	August 27, 2024

Development Application Introduction
Owners Jeff and Janet Von Gillern, represented by Amber Hill (PEBL Design), have submitted a development application requesting an impervious surface variance and a driveway setback variance to support hardcover and landscaping changes to the existing home at 715 Rice Street East.

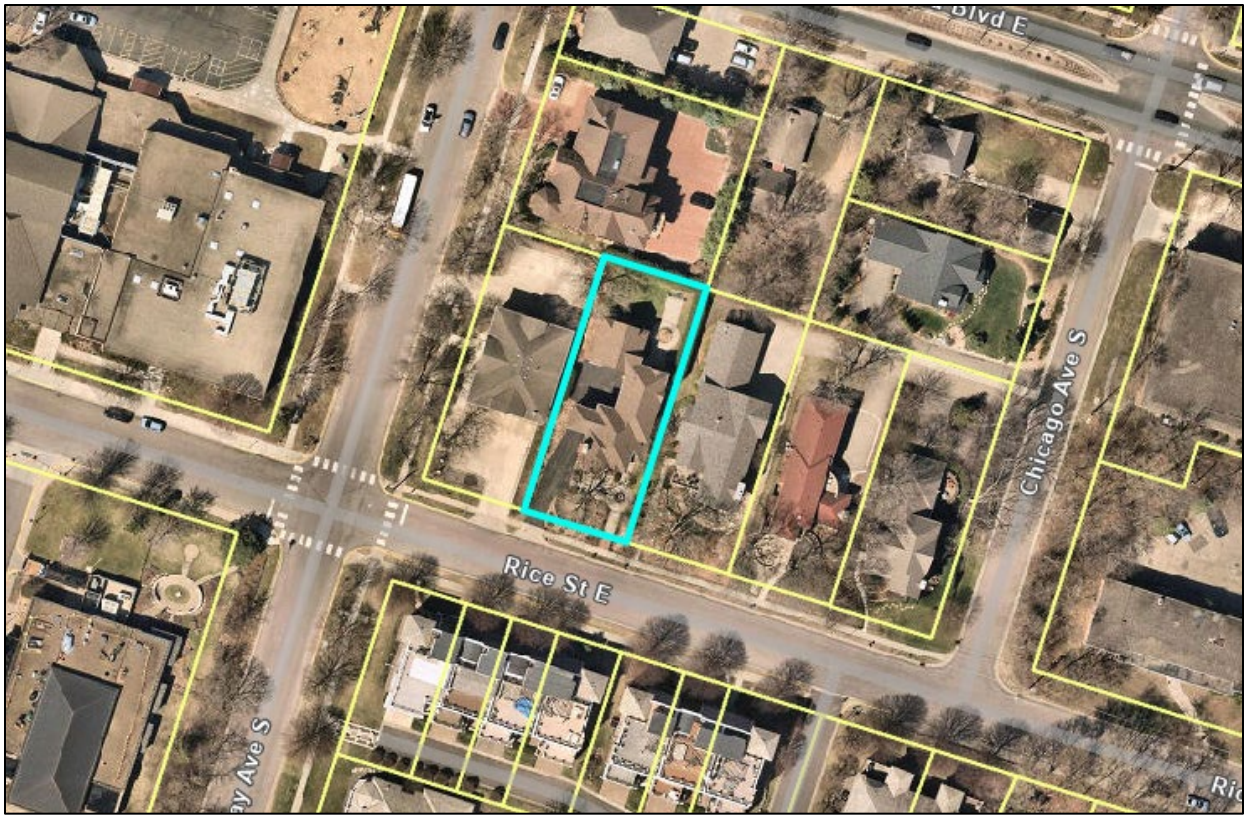
The property identification number and owner of the property are as follows:

Address	PID	Owners
715 Rice St E	0611722130001	JANET N VON GILLERN JEFFRY H VON GILLERN

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

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

Project Location
The property is located at the northeast corner of Rice St E and Broadway Ave E.
Map 1: Project Location



Source: Hennepin County (2022)

Application Requests

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

A. Variance – Impervious Surface (§955.07.B): The applicant is proposing a variance of 15.2% from the required impervious surface limit of 35%, for a total impervious surface area of 50.2%.
B. Variance – Driveway Setback (§920.05.D.1): The applicant is proposing a variance of 7 feet off the required driveway setback of 10 feet, in order shift a portion of the driveway 3 feet from the side (west) property line.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on May 23, 2024. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on May 24, 2024.

