

Wayzata City Council Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, June 16, 2015
5:45 PM

WORKSHOP TOPICS FOR DISCUSSION:

1. Joint Planning Commission/City Council Workshop on Neighborhood Zoning Standards Study – Page 2
2. Update on Wise House Relocation – Page 4

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: City Council and Planning Commission
From: Bryan Gadow, Director of Planning and Building
Date: June 9, 2015
Re: Joint Workshop on Neighborhood Zoning Study Scoping

Background

As part of their 2015 Strategic Plan update, the City Council expressed a desire to undertake a study of the City's residential zoning district regulations to determine if they were in keeping with the existing character and "rhythm of elements" of the neighborhoods. Staff has requested a joint Planning Commission and City Council workshop on this topic, so that staff can better understand the proposed scope of the study, in order to determine the resource and time needs that would be required.

2007/2008 R-3 Study Summary

As a point of reference for the Planning Commission and City Council, in 2007, planning staff and the Planning Commission undertook a 12 month study of the zoning requirements for the "Old Wayzata Plat", the "Old Holdridge", and North Wayzata Blvd neighborhoods within the existing R-3 Single and Two Family District. The study, which was part of a moratorium on building height above 30 ft for new residential construction, evaluated a number of policy tools to address larger new infill residential structures on smaller lots.

The policy tools evaluated, included:

- Review of permitted and conditions use
- Average Front Yard Setbacks
- Additional impervious surface allowances to incentivize detached garages
- Limits on front-loading garages
- Reduction in peak building height from 35 ft to 32 ft to the peak of the roof
- Inclusion of articulation requirements to limit long unbroken planes along the side walls of structures
- Floor Area Ratio standard to limit the total amount of building square footage based upon the size of the lot (excludes garage, porches, and below grade basement SF).

The study generated much public comment on the proposed regulations, both in favor and in opposition to the changes.

After much deliberation, the City Council approved a rezoning of the Old Wayzata Plat, Old Holdridge, and North Wayzata Blvd neighborhoods to a new R-3A Zoning District category, which included a 32 ft peak height limit, and setback allowances to assist narrower corner lots to more closely match the setbacks of adjacent properties. The City Council was concerned about the unintended consequences of adopting the additional policy items into ordinance, and held them over.

For reference, a full copy of the 2008 study report is located on the City's website under City Projects.

Discussion

Staff provides the following questions for the Planning Commission and City Council to provide feedback on, in order to assist staff in scoping this type of study:

- Which residential neighborhoods should be included in the study?
- What policy tools should be of focus in the study?
- What character elements or rhythm of element items should be of focus in the study?

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: City Council
From: Bryan Gadow, Director of Planning and Building
Date: June 9, 2015
Re: Update on 313 Central Ave - Wise House Relocation

Background

On May 4th, the City Council approved a three (3) lot subdivision of the property at 313 Central Ave S submitted by KC Chermak of Pillar Homes and Gary Gravier (collectively, the “Applicant”). One of the conditions of Resolution 20-2015, was that:

“For a period of no less than sixty (60) days from the date of approval of the Proposed Subdivision by the City Council, the Applicant must preserve the existing “1903 Wise House” on the Property and make best efforts to facilitate the relocation of the house to another property. Thereafter, the Applicant must provide the City with public notification no less than ten (10) days prior to the home being demolished, in addition to following all other City processes and permit requirements for demolition.”

Since the Council approval of the subdivision, Mr. Chermak has continued to work with members of the City’s HPB and Wayzata Historical Society, and has found a willing purchaser of the Wise House. Mr. Tim Foster, of the Foster Group and owner of the commercial property at 222 Minnetonka Ave S has expressed an interest and willingness to purchase the Wise House and relocate it to the rear portion of the 222 Minnetonka Ave S property. Mr. Foster desires to utilize the existing Wise House as conference room space for the existing office building on the property (locally known as the “Lorie Line building”).

