

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 5, 2024

6:30 PM

HYBRID MEETING INFORMATION

Click here to join Zoom Meeting

Meeting ID: 837 6104 0767 Passcode: 918282

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**
 - a. Welcome New Commissioner Blake Cameron
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of July 8, 2024
 - b. Approval of Planning Commission Report and Recommendation of Approval for Development Application at 1903-1907 Wayzata Boulevard East
5. **Public Hearing Items**
 - a. Consider Development Application for Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to the West Side Yard Setback, and Design Deviations for an Elderly Care Facility (Moments of Wayzata) at 163 Wayzata Boulevard West
 - b. Consider Development Application for Amendments to Conditional Use Permits for Eloise Restaurant Parking at 332 Broadway Avenue South
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - August 7, 2024

Planning Commission - August 19, 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: August 5, 2024	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of July 8, 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 July 8, 2024.

ATTACHMENTS:

1. Planning Commission Meeting Minutes of July 8, 2024

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
JULY 8, 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, Schwalbe, Severson, and Elg. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Elg, to approve the July 8, 2024 agenda, as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the June 3, 2024 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval for Development Application at 715 Rice Street E

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

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

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

AGENDA ITEM 5. Public Hearing Items

- a) Consider Development Application for PUD Amendment at 1903-1907 Wayzata Blvd E (Wayzata Executive Park)

1
2 Assistant Planner, Valerie Quarles, reviewed details of the development application for a PUD
3 amendment for properties located at 1903-1907 Wayzata Boulevard East. She gave an overview
4 of the project location, the surrounding zoning and land use, existing conditions, history, and
5 outlined the proposal to amend the PUD to tie the permitted and conditional uses of the properties
6 to the C-3 zoning district, including the proposed land uses that differed from the existing PUD.
7

8 At the conclusion of Planner Quarles presentation, Chair Stockton asked if the Commission had
9 any questions for staff.
10

11 Commissioner Severson asked how many times people have come forward in order to make an
12 amendment to the PUD.
13

14 Planner Quarles stated that this applicant had not requested any other amendments.
15

16 Commissioner Schwalbe stated that her understanding was that the number of required parking
17 spaces for allowed uses was reduced, and asked if this PUD amendment moved forward if there
18 would be a possibility of creating a problem with the parking situation.
19

20 Planner Quarles explained that if there was a change to a more intensive parking use, it may create
21 issues. She stated however that if there was anything done to the properties that would require a
22 building permit from the City, staff would take a closer look at the associated uses to ensure that
23 there would still be enough parking capacity as required.
24

25 There being no further questions for staff, Chair Stockton invited the applicant to address the
26 Commission.
27

28 Megan Rogers, Larkin Hoffman, representing the applicant, stated that the need for a PUD
29 amendment came to light recently when a dermatology practice started the process of locating at
30 this site. On possible uses of the site, she noted that the 1903 building is a single tenant building
31 which was currently vacant and explained that because of the building construction, a multi-family
32 use would not be feasible. She stated that they think there may be an opportunity for a small
33 tenant-focused deli or coffee shop on the first floor of the 1905 or 1907 buildings. She explained
34 that the idea mentioned for a possible liquor store in these locations was not something that would
35 be consistent with the applicant's executive office space model, so they were not looking to expand
36 into that type of use.
37

38 Commissioner Schwalbe stated that adult day care has been mentioned more than once and asked
39 if that was something that the applicant was trying to pursue.
40

41 Ms. Rogers stated that was not something that would mix well with their current tenant mix, but it
42 was addressed because it is an important issue to the adjacent 1909 building, which was why they
43 addressed it even though that building was not part of the application.
44

45 Commissioner Schwalbe asked how many square feet were in building 1903.
46

1 Ms. Rogers stated that she did not have those details in front of her at the moment, but the overall
2 square footage of the site is 100,000 sq. ft. of office and believes that 1903 would represent about
3 one-third of that overall office space.

4
5 Commissioner Schwalbe asked if the occupancy rate for all three buildings was around 41%.

6
7 Ms. Rogers stated that occupancy was up because they have some new tenants in the buildings, so
8 their occupancy rate overall is at about 60% right now. She noted that they have a new personal
9 services space with a hair salon that is currently building out their space, and Dr. Ecker and his
10 dermatology practice took up a significant amount of space as well. She explained that the 1905
11 building was currently at 86.3% occupancy rate and the 1907 building was currently at 89.3%
12 occupancy. She stated that because the single tenant building at 1903 was 100% vacant it brought
13 down the overall occupancy rate to around 60%.

14
15 Commissioner Schwalbe asked if the applicant had anything specific in mind to promote for the
16 1903 building usage.

17
18 Ms. Rogers explained that the property owner was working on obtaining another single user for
19 that site. She noted that the plan is for that marketing to take place over the next 6-9 months and
20 if that is not successful, they will break the building up into a multi-tenant space.

21
22 There being no additional questions from the Commission for the applicant, Chair Stockton opened
23 the public hearing on the application at 6:54 pm.

24
25 Community Development Director Goellner stated there were no people that called in to the
26 meeting that have asked to speak at the public hearing.

27
28 There being no one wishing to comment on the application, Chair Stockton closed the public
29 hearing at 6:55 pm.

30
31 Chair Stockton asked for the Commission to share their questions and feedback on the application.

32
33 Commissioner Severson asked if the PUD would follow the property in a situation where the
34 buildings were torn down.

35
36 Planner Quarles stated that the PUD lists allowed uses but also lists a lot of dimensional standards
37 of the development, so if they wanted to do something different, they would have to come back
38 before the City with a new proposal.

39
40 Chair Stockton asked about the height restriction in this area.

41
42 Planner Quarles noted that the PUD has a height variance which is why the office buildings are a
43 bit taller than the permitted height. She stated that she believed that the height limit for a new
44 building in the PUD would be 35 feet.

45
46 Commissioner Elg stated that he felt that the proposal to amend the PUD makes sense.

Commissioner Schwalbe agreed, and stated that she felt this matched the goals of the community and also the goals of the Comprehensive Plan.

Commissioner Severson expressed appreciation to the applicant for coming to the City with interest in modernizing the PUD and also for their continued efforts to fill these spaces.

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

Commissioner Plantan made a motion, seconded by Commissioner Elg, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommendation of approval for a PUD Amendment at 1903-1907 Wayzata Blvd E (Wayzata Executive Park) for review and adoption at the next Planning Commission meeting. The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

b) Planning Commission Meeting Schedule

Community Development Director Goellner stated that the July 22, 2024 Planning Commission meeting has been cancelled, so their next meeting will be on August 5, 2024 and would include 2 public hearings. She noted that she believed that there would also be a new Commissioner in place in time for the next meeting.

AGENDA ITEM 7. Adjournment.

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

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

The Planning Commission meeting was adjourned at 7:05 p.m.

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



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2024	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Development Application at 1903-1907 Wayzata Boulevard East	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: August 27, 2024 (extended to 120 days)	

BACKGROUND:

Owner CWE, LLC, represented by Megan Rogers (Larkin Hoffman), has submitted a development application requesting a PUD Amendment to the existing building complex at 1903-1907 Wayzata Blvd E, also known as Wayzata Executive Park. The request is to modernize the list of allowed uses in alignment with the C-3 district. Today, the property's list of allowed uses dates from 1997.

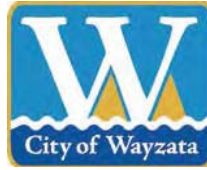
The Planning Commission considered the application at their July 8, 2024 meeting and recommended approval of the application by a vote of 6-0. They primarily cited the proposed amendment's consistency with the Comprehensive Plan and improvements to the area's vitality through higher building occupancy.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. PC Report and Recommendation of Approval - Wayzata Executive Park - 1903-1907 Wayzata Blvd E



WAYZATA PLANNING COMMISSION

August 5, 2024

REPORT AND RECOMMENDATION OF APPROVAL OF PUD AMENDMENT AT 1903-1907 WAYZATA BLVD E (WAYZATA EXECUTIVE PARK)

SUMMARY OF RECOMMENDATION

Approval* of PUD Amendment (Amending Zoning District and PUD Plan)

** with certain revisions and conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Application. Owner CWE, LLC (the “Applicant”) has submitted an application (the “Application”) for approval of an amendment to the Planned Unit Development (PUD) Plan and associated PUD Zoning District (the “PUD” and the “PUD District”) to change the allowed uses for the property at 1903-1907 Wayzata Boulevard East, known as Wayzata Executive Park, legally described on Attachment A (the “Property”).
- 1.2 Existing PUD. The PUD and PUD District was first approved in 1997 pursuant to Ordinance 591, and presently encompasses both the Property and an adjacent property at 1909 Wayzata Blvd E, which is not the subject of the Application.
- 1.3 PUD Amendment Requested. The request of the Application is to amend the PUD and PUD District so that the current allowed uses of the C-3 District apply to the Property, as more fully detailed on Attachment B-1 of this Report (the “PUD Amendment” and “PUD Zoning District Amendment”).
- 1.4 Property. The street address, property identification number and owner of the Property are as follows:

Address	PID	Owner
1903, 1905, & 1907 Wayzata Blvd E	05-117-22-13-0034	CWE, LLC

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

Zoning:	PUD/ Planned Unit Development
Comp Plan:	Mixed-Use – Commercial/Residential – 10 to 30 units per acre

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on June 27, 2024 and mailed to all property owners located within 500 feet of the Property on June 27, 2024. The public hearing on the Application was held at the July 8, 2024 Planning Commission meeting.

Section 2. STANDARDS

2.1 Zoning District Amendment. Because the PUD Amendment would change the uses permitted in the PUD District, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment to the PUD zoning district. Its judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

2.2 PUD Plan Amendment.

- A. Process. Section 933.09 of the Zoning Ordinance provides that the same review procedure is followed by the Planning Commission and City Council for an amendment of a PUD as is followed for a new PUD.

- B. Intent and Purpose of PUDs. Section 933 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application of zoning and subdivision regulations of the City.
- C. General Standards. Section 933.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. Because the PUD Amendment is limited to changes in uses within the PUD, many of the applicable criteria for evaluating a PUD Concept Plan do not apply, and thus the criteria listed here go to the proposed changes in types, mixtures and ratios of uses:

1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
2. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
3. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.

Section 3. FINDINGS OF FACT

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

- 3.1 Zoning District Amendment. The proposed uses associated with the PUD Zoning District Amendment (the "Proposed Uses") would not have an adverse effect on surrounding properties or the community, and meet the standards for a zoning ordinance amendment:
 - A. The Proposed Uses are consistent with the Comprehensive Plan's Mixed Use-Commercial/Residential land use designation for the Property, and meet the policies of the Comp Plan which encourage development that responds to the characteristics and locality of the property, while encouraging a mixture of uses to serve residents. The Proposed Uses of the C-3 Service District, including health clinics, office, and financial services firms, are consistent with the goals of the Comp Plan, the historic use of the Property, and are the most viable market uses for encouraging tenant retention and acquisition.

- B. The Proposed Uses are consistent with current and future land uses in the area. The current PUD allows for a variety of uses that are no longer appropriate for the area, nor are they the highest and best use of space at an executive office park. Allowing permitted uses like health care clinics, educational facilities, professional services firms and limited retail sales as outlined in the C-3 District are consistent with the present use of the Property and will encourage appropriate future growth and vitality.
- C. The Proposed Uses would meet the performance standards outlined in the Zoning Ordinance. The permitted and conditional uses allowed within the C-3 District are consistent with the existing parking capacity on the Property and any change from current uses that require more parking would require further City review and approval.
- D. The Proposed Uses would not adversely impact surrounding properties. Nearby commercial properties are already zoned C-3 and nearby residential properties will benefit from a healthy and vibrant mixture of uses.
- E. The Proposed Uses would not negatively impact property values in the area and would encourage continued investment in a high value commercial asset within the City.
- F. The existing facilities can meet the traffic demand of the Proposed Uses. No additional traffic impacts are anticipated from approval of the PUD Amendment, and the proximity and access to both I-394 and I-494 with sufficient service on Wayzata Boulevard East facilitate traffic flow.
- G. The Proposed Uses would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity. No changes to the current built aspects of the PUD are associated with the Application.

3.2 PUD Amendment.

- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the "Amended PUD") conforms with the overall intent and purpose of a PUD as outlined in Chapter 933 of the Zoning Ordinance.
- B. Intent and Purpose of PUDs. The Amended PUD would continue to encourage the following:
 - 1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and uses.

2. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan, as noted above in this Report.
 3. A more desirable and creative environment than might be possible through the strict application of zoning and subdivision regulations of the City.
- C. General Standards. The Amended PUD would not materially impact any of the fourteen (14) general standards listed in Section 933.2.A and in Section 2.1 of this Report, which would continue to be met as with the existing PUD. The PUD Amendment will mainly allow for the current permitted and conditional uses that are consistent with the Comprehensive Plan and the current C-3 zoning district, the realities of the current leasing market, and the City's continued goal of a vibrant PUD. The PUD Amendment would not include any other significant changes to the previously approved and existing PUD.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the PUD Amendment and associated PUD Zoning District Amendment, subject to the following conditions:
- A. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 5th day of August 2024.

Attachments:

Attachment A: Legal Description and Property Information

Attachment B-1: PUD Amendment

Attachment B-2: PUD District Map

Attachment A

Legal Description and Property Information

Address	1903, 1905, & 1907 Wayzata Blvd E
PID	05-117-22-13-0034
Legal Description	Lot 1, Block 1, Wayzata Executive Park
Abstract or Torrens?	Torrens
Certificate No.	1329802

DRAFT

Attachment B-1
PUD Amendment

1. Uses: Subject to applicable provisions of the Zoning Ordinance, the permitted and conditional uses of the C-3 Service District (the “C-3 District”), which may be amended from time to time, shall be the permitted and conditional uses of the Property.

DRAFT

Attachment B-2
PUD District Map

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2024	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to the West Side Yard Setback, and Design Deviations for an Elderly Care Facility (Moments of Wayzata) at 163 Wayzata Boulevard West	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: August 13, 2024 (extended to 120 days - October 12, 2024)	

BACKGROUND:

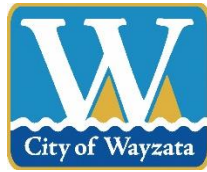
Jeff Schuler, on behalf of TMS of Wayzata LLC, has submitted a development application requesting approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit for an Elderly Care Facility, Variance to Side Yard Setback, and Design Deviations for the replacement of an existing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

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. 163 Wayzata Blvd - Staff Report
2. 163 Wayzata Blvd - Narrative
3. 163 Wayzata Blvd - ALTA
4. 163 Wayzata Blvd - Architectural and Civil Plans
5. 163 Wayzata Blvd - Lighting Plan
6. 163 Wayzata Blvd - Neighborhood Meeting Summary



**Staff Report
Wayzata Planning Commission
August 5, 2024**

Project Name:	Moments of Wayzata
Address:	163 Wayzata Blvd W
Application Requests:	Comprehensive Plan Amendment Zoning Map Amendment Conditional Use Permit Variance to Side Yard Setback Design Deviations (5)
Applicant:	Jeff Schuler, on behalf of TMSC of Wayzata LLC
Report Prepared by:	Emily Goellner, Community Development Director Eric Zweber, Consulting Planner
“60 Day” Deadline:	August 13, 2024
“120 Day” Extension:	October 12, 2024

Development Application

Introduction

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

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

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

Property Information

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

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

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

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

Project Location

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

Map 1: Project Location



Source: Hennepin County

Application Requests

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

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

Public Hearing Notice

Notice of the public hearing on the Application was published in the Sun Sailor on April 25, 2024. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on April 24, 2024.

Neighborhood Meeting

A neighborhood meeting was held to discuss the revisions of the current submittal on June 27, 2024. About 8 community members were in attendance and the following primary concerns were discussed:

1. Positive feedback on the revised colors
2. The additional trees and screening along Wayzata Boulevard
3. Building recesses and other façade improvements
4. Sunroom reduction
5. General changes to address concerns raised at public hearing

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

Comments from the Public

As of July 31, no public comments have been received.

Background Information

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

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

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

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

In May 2021, the new property owner and applicant submitted an application for a Planned Unit Development Amendment and Design Deviations. The use was proposed to continue as a senior living and memory care facility with supportive amenities. The proposal also incorporated an adult daycare for up to 20 guests per day in order to provide a respite for caregivers, while helping those with changing physical cognitive abilities. The 13,313 square foot building addition to the west of the existing building would have been used for both daycare and office use. The neighbors signed and submitted a petition against the daycare and corporate office uses and the applicant removed that 13,313 square foot addition from their plans. The September 2021 proposal without the 13,313 square foot daycare and office uses was approved by the City Council. However, health

department regulations do not allow for use of the existing building as a memory care facility.

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

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

At the April 22, 2024 Planning Commission meeting, following the public hearing, the Planning Commission voted to prepare draft Planning Commission Report and Recommendation to recommend approval for Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Variance to the West Side Yard Setback, and Design Deviations for parking location, massing break, unit entries, and screening of sheet roofing; and a recommendation of denial for the design deviation for building recesses. Following that recommendation, the applicant has chosen to withdraw the application.

In June 2024, TMSC of Wayzata, LLC submitted an application that is similar to the February 2024 application with the same number of units and an increase in building size to 91,264 square feet (increase of 288 square feet). The major changes from February 2024 application include:

- Change in the color of exterior materials to a color pattern similar to the Folkstone development
- Inclusion of more hip and gable roofs
- Seven (7) building recesses within the front façade, eliminating the request for a Design Standard Deviation for building recesses
- An additional door in the front façade to provide egress from the internal stairway
- Reduce the depth of the second-floor sunroom by 17 feet
- Installation of a two (2) foot high berm vegetated with arborvitae along the Wayzata Boulevard frontage to help shield headlights from the parking lot

The zoning requests for the June 2024 application are the same except that there is no longer the need for a building recess design guideline deviation request.

Summary and Analysis of Application

Proposed Plans and Improvements

The proposed building is a two-story walkout style building, with a ground level building footprint of 32,295 square feet. The proposed building would replace an existing multistory senior living facility with a building footprint of 25,068 square feet. The existing building has been unoccupied since 2021. The lot is 4.091 acres (178,193 square feet) in size.

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

Comprehensive Plan

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

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

The proposed building has a gross floor area of 91,264 SF and the site area is 178,193 SF. The FAR is 0.51, well below the maximum allowed on properties guided as institutional.

Zoning

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

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

* 45 feet from south elevation sidewalk to roof peak

**Variance requested for the west side yard setback

Site Plan

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

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

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

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

Variance to Side Yard Setback

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

Building Height & Building Stories

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

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

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

Unit Sizes

The minimum floor area for assisted living or memory care dwelling units is 330 square feet for units without kitchen facilities and 370 square feet for units with kitchen facilities. The proposed units do not have kitchen facilities and range from 402 to 555 square feet in size.

Mechanical Equipment

The proposed building includes no rooftop mechanical equipment. Mechanical equipment will be located in the side and rear yard. One unit of below-grade HVAC equipment,

shielded by retaining walls, is proposed in the front yard. All equipment will be shielded by retaining walls and/or located below grade. The screening requirements are met.

Building Materials

The proposed plans comply with building materials standards. The proposed primary façade material on the first floor is a thin-stone veneer. Other façade materials include fiber cement lap siding, fiber cement shingle siding, una-clad metal trim, standing seam roof, and fiber cement vertical board siding with a trim & panel accent. The proposed front façade consists of approximately 28% masonry material, 21% lap siding, 18% shakes, and 33% glazing.

South Façade Exterior Building Materials					
	Masonry	Lap Siding	Shakes	Vertical Panels	Glazing
April 2024 Public Hearing					
Square Footage	2,122	2,322	2,302	347	3,232
Percentage	20.5%	22.5%	22.3%	3.4%	31.3%
August 2024 Public Hearing					
Square Footage	2,657	2,026	1,774	0	3,189
Percentage	27.5%	21.0%	18.4%	0.0%	33.1%

Retaining Walls and Grading

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

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

A proposed 14.5-foot-tall retaining wall on the southwest corner of the building would allow for HVAC equipment to be located 6 to 14 feet below grade. The 14.5-foot retaining wall extends between zero and 8 feet above the exterior final grade, fully screening the

proposed HVAC equipment. From the front yard view, this proposed wall extends less than 4 feet above grade. A proposed 3-foot-tall retaining wall in the southeastern corner of the building provides screening for mechanical equipment in the eastern side yard. From the front yard view, this proposed wall extends less than 6 inches above grade.

The berm along the Wayzata Boulevard frontage has a about 3-foot-tall retaining wall along the north side of the berm. This retaining wall is not visible from Wayzata Boulevard.

Outdoor Improvements

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

Lighting

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

Conditional Use Permit Standards

The Elderly Care Facility use is only allowed via a Conditional Use Permit in the Institutional District. This conditional use requires that additional standards outlined in City Code § 937.07.C be met. This use must provide screening for interior side yards. The proposal includes vegetative screening along the interior side yard, the east property line. The Elderly Care Facility must also only use the rear yard for recreational areas, which must be fenced and screened. The proposal includes a fenced rear-yard recreational area including gardens, patio, and walking paths, which is screened from adjacent properties with tree plantings. The Elderly Car Facility must also be on a site served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated. Wayzata Boulevard is a minor arterial and has sufficient capacity to accommodate any increased traffic from the proposed use. Signage must be in compliance with Chapter 927 of the ordinance. The proposal includes preserving an existing monument sign in the front yard. No additional signage is proposed at this time.

Design Deviations

The proposal has been reviewed for compliance with design standards. Design elements that meet standards will receive administrative approval at the time of building permit review and issuance. Design elements that do not meet the standards require Planning

Commission review and City Council approval. The criteria for reviewing design deviations are provided at the end of this report.

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

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

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

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

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

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

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

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

Landscaping

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

Tree Removal/Preservation

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

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

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

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

Planting	Number	Size	DBH
Overstory Trees	40	3"	120
Evergreen Trees	194	2" (6 feet)	388

The required DBH replacement for the site is 282.2 inches. The applicant proposes 508 DBH in replacement, which exceeds the required DBH replacement standard by 225.8 DBH.

Comments from the City Forester

The City Forester has reviewed the submitted documents and has provided the following comments:

- If more than 40% of a tree's critical root zone is impacted by construction activity, then the tree shall be removed and replaced with an appropriate tree species per the tree preservation regulations.
- If any of a tree's structural root zone (a radius 3 times of a trunk diameter radius) is impacted by construction activity, then the tree shall be removed and replaced with an appropriate tree species per the tree preservation regulations.

Comments from the City Engineer/Director of Public Works

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

- Earthwork calculations provided on the grading plan (sheet C3.0) show that the average grade is proposed to change by 3.55-feet, requiring City Council approval, per 916.04.
- There are several new retaining walls proposed throughout the property to lessen and even out slopes that exist on the site. In order for the site to be functional and accessible for use by an elderly population, a significant amount of grading must be completed to lower or raise points across the site. The earthwork calculations identify an average grade change over 3 feet. In performing the earthwork calculations for this site, the required calculation includes both cuts and fills on the site and then divides that total quantity of dirt moved across the site area to determine an "average grade change". This results in a change of over 3 feet. However, that doesn't mean the site is 3 feet higher. It simply means that grades, on average, changed up and down more than 3 feet.
- Sump CBMH 16 on east side of property appears to be difficult to access for cleaning/maintenance.
- Additional sump manholes should be installed on west side to better protect pond and minimize future pond maintenance. (CBMH 3, CB 1, CBMH 5).

Operations

The facility requires a license from the State of Minnesota to operate. In addition to nursing services, typical resident support services would be provided on site including food service, medication management, social activities, and specific services for residents with Alzheimer's or dementia. Outside service providers would provide in-house physical

therapy. Laundry facilities are included on-site. The rear parking lot is designated for staff. Staff would be present on the site throughout all hours of the day. More information is available in the attached project narrative.

Parking

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

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

The following table summarizes minimum parking requirements:

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

Standards of Planning Commission Review of Application Requests

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

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

Primary Questions to Consider

1. Comprehensive Plan Amendment
 - a. Is the proposed use consistent with the drivers, goals, and policies of the Comprehensive Plan?
 - b. Is the proposed use consistent with the goals and policies of the Institutional/Public land use category?

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

Action Steps

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

Attachments

Applicant's Narrative
ALTA Survey (1 page)
Civil, Architectural and Outbuilding Plans with Renderings (41 pages)
Lighting Plan (1 page)
Neighborhood Meeting Discussion Summary (4 pages)

Applicable Code Provisions for Review

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

Zoning Map Amendment (Rezoning)

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

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

Conditional Use Permit Standards

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

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

Conditional Use Permit Standards for Elderly Care Facilities

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

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

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

Institutional Zoning District Standards

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

Lot Area:

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

Minimum Setbacks:

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

Lot Coverage and Height:

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

Variance Criteria

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

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

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Additionally, variances shall only be permitted when they are:

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

Comprehensive Plan

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

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

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

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

The Standards have three primary functions:

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

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

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

Intent

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

Standards

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

Guidance

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

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

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

Intent

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

Standards

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

Guidance

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

Building Recess (Design Standards Handbook p. 34)

Intent

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

Standards

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

Guidance

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

Significant Massing Break (Design Standards Handbook p. 33)

Intent

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

Standards

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

Secondary Unit Entries (Design Standards Handbook p. 38)

Intent

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

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

Standards

Ground floor residential units shall comply with the following standards:

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

Guidance

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

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

Intent

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

Standards

Sheet Roofing

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

Parapet/Roof Coping

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

Criteria for Granting Design Deviations (Section 909.29)

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

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

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



The Moments

16258 Kenyon Ave.
Lakeville, MN 55044

6-10-2024

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

Re: Application for redevelopment of the Moments of Wayzata project

Project Summary

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

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

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

Project improvements

As everyone is aware the Momnets of Wayzata has been through the planning process previously. During the previous submissions community members have voiced their concerns and we have taken these opportunities to better understanding their desires for the proposed site in their community. The Momnets project team has utilized much of their feedback and incorporated it into the newly proposed

building. One of the most poignant comments is the concern with the visual size of the building. To alleviate these concerns we have made physical size changes as well as visual changes. On the physical side we have been able to lower most portions of the roofs facing Wayzata blvd. Along with lowering roofs the sun room and Porte cochere has been pulled back to the face of the building to help reduce the impact of this building feature.