Neighborhood Notification

The applicant sent a letter about the Application to residents within 500 feet of the subject property on May 24, 2024.

Public Comments

As of May 30, no public comments have been received.

History and Existing Conditions

Zoning District and Land Use Designation

The site is zoned R-3A, Single and Two Family Residential District. The purpose of the R-3A is to provide a district for high density single family dwelling units in older neighborhoods, and to introduce on a restricted basis, two family dwelling units, accessory dwelling units, and directly related, complementary uses.

The existing developed lot is 10,855 square feet (0.25 acres) in area. The existing home's footprint comprises 23% of the lot. The driveway, which is accessed via Rice Street, covers 16.4% of the lot. Impervious landscaping (hardscape), sidewalks, and other items occupy an additional 15% of the lot. In total, the property contains 54.4% impervious surfaces, which is significantly over the R-3A limit of 35%. However, when the lot was developed in 2001, the R-3A zoning district did not have an impervious surface limit, so this condition was allowed at the time.

Since 2001, the impervious surface limit in R-3A has been reduced to 35%. This means that this property has an increased impervious surface condition that is legally nonconforming. Legally nonconforming conditions are protected by state law and are allowed to be maintained, repaired, or replaced without further approval.

Proposed Changes

The applicant is proposing to redesign their current landscaping, hardscaping, and driveway. No changes are proposed to the home. The updated landscaping would include new paver walkways, an improved rear patio with fireplace and adjacent water feature, front yard retaining wall, concrete steppers, and steps down to Rice Street. Some of these features, including the driveway and patio, are proposed to be constructed with permeable pavers. One black cherry tree is proposed to be removed.

Analysis of Application

Variance – Impervious Surface (R-3A)

The City's policy is to treat all impervious and engineered surfaces equally when describing the amount of impervious surface on a property. This means that for the purposes of a variance, permeable systems such as pavers are counted as impervious surfaces. Projects should then utilize permeable systems or stormwater management strategies to mitigate the impervious surface area that exceeds zoning district limitations. In this case, the existing impervious surfaces include the home, driveway, sidewalks, and landscaping. None of those elements today are permeable systems.

The applicant proposes to reconfigure the yard to resize the driveway and convert it to a pervious paver system. This change, along with new permeable flagstone patios, creates a condition in which the overall impervious surface would decrease from 54.4% to 50.4%, and of that area, 18.5% would become permeable hardscape.

	City Code	Current	**Proposed**
Front Yard Setback	35%	54.4%	**50.2%**

Variance – Driveway Setback (Chapter 920)

Portions of the driveway today sit within the required 10-foot setback for driveways. These areas may be modified as long as they do not worsen the existing encroachment. The applicant proposes to reconfigure the shape of the driveway to remove some of these areas near the front of the lot and encroach further toward the middle of the lot. The reconfiguration makes the existing driveway more square.

	City Code	Current	**Proposed**
Driveway Setback	10 feet	1.5 feet	**3 feet**

Department Comments

Engineering:

- A Right of Way Encroachment Permit for improvements to landscaping in the right of way is also in process.

City Forester:

- The variance application describes one tree removal, which is an ornamental cherry that is not protected by the City's Tree Preservation Ordinance. According to the landscape plan, four ornamental trees will ultimately be added to this part of the property.
- These plans also depict substantial alterations to the topography around a 24" sugar maple in the front yard (tree #46). These changes have the potential to significantly extend the tree's life expectancy if carried out in accordance with the preservation methods described on sheet L502.

Standards of Planning Commission Review of Application Requests
Primary Questions to Consider:

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

Action Steps

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

Attachments

1. Narrative
2. Existing Conditions Survey
3. Proposed Site Plan
4. Permitting Set
5. Driveway Setback Exhibit

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

2040 Comprehensive Plan – Residential Goals

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

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

Criteria for Granting. Conditions governing considerations of variance requests.

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

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 3, 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 City Council meeting is scheduled for June 4. The next scheduled Planning Commission meeting (June 17) will be canceled, so the next Planning Commission meeting will be on Monday, July 8.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2024 Wayzata City Calendar
2. 2024 City Council Liaison Schedule - updated May 2024

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				

Revised
10/24/2023

- 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 Nominiation 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

2024 Planning Commission Assignments at Council Meetings

	Meeting Date	**Commission Representative**
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	TBD
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	TBD
Tuesday	December 17	Adam Elg