To accommodate the addition of the Wise House on the 222 Minnetonka Ave S property, Mr. Foster would remove an existing detached garage and some existing hardcover. The lot coverage in the C-1 District is 50% of lot area, and the existing lot coverage on the 222 Minnetonka Ave S property is 23.7%. With the removal of the existing garage and hardcover, the addition of the Wise House would be 31.4%, under the 50% requirement. The Wise House would be required to meet the ten (10) ft side and rear setbacks. In addition, Mr. Foster would restripe the lot to increase the parking stalls from six (6) to thirteen (13) stalls to accommodate the additional office use square footage.

In order to conduct the relocation of the Wise House, Mr. Chermak and Mr. Foster would be responsible to secure approval of a City Right of Way permit, post a performance security, secure permissions or easements to cross private properties, coordinate the relocation with Public Works and the Police Department, and coordinate any utility line relocations with Xcel at their expense.

Mr. Foster has indicated a willingness to have the Wise House open to the public for certain City events, such as James J Hills Day.

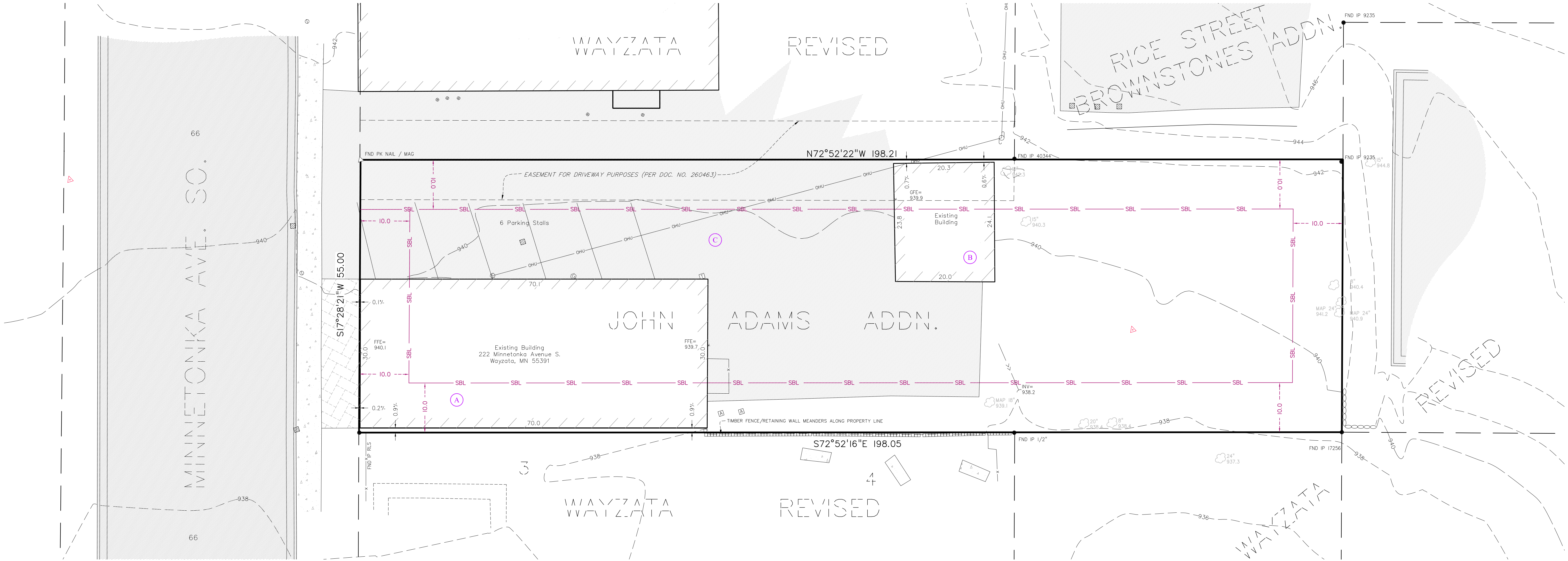
Discussion

Mr. Chermak and Mr. Foster requested the workshop with the City Council to discuss their relocation plans, as required under Resolution 20-2015, and receive any feedback before finalizing permitting. The proposed relocation would occur between the end of June and middle of July.