The physical changes are important but the most noticeable changes we believe have been in the building finishes and landscape. The feedback we received from our last proposal was that the bright white building did not fit the area of Wayzata not on the lake. The neighbors also found the bright building to be too noticeable. With this feedback we have change the building to an more natural pallet with more variations in color. The new color palette with natural browns will blend into the site more then stand out. We have also incorporated more of a variation of dark and light colors to help break up the the building visually. These darker color help accent the fact that through changes in the building we have been able to incorporate the required building recesses and massing brakes that are part of the design guidelines.

In addition to the building responding to community comments we have also responded through natural landscaping. Our goal continues to be to save as many existing trees as possible while adding density to the front yard plantings. In the proposal accompanying this narrative we have added more deciduous trees and plants to the front yard. With this deciduous trees we are also adding a row of tall evergreen arborvitaes that will continue to screen the whole building throughout the winter. All of these improvements will also be made on top of a new 2-3 foot berm at the front of the property. These improvements will make the parking lot nearly invisible and obscure the building from the street and the neighbors.

Executive Project Summary

- 80-residential units
- Typical resident support services – food service, medication management, social activities, ADL services
- Large communal areas will be created at the core of the building, dedicating a large amount of floor area to help foster a community that encourages socializing.
- CNA care stations will be located on each floor. One Aide station at core/ floor.
- In-house physical therapy provided by outside service providers.
- In-house central laundry with resident/family laundry in each resident wing
- Open-air pavilion in north yard within a secured garden.
- SE corner of the parcel is to remain as natural landscape.
- Public and secure gardens and patio spaces for family and guest interaction.
- East side of site, an ADA accessible path and 12' clear pond service access has been lowered to meet code gradient concerns.
- Extreme care and planning efforts were taken to retain as many trees as possible. Drive lane approximates existing loop turn around while providing resident focused access to parking near the entry canopy.

Project Data Summary:

- Site Area (acres): Unchanged, 4.07 Acres (177,139 SF)
- Existing Building Area: 74,178 SF
- New Building Area: 91,264 SF

- Building area change: 17,086 SF
- Building Height: Maximum of the building 40'
- Residential Units: Increased from 75 to 80
- Off-street Parking: 62 Stalls including 2-HC stalls. Garages will be removed.
- (Existing: 53 stalls with 2 HC stalls and 8-garage stalls)
- Loading: Unchanged in quantity; one service loading area will be provided in the north parking lot accessible to the north face of the building

Design Features

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

The exterior design of the building is influenced by the character of the existing neighborhood. By using common, high-quality materials and design elements The Moments of Wayzata will look like a building that is and always has been part of the fabric of Wayzata. The front of the building defined by a stepped building incorporating different roof lines and terraces the break down the scale of the building.

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

Care and Maintenance:

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

A . Comprehensive Plan and Rezoning

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

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

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

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan. The 2040 Plan guides the Property High Density Residential. The proposed Institutional parcel is 4.07 acres. The proposed Elderly Care building will provide 80 units, with 19.66 units per acre consistent with the 2040 Plan guidance of between 12 and 40 units per acre in the High-Density Residential zone.
2. The proposed use's conformity with present and future land uses of the area. The proposed change fits in better with the neighborhood it belongs to than high density residential. The character of this area of Wayzata is churches, schools, and single-family housing. With a change to Institutional the site will match the existing neighboring parcel. This change will also lower the potential unit count to a level more consistent with the surrounding area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.) The proposed institutional use is within the institutional standards and not in conflict with the neighboring uses. The required parking amount and screening of utilitarian aspects of multi family living are screened from the right of way.
4. The proposed use's effect on the area in which it is proposed. The proposed senior living building and institutional use will fit in with the existing uses. The nature and traffic match very closely to the exiting building and use that have been in place for the past 30 years. The proposed use and building match the existing but will replace the old building with outdated practices with a new improved version. This use matches the only neighboring parcel and reduces the potential density closer to the single-family residential homes located nearby.
5. The proposed use's impact upon property value in the area in which it is proposed. The proposed project will replace a tired building with deferred site and building maintenance with a bright new building matching the style of Wayzata. The proposed use will benefit the surrounding properties and property values as a whole.
6. Traffic generation by the proposed use in relation to capabilities of streets serving the property. The traffic generated by this project will be nearly identical to the former use and facility. The proposed plan is to reuse all the existing curb cuts in their current location requiring no changes to public circulation. While capacity of the surrounding roads is not in question due to the low traffic generated, Wayzata boulevard is sized for large traffic demands.
7. The proposed uses impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity. The Design team have been conscious of

the city resources in this area. The proposed Institutional use with senior housing can be accommodated by the existing utilities available on the Property. In addition to city provided resources the development will be providing improved stormwater treatment by restoring the onsite storm water pond to full use. The proposed senior living community will cater exclusively to seniors who are less mobile and tend to stay on site. These residents will not add to the burden on the school district and public amenities.

8. Additional requirements for the conditional use of the property as an Elderly Car Facility

- a. Interior side yards are screened. The interior rear yard used for resident outdoor activities is heavily screened with coniferous trees and a fence for safety of the residents. There is limited exterior use on the side yards by residents however the area that will be in use is screened by a retaining wall.
- b. Only the rear yard is used for play or recreational areas. Said area must be fenced and controlled and screened in compliance with Chapter 918 of this Ordinance. No screening is required as this property does not border a residential parcel according to 918.03. However the proposed development does show screening in the form of coniferous trees. The proposed fence is a steel painted fence for security.
- c. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated. The proposed development will have less traffic then the existing building as the previous building had some independent residents. The proposed project will have no residents with access to a vehicle. Wayzata Blvd is more than adequately sized for any increased load that may be generated.
- d. All signing and informational or visual communication devices are in compliance with Chapter 927 of this Ordinance. Signage for the proposed project will utilize the existing dinge location and design which meets the city requirements.

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

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

The project team requests a variance to the side yard set back on the west side of the parcel. The institutional district requires a 50-foot setback. This petition requests a setback of 30 feet

from the west property line. This side of the property is only bordered by highway 12 and for the foreseeable future will not impact neighboring property owners.

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

Design Standard Deviations

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

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

The Zoning Ordinance permits deviation from the Design Standards enumerated in Chapter 909 upon a finding by the City Council that the negative impact of such deviation is outweighed by one or more enumerated factors in Section 909.29. For the proposed elderly care building and site, it is impractical to locate all of the parking in the rear of the building. In elderly care and the Moments communities in general it is important to establish safe positive outdoor spaces. Most important to the residence is safety and comfort. If the site plan were to try to accommodate all the parking in the rear of the building it would force vulnerable adults to spend their outdoor time adjacent to the fast and busy stretch of Wayzata Blvd. Along with the noise and the fact that Wayzata Blvd. is not a human or pedestrian oriented road in this area, and therefore there are safety concerns with all the outdoor activities next to the road.

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

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

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

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

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

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

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

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

own. For this reason, all doors are locked at all times and adding a door to the studio dwelling units that is always inoperable is not suitable for these residents.

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

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

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

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

Summary

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

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

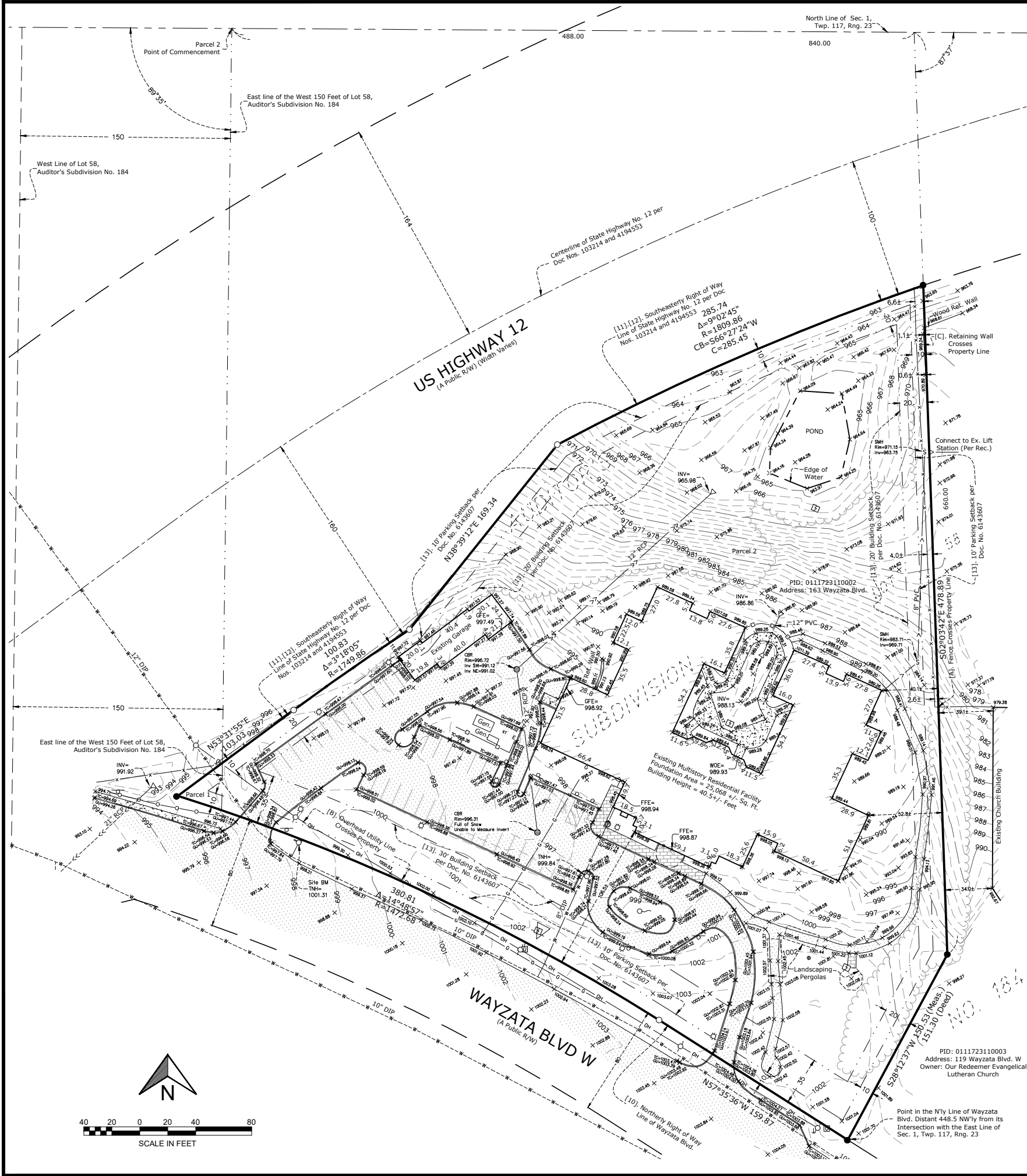
Sincerely,

Elizabeth Wright ,
The Moments Founder

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

Jeff Schuler, AIA
Lead Design Architect

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



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:

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

Hennepin County, Minnesota

Torrens Property- Certificate of Title No. 815414

Parcel 2:

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

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

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

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

SURVEY REPORT

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

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

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

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

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

ALTA CERTIFICATION

To: Minnesota Senior Living LLC, a Minnesota limited liability company; Colliers Funding LLC, a Delaware limited liability company, its successors and assigns; TMSC of Wayzata, LLC, a Minnesota limited liability company; and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10(a)(b), 11, 13, 14, 15, 16, 17, and 19 of Table A thereof. The field work was completed on 02-17-2021.
Dated this 22nd day of February, 2021.

Rory L. Synsteli
rory@civilsitegroup.com

Minnesota License No. 44565

Linetype & Symbol Legend

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

Moments Wayzata

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

Waite Holdings

PROJECT

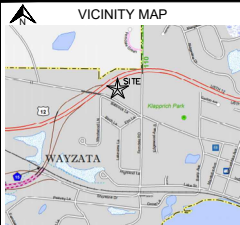
CLIENT

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

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

QA/QC

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



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

PROJECT NO. 21029

ALTA/NSPS LAND TITLE SURVEY

V1.0

1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR "OWNER STATE ONE CALL" (800-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "PERMITS FOR WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR "OWNER STATE ONE CALL" (800-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & FEDERAL REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO SLOTTING AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SOIL MATERIAL TO THE SITE TO BE ESTABLISHED.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE UNIFORM TOPSOIL FOR REESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL STOCKPILE EXCESS TOPSOIL IN AREAS TO BE ESTABLISHED TO A DEPTH OF 4 INCHES. REESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN AREAS AND EXISTING DRIVEWAYS, DRIVEWAYS, OR BETWEEN SUCH POINTS AND EXISTING DRIVEWAYS. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS. TRAFFIC AND EROSION REPAIR ALL AREAS THAT HAVE BECOME RUINED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DAMAGED BY THE ABOVE SHALL BE RESTORED TO ORIGINAL OR BETTER TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS SHALL BE TESTED IN EACH SECTION OF THE STREET OR PARKING AREA UNLESS AN UNSTABLE CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DEFLECTION SYSTEMS.
- TOLERANCES**
 - 17.1 THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN ± 0.30 FOOT ABOVE OR BELOW THE TOLERANCE, THE DESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 17.2 THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN ± 0.05 FOOT ABOVE, OR ± 0.10 FOOT BELOW, THE DESCRIBED ELEVATION OF THE SUBGRADE WHERE MEASUREMENT IS MADE.
 - 17.3 AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - 17.4 TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE**
 - 18.1 THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 18.2 CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUPTED AREAS TO SPECIFIED TOLERANCES DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE MAINTENANCE PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - 18.3 WHERE COMPLETELY COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR DIVERSE WEAR, THE CONTRACTOR SHALL REPAIR, RESEED, REGRASS, REGRADE, RESEAL, REPAVE, OR RECONSTRUCT PRIOR TO FURTHER CONSTRUCTION.

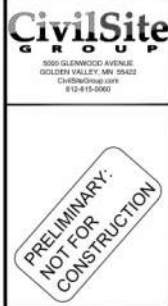
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0502 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND GEOGRAPHICAL FEATURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (SEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF MINNESOTA DEPARTMENT OF TRANSPORTATION.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C200 UNLESS OTHERWISE NOTED.
- ALL SINK-BY-SIDE AWWA SHALL BE SDR 26 POLYETHYLENE CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2605, ASTM F749, 1986) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPES SHALL BE HDPE ASTM F741 & F2306 WITH ASTM D3212 SPEC. PIPE RINGS SHALL BE USED.
- LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE "BUMPED" 0.0 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE "BUMPED" 0.15 FEET PER DETAILS. MIN. ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SURFACE FINISH.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN. WHERE NECESSARY, ADDITIONAL COVER SHALL BE PROVIDED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH EXISTING UTILITY DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE PERFORMED TO MATCH EXISTING. PATCH SHALL BE PRICED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL PAVEMENT SHALL BE PERFORMED TO MATCH EXISTING BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NECESSARY. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO PERIODIC WORK SHALL BE PERFORMED WITHIN THE CITY OF MINNEAPOLIS.
- ALL STRUCTURES, PUBLIC OR PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SYSTEMS TO EXISTING WATER MAINS. ALL IRRIGATION SYSTEM CONNECTION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE DRAINAGE AND WATERTIGHT. ALL JOINTS MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 2" IN EACH DIRECTION OF FLOW. DRAIN TILE SHALL BE 12" DIA. PER PLAN AND GEO-TECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT A DRAINAGE PLAN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND ABOVE AND BELOW GROUND UTILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH REPAIR/REPLACEMENT DAMAGE SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND MAINTAINED AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS. COVER.
7. ALL MAIN LINES SHALL BE 1" BELLOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 1/2" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND THE PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "EILED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FOR ALL JOINTS FOR INTENTED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
17. CONTROL WIRES 14 GAUGE DIRECT BURIAL. SOLID COPPER IRRIGATION WIRE. RUN UNDER PAVEMENT. USE MOISTURE PROOF SPLICING WELDS AND SPLICED ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND PULL BOX. MARK WIRE AND VALVE AND GROUND TO FURTHEST WALK FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS & INDIVIDUALLY ADJUSTING RADIIUS OF ARC ON SPRINKLER HEADS AND FULFILLING CONTRACTOR ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THURSTAL BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL BE EXTENDED BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 2" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
CONTRACTOR SHALL VERIFY ALL UTILITIES (8" AND 16" GAS, 12" AND 18" WATER) FOR UTILITY LOCATIONS. 24 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED OR DISAPPEARING CONSIDERING CONSTRUCTION ACTIVITIES.
2. WHERE SHOWN, SHRUBS & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM) AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS OF SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO A MINIMUM OF 2" DEPTH OF MULCH. MULCHING OF PLANTING BEDS IS APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM PLANT.
4. IF SHOWN ON PLAN, RANDOM SIZE SELECTED LIMESTONE BOLDERS COLOR AND SIZE TO COMPLEMENT NEAR LANDSCAPING. OWNER TO APPROVE BOLDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN NURSERY TRADE ASSOCIATION (ANTA) STANDARD SPECIFICATIONS OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANTS THROUGHOUT THE ENTIRE PLANTING PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, PLAN SHALL PREVAIL.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE SUBMITTED FOR THE REVIEW OF THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE A NEW TOPSOIL AND MULCH AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANTS, TREES, SHRUBS AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL PLANTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS COMING FROM LANDSCAPING ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE OF THE ENTIRE SITE. THE SYSTEM SHALL BE DESIGNED FOR PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PERIMETER OF MAIN BUILDING AND ALL OUTBUILDINGS.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

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


Matthew R. Pavuk
DATE 02/27/2024 LICENSE NO. 44263

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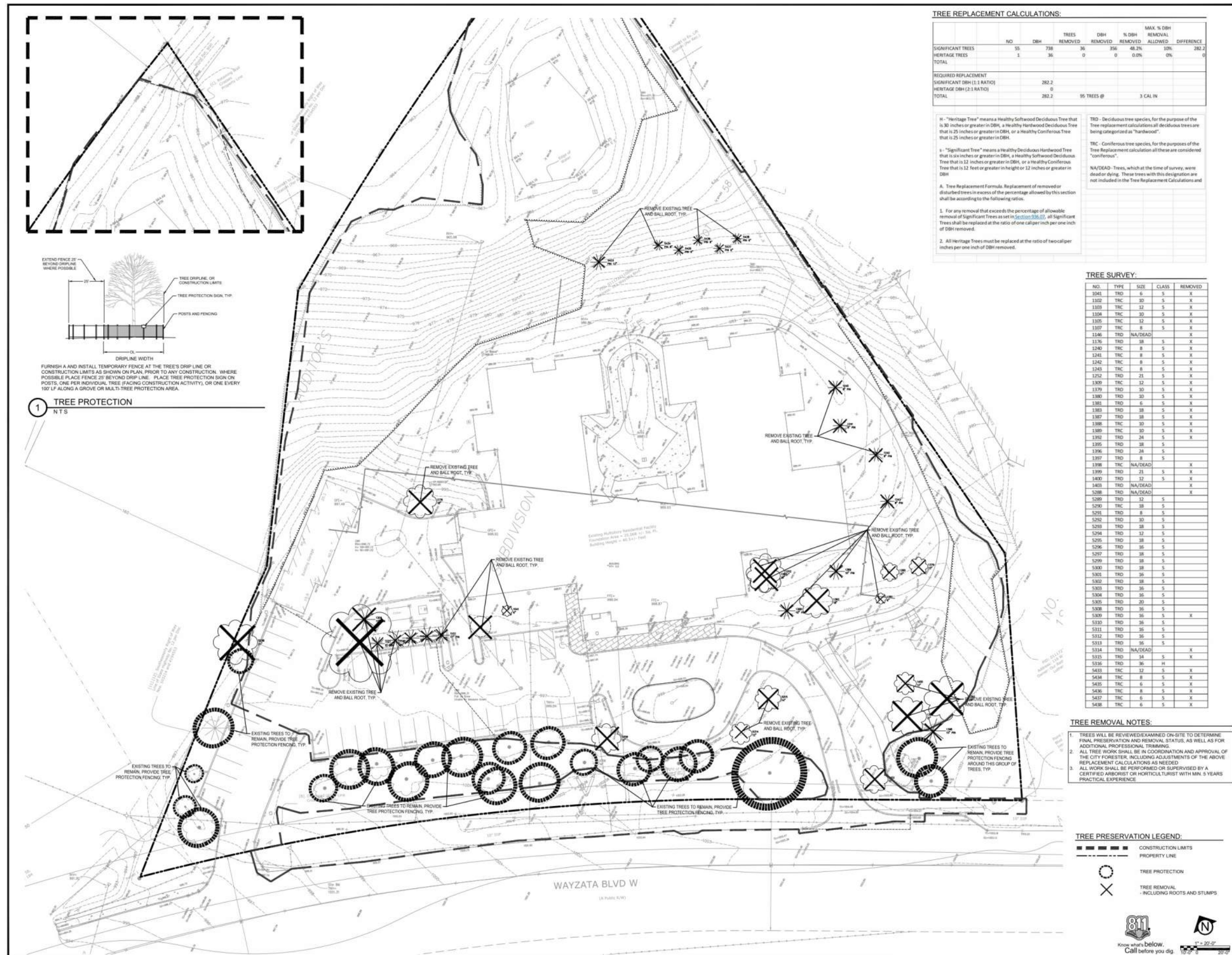
DRAWN BY: KB, JR. REVIEWED BY: RBL, PS, M
PROJECT NUMBER: 21029-01

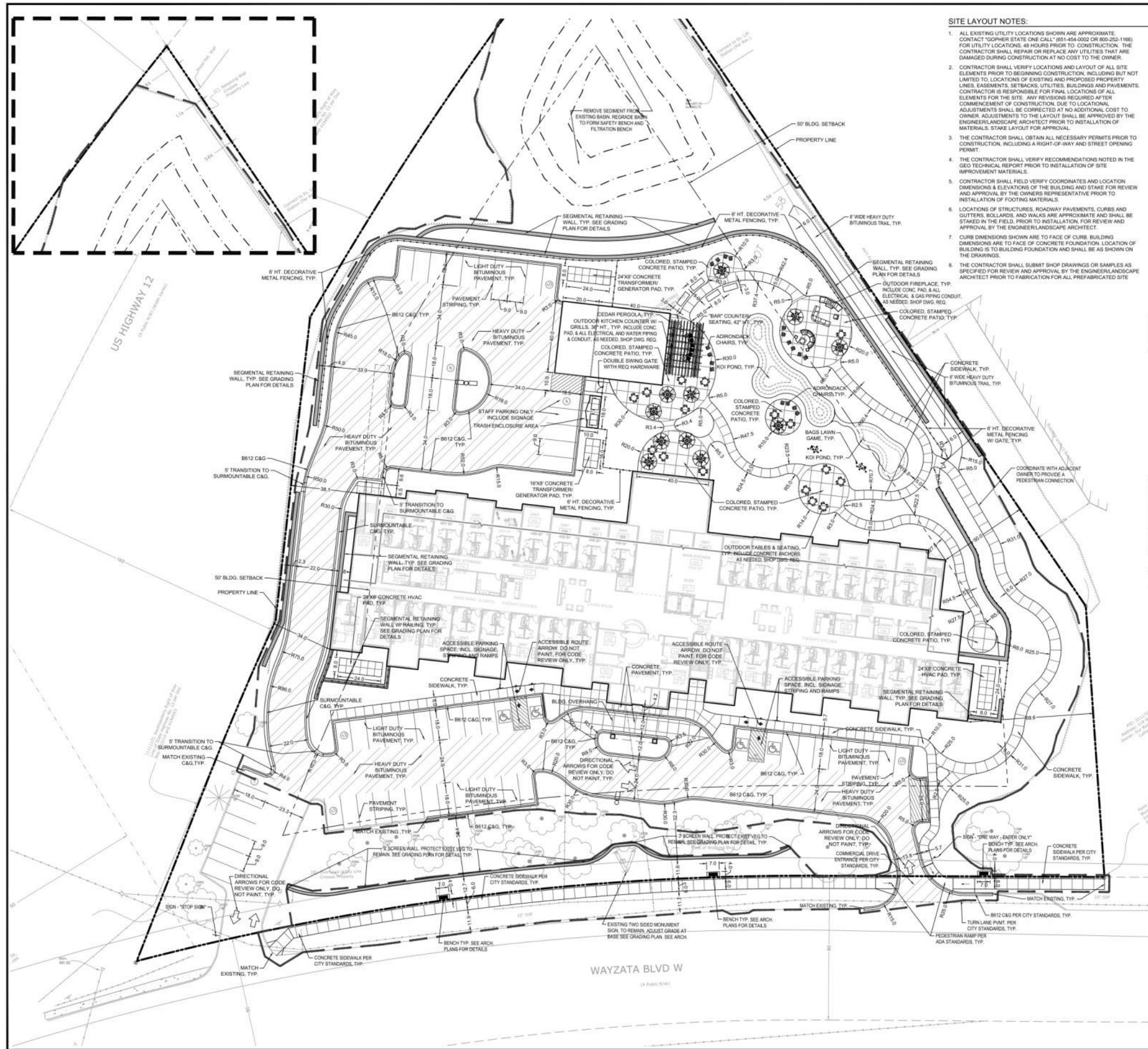
REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NOTES

C0.1







SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (800-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATION ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, SOLARIS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS.

- IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
 10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 8' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
 12. ALL CURB RADIUS ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
 13. CONTRACTOR SHALL REFER TO FINAL PLAN FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
 16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
 17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
 18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
 19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.

CITY OF WAYZATA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE IN OPEN LANDSCAPE AREAS. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

OWNER INFORMATION

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G
HOPKINS, MN 55343
ELIZABETH@THEMOMENTS.COM

SITE PLAN LEGEND:

- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- [Symbol] HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- [Symbol] CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- [Symbol] PROPERTY LINE
- [Symbol] CONSTRUCTION LIMITS
- [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- [Symbol] TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

CivilSite GROUP
5555 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
612-415-2580

**PRELIMINARY:
NOT FOR CONSTRUCTION**

MOMENTS OF WAYZATA
163 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

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

Matthew R. Pank
DATE: 02/27/2024 LICENSE NO. 54261

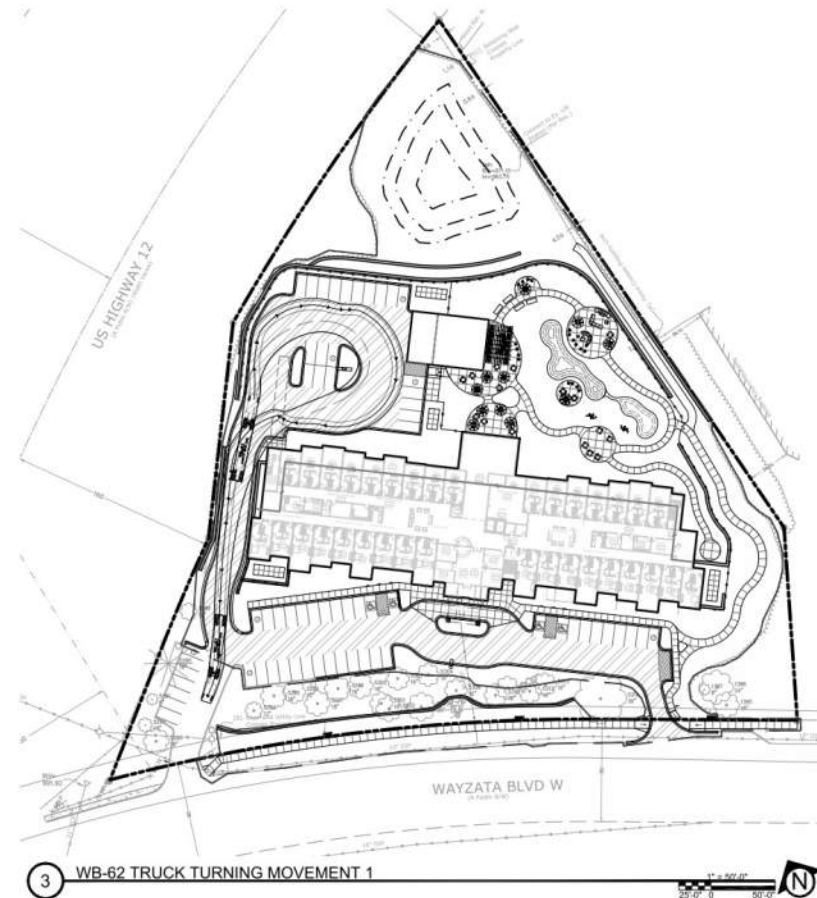
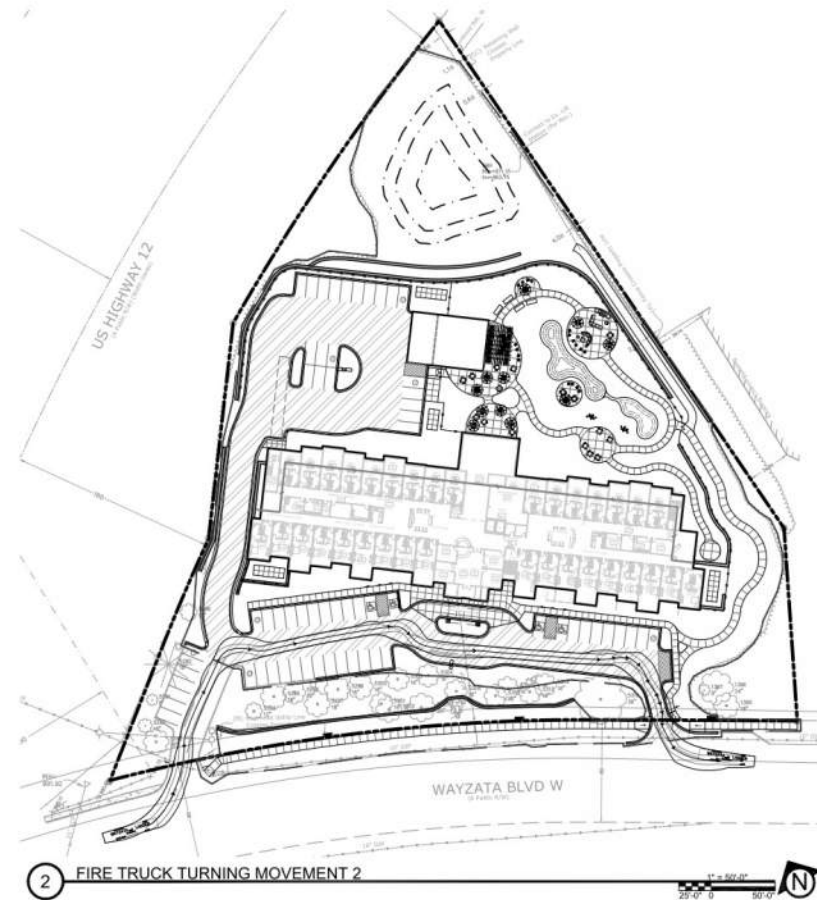
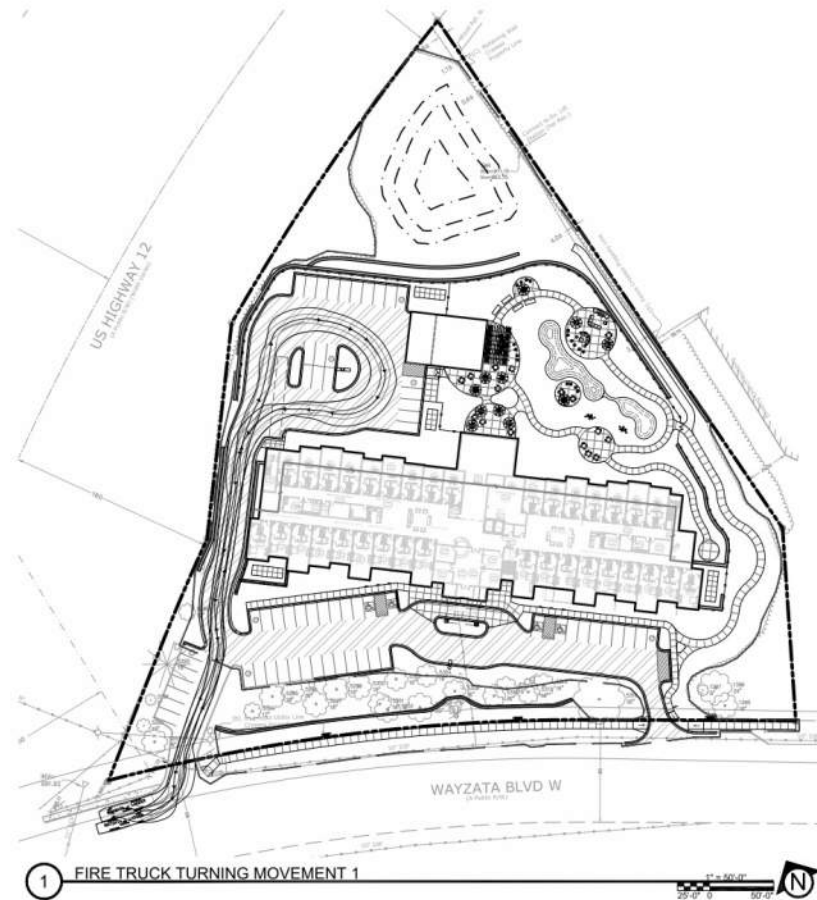
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
02/27/2024	ISSUE
03/05/2024	REVISION

DRAWN BY: J.B. JR. REVIEWED BY: R.B. P.S. M.P.
PROJECT NUMBER: 21203.01

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN

C2.0



CivilSite
GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
812-815-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

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Matthew R. Pavuk
DATE 02/27/2024 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8/24/2004	CITY BUDGET

REVENUE	GRIN BASKET TOTAL

DRAWN BY KB, JR. REVIEWED BY RB, PS, MP
PROJECT NUMBER: 21029.01

REVISION SUMMARY

DATE	DESCRIPTION
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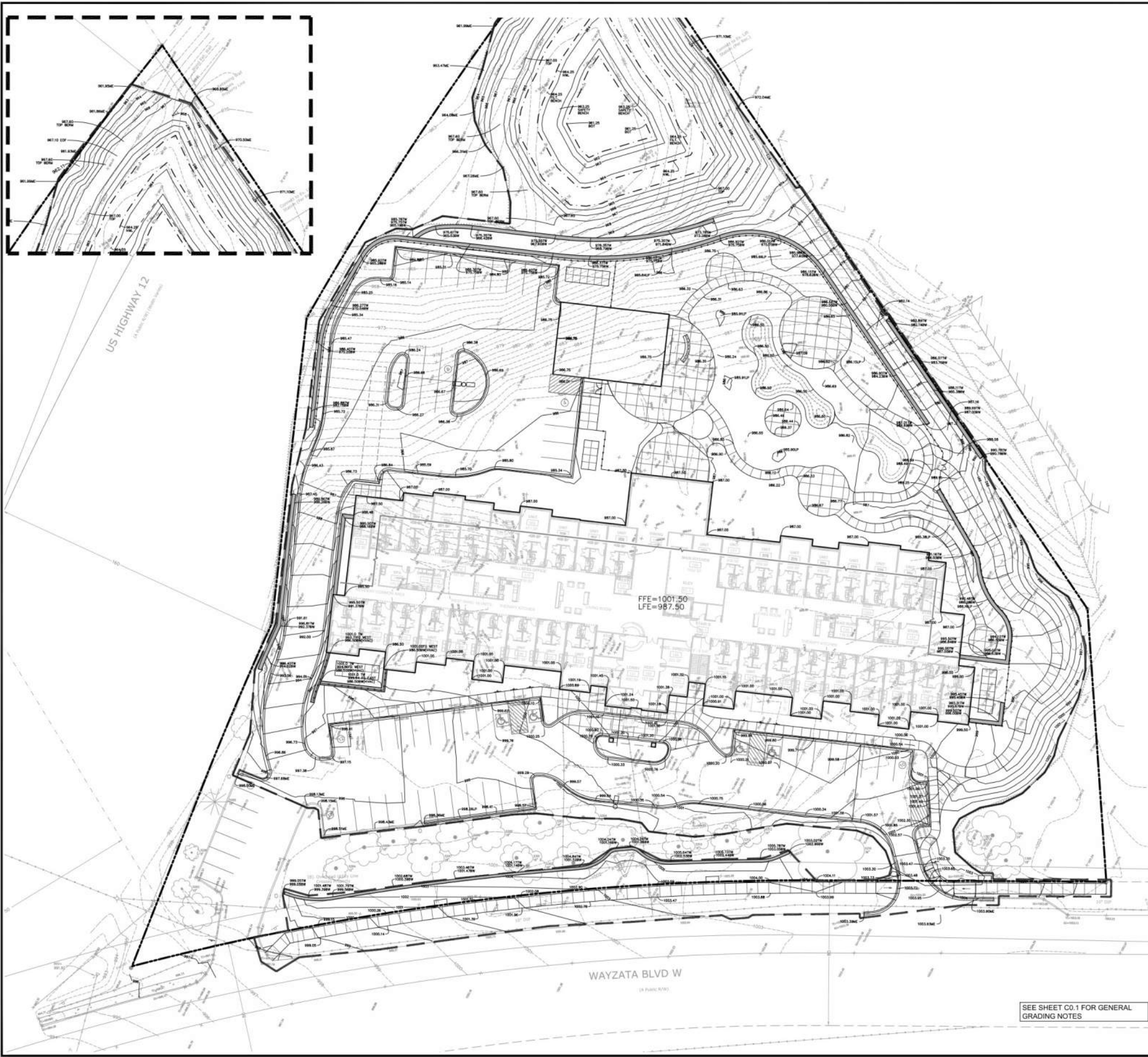
TURNING MOVEMENT

C2.1

SEE SHEET C2.0 FOR GENERAL
SITE NOTES & LEGEND



Know what's below.
Call before you dig



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

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

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

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

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

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

SEE SHEET C0.1 FOR GENERAL GRADING NOTES



CivilSite GROUP
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GOLDEN VALLEY, MN 55422
CIVILSITEGROUP.COM
612.415.2660

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA
183 WAYZATA BLVD. WAYZATA, MN 55391
WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

PROJECT

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

Matthew R. Pavik
DATE: 02/27/2024 LICENSE NO. 44261

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

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN

C3.0

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA

163 WAYZATA BLVD, WAYZATA, MN 55391

WAITE HOLDINGS

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

PROJECT

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SPECIFICATION OR REPORT WAS
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LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

Matthew R. Pavek
Matthew R. Pavek
DATE: 02/27/2024 LICENSE NO. 44261

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

REVISION SUMMARY

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

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DATE DESCRIPTION

DATE DESCRIPTION

PT#	Station	Northing	Eastng	Elevation
2285	0+00.00	167896.40	463287.53	1001.00
2094	0+20.00	167885.91	463283.07	996.50
2136	0+36.46	167875.55	463286.94	1000.80
2173	0+50.32	167864.19	463303.87	1000.88
2174	0+70.32	167851.69	463319.48	1000.88
2175	0+86.81	167844.82	463334.48	1000.83
2188	1+03.38	167837.82	463349.49	1000.71
2190	1+23.38	167825.33	463365.11	1000.78
2193	1+38.66	167811.91	463372.43	1000.82
2199	1+58.66	167806.42	463388.05	1001.24
2201	1+78.66	167806.83	463403.67	1001.38
2203	1+98.66	167794.44	463419.29	1001.03
2205	2+18.66	167811.94	463434.91	1000.89
2207	2+35.96	167853.72	463450.13	1000.89
2209	2+53.26	167845.26	463465.22	1000.75
2210	2+70.96	167832.48	463477.44	1000.72
2211	2+87.56	167819.38	463487.67	1000.58
2213	3+06.04	167806.55	463500.96	1000.36
2215	3+22.53	167806.88	463515.96	1000.83
2217	3+42.53	167807.19	463531.56	1000.84
2219	3+62.53	167847.69	463547.19	999.25
2221	3+79.08	167848.67	463560.40	995.54
2223	3+99.08	167800.29	463572.89	995.51
2225	4+13.26	167814.46	463572.33	996.80
2227	4+33.26	167830.08	463584.82	996.53
2229	4+48.16	167843.62	463578.81	996.61
2231	4+68.16	167859.24	463591.10	996.14
2233	4+82.30	167873.33	463589.91	996.13
2235	5+00.00	167886.31	463577.88	996.48
2237	5+20.00	167896.80	463562.28	996.34
2239	5+38.11	167808.48	463546.95	996.81
2241	5+58.11	167820.97	463531.33	996.87
2243	5+77.27	167832.16	463515.77	996.86
2245	5+94.40	167840.34	463500.72	997.00
2247	6+08.61	167854.08	463497.10	997.00
2249	6+28.61	167869.70	463509.59	996.80
2251	6+48.21	167882.35	463494.42	997.29
2254	6+68.21	167894.84	463479.00	997.27
2256	6+86.15	167704.13	463483.65	996.94
2258	7+06.15	167888.51	463451.16	997.00
2260	7+26.06	167891.50	463436.94	997.00
2262	7+37.35	167704.69	463426.68	996.59
2264	7+57.35	167717.17	463411.06	996.69
2266	7+77.35	167729.66	463395.44	996.74
2268	7+95.49	167742.47	463382.63	996.49
2270	8+15.45	167754.90	463366.95	996.41
2272	8+32.06	167761.90	463351.93	997.07
2274	8+49.72	167770.97	463336.78	997.37
2276	8+64.13	167787.08	463322.89	997.80
2278	8+84.13	167751.45	463310.40	995.80
2280	9+04.13	167735.84	463297.91	995.50
2282	9+19.15	167725.26	463284.41	990.81
2284	9+39.15	167713.54	463271.92	992.19
Average Grade				992.74

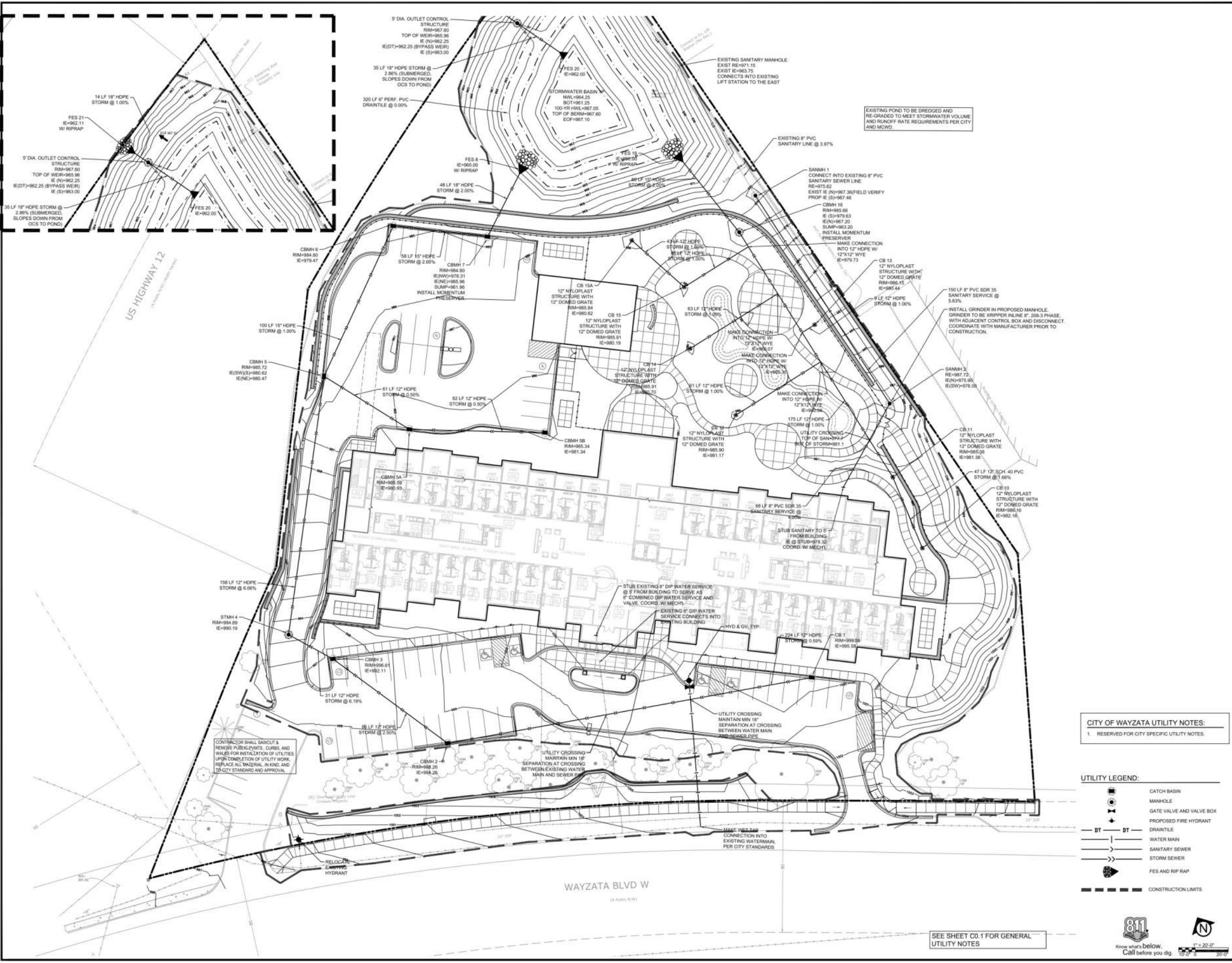
FFE	1001.50
High = Mid-point of Highest Road	217.2-164"
Mid-point Height	1032.69
Building Height from Average Grade	29.95

GRADING PLAN LEGEND:

- 1132 EX. 1" CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 TC SPOT GRADE ELEVATION GUTTER
- 891.00 B&T SPOT GRADE ELEVATION TOP OF CURB
- 891.00 ME SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- 891.00 ME GRADE BREAK - HIGH POINTS
- 891.00 ME CURB AND GUTTER (T.O. = TIP OUT)
- 891.00 ME EMERGENCY OVERTOW
- 891.00 ME CONSTRUCTION LIMITS



SEE SHEET C0.1 FOR GENERAL
GRADING NOTES



CivilSite
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5555 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55426
CivilSiteGroup.com
612-415-2660

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA
163 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

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

Matthew R. Pavek
DATE: 02/27/2024 LICENSE NO. 54563

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
02/27/2024	ISSUED FOR SUBMITTAL
03/01/2024	REVISIONS AND SUBMITTAL UPDATE

DRAWN BY: K.B. JR. REVIEWED BY: R.B. PLS. MP

PROJECT NUMBER: 21030.01

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN

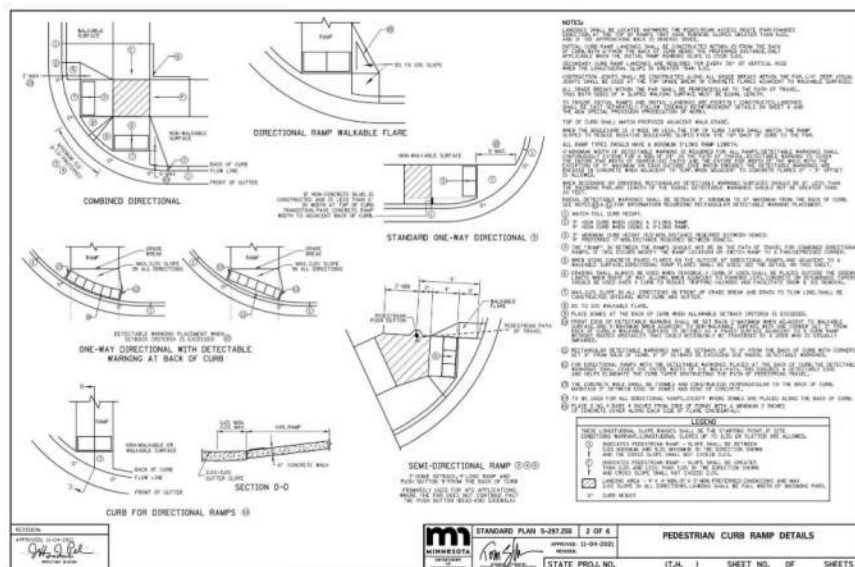
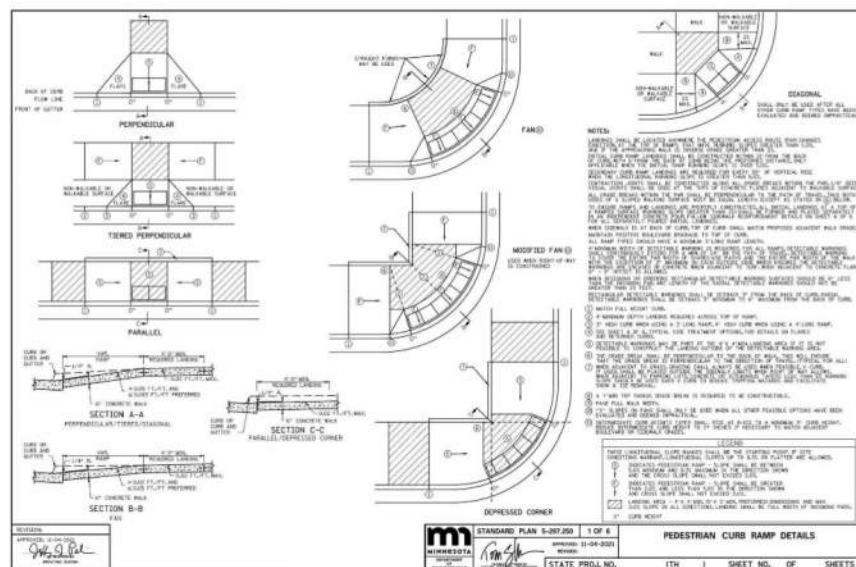
C4.0