Attachments:

- 222 Minnetonka Ave S Existing Conditions Site Plan
- 222 Minnetonka Ave S Proposed Conditions Site Plan
- Wise House Relocation Route Map
- Building Elevations for Wise House

EXISTING CONDITIONS



DESCRIPTION OF PROPERTY SURVEYED
(Per Hennepin County Tax Records)

Lot 3, Block 1, JOHN ADAMS ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

- Site Address:** 222 Minnetonka Avenue South, Wayzata, MN 55391.
- Flood Zone Information:** This property appears to lie in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307E, effective date of September 2, 2004.
- Parcel Area Information:** Gross Area: 10,889 s.f. ~ 0.250 acres
- Site Elevation:** Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.879 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is C-1 (Office and Limited Commercial District) per the City of Wayzata's zoning map dated April 28, 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from city of Wayzata found on their web site on the date of May 13, 2015 and are as follows:

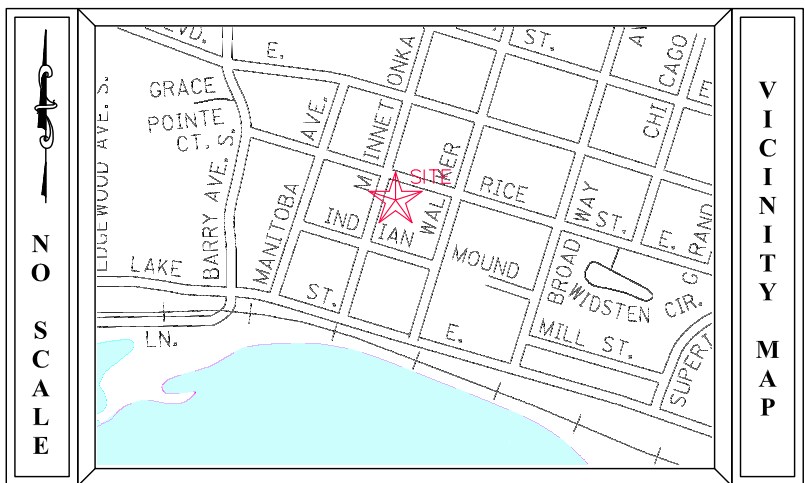
Principal Structure Setbacks - Front: 10 feet
Side: 10 feet
Rear: 10 feet
Height: 35 feet or 3 stories, whichever is lesser
Lot Coverage: 50 percent of lot area
Maximum floor area ratio (F.A.R.): 2.0

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

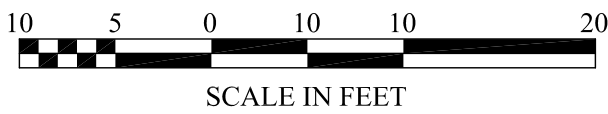
Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0902.

7) A title opinion was not furnished to the surveyor.

Existing Hardcover		
Letter	Description	Area in Sq. Ft.
A	Building	2,104
B	Garage	484
C	Bituminous	3,907
	Total Hardcover	6,495
	Parcel Area	10,889
	Existing Hardcover	59.6%
	Hardcover Allowed	50.0%
	Parking Stalls	6



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 adj.)