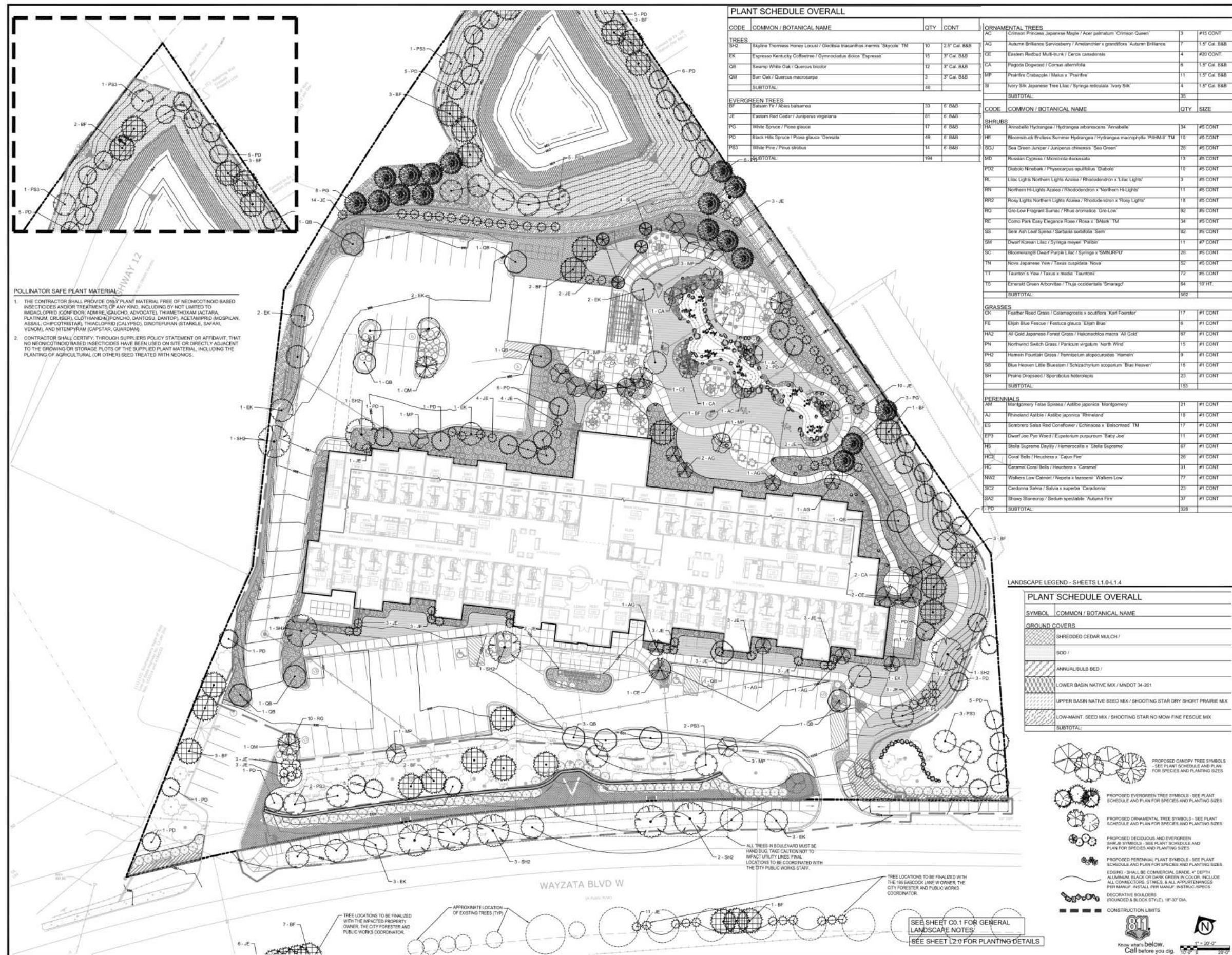
CITY OF WAYZATA UTILITY NOTES:
1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

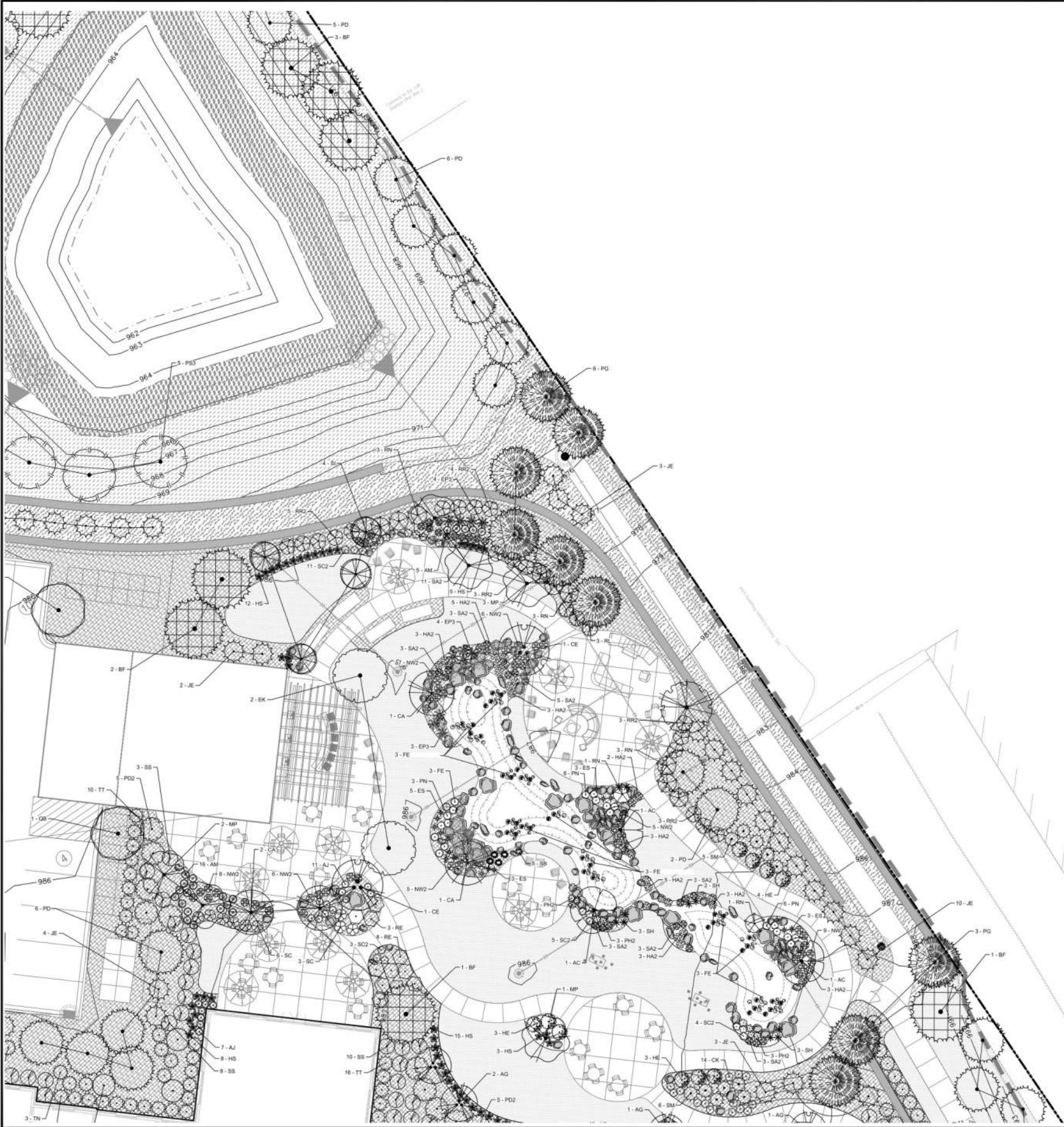
UTILITY LEGEND:	
	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	DRAIN TILE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP
	CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

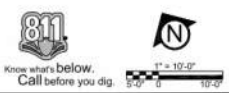
Page 59 of 118







SEE SHEET C0.1 FOR GENERAL
LANDSCAPE NOTES
SEE SHEET L1.0 FOR PLANTING
SCHEDULE & LEGEND
SEE SHEET L2.0 FOR PLANTING
DETAILS



5550 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55425
CIVILSITEGROUP.COM
612-415-2660

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA
183 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

DATE: 02/27/2024

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/27/2024	ISSUE/SUBMITTAL SUMMARY

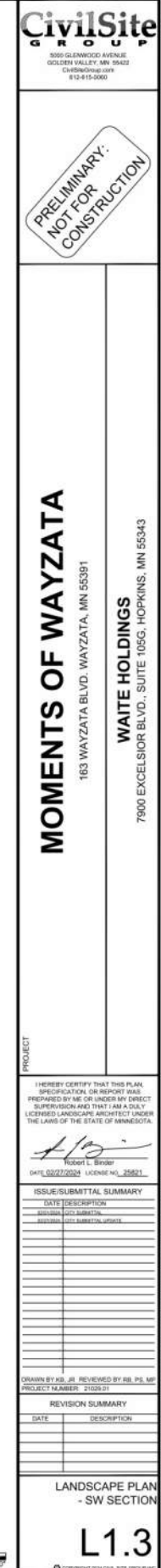
DRAWN BY: AS, JE, REVIEWED BY: RB, PS, MP
PROJECT NUMBER: 210301

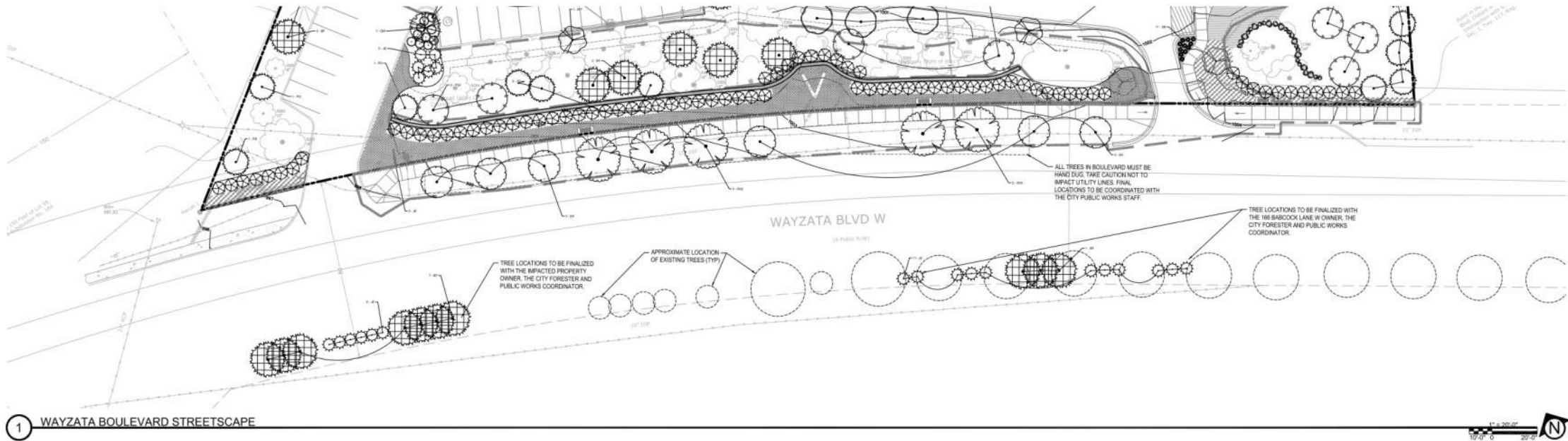
REVISION SUMMARY

DATE	DESCRIPTION

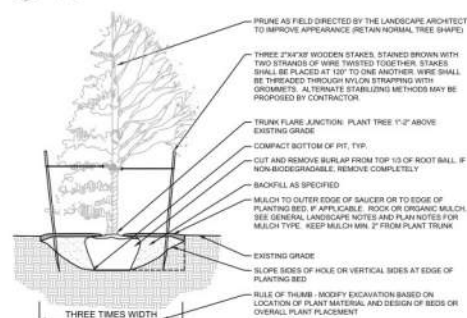
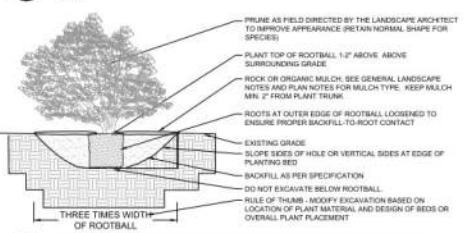
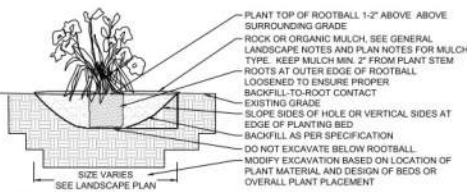
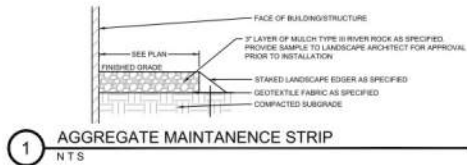
LANDSCAPE PLAN
- NE SECTION

L1.2





1 WAYZATA BOULEVARD STREETScape



MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDED CEDAR	YES	NO	SEE DETAIL SH-1.1.1
PLANTING BEDS	4" DEPTH, SHREDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURERS.	SEE DET. PLAN	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS CERTIFIED BY AMERICAN PLAYGROUND ASSOCIATION (A.P.A.) (SEE DETAIL SH-1.1.1.1 BY A.G. SOFTSTEP, INC. OR PLAYGROUND, OR EQUIVALENT)
DOG PARK MULCH	4" DEPTH, SHREDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL NOT TOGETHER TO FORM MATTER. ACCESSIBLE SURFACE (SEE DETAIL SH-1.1.1.1 BY A.G. SOFTSTEP, INC. OR PLAYGROUND, OR EQUIVALENT). PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE BED AREAS	NA	NA	NA	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS.				

PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

CivilSite
GROUP
1555 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
Civildesign.com
612-415-2560

PRELIMINARY:
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CONSTRUCTION

MOMENTS OF WAYZATA

183 WAYZATA BLVD, WAYZATA, MN 55391

WAITE HOLDINGS

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

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

Robert L. Binder
DATE: 02/27/2024 LICENSE NO. 25861

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

ISSUE NO. 1: PRELIMINARY

REVISION NO. 1: PRELIMINARY

REVISION NO. 2: PRELIMINARY

REVISION NO. 3: PRELIMINARY

REVISION NO. 4: PRELIMINARY

REVISION NO. 5: PRELIMINARY

REVISION NO. 6: PRELIMINARY

REVISION NO. 7: PRELIMINARY

REVISION NO. 8: PRELIMINARY

REVISION NO. 9: PRELIMINARY

REVISION NO. 10: PRELIMINARY

REVISION NO. 11: PRELIMINARY

REVISION NO. 12: PRELIMINARY

REVISION NO. 13: PRELIMINARY

REVISION NO. 14: PRELIMINARY

REVISION NO. 15: PRELIMINARY

REVISION NO. 16: PRELIMINARY

REVISION NO. 17: PRELIMINARY

REVISION NO. 18: PRELIMINARY

REVISION NO. 19: PRELIMINARY

REVISION NO. 20: PRELIMINARY

REVISION NO. 21: PRELIMINARY

REVISION NO. 22: PRELIMINARY

REVISION NO. 23: PRELIMINARY

REVISION NO. 24: PRELIMINARY

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REVISION NO. 26: PRELIMINARY

REVISION NO. 27: PRELIMINARY

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REVISION NO. 81: PRELIMINARY

REVISION NO. 82: PRELIMINARY

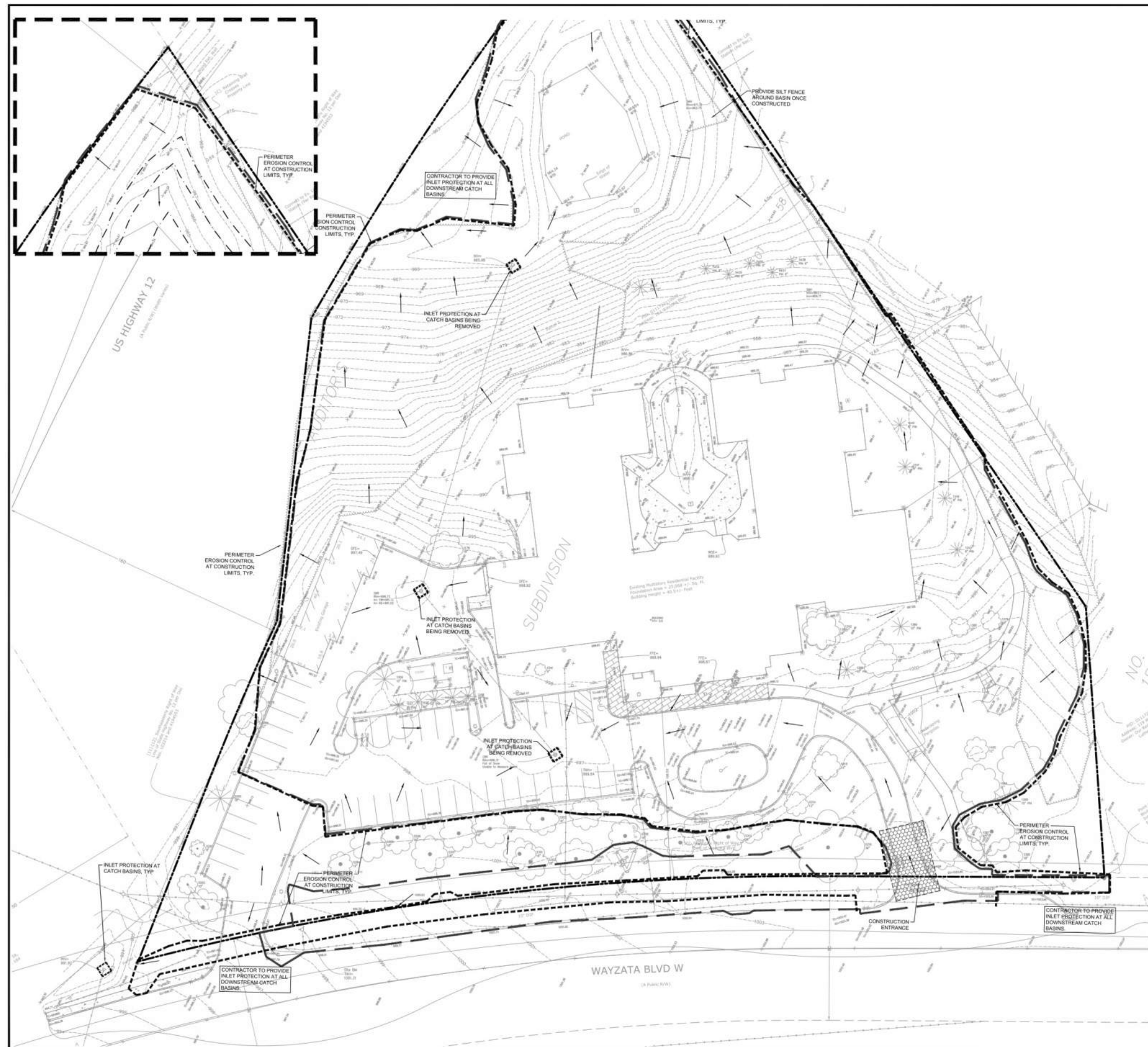
REVISION NO. 83: PRELIMINARY

REVISION NO. 84: PRELIMINARY

SEE SHEET L1.0 FOR GENERAL
LANDSCAPE NOTES & LEGEND



L2.0



CivilSite
GROUP
5050 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
612-615-5000

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

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

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "UPPER STATE ONE CALL" (800-44-0000 OR 800-44-0001) FOR EXACT UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN NPDES NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL MEASURES REQUIRED BY THE CITY.
3. SEE SHEETS SW1-6 - SW1-3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF WAYZATA EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

	EX. 1" CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE




Know what's below.
 Call before you dig.

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


Matthew R. Povek

DATE 02/27/2024 LICENSE NO. 44263

[illegible]SWPPP - EXISTING
CONDITIONS

SW1.0



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOLDER STATE ONE CALL" (851-454-0052 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REMOVE OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF WAYZATA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- | | |
|---|--------------------------------------|
|  | EX. 1' CONTOUR ELEVATION INTERVAL |
|  | DRAINAGE ARROW |
|  | SILT FENCE / BIOROLL - GRADING LIMIT |
|  | INLET PROTECTION |
|  | STABILIZED CONSTRUCTION ENTRANCE |



Know what's below.
Call before you dig.



1° = 20'-0"

CivilSite
GROUP

5050 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
Clyde@CGroup.com
612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

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

PROJECT

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


Matthew R. Pawk
DATE 02/27/2024 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8/20/2024	CITY SUBMITTAL
8/20/2024	CITY SUBMITTAL UPDATE

RAWN BY KB, JR. REVIEWED BY RB, PS, I

PREVIOUSLY PUBLISHED

REVISION SUMMARY	
DATE	DESCRIPTION

1990-1991	1992-1993
1994-1995	1996-1997
1998-1999	2000-2001

SHRIMP PROGRESS

SWPPP - PROPOSED
CONDITIONS

CONDITION

QW4 4

SW1 1

CVV 1.1

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	163 WAYZATA BLVD	CITY/TOWNSHIP	WAYZATA
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55391	PROJECT SIZE	4.1 ACRES
LATITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT	44°58'30" N, 93°12'20" W		
METHOD OF LAT/LONG COLLECTION	GOOGLE EARTH		
PROJECT TYPE			
RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ROAD CONSTRUCTION, RESIDENTIAL AND ROAD CONSTRUCTION, OTHER			
IMPERVIOUS SURFACES (ACRES)			
EXISTING	1.7		
PROPOSED	2.0		
DIFFERENCE	0.3		
ESTIMATED CONSTRUCTION TIMELINE			
START	7-24	END	8-24
CONSTRUCTION ACTIVITY			
REDEVELOPMENT OF SENIOR LIVING FACILITY			
SOIL TYPES			
GRAVELLY SAND, SANDY LOAM, CLAY LOAM, MUCK			

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27-038-00	PEAVEY	POND	N	Y
2	27-0109-00	HADLEY	LAKE	N	Y

SITE LOCATION MAP:



GENERAL SITE INFORMATION (S.1)

1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). INCLUDE THE TRAINING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMPs AS NECESSARY (S.3).
2. THE PROJECT IS PROTECTED BY TWO (2) MAIN BMPs, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMPs SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED. (SEE PAGE 8 N.1)
3. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (S.7).
4. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (S.9):
 - EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.
 - LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
 - EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
 - LOCATION OF AREAS NOT TO BE DISTURBED.
 - LOCATION OF AREAS OF PHASED CONSTRUCTION.
 - ALL SURFACE WATERS RECEIVING RUNOFF WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFY/LOC. ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT, WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER).
 - METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA.
5. WHERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
6. IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (S.16)
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: www.pca.state.mn.us/water/stormwater/stormwater.html.
8. IF NO, SKIP TO TRAINING.
9. DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
10. IF YES:
 - A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
 - B. LIST THE BMPs AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED ACTIVITY IDENTIFIED IN THE TMDL.
 - C. IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPs FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPs IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (S.19). THE ADDITIONAL BMPs ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
11. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPawning TIMEFRAMES.
12. NA.

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?
2. YES.
3. IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.11. IF INFILTRATION IS PROHIBITED OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD).
4. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT.
5. INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
6. VOLUME ABSTRACTION CREDIT UTILIZING FILTRATION.
7. CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.
8. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (S.18)
9. IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME DUE TO LOW INFILTRATING SOIL.
10. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
11. NA.

EROSION PREVENTION PRACTICES (SECTION 8.1)

1. DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
2. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
3. SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
4. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.).
5. TEMPORARY EROSION PROTECTION WILL BE BEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOIL OR LANDSCAPE FEATURES.
6. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.).
7. SOIL WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
8. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE).
9. FINAL STABILIZATION OF SWALES WILL BE SOO.
10. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.).
11. RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.
12. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS).
13. DISCONNECTED IMPERVIOUS AREAS AND INFILTRATION AREAS WILL BE UTILIZED.
14. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
15. NA. NO DITCHES ON SITE.
16. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINAGE/TERRACING, ETC.).
17. OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
18. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPs FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS.
19. NA.
20. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPs TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS.
21. MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 8.1)

1. DESCRIBE THE METHOD OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.
2. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL.
3. SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.
4. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES.
5. SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.
6. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION.
7. SEE INLET PROTECTION DETAILS.
8. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES.
9. THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
10. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMING) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
11. SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT FILTRATION AND POND AREAS.
12. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE.
13. LIGHT TRACKED EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED.
14. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE.
15. DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
16. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHAMBERS (E.G., POLYMERS, FLOCCULANTS, ETC.) (SEE PART 9.18 OF THE PERMIT).
17. NA.
18. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
19. YES.
20. IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
21. PROPOSED FILTRATION PLANS WILL SERVE AS TEMPORARY SEDIMENT BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATION BASINS.

SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME

DEWATERING AND BASIN DRAINING (SECTION 10.1)

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
2. YES.
3. IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT).
4. CONTRACTOR WILL TREAT/FILTER THE WATER AS NECESSARY PRIOR TO DISCHARGE FROM THE SITE.
5. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
6. NO.
7. IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5).
8. NA.
9. ADDITIONAL BMPs FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
10. 1. SPECIAL WATERS, DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
11. NO.
12. 2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
13. NA.
14. 3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS. AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN/FIVE OR MORE ACRES DISTURBED AT ONE TIME.
15. NA.
16. 4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAL FEET FROM THE SPECIAL WATER).
17. NA.
18. 5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1- AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
19. NA.
20. 6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1- AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
21. NA.
22. 7. WETLANDS, DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
23. NO.
24. IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
25. NA.