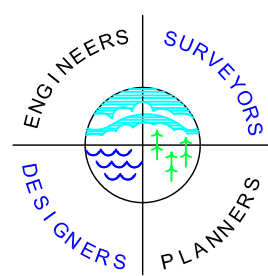
SURVEY LEGEND

● CAST IRON MONUMENT	⊠ A/C UNIT	▨ BITUMINOUS
⊠ CATCH BASIN	⊠ CABLE TV PEDESTAL	— CTV — CABLE TV
△ FLARED END SECTION	⊠ ELECTRIC TRANSFORMER	— CONCRETE CURB
⊠ GATE VALVE	⊠ ELECTRIC MANHOLE	— CONCRETE
< GUY WIRE	⊠ ELECTRIC METER	— CONTOUR EXISTING
⊠ HYDRANT	⊠ GAS METER	— CONTOUR PROPOSED
○ SURVEY MONUMENT SET	⊠ GAS VALVE	— DT — DRAIN TILE
● SURVEY MONUMENT FOUND	— GUARD RAIL	— ELC — ELECTRIC UNDERGROUND
△ SURVEY CONTROL POINT	⊠ HAND HOLE	— F — FENCE
⊠ LIGHT POLE	⊠ SOIL BORING	— FO — FIBER OPTIC UNDERGROUND
⊠ POWER POLE	⊠ TREE CONIFEROUS	— GAS — GAS UNDERGROUND
⊠ SANITARY MANHOLE	⊠ TREE DECIDUOUS	— OHU — OVERHEAD UTILITY
⊠ SANITARY CLEANOUT	⊠ TELEPHONE MANHOLE	===== RAILROAD TRACKS
⊠ SIGN	⊠ TELEPHONE PEDESTAL	—>—>— SANITARY SEWER
⊠ GROUND ELEVATION	⊠ TRAFFIC SIGNAL	—>—>— STORM SEWER
⊠ STORM DRAIN	⊠ UTILITY MANHOLE	— TEL — TELEPHONE UNDERGROUND
⊠ STORM MANHOLE	⊠ UTILITY PEDESTAL	— UTL — UTILITY UNDERGROUND
⊠ YARD LIGHT	⊠ WELL	— I — WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CMT				
DRAWN				
JML				
CHECKED				
DBP				
DATE				
05-13-15				

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SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.117 - RGE.22 - SEC.06
Hennepin County
Project Location:
Wayzata,
Minnesota