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES)/CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2019. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE, IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME:	
CITY:	
STATE:	
PERMIT NUMBER:	
ZIP CODE:	
INSPECTION INFORMATION	
INSPECTOR NAME:	PHONE NUMBER:
ORGANIZATION/COMPANY NAME:	TIME:
DATE (MM/DD/YYYY):	AM/PM:
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL, AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	Y ☐ N ☐
IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT?	Y ☐ N ☐
7 DAY RAIN	

RAINFALL AMOUNT (IF APPLICABLE):	Y ☐ N ☐
IS SITE WITHIN ONE ACRE, MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	Y ☐ N ☐
IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS	

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) FISH SPawning RESTRICTIONS)	Y ☐ N ☐ N/A ☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	Y ☐ N ☐ N/A ☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	Y ☐ N ☐ N/A ☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDRAULIC TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES (BMPs) ARE NOT ACCEPTABLE IN DITCHES/SWALES)	Y ☐ N ☐ N/A ☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION?	Y ☐ N ☐ N/A ☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	Y ☐ N ☐ N/A ☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, STAKES, ETC.)?	Y ☐ N ☐ N/A ☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 8.1)

1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	Y ☐ N ☐ N/A ☐
2. ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	Y ☐ N ☐ N/A ☐
3. IS A 50-FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	Y ☐ N ☐ N/A ☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	Y ☐ N ☐ N/A ☐
4. DO ALL EROSION STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	Y ☐ N ☐ N/A ☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	Y ☐ N ☐ N/A ☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	Y ☐ N ☐ N/A ☐
7. IS TOPSOIL BEING PRESERVED (UNLESS INFEASIBLE)?	Y ☐ N ☐ N/A ☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	Y ☐ N ☐ N/A ☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	Y ☐ N ☐ N/A ☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	Y ☐ N ☐ N/A ☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	Y ☐ N ☐ N/A ☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	Y ☐ N ☐ N/A ☐
5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	Y ☐ N ☐ N/A ☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	Y ☐ N ☐ N/A ☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	Y ☐ N ☐ N/A ☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (E.G., SEDIMENT, TURBID WATER, OR OTHERWISE)?	Y ☐ N ☐ N/A ☐

1. IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOG, OIL, GREEN, TIE, ETC.).
2. DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED, WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE REMOVED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 13)

1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	Y ☐ N ☐ N/A ☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	Y ☐ N ☐ N/A ☐
3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	Y ☐ N ☐ N/A ☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OFF?	Y ☐ N ☐ N/A ☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	Y ☐ N ☐ N/A ☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	Y ☐ N ☐ N/A ☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	Y ☐ N ☐ N/A ☐

COMMENTS:

OTHER

1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	Y ☐ N ☐ N/A ☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	Y ☐ N ☐ N/A ☐
3. IS ANY CENTERING OCCURRING ON SITE?	Y ☐ N ☐ N/A ☐
4. IF YES, WHAT BMPs ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	Y ☐ N ☐ N/A ☐
5. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)?	Y ☐ N ☐ N/A ☐
IF YES, DESCRIBE:	
6. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	Y ☐ N ☐ N/A ☐
7. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:	
8. PROPOSED AMENDMENTS TO THE SWPPP:	
9. POTENTIAL AREAS OF FUTURE CONCERN:	
10. ADDITIONAL COMMENTS:	

DISCLOSURES:

1. AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
2. THE PERMITTEES (SHARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs) UNDER ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

INSPECTIONS AND MAINTENANCE (SECTION 11.1)

1. DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE.
2. ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT.
3. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND INFILTRATION AREAS.
4. INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST.
5. 1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER.
6. ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.
7. 2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS.
8. ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.
9. 3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT, SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT.
10. ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
11. 4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7045.
12. ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
13. 5. DESCRIBE MAINTENANCE OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7045.
14. SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
15. 6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE.
16. EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
17. 7. DESCRIBE CONTAMINANT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGRADING ON THE SITE.
18. ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.
19. 8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND.
20. ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.
21. FINAL STABILIZATION (S.22)
22. 1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS.
23. FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOO AND LANDSCAPE MATERIALS.
24. 2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (S.22).
25. CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
26. 3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
27. REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR MORE STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAN OF LITTER AND VEGETATIVE DEBRIS. INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAR, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN AN INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED. THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS. THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLETS/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

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MOMENTS OF WAYZATA

163 WAYZATA BLVD., WAYZATA, MN 55391

WAITE HOLDINGS

7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55433

PROJECT

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Matthew R. Parke
DATE: 02/27/2024 LICENSE NO.: 42651

ISSUE/SUBMITTAL SUMMARY



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MMDD/YYYY
Date Signed License No.

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

PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd
Wayzata, MN 55391

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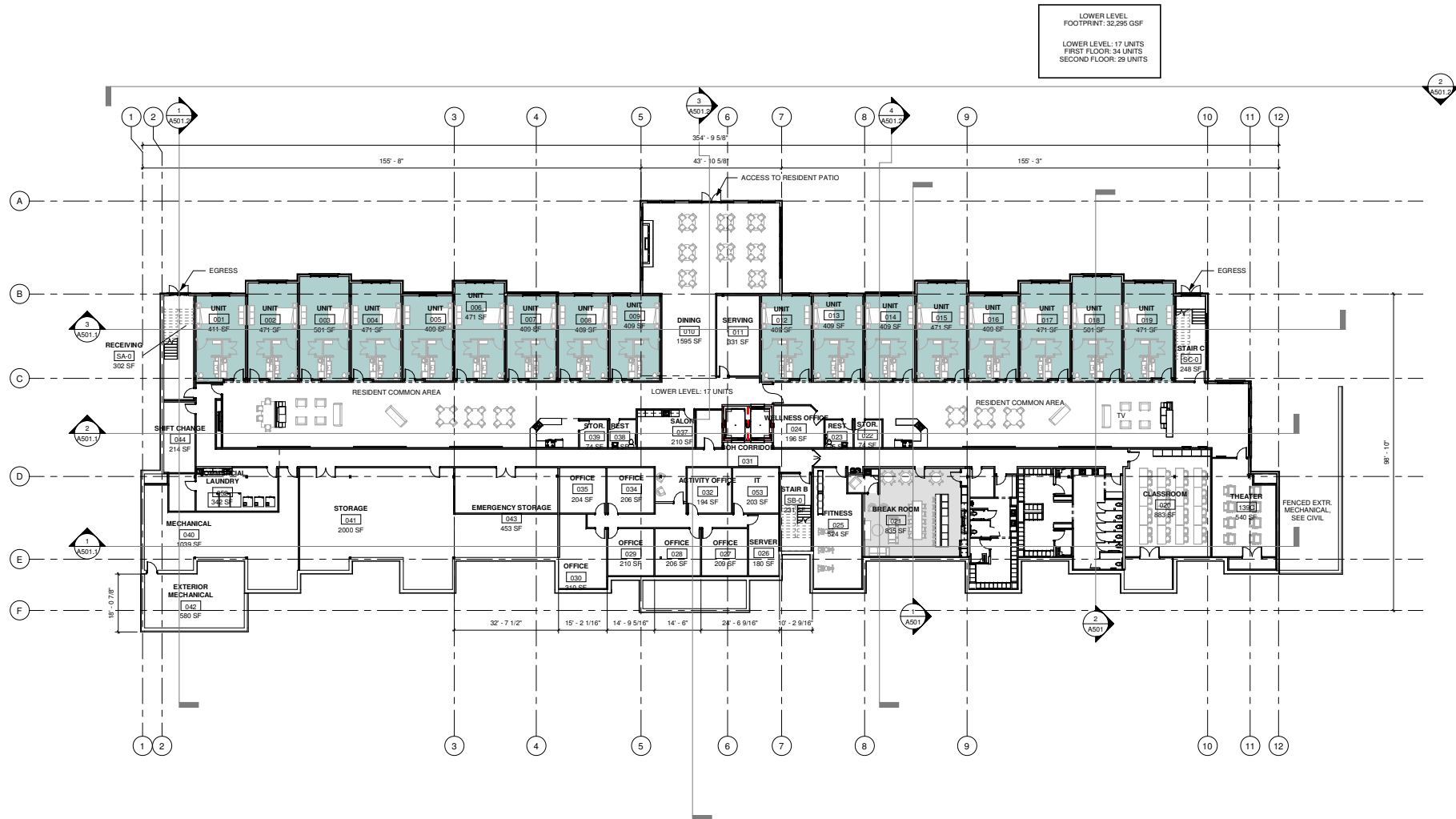
ISSUE REVISION DATE
1 10/10/2024 10/10/2024

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KEY PLAN

SHEET TITLE
LOWER LEVEL
REFERENCE PLAN

SHEET NUMBER
A050
FIRM GROUND
ARCHITECTS & ENGINEERS



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



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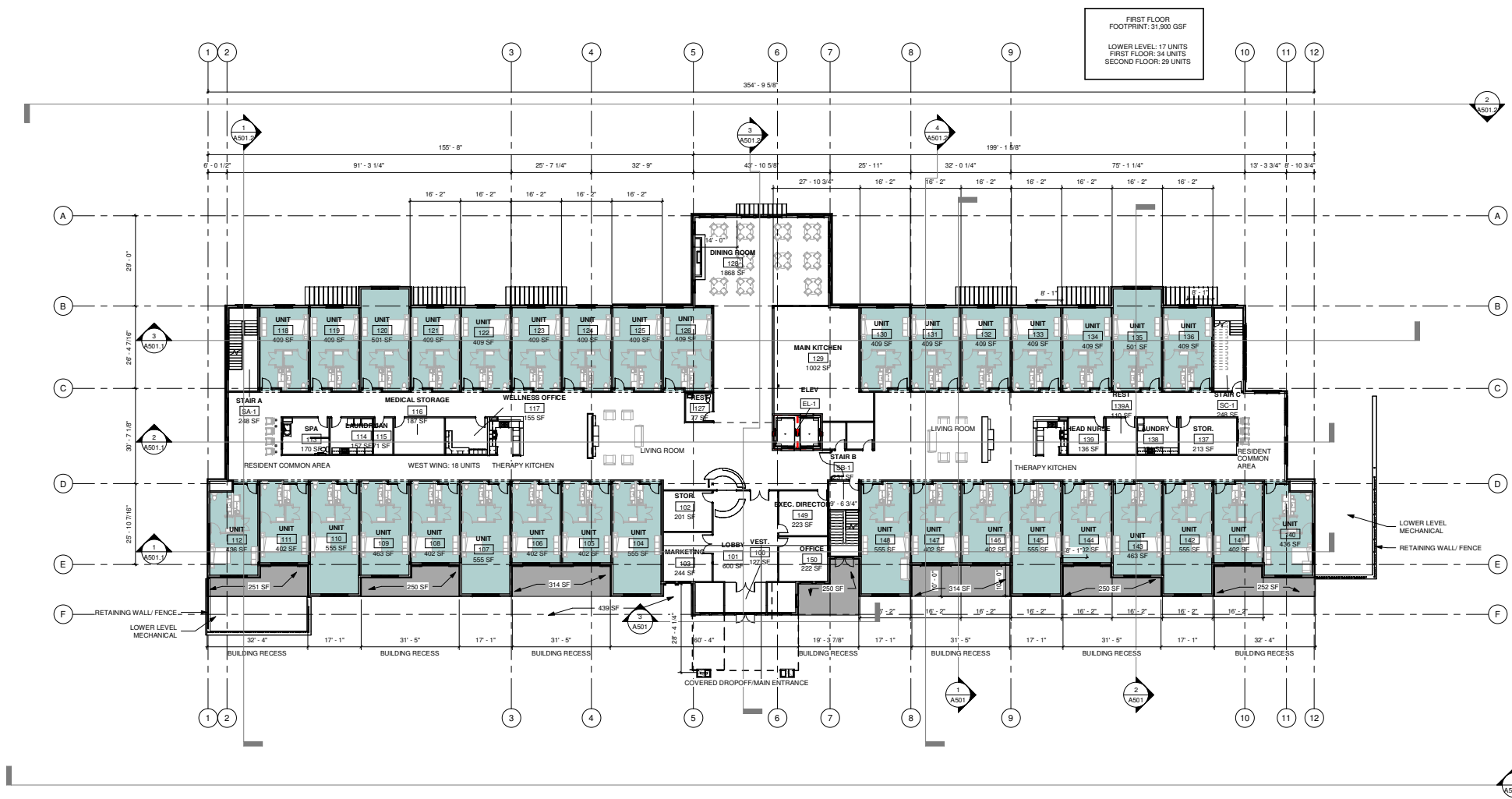
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1	08/15/2024	R. NICHOLS

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KEY PLAN

SHEET TITLE
FIRST FLOOR
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1 REFERENCE FIRST FLOOR PLAN
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1 SCALE: 1/8" = 1'-0"
2 SCALE: 1/8" = 1'-0"
3 SCALE: 1/8" = 1'-0"

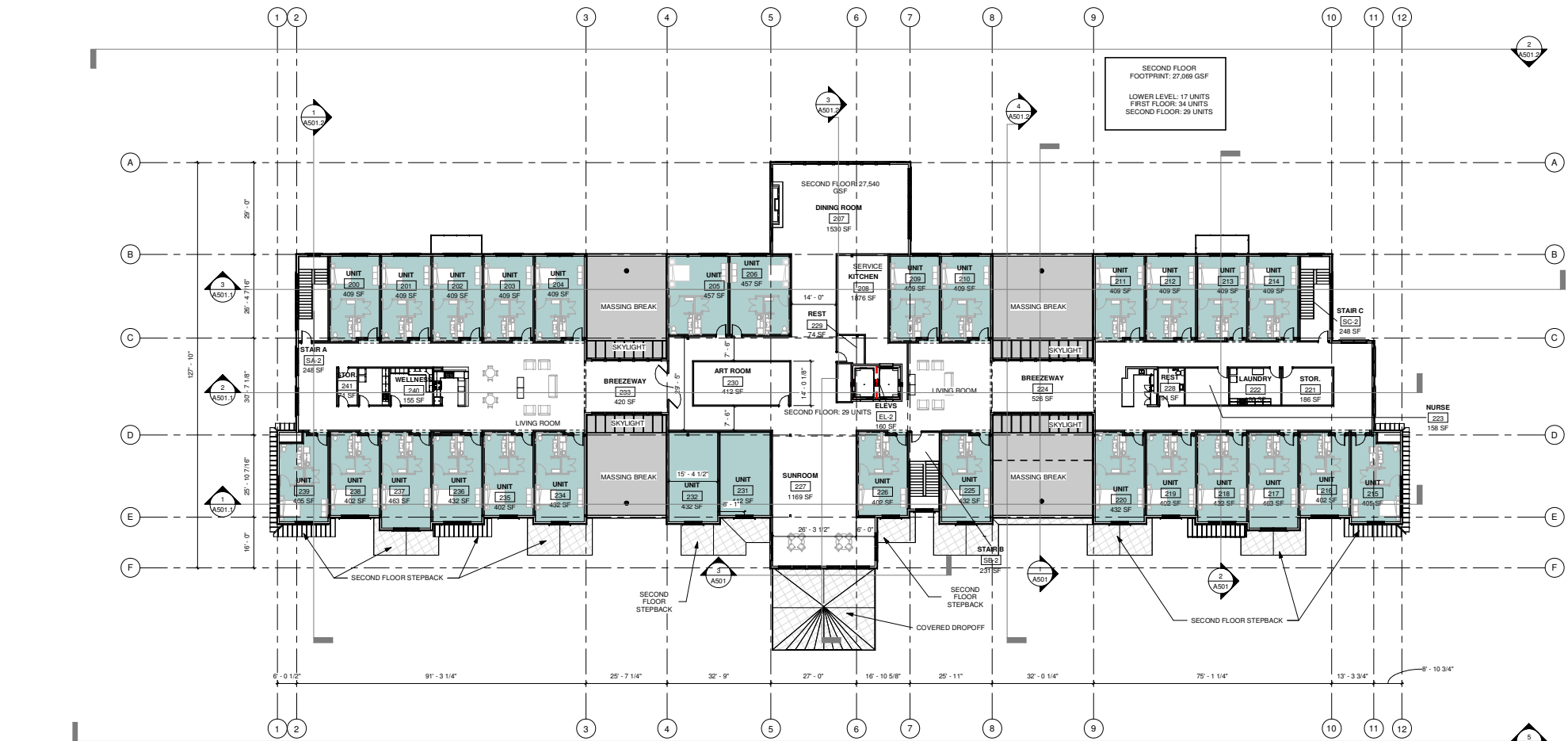
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KEY PLAN

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SECOND FLOOR
REFERENCE PLAN

SHEET NUMBER

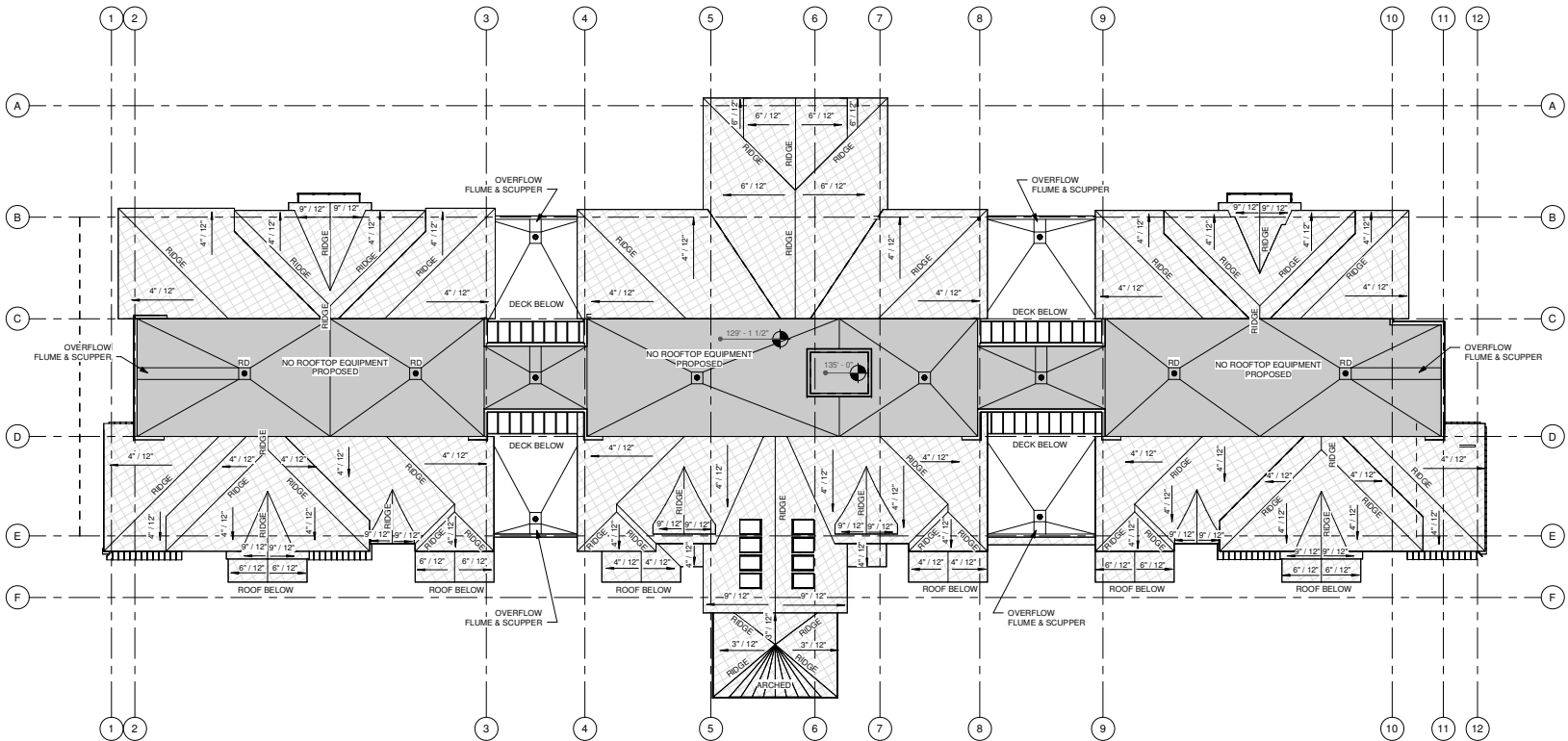
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REFERENCE SECOND FLOOR PLAN
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1
A053
REFERENCE ROOF PLAN
1/16" = 1'-0"



ROOF PLAN NOTES

1. ALL SHEET METAL FLASHING SHALL BE 22 GA. AND .032" ALUMINUM UNLESS NOTED OTHERWISE.
2. ALL OUTSIDE AIR INTAKE FOR HVAC UNIT TO MAINTAIN MIN. 10'-0" SEPARATION FROM PLUMBING VENTS, FLUES, AND BUILDING EXHAUST.
3. CRICKETS AT ROOFTOP EQUIPMENT SHALL BE FORMED WITH TAPERED INSULATION TO SUCH AN EXTENT AS TO PROVIDE A POSITIVE MIN. 1/2" PER 12" SLOPE.
4. ROOFING MATERIAL INSTALLATION TO OCCUR WITH TEMPERATURES ABOVE 32 DEGREES F.
5. RIDGED FOAM INSULATION SHALL BE AN ACCEPTABLE PRODUCT WITH THE ROOFING SYSTEM TO MEET ROOF MANUFACTURERS GUARANTEE.
6. MECHANICAL CONTRACTOR TO PROVIDE FINAL SIZING OF ROOF DRAINS AND CAPACITIES.
7. VERIFY ROOF TOP UNIT LOCATION WITH MECHANICAL CONTRACTOR.
8. SEE STRUCTURALLY ROOF PLAN FOR ADDITIONAL INFORMATION PERTAINING TO THIS ROOF PLAN.
9. PAINT ALL ROOFTOP EQUIPMENT, PIPING, RAILING, LADDERS, ETC. UNLESS EQUIPMENT IS PREFINISHED SEE ASSEMBLIES PAGE FOR ROOF ASSEMBLY.

Please review construction plan notes with your project architect and remove any not applicable to your project, then delete this note.

ROOF PLAN LEGEND



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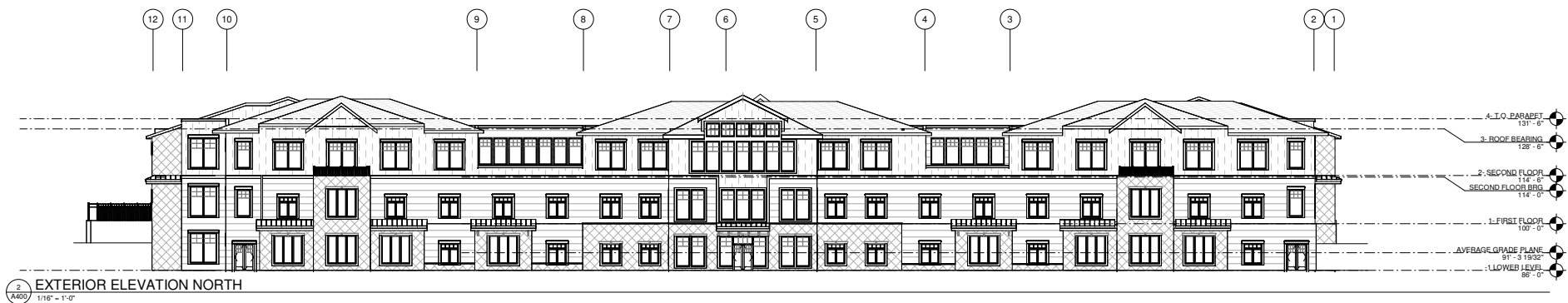
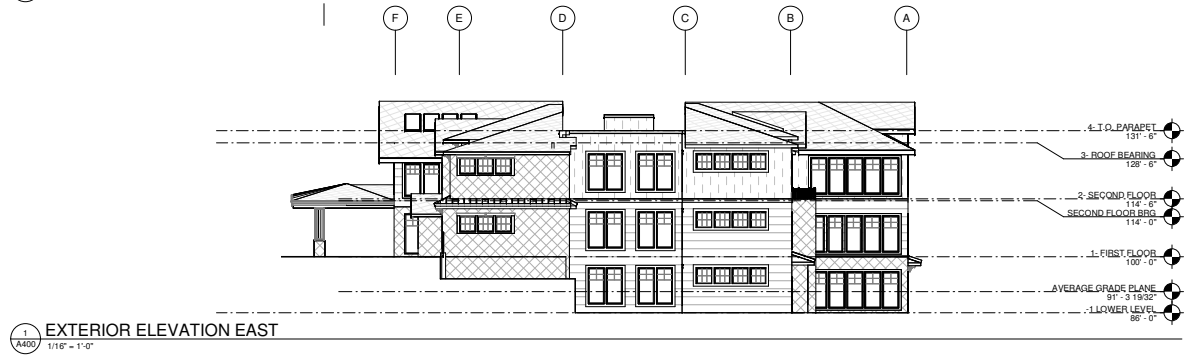
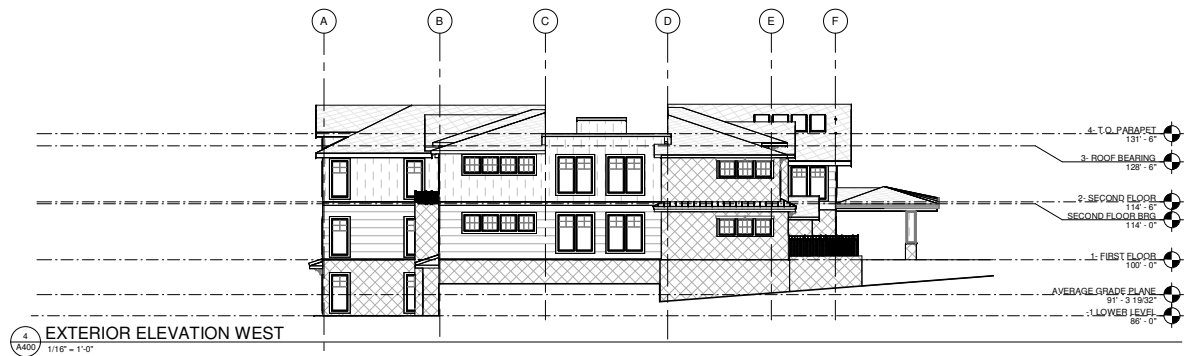
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PLAN

SHEET NUMBER
A053
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EXTERIOR
ELEVATIONS

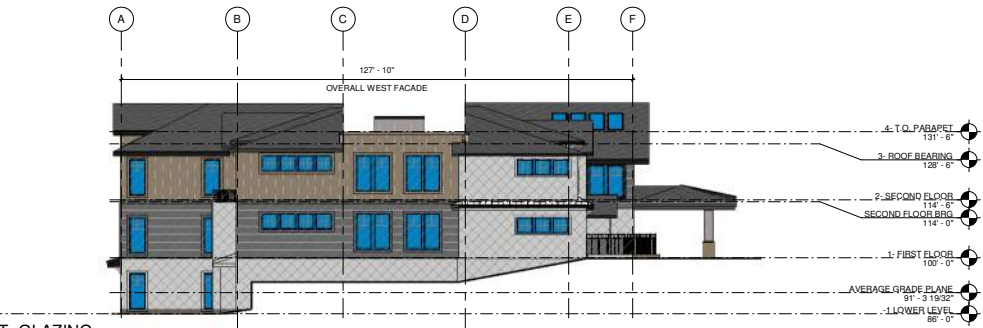
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EXTERIOR MATERIAL PERCENTAGES TABLE

WEST ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	
SQUARE FOOTAGE	4195	795	847	898	1655	
PERCENTAGE	100%	18.9%	20.2%	21.4%	39.5%	
EAST ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	
SQUARE FOOTAGE	4649	1449	716	1268	1216	
PERCENTAGE	100%	31.1%	15.4%	27.3%	26.2%	
NORTH ELEVATION	OVERALL	GLAZING	SHAKES	LAP SIDING	STONE	
SQUARE FOOTAGE	14517	4121	2937	4329	3130	
PERCENTAGE	100%	28.4%	20.2%	29.8%	21.6%	
SOUTH ELEVATION	OVERALL	GLAZING (OVERALL)	SHAKES	LAP SIDING	STONE	
SQUARE FOOTAGE	9646	3189	1774	2026	2657	
PERCENTAGE	100%	33.1%	18.4%	21%	27.5%	
	FIRST FLOOR FACADE AREA	FIRST FLOOR GLAZING				
	4,970 SF	35.50%				

NOT FOR CONSTRUCTION

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



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



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



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



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Thomas P. Wasmoen
MMDD/YYYY
Date Signed License No.