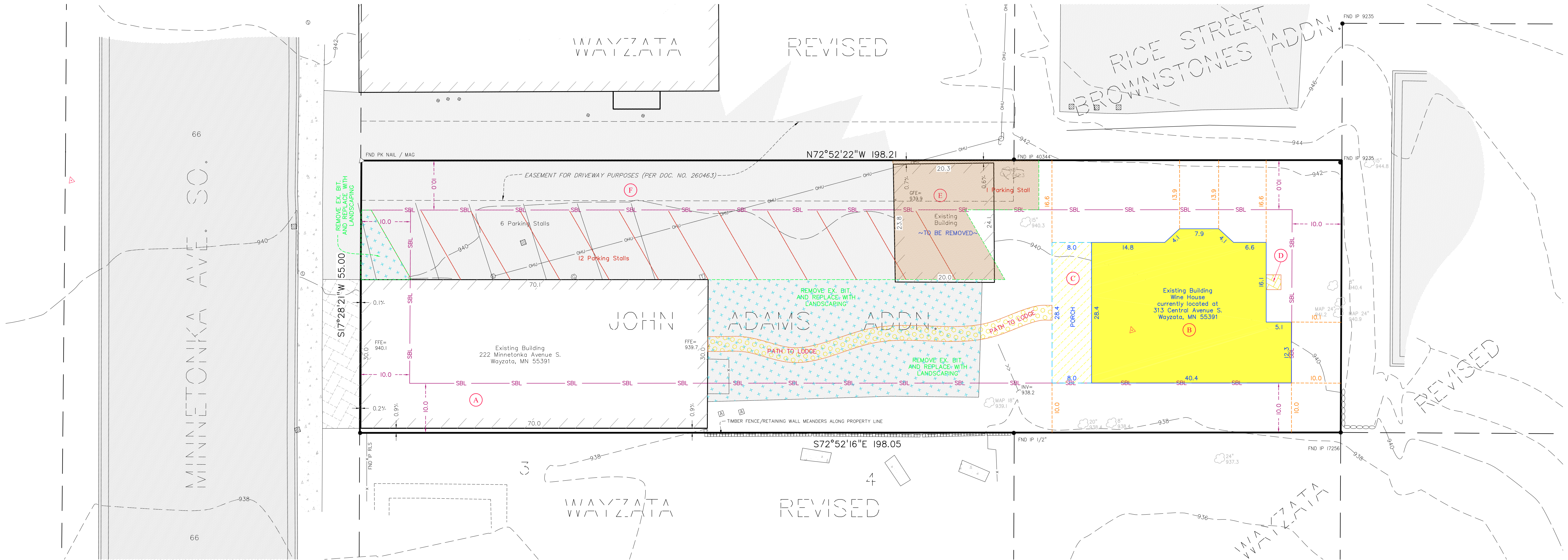
Certificate of Survey

Prepared for:
Pillar Homes

FILE NO.
7056-045

1
2

PROPOSED CONDITIONS



DESCRIPTION OF PROPERTY SURVEYED
(Per Hennepin County Tax Records)

Lot 3, Block 1, JOHN ADAMS ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

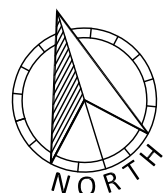
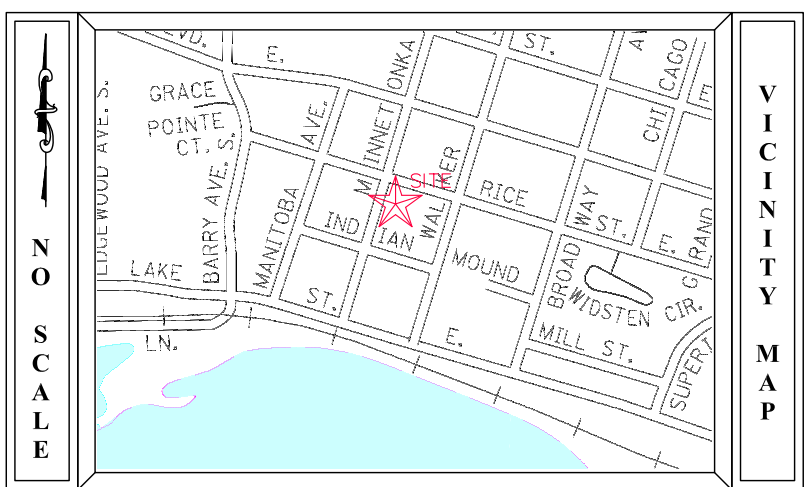
- 1) **Site Address:** 222 Minnetonka Avenue South, Wayzata, MN 55391.
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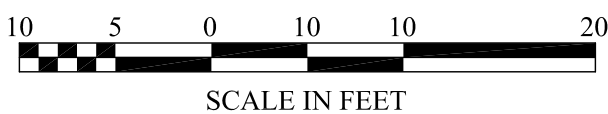
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- 7) A title opinion was not furnished to the surveyor.

Proposed Hardcover		
Letter	Description	Area in Sq. Ft.
A	Ex. building	2,104
B	Wine house	1,095
C	Porch	227
D	Pavers	9
E	Bituminous	550
F	Ex. bituminous	2,508
Total Hardcover		6,493
Parcel Area		10,889
Proposed Hardcover		59.6%
Hardcover Allowed		50.0%
Parking Stalls		13



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 adj.)



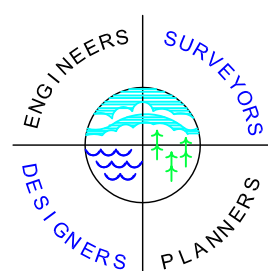
SURVEY LEGEND

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FIELD CREW	NO.	BY	DATE	REVISION
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JML				
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DATE				
05-13-15				