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

PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd
Wayzata, MN 55391

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

#	ISSUE / REVISION	DATE
1	ISSUED FOR PERMIT	10/15/2024

FOR REFERENCE
ONLY

SHEET TITLE
EXTERIOR
ELEVATIONS-
GLAZING

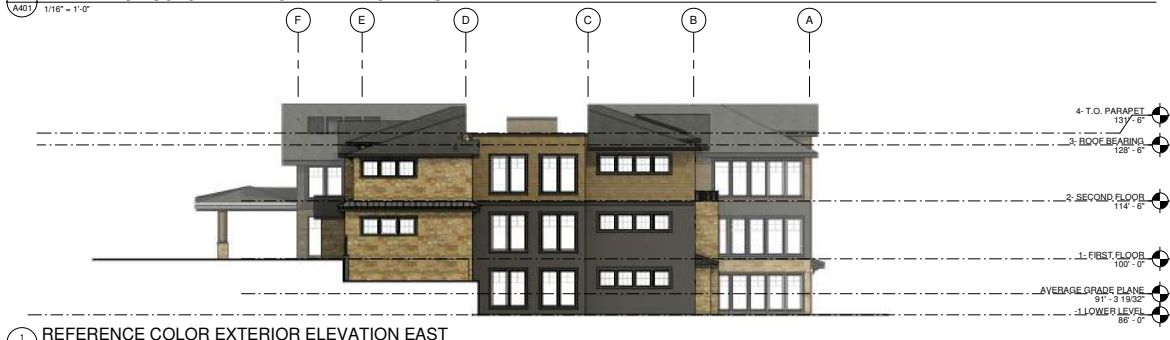
SHEET NUMBER
A400.1
FIRM GROUND



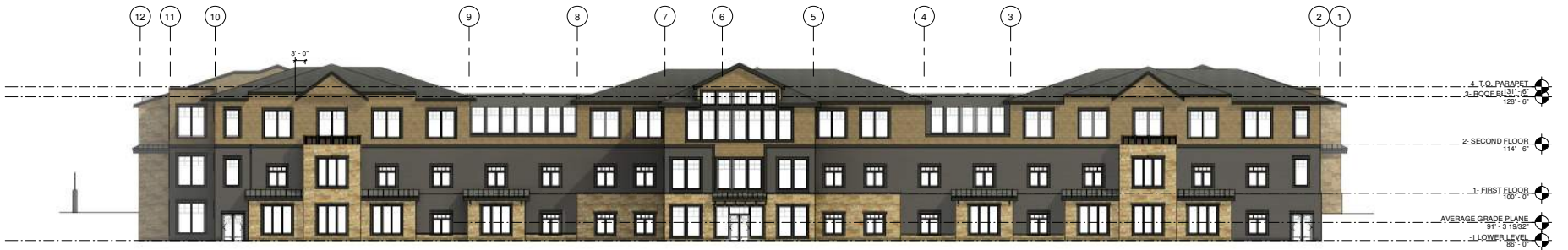
COLOR ELEVATION PALETTE
1/4" = 1'-0"



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



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



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



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

EXTERIOR FINISH & MATERIAL SCHEDULE							
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE	COMMENTS
AS-01	09 3000	ASPHALT SHINGLE	CERTAINTED	GRAND MANOR	WEATHERED WOOD		
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDAR/MILL	TIMBERBARK	7" EXPOSURES	
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	NAVAJO BEIGE		
MTL-1	09 3000	UNGLAZED METAL	FIRESTONE		MATTE BLACK		
SSR-1	09 3000	STANDING SEAM ROOF	PAC CLAD	SNAP-ON STANDING SEAM	MIDNIGHT BRONZE		
ST-01	09 3000	THIN STONE VENEER	BUJECHEL	ASHLAR BUILDING STONE VENEERS	CHILTON RUSTIC		

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



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



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



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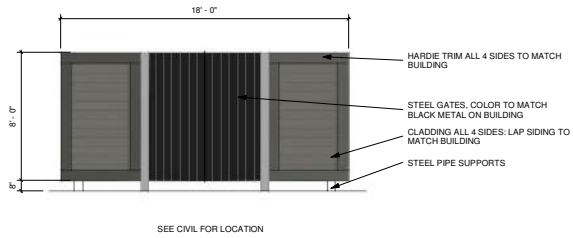
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1	ISSUE	REVISION	DATE

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SHEET TITLE
COLOR EXTERIOR
ELEVATIONS

SHEET NUMBER
A402
FIRM GROUND



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

EXTERIOR FINISH & MATERIAL SCHEDULE							
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE	COMMENTS
AS-01	09 3000	ASPHALT SHINGLE	CERTAINTED	GRAND MANOR	WEATHERED WOOD		
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDARMILL	TIMBERBARK	7" EXPOSURES	
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	NAVAJO BEIGE		
MTL-1	09 3000	UNA-CLAD METAL	FIRESTONE		MATTE BLACK		
SSR-1	09 3000	STANDING SEAM ROOF	PAC CLAD	SNAP-ON STANDING SEAM	MIDNIGHT BRONZE		
ST-01	09 3000	THIN STONE VENEER	BUCEHEL	ASHLAR BUILDING STONE VENEERS	CHILTON PLUSTIC		

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



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



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



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



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MM00/YYY
Date Signed License No.

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Hopkins, MN 55343

PROJECT
THE MOMENTS
WAYZATA
163 Wayzata Blvd
Wayzata, MN 55391

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1	ISSUE REVISION	DATE

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SHEET TITLE
COLOR EXTERIOR
ELEVATIONS

SHEET NUMBER
A403
FIRM GROUND
ARCHITECTURE & ENGINEERING

EXTERIOR FINISH & MATERIAL SCHEDULE						
MARK	SPEC REFERENCE	MATERIAL DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	SIZE
AS-01	09 3000	ASPHALT SHINGLE	CERTAINTEED	GRAND MANOR	WEATHERED WOOD	
FCL-1	09 3000	FIBER CEMENT LAP SIDING	JAMES HARDIE	SELECT CEDARMILL	TIMBERBARK	7" EXPOSURES
FCS-1	09 3000	FIBER CEMENT SHINGLE SIDING	JAMES HARDIE	STRAIGHT EDGE PANEL	NAVAJO BEIGE	
MFL-1	09 3000	UNA-CLAD METAL	PIRESTONE		MATTE BLACK	
SSR-1	09 3000	STANDING SEAM ROOF	PAC CLAD	SNAPEON STANDING SEAM	MIDNIGHT BRONZE	
ST-01	09 3000	THIN STONE VENEER	BUECHEL	ASHLAR BUILDING STONE VENEERS	CHILTON RUSTIC	

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



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



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



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#	ISSUE	REVISION	DATE
1	ISSUE	REVISION	DATE

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SHEET TITLE
COLOR EXTERIOR
ELEVATIONS

SHEET NUMBER
A404
FIRM GROUND
ARCHITECTS & ENGINEERS



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MMDD/YYYY 2024
Date Signed License No.

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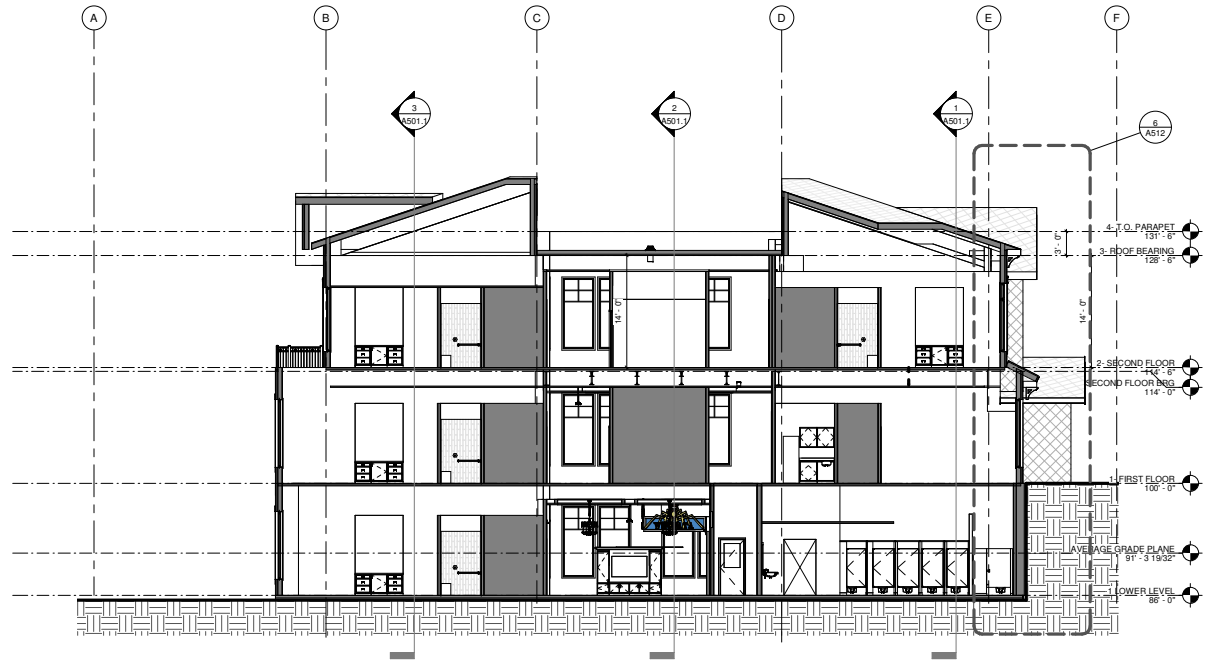
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1	ISSUE	REVISION	DATE

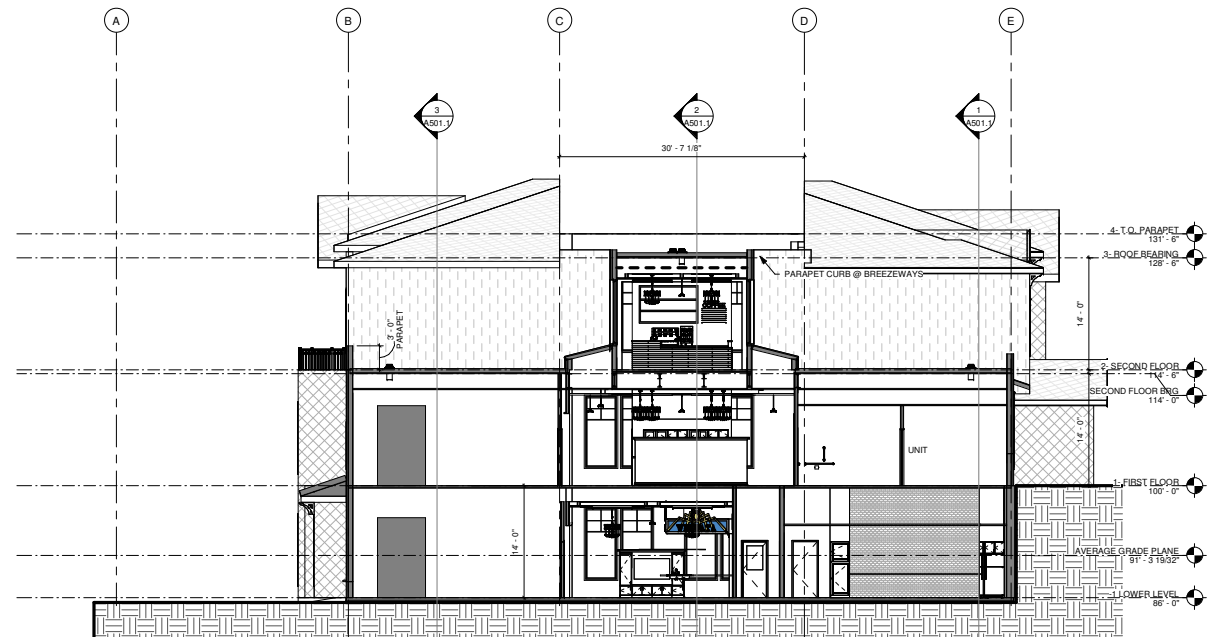
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SHEET TITLE
BUILDING
SECTIONS

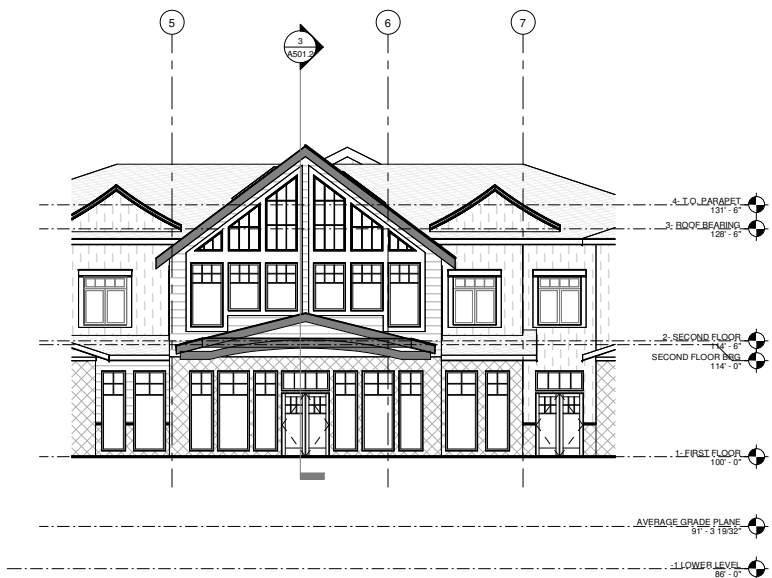
SHEET NUMBER
A501
FIRM GROUND
ARCHITECTS & INTERIORS



2 Section 2
1/8" = 1'-0"



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



3 SECTION @ SUNROOM
1/8" = 1'-0"

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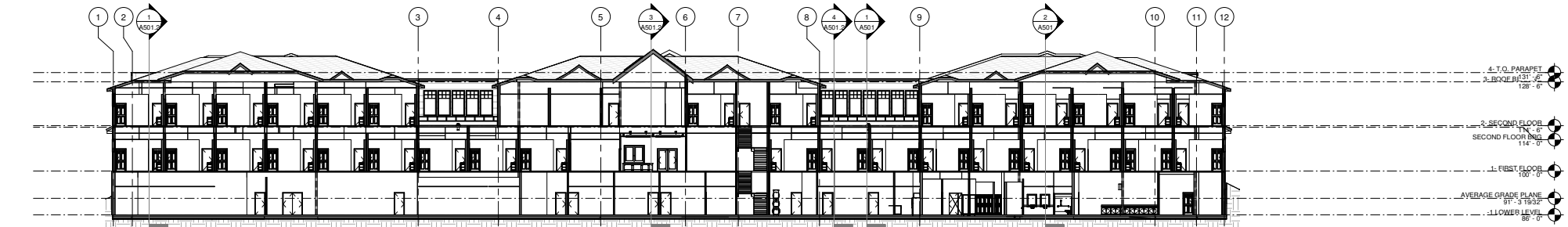
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DEVELOPMENT

#	DATE	REVISION	DATE
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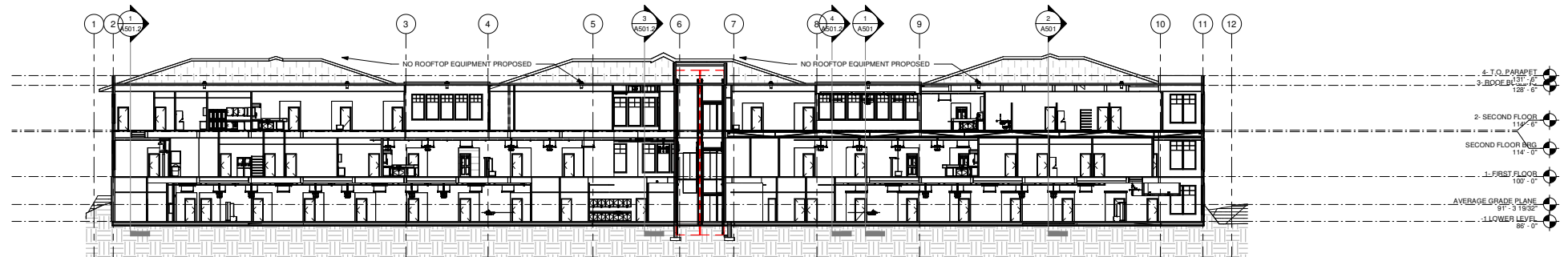
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SHEET TITLE
LONGITUDINAL
SECTIONS

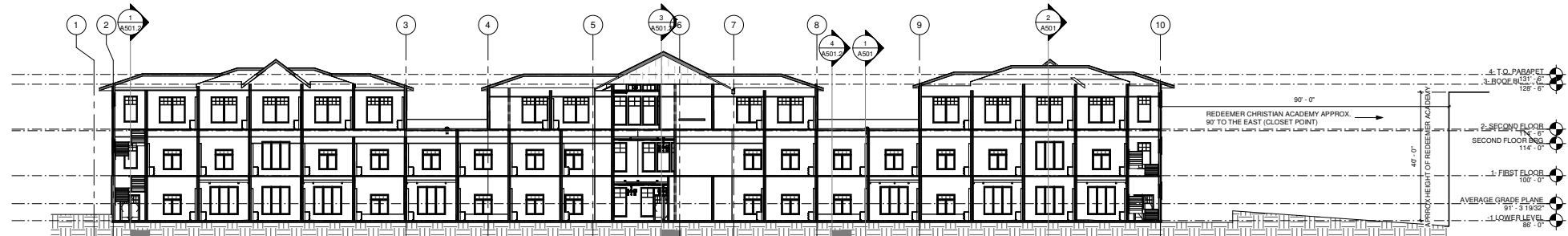
SHEET NUMBER
A501.1
FIRM GROUND
architects & landscape architects



1 LONGITUDINAL SECTION 1
1/16" = 1'-0"



2 LONGITUDINAL SECTION 2
1/16" = 1'-0"



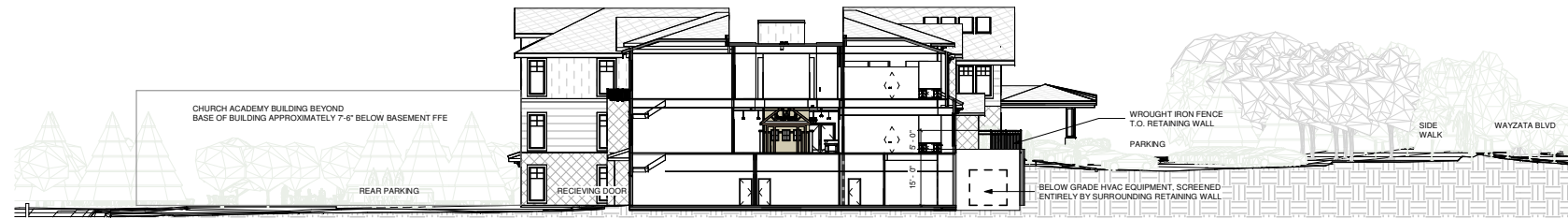
3 LONGITUDINAL SECTION 3
1/16" = 1'-0"



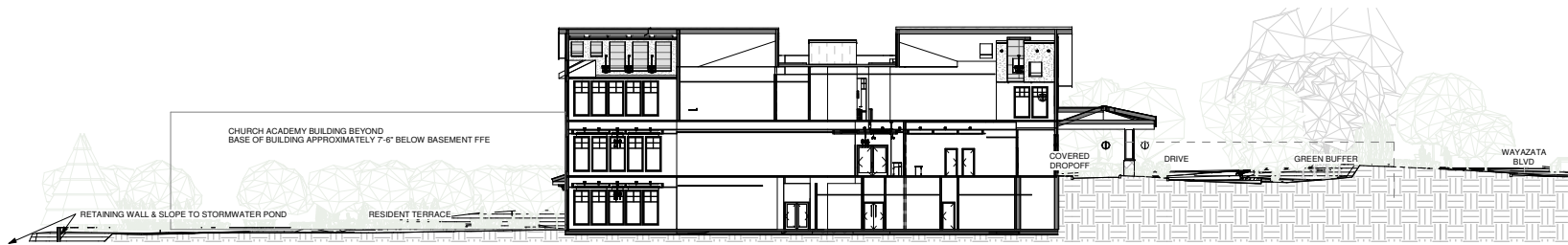
5 SITE SECTION 5
AS01.2 1/16" = 1'-0"



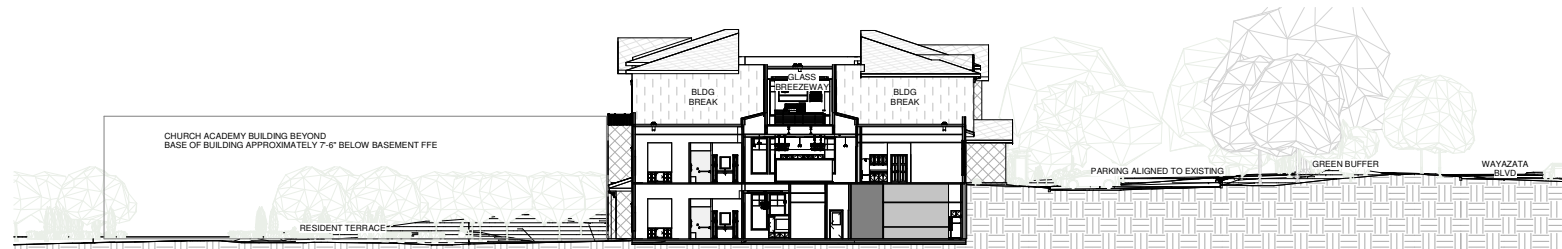
2 SITE SECTION 4
AS01.2 1/16" = 1'-0"



1 SITE SECTION 3
AS01.2 1/16" = 1'-0"



3 SITE SECTION 1
AS01.2 1/16" = 1'-0"



4 SITE SECTION 2
AS01.2 1/16" = 1'-0"



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1	10/10/2024	10/10/2024

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SHEET TITLE
SITE SECTIONS

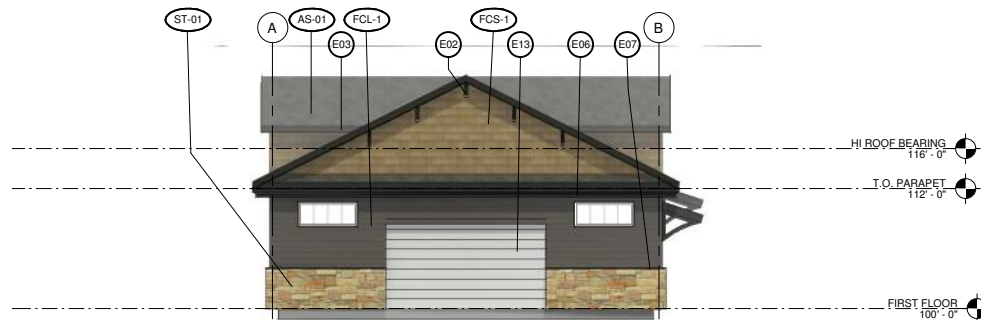
SHEET NUMBER
A501.2
FIRM GROUND
ARCHITECTS & ENGINEERS



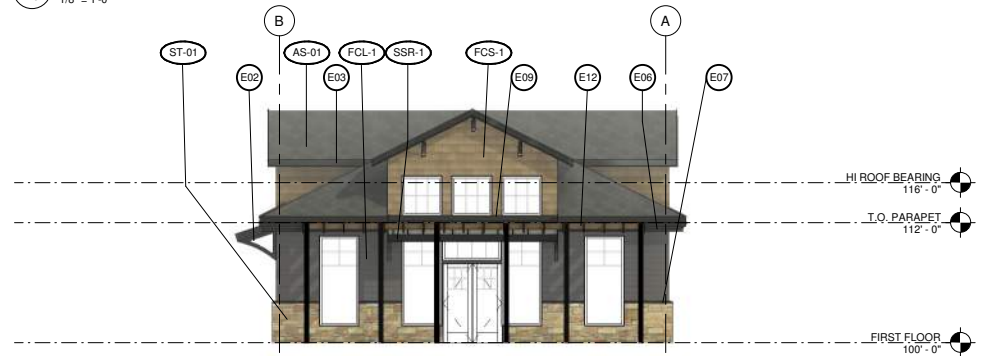




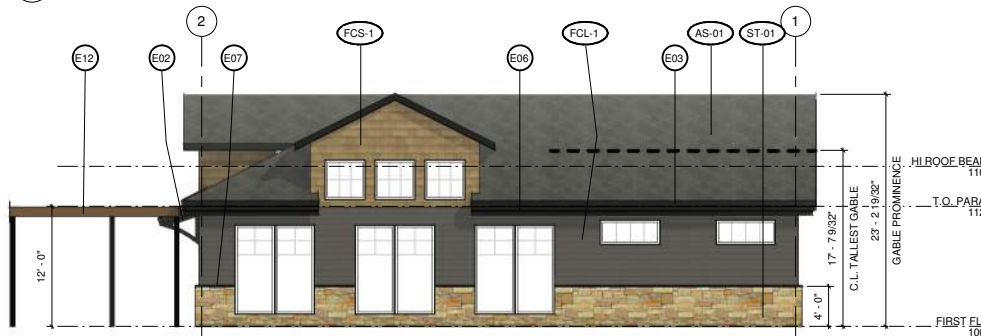




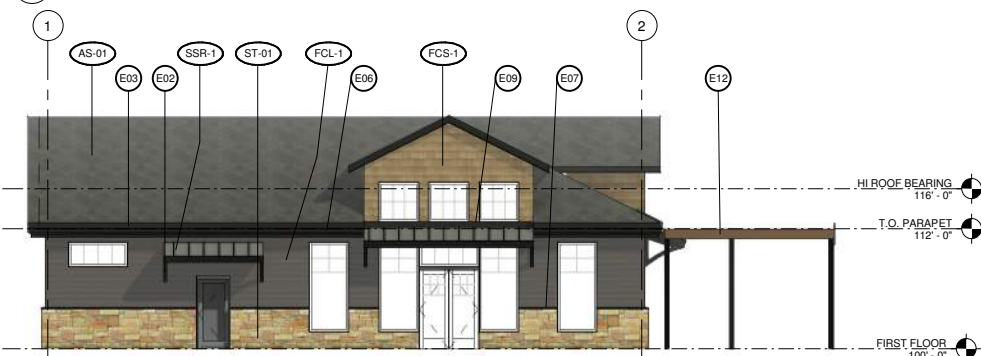
4 EXTERIOR ELEVATION WEST
Z101 1/8" = 1'-0"



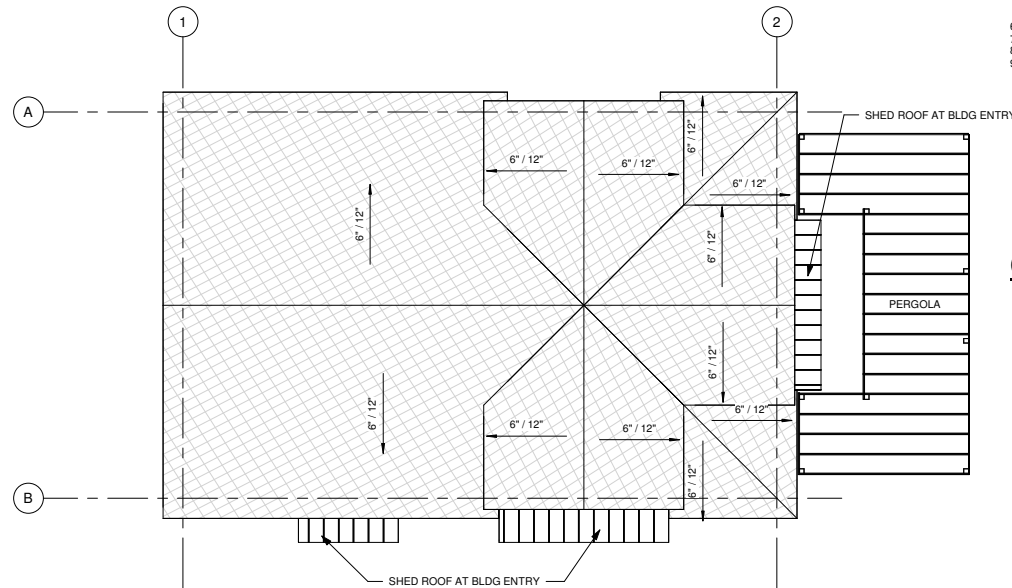
3 EXTERIOR ELEVATION EAST
Z101 1/8" = 1'-0"



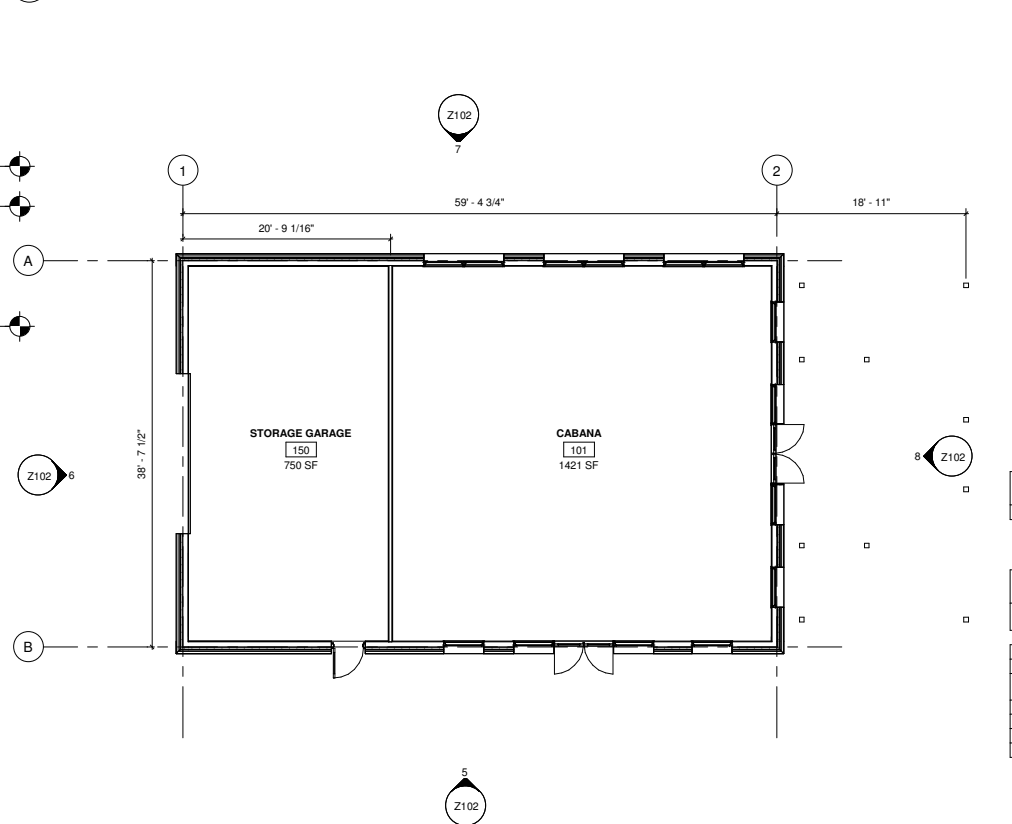
2 EXTERIOR ELEVATION NORTH
Z101 1/8" = 1'-0"



1 EXTERIOR ELEVATION SOUTH
Z101 1/8" = 1'-0"



5 ROOF PLAN
Z101 1/8" = 1'-0"



16 FIRST FLOOR CONSTRUCTION PLAN
Z101 1/8" = 1'-0"

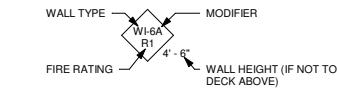
CONSTRUCTION PLAN NOTES

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

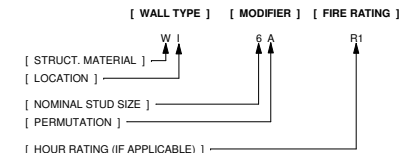
CONSTRUCTION PLAN LEGEND



WALL TAG SYMBOL EXPLANATION:



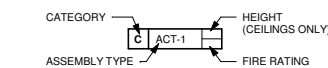
WALL TYPE LABELING CONVENTIONS:



WALL TYPE ABBREVIATION KEY:

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

HORIZONTAL ASSEMBLY SYMBOL EXPLANATION:



HORIZONTAL ASSEMBLY ABBREVIATION KEY:

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

KEYNOTE LEGEND - FLOOR PLANS

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

KEYNOTES- COLOR ELEVATIONS

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



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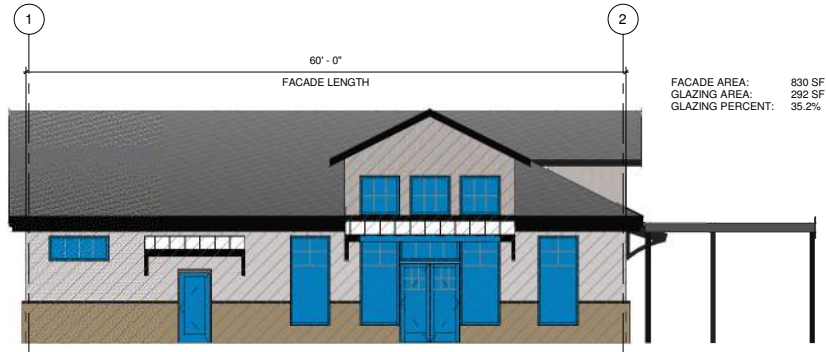
Planning Summary 06.14.2024

SHEET TITLE

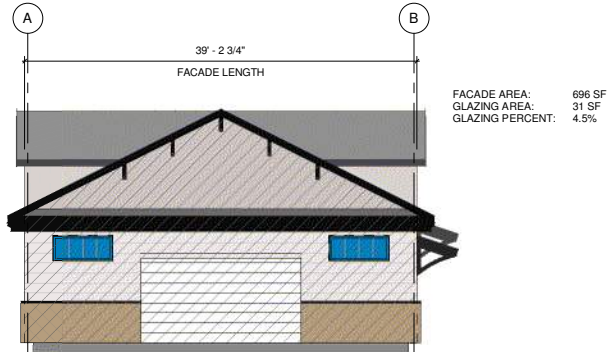
OUTBUILDING
PLANS, COLOR
ELEVATIONS

SHEET NUMBER

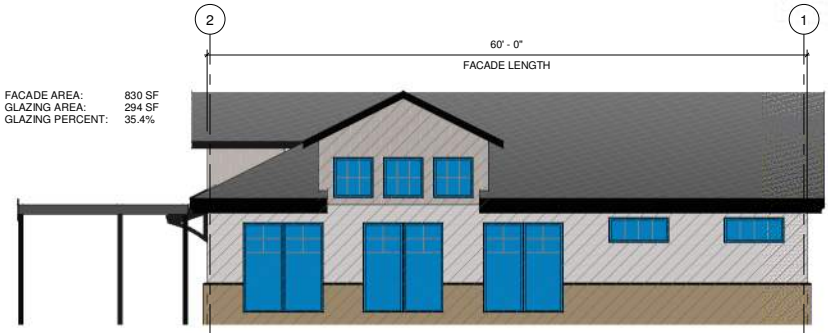
Z101
FIRM GROUND



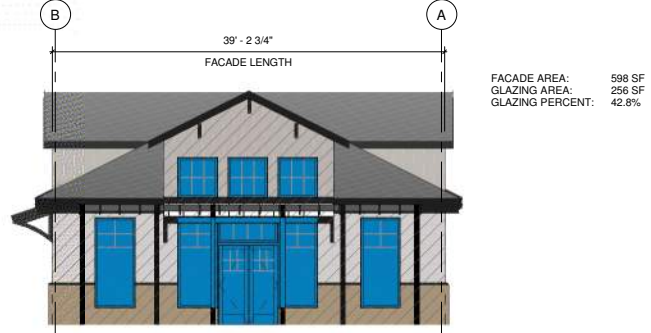
5 EXTERIOR ELEVATION SOUTH- GLAZING
Z102 1/8" = 1'-0"



6 EXTERIOR ELEVATION- GLAZING
Z102 1/8" = 1'-0"



7 EXTERIOR ELEVATION NORTH- GLAZING
Z102 1/8" = 1'-0"



8 EXTERIOR ELEVATION EAST- GLAZING
Z102 1/8" = 1'-0"



4 OVERALL 3D SW
Z102



2 OVERALL 3D NW
Z102



3 OVERALL 3D SE
Z102



1 OVERALL 3D NE
Z102



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DESIGN		
#	ISSUE/REVISION	DATE
1	Planning Submittal	08.14.2024

SHEET TITLE
OUTBUILDING
OVERALL 3D,
GLAZING
ELEVATIONS

SHEET NUMBER
Z102
FIRM GROUND
ARCHITECTS & ENGINEERS

Scale: 1 inch= 30 Ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LF	Description	Lum. Watts	Total Watts	Tag
■	1	WP	Single	3828	0.900	SWS-LED-03L-WTD-40-80CRI	28	130	MH 10ft
■	1	PLC	Single	9837	0.900	MRS-LED-09L-SIL-LC-40-70CRI	63	63	MH 25ft
■	1	PFP	Single	20944	0.900	MRS-LED-21L-SIL-PF-40-70CRI	165	165	MH 25ft
■	1	P3B	Single	14628	0.900	MRS-LED-21L-SIL-3-40-70CRI-IL	165	495	MH 25ft
■	1	P2	Single	13090	0.900	MRS-LED-21L-SIL-2-40-70CRI-IL	165	165	MH 25ft
■	1	P3	Bank-back	20939	0.900	MRS-LED-21L-SIL-SR-40-70CRI	165	330	MH 25ft

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Prop Line	Illuminance	Fc	0.86	0.3	0.0	N.A.	N.A.		
Site	Illuminance	Fc	1.06	13.9	0.0	N.A.	N.A.		
Park & Drives	Illuminance	Fc	2.37	6.7	0.4	5.83	16.75		

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

Moments of Wayzata Neighborhood Meeting

- **Positive Feedback on Colors:** Neighbors appreciated the building's colors, noting that they help it blend into the neighborhood and not stand out as much as the previous submission.
- **Tree Screening:** The addition of trees at the front of the property was well-received, as they effectively screen the building and parking lot from view.
- **Perceived Size Reduction:** Although the building's size remains essentially unchanged, neighbors commented that the new design makes it look smaller. It was discussed with them that it is approximately the same footprint.
- **Improvement from Previous Submission:** The updated design was deemed a significant improvement over the previous one.
- **Drive-Under Sunroom Removal:** Neighbors appreciated the removal of the drive-under sunroom, considering it a positive change.

Overall, the feedback was very positive, highlighting several aspects of the design. The meeting was short with only about 25 minutes of questions.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 2024	AGENDA ITEM: 5.b
TITLE: Consider Development Application for Amendments to Conditional Use Permits for Eloise Restaurant Parking at 332 Broadway Avenue South	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: November 9, 2024 (extended to 120 days)	

BACKGROUND:

Owner Beltz Enterprises, LLC, represented by Gary Gabrielson, has submitted a development application requesting two Conditional Use Permit (CUP) Amendments in order to entitle 10 additional weekday, daytime parking spaces for 332 Broadway Ave S. The parking is requested to support a new restaurant, Eloise. The amendments are proposed to the existing Joint Use of Parking and Fee-in-Lieu of Parking CUPs.

As of August 1, 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. 332 Broadway - Staff Report
2. 332 Broadway - Applicant's Narrative
3. 332 Broadway - Eloise and Grocer's Table Floor Plan
4. 2022 Wayzata Downtown Parking Study Excerpts



**Staff Report
Wayzata Planning Commission
August 5, 2024**

Project Name: Eloise Restaurant Parking

Approval Requests (2): Conditional Use Permit Amendment for Fee-in-Lieu of Parking (FILOP), Conditional Use Permit Amendment for Joint Use of Parking

Property Owner/Applicant: Beltz Enterprises, LLC

Applicant's Representative: Gary Gabrielson, Commercial Reality Advisors

Addresses of Request: 332 Broadway Avenue South

Prepared by: Valerie Quarles, Assistant Planner

"120 Day" Decision Deadline: November 9, 2024 (extended from September 10)

Development Application Introduction

The applicant and property owner, Beltz Enterprises, LLC, represented by Gary Gabrielson, has submitted a development application requesting an amendment to their existing Fee-in-Lieu-of-Parking (FILOP) and Joint Use of Parking conditional use permits to support a new restaurant.

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

Address	PID	Owner
332 Broadway Ave S (701 Lake St E)	06-117-22-42-0111	BELTZ ENTERPRISES LLC 447 PEAVEY RD WAYZATA MN 55391

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

Current Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Designation:	Central Business District
Overlay Districts:	Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the north side of Lake Street, east of Broadway Avenue. Eloise restaurant will be located adjacent to The Grocer's Table restaurant at 326 Broadway Avenue South.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

- A. Conditional Use Permit (CUP) Amendment – Off-Site Joint Use of Parking (§920.09): Amend the existing Off-Site Joint Use of Parking CUP to accommodate a new restaurant that would generate demand for 10 additional parking spaces in the weekday daytime time period.
- B. Conditional Use Permit (CUP) Amendment – Fee-in-Lieu-of-Parking (FILOP) (§920.12): Amend the existing FILOP CUP to accommodate additional demand generated by a new restaurant in the weekday daytime time period.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 25, 2024. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on July 24, 2024.

Neighborhood Notification

The applicant sent a letter summarizing the proposal to property owners located within 500 feet of the subject property on July 26, 2024.

Public Comments

No public comments were received before the packet publication deadline on August 1, 2024.

Existing Conditions

The existing developed lot is 20,795 square feet (0.48 acres) in area. The existing building was built in two phases through the Planned Unit Development (PUD) process, detailed below. The site contains restaurant, retail, and other commercial uses on the first floor and office uses on the second and third floor. The property does not contain any parking.

Zoning District and Land Use Designation

The site is zoned Planned Unit Development. The 2040 Comprehensive Plan land use designation for the site is Central Business District. The relevant Guiding Principles from the Comprehensive Plan include:

- Charming
- Walkable and Pedestrian Friendly
- Connected

701 Lake St E Site History

The site originally consisted of multiple parcels. The first portion to redevelop was 701 Lake St E, which created an L-shaped building principally fronting Lake Street (including current tenants such as Chico's, SkinSpirit, Stifel, and Green Wealth Management) with some frontage on Broadway Ave S. The building wrapped around two older homes used as commercial buildings on Broadway Ave S. This initial redevelopment was executed between 2000 and 2003 under a PUD along with other approvals.

Map 2: The site pictured in 2006.



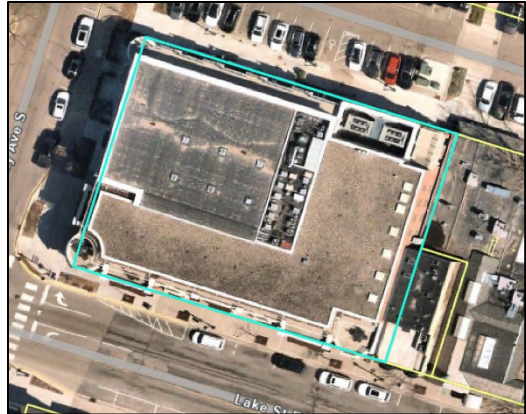
Source: Hennepin County

These approvals included fee-in-lieu of parking (FILOP), in which the applicant financially contributes to the maintenance and future expansion of the City's public parking at a rate proportional to their impact on the system. FILOP is available as a conditional use permit to properties within the C-4, C-4A, and C-4B zoning districts. This action accounted for a shortage of 74 parking spaces. In the development agreement associated with this action, the City anticipated that the future parking ramp on Mill Street (later built in 2018) would help to supply that parking. FILOP continues to be an available option for C-4, C-4A, and C-4B properties today, additionally regulated by the policy adopted in 2016 and modified in 2018 (attached). Staff has not found evidence of a joint use of parking CUP associated with this stage of development.

Broadway Place History

The two older homes used as commercial buildings were redeveloped between 2016 and 2019 through a re-platting of the entire corner into a single parcel and PUD Amendment, among other approvals. The project was referred to as “Broadway Place.” These approvals created a new structure which is directly attached to the building built in 2000. The building addition constructed in 2019 is a three-story, mixed-use structure which includes retail, service commercial, office, and restaurant uses (with current tenants such as Grocer’s Table, Ameriprise Financial, Hunter Street Partners, and North Sky Capital). The new structure did not include any parking.

Map 3: The site pictured in 2024.



Source: Hennepin County

Parking for the Broadway Place portion of the redevelopment is enabled through a fee-in-lieu of parking (FILOP) CUP and a joint use of parking CUP. The total required parking for Broadway Place was calculated based on the uses that the building was anticipated to have, including retail/service commercial and a single restaurant (Grocer’s Table) on the first floor and office use on the second and third floors. The total required parking was 92 spaces. This includes the calculation for joint use of parking, which accounts for different types of tenants’ parking demand peaking at different times of day. For this joint use condition to continue without a CUP Amendment, higher-intensity parking uses may not be added to the development without a re-evaluation of the joint use of parking and FILOP CUPs. This is specifically noted in the 2019 development agreement for the project.

Eloise Restaurant

On the Broadway side of the property, the retail space formerly occupied by Lululemon is planned to become Eloise, a companion restaurant to Grocer’s Table. The Lululemon space, as retail, required 6 parking spaces at peak demand. Eloise, as designed and permitted, will require 21 spaces at peak demand. The project has received a building permit and is currently working on renovating the existing space. The restaurant, under the existing Joint Parking CUP, is permitted to be open at any time of the day and week, except for weekdays between 7:00 a.m. and 6:00 p.m.

Proposed Changes

The applicant has submitted a proposal for Eloise to open before 6:00 p.m. on weekdays. This is not permitted under the existing Joint Parking CUP without an amendment to the maximum parking limit, as a restaurant requires more parking per square foot than the previous retail space.

Substituting a restaurant for retail requires a recalculation of the joint use demand at different types of day as determined by City Code 920.09.A.5. The first table below shows how parking demand for different types of uses peaks and falls throughout the day, per

City Code. Note that retail, restaurant, and office uses have their parking demand peak at different times of the day and week, which means that there is no scenario in which all uses on the property use 100% of their parking at the same time – therefore reducing the total parking demand. This also creates an excess of available parking at times of the day other than peak utilization. Peak utilization for this property is weekdays from 7:00 a.m. to 6:00 p.m. This is the period that FILOP is calculated for.

Land Use*	Weekday Percent of Total Demand			Weekend Percent of Total Demand		
	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight
Restaurant	10% demand	70% demand	100% demand	20% demand	70% demand	100% demand
Retail	0% demand	90% demand	60% demand	0% demand	100% demand	60% demand
Office	5% demand	100% demand	5% demand	0% demand	10% demand	0% demand

*Chapter 920 also calculates usage throughout the day for government and multifamily residential uses, which are not present on this property.

The table on the next page specifically summarizes the current and proposed shared parking distribution for the 2,018 square foot space proposed to be occupied by Eloise (332 Broadway). The table shows that while the proposed restaurant parking demand typically exceeds the equivalent retail for the same time periods, there is sufficient excess capacity in the overall joint use of parking arrangement during all periods besides weekdays during the daytime. The heightened demand during this period is driven by the office use. Since parking utilization for the office use falls in the evenings, greater capacity is then available to the rest of the building. Restaurant parking utilization peaks in the daytime and evening under City Code.

332 Broadway Land Use	Peak Demand (100%)	Weekday Demand			Weekend Demand		
		12:00 midnight – 7:00 a.m.	7:00 a.m. – 6:00 p.m.	6:00 p.m. – 12:00 midnight	12:00 midnight – 7:00 a.m.	7:00 a.m. – 6:00 p.m.	6:00 p.m. – 12:00 midnight
Current Retail	6 spaces	0 spaces	5.4 spaces	3.6 spaces	0 spaces	6 spaces	3.6 spaces
Proposed Restaurant	21 spaces	2.1 spaces	14.7 spaces	21 spaces	4.2 spaces	14.7 spaces	21 spaces
Is the excess required parking accounted for through the overall joint use capacity of the building?		Yes	No	Yes	Yes	Yes	Yes

The buildout for Eloise is in progress under the condition that the restaurant's evening weekday hours begin at 6:00 p.m. The applicant has submitted a request to open at 5:00 p.m., which brings the operating hours of the restaurant into the weekday daytime time period with no additional parking capacity today. The applicant's request is to pay for the excess in parking demand during that time period through the FILOP program. This requires amendments to the property's existing conditional use permits for joint use of parking and FILOP.

Analysis of Application

Joint Use of Parking CUP Amendment

An Amendment to the current CUP for Joint Use of Parking is required to address the excess parking demand proposed during the weekday daytime block (7:00 a.m. to 6:00 p.m.). At its peak, Eloise requires 21 parking spaces during this time period. Restaurant parking demand is calculated through a floor plan review, accounting for the different levels of parking demand between seating areas, bar areas, and kitchen/supporting areas. Under the joint use regulations, Eloise's full 21 spaces are only needed when the restaurant is experiencing peak demand, which according to City Code is in the weekend evening block. There is sufficient capacity to handle this increase during that time period when compared to the original retail demand at that time (3.6 spaces) due to the decrease in office utilization.

Where there is no capacity to handle any additional demand is the weekday daytime block. This means that the difference between Eloise's weekday daytime demand and the original retail demand at the same time must be calculated and accounted for. This is the same calculation that was shown in the table above.

Land Use	Peak Demand (100%)	Weekday Daytime Demand (7:00 a.m. – 6:00 p.m.)
Current Retail	6 spaces	5.4 spaces (90%)
Proposed Restaurant	21 spaces	14.7 spaces (70%)
Difference		9.3 space deficit (10 spaces)

Because City Code requires that partial spaces are rounded up, this means that the property experiences a 10-space deficit if Eloise is open on a weekday during the daytime. The joint use of parking CUP must be amended to increase the total spaces required for Broadway Place from 92 to 102. This amendment is contingent upon approval of the FILOP CUP Amendment, which allows for the overage to be accounted for through a one-time fee per parking space.

Additionally, Eloise will have an outdoor patio. The City does not count seasonal patios toward parking totals, so it is not included in this analysis. A Right of Way Encroachment Permit and Sidewalk Café Permit require City Council review and approval. Planning Commission review is not required for these permits.

Fee-in-Lieu of Parking (FILOP) CUP Amendment

The property is located in the C-4B zoning district. Within the C-4, C-4A, and C-4B districts, located along and near Lake Street, the City may approve uses which do not comply with the minimum number of parking spaces required if it can be demonstrated through a CUP process that the parking deficiency can be accommodated by City-owned parking facilities. Applicants seeking this CUP must prove that they have provided the maximum amount of parking on-site, pay a fee in accordance with the FILOP Policy, be evaluated for impact through the general CUP criteria, and demonstrate that their parking demand will be adequately accommodated by City-owned parking infrastructure. The funds received are used to construct, maintain, and/or acquire City-owned parking facilities. Staff is also considering future parking management solutions for existing spaces.

The applicant is seeking to account for 10 additional spaces through this CUP Amendment since they cannot provide parking on-site. Staff's role in this evaluation is to determine whether the proposal's parking demand can be sufficiently and practically absorbed by City-owned spaces. Proposals for FILOP do not lead to "reserved spaces" – for instance, developments that rely on the Mill Street Ramp do not have individual spaces signed for their use. However, it is necessary to determine whether nearby facilities can generally meet demand during peak times. The City's most recently completed parking study, from 2022, shows that there is sufficient capacity in four zones that are within 300 feet of the project (as required by City Code). The table below shows parking data from two times of the day and week that fall within the requested weekday/daytime block.

Location	Time of Day	Occupancy (%)	Space Capacity
Zone 10	Tuesday 2:00 p.m.	70%	148
	Friday 12:00 p.m.	84%	77
Zone 14	Tuesday 2:00 p.m.	78%	16
	Friday 12:00 p.m.	85%	11
Zone 15	Tuesday 2:00 p.m.	79%	8
	Friday 12:00 p.m.	95%	2
Zone 16	Tuesday 2:00 p.m.	67%	116
	Friday 12:00 p.m.	74%	91

Map 4: Parking zones in the 2022 Parking Study.



Source: City of Wayzata

There is sufficient capacity in zones within 300 feet of the proposed project (shown in red) to handle the increased demand during the weekday/daytime block, as of 2022. The two nearest parking ramps (Mill Street Ramp and Carisch Ramp) are approximately 90% and 84% occupied during peak times, respectively. The peak parking demand for the area typically occurs Tuesday afternoon, Thursday evening, and Friday afternoon. Updated 2024 parking data is being processed now and will be available in the fall.

Department Comments

Engineering:

- The proposed outdoor seating area is separately regulated through sidewalk café and encroachment permits.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

Conditional Use Permit Amendment – Joint Use of Parking

1. Are the off-street parking facilities proposed to absorb the additional parking demand located within 300 feet of the proposed use?

Conditional Use Permit Amendment – Fee-in-Lieu-of-Parking

2. Are the parking shortages created by the development premature or in excess of the supply which can be provided by the City through a public parking system on a long term basis?
3. Does the proposal satisfy the conditional use permit criteria? See below.
 - a. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - b. The proposed use's compatibility with present and future uses of the area.
 - c. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 - d. The proposed use's effect on the area in which it is proposed.
 - e. The proposed use's impact upon property values in the area in which it is developed.
 - f. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 - g. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

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 variance and conditional use permits requested in the application, for review and adoption at the next Planning Commission meeting.

Attachments

Applicant's Narrative
Eloise Floor Plan
Excerpts from 2022 Downtown Wayzata Parking Study

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.

Conditional Use Permit – Off-Site Joint Use of Parking (\$920.09)

Off-Site Joint Use of Parking. The City Council may, after receiving a report and recommendation from the Planning Commission, approve a conditional use permit for one or more uses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use should they provide them separately. When considering a request for such conditional use permit, the Planning Commission shall not recommend that such permit be granted except when the following conditions are found to exist:

...

5. Office, Restaurant, Retail, Government, and Multiple Family Residential Uses. The minimum parking requirement for joint facilities that include office, restaurant, retail, government and/or multiple family residential uses are determined by the following calculation:

- a) Multiply the minimum parking required for each individual use, by the appropriate percentage for each of the six designated time periods, as outlined in the following table:

Land Use	Weekday			Weekend		
	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight
Restaurant	10%	70%	100%	20%	70%	100%
Retail	0%	90%	60%	0%	100%	60%
Office	5%	100%	5%	0%	10%	0%
Government	0%	100%	40%	0%	40%	25%
Multi-Family Residential	100%	60%	100%	100%	75%	100%

- b) Add the resulting sums for each of the six designated time periods.

c) The minimum parking requirement shall be the highest sum among the six designated time periods.

6. Additional Criteria for Joint Parking. In addition to the preceding requirements, the following conditions are required for joint parking usage:

- a) Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be **located within 300 feet of such parking facilities.**
- b) Conflict in Hours. The applicant shall show that there is no **substantial conflict in the principal operating hours** of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- c) Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.

Conditional Use Permit – Fee-in-Lieu-of-Parking (§920.12)

Within the C-4, C-4A and C-4B Zoning Districts, the City may approve development and uses which do not comply with the required number of parking spaces as a conditional use permit, provided that:

4. A development agreement running with the land is completed in which it is agreed that the property in question is financially responsible for its proportionate share of the City sponsored and provided parking space construction, maintenance, and parking site acquisition for new on-street, lot and/or ramp parking. Said responsibility shall be determined on the basis of the property's parking space shortage based upon ordinance requirements, in relationship to the total parking space shortage, as defined by Chapter 920 for a defined service and benefit area. The "service and benefit area" shall include all properties which benefit from the available public parking serving a particular retail and commercial neighborhood or district.
5. **The amount of parking provided on the property in question is the maximum amount possible**, taking into account the use and design objectives of the C-4, C-4A and C-4B Districts as outlined by this Ordinance and the Comprehensive Plan.
6. The parking shortages created by the development are **not premature or in excess of the supply which can be provided by the City** through a public parking system on a long term basis.
7. The provisions of **Section 904.02.F** of this Ordinance are considered and satisfactorily met.

Conditional Use Permit – General Standards (§904.02.F)

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City **Comprehensive Plan.**
2. The proposed use's **compatibility with present and future uses** of the area.

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

Conditional Use Permit – Amendments (§904.05)

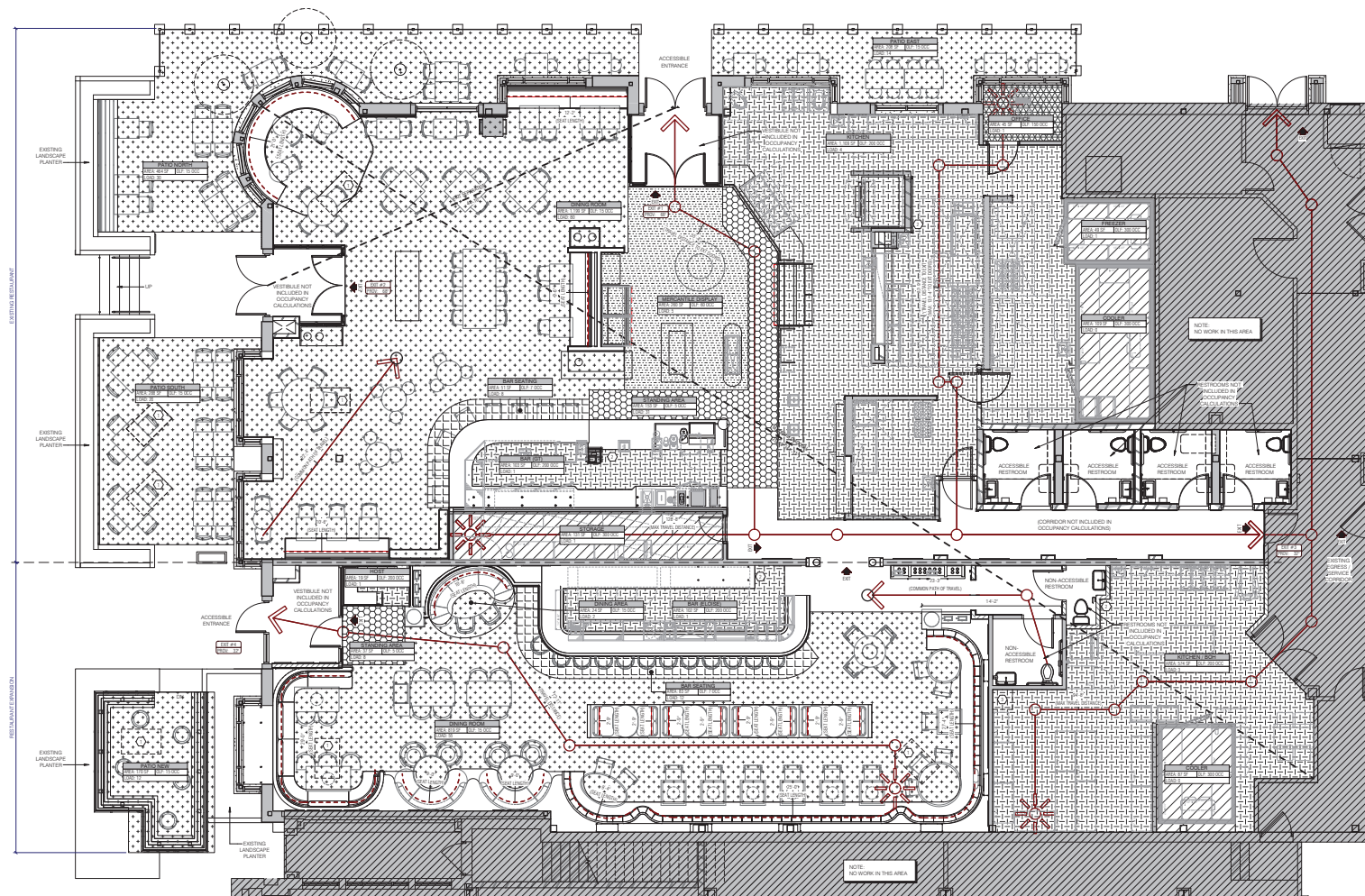
An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include re-applications for permits that have been denied, requests for substantial changes in conditions or expansions of use, and as otherwise described in this Ordinance.

This request is generated by the addition of Lindsay Pohlad’s new restaurant called “Eloise” that will be adjacent to “The Grocer’s Table.” It will be in the retail space formerly occupied by lululemon. Named after Lindsay Pohlad’s grandmother mother-in-law, Eloise Pohlad, the new restaurant aims to capture the essence of timeless elegance and community spirit and will be a powerful addition to the retail/restaurant scene in Downtown Wayzata. Guests of “The Grocer’s Table” often liken their experience to dining in the comfort of a friend’s kitchen. With “Eloise,” Lindsay endeavors to create a chic and intimate living-room ambiance, offering the Wayzata community a fresh and inviting culinary destination. “Eloise” will have eighty-five seats and focus on an evening menu of upscale dishes and handcrafted cocktails, served with attentive full-service hospitality.

As a result of this addition, Beltz Enterprises, LLC, (“Beltz”) is requesting a Fee-In-Lieu of Parking CUP and the existing Off-Site Joint Use of Parking CUP Amendments as follows:

1. While the existing CUP allows for “restaurant” use after 6:00 PM weekdays and any time weekends, Beltz believes that it would be helpful for “Eloise” to be open before 6:00 PM on the weekdays, so that it may be competitive with other full-service restaurants in the area.
2. Beltz proposes amendments to the 2018 Fee-In-Lieu of Parking CUP for joint parking, 2019 development agreements and the existing Off-Site Joint Use of Parking CUP to provide a new FILOP for twenty-one additional parking spaces per the City’s Joint Parking Facilities Policy to allow for “restaurant” use prior to 6:00 PM weekdays in this location. This proposed amendment is compatible with the present and future uses in the area.
3. The proposed use conforms with all performance standards with respect to parking, loading, noise, etc.
4. The proposed use will have a positive effect on overall retail and office use in the area by providing another excellent dining facility in the tradition of excellence at “The Grocer’s Table.”
5. The proposed use will have a positive effect upon property values for the same reasons indicated in paragraph 4 above.
6. The traffic generated for the proposed use is within the excess capabilities of the existing parking ramp and surrounding street parking.
7. Picture showing the location of “Eloise:”





1 LIFE SAFETY PLAN
C3000 SCALE: 1/4" = 1'-0"

LIFE SAFETY GENERAL NOTES

1. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
2. FIRE AND SMOKE DETECTION SYSTEM TO REMAIN IN OPERATION DURING THE ENTIRE DURATION OF THE PROJECT INCLUDING ALL EMERGENCY LIGHTING, EXIT SIGNAGE AND STROBES. DO NOT REMOVE ANY BUILDING CLASS "I" FIRE PROTECTION SIGNALS OR EQUIPMENT, UNLESS OTHERWISE NOTED.
3. ALL SLEEVES, OPENINGS, PENETRATIONS, ETC. FOR CONDUITS, CABLE TRAYS, PIPES AND DUCTS, ETC. THROUGH RATED PARTITIONS, ASSEMBLIES, FLOORS AND ROOF SLABS ARE TO BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIRED FIRE RATED ASSEMBLY DESIGN, APPLICABLE CODES AND LOCAL FIRE AUTHORITY REQUIREMENTS.

CODE	DATA
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APPLICABLE CODES:

THE FOLLOWING IS AN ANALYSIS AND SUMMARY OF THE APPLICABLE BUILDING CODES:

APPLICABLE CODES:

- MINNESOTA STATE BUILDING CODE (SBC) 2020 EDITION
- MINNESOTA PLUMBING CODE (SPC) 2020 EDITION
- INTERNATIONAL MECHANICAL CODE (IMC) 2020 EDITION
- INTERNATIONAL FUEL GAS CODE (IFGC) 2020 EDITION
- NATIONAL ELECTRIC CODE (NEC) 2020 EDITION
- MINNESOTA FIRE CODE 2020 EDITION
- MINNESOTA ACCESSIBILITY CODE 2020 EDITION
- COMMERCIAL ENERGY CODE 2020 EDITION

OCCUPANCY / CONSTRUCTION TYPE:
* OCCUPANCY TYPE: A2 - ASSEMBLY

- **CONSTRUCTION TYPE:** IB - FULLY SPRINKLERED

PROJECT AREA: 2,634 SF (TENANT INTERIOR)

REQUIRED EGRESS AND...

REQUIRED EGRESS AND EXITING

LEVEL NAME: FIRST FLOOR	OCCUPANCY TYPE: A-2	RECD	PROV
BUILDING ADDRESS: (Per 1006.1)			
EGRESS WIDTH: (211 OCCUPANT) & (5 15 WITH SPRINKLER)		4"	200'
EXIT CAPACITY: (Per 1006.1)			
MINIMUM NUMBER OF EXITS			
EXIT SEPARATION DISTANCE: (Per 1007.1)			
MINIMUM DISTANCE 1/3 DIST. OF DIAGONAL DIST. (WITH SPRINKLER 1/2 DIST.)		44'-11"	44'-10"
OFFICE DISTANCE: MAXIMUM (Per 1017.2)		250'-0"	131'-4"
(WITH SPRINKLER)			
COMMON TRAVEL PATH MAXIMUM: (Per 1006.2.1)		75'-0"	23'-0"
(WITH SPRINKLER)			

PLUMBING FIXTURE COUNT - INCLUDES EXISTING RESTAURANT

OCCUPANCY TYPE, ASSEMBLY - A		LEVEL, 1ST FLOOR					
2020 MINNESOTA STATE PC	OCCUPANCY RATIO	193.5 Male 193.5	193.5 Female 193.5				
	Water Meters (1/2")	Locations (200)	Barburens	Drinking Fountains	Service Sinks		
	Male 193.5	193.5	193.5				
OCCUPANTS: 387							
CODE REQUIREMENT	1.1-7.5	1.1-200	1.1-200		1.1-500	1	
REQUIRED FIXTURES	3	3	1			1	1
PROPOSED FIXTURES	3	3	3			0	1
C. URINALS CAN NOT BE MORE THAN 8% OF THE FIXTURES REQUIRED. D. DRINKING FOUNTAINS NOT REQUIRED. WATER TO BE SERVED. (YELLOW DRINKING FOUNTAIN) OR BOTTLED WATER SERVICE REQUIRED IF WATER IS NOT SERVED. E. SINGLE-USER RESTROOMS ARE PROVIDED. 4 OF THE ARE FULLY ACCESSIBLE (87%).							

OCCUPANCY CALCULATIONS

DESCRIPTION	SPACE FUNCTIONAL		AREA	CUF	CO2 LOAD
	AREA	CUF			
ACCESSORY STORAGE AREA, MECHANICAL EQUIPMENT ROOM			376.59	300	2
ASSEMBLY - CONCENTRATED: CHAIRS ONLY	134.52	7	20		
ASSEMBLY - FIXED SEATING: BENCHES AND BANQUETTE AREAS (40 PER PERSON)	0.24	24.14	97		
ASSEMBLY - SEATING: STANDING AREA	191.59	5	337		
ASSEMBLY - UNCONCENTRATED: DINING SEATING AREA (TABLES AND CHAIRS)	2,041.51	15	139		
BUSINESS AREAS			48.59	100	1
COMMERCIAL KITCHEN	1,867.59	200	10		
ENTRANCE - ENTRANCE AND GRADE FLOORS	253.63	60	6		
EXTERIOR	4,954.52	311			
ASSEMBLY - UNCONCENTRATED: DINING SEATING AREA (TABLES AND CHAIRS)	1,130.59	15	78		
GLB TOTAL (OCCUPANTS)	6,183.59	378			

FIXED SEATING

	LENGTH	DIVIDER	OCCUPANTS
SEATING LENGTH	2.334'	24"	97

ADA SEATING SCHEDULE- EXPANSION ONLY

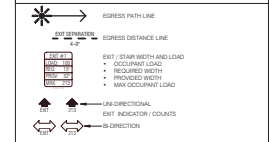
ADA SEATING SCHEDULE: EXPANSION ONLY

*Per 708.2.9.1 - Dining surfaces are used for these calculations					
EXTENT	COMMENTS	COUNT	ADA %	REQ.	
NOTE: FOOD WILL NOT BE SERVED ON THE CLOSE PATIO. ONLY DRINKS WILL BE PROVIDED.		INTERIOR	23	5%	2
		EXTERIOR	5	5%	1
		TOTAL = 3			

PROPOSED

(INTERIOR : 1)
(EXTERIOR : 2)

CODE LEGEND



LIFE SAFETY KEY NOTES

(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)		
NO.	DESCRIPTION	REV.
1	ACCESSIBLE SEATING LOCATION	
2	FIRE EXTINGUISHER LOCATION, COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL	
3	SERVICE SINK LOCATION	

LIFE SAFETY LEGEND

- | | |
|---|--|
|  | ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM |
|  | ASSEMBLY - CONCENTRATED: CHAIRS ONLY |
|  | ASSEMBLY - STANDING SPACE |
|  | ASSEMBLY - UNCONCENTRATED: DINING SEATING AREA (TABLES AND CHAIRS) |
|  | BUSINESS AREAS |
|  | COMMERCIAL KITCHEN |
|  | MERCANTILE - BASEMENT AND GRADE FLOORS |

LINDSAY POHLAD
WAYZATA, MN 55391

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF TEXAS.

PRINTED NAME David A. Shea III
SIGNATURE 
DATE ISSUED 2024-04-24
REG. NO. 12962

BID & PERMIT SET

[illegible]

project no. 8875.00	issue date 2024-04-24
drawn JNC	checked JS, SO, HS
sheet title LIFE SAFETY PLAN	

G300



Parking Study Zones/Boundaries

Downtown Wayzata Parking Study
City of Wayzata

02214284
October 2022

Figure 1

Parking Utilization Survey

Parking utilization surveys were collected during the weeks of August 1 and August 8, 2022. Parking data was collected during several time periods to help identify the fluctuation in parking utilization within the lots. The time periods were based on previously collected peak periods completed as part of other Downtown Wayzata parking studies. The study time periods included:

- Tuesday, August 9, 2022 – 2:00 p.m.
- Wednesday, August 10, 2022 – 10:00 a.m.
- Thursday, August 4, 2022 – 6:00 p.m.
- Friday, August 5, 2022 – 12:00 p.m.
- Saturday, August 13, 2022 – 1:00 p.m.
- Saturday, August 13, 2022 – 6:00 p.m.
- Sunday, August 14, 2022 – 11:00 a.m.

Note that the parking data collection occurred on warmer, sunny days when both commercial and recreation activity was taking place. This was done to ensure that the data did not misrepresent the recreation peaking that often occurs near Lake Minnetonka. However, based on observations of the office land uses, there was expected to be a portion of those office related vehicles that are not present due to employees working from home or working hybrid as a result of COVID-19. Data was collected for all on-street areas within the study area and for off-street parking lots that were accessible. Private garages were not collected as part of this study.

Results of the parking utilization surveys are detailed within Table 3 for the highest peak periods. The full dataset is included within the Appendix. The data was collected within 37 zones, however, it should be noted that the areas of zones 1 through 9 have been combined into one (1) zone for purposes of this study. Zones 1 through 9 comprise the Promenade Area. Note, two (2) blocks with the Widsten Townhomes and Wayzata Place Condominiums were not counted as part of this study. As shown in Table 3, the **peak parking periods** are generally identified as the **weekday middays and evenings with peak utilization approximately between 40 and 50 percent**. These time periods are consistent with historical surveys and have traditionally been the peak parking periods, however, previous surveys also had indicated that Saturday midday and evening timeframes were also similarly utilized.

Table 3. Parking Utilization Survey

Zone	Supply	Tuesday, 8/9 2:00 PM		Thursday, 8/4 6:00 PM		Friday, 8/5 12:00 PM	
	Total	Demand	Percent	Demand	Percent	Demand	Percent
1-9	789	233	30%	249	32%	307	39%
10	494	346	70%	475	96%	417	84%
11	172	94	55%	157	91%	131	76%
12	58	18	31%	4	7%	25	43%
13	24	11	46%	6	25%	18	75%
14	73	57	78%	59	81%	62	85%
15	38	30	79%	39	103%	36	95%
16	352	236	67%	285	81%	261	74%
17	155	84	54%	48	31%	75	48%
18	148	22	15%	6	4%	27	18%
19	46	36	78%	12	26%	26	57%
20	56	17	30%	21	38%	14	25%
21	20	6	30%	1	5%	5	25%
22	32	0	0%	15	47%	13	41%
23	152	38	25%	9	6%	28	18%
24	80	15	19%	2	3%	23	29%
25	250	151	60%	228	91%	204	82%
26	138	4	3%	65	47%	8	6%
27	281	124	44%	150	53%	114	41%
28	178	18	10%	20	11%	25	14%
29	71	27	38%	21	30%	23	32%
30	20	2	10%	4	20%	5	25%
31	133	62	47%	24	18%	36	27%
32	63	17	27%	18	29%	18	29%
33	44	13	30%	8	18%	8	18%
34	32	17	53%	18	56%	18	56%
35	11	8	73%	1	9%	4	36%
36	119	5	4%	6	5%	3	3%
37	11	0	0%	1	9%	0	0%
Total Parking Demand	4040	1691	42%	1952	48%	1934	48%

Results from the parking surveys collected in summer 2022 indicated that the weekday midday timeframes were approximately five (5) to 10 percent higher utilized than Saturday. A parking utilization graphic, for the three (3) peak times of Tuesday afternoon, Thursday evening, and Friday afternoon are shown in Figures 2 to 4, respectively. The remaining parking utilization graphics are included in the Appendix for the other timeframes collected. A few other key observations during the peak weekday middays and evenings include:

- On-street parking along Lake Street between Superior Boulevard and Barry Street is generally near capacity, with minimal spaces available during the peak periods. During these peak survey periods, some restaurants are allowed to block two (2) to three (3) on-street parking spaces to operate a valet parking system, which further reduces supply within the highly utilized stretch of Lake Street.
- Zones 1-9 within the Promenade Center were 30 to 40 percent occupied during peak times.
- Zone 10, which includes the Municipal Liquor Operations and Mill Street parking ramp was 70 to 96 percent occupied during the peak times.
- The parking ramp (Carisch Ramp) between Broadway Avenue and Walker Avenue was 67 to 84 percent occupied during peak times. Note, this ramp recently became privately owned rather than public.
- The portion of Downtown west of Walker Avenue was generally 30 to 40 percent occupied during peak times whereas portion east of Walker Avenue was 50 to 60 percent occupied.
- Zone 25, which includes the Boatworks/6Smith building, was 60 to 91 percent utilized during the peak times.
 - The dedicated trail parking was approximately 50 percent occupied during these peak times. However, during the weekend, utilization was closer to 70 percent.
 - The permit parking areas were highly utilized during the weekend periods, but open during the weekday time periods. This is consistent with the expected recreation times of the docks and beach area.
- In general, office parking was lower than historical averages due to hybrid and work from home policies that appear to be becoming permanent throughout office work.
- There were some on-street parking closures in the western portion of Downtown as a result of construction efforts for proposed developments.



Parking Utilization - Tuesday 2:00 PM

Downtown Wayzata Parking Study
City of Wayzata

02215894
October 2022

Figure 2



Parking Utilization - Thursday 6:00 PM

Downtown Wayzata Parking Study
City of Wayzata

02215894
October 2022

Figure 3



Parking Utilization - Friday 12:00 PM

Downtown Wayzata Parking Study
 City of Wayzata

02215894
 October 2022

Figure 4



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 5, 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 Wednesday, August 7. The next Planning Commission meeting is scheduled for Monday, August 19.

ACTION REQUESTED:

N/A

ATTACHMENTS:

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

- Energy & Environment 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Charter Commission - 9:00 AM
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 11:30 AM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

- Holiday Observed
City Offices Closed

2024 Election Dates

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

Revised
10/24/2023

2024 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 9	Peggy Douglas
Tuesday	January 23	Adam Elg
Tuesday	February 6	Chris Plantan
Tuesday	February 20	Bonnie Schwalbe
Tuesday	March 12	Jen Severson
Tuesday	March 26	Ken Sorensen
Tuesday	April 9	Larissa Stockton
Tuesday	April 23	Peggy Douglas
Tuesday	May 7	Adam Elg
Tuesday	May 21	Chris Plantan
Tuesday	June 4	Bonnie Schwalbe
Tuesday	June 18	Jen Severson
Tuesday	July 9	Ken Sorensen
Tuesday	July 23	Larissa Stockton
Wednesday	August 7	Blake Cameron
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	Blake Cameron
Tuesday	December 17	Adam Elg