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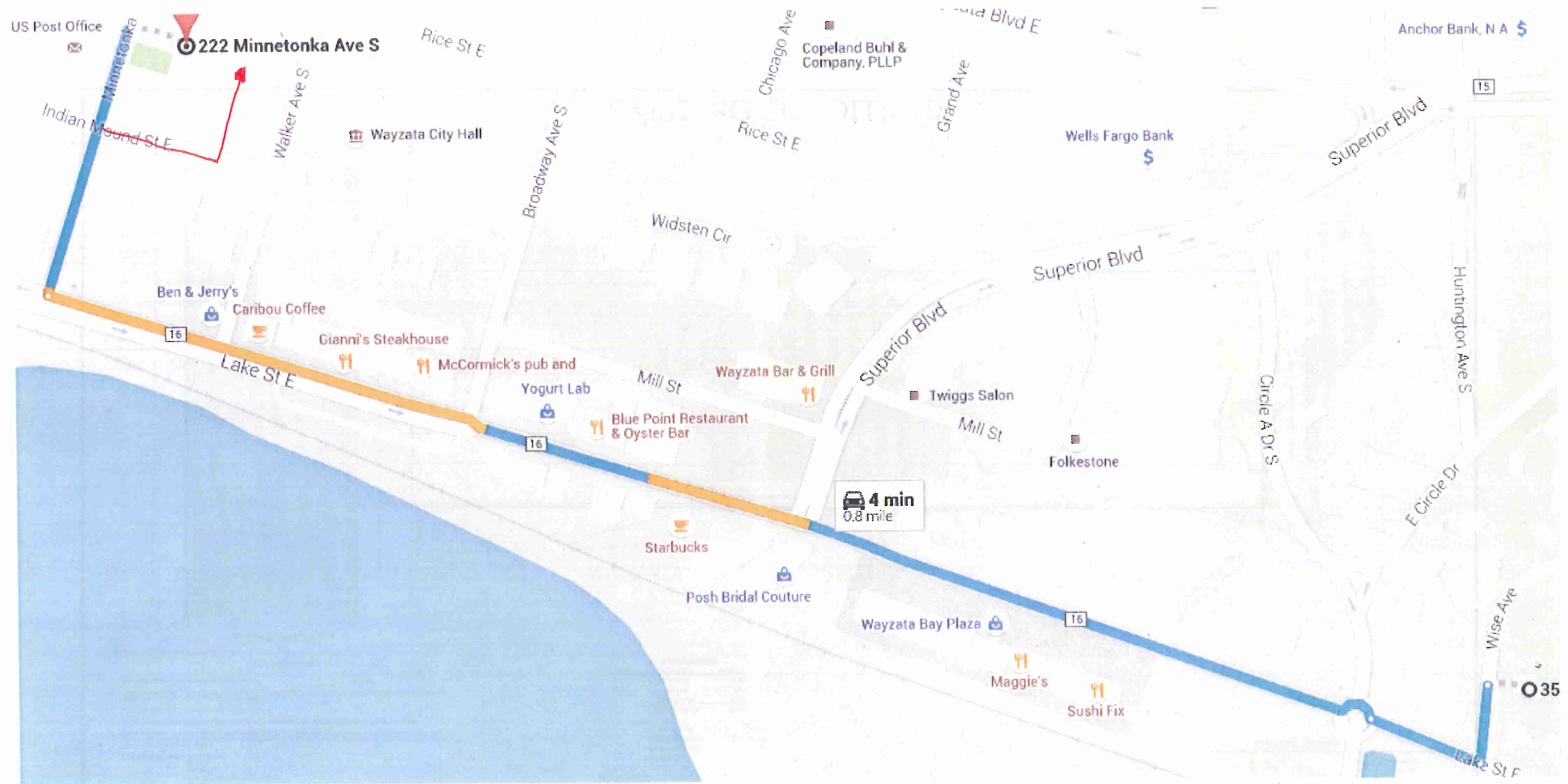
TWP.117 - RGE.22 - SEC.06 Hennepin County Project Location:
Wayzata, Minnesota

Certificate of Survey

Prepared for:
Pillar Homes

FILE NO.
7056-045

2
2





PILLAR HOMES PARTNER, INC.

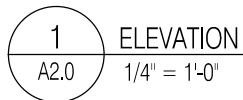
HOMES PARTNERS
1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE

9.15

A2.0

EVATION



WISE RESIDENCE
313 Central Avenue South
Wayzata, MN 55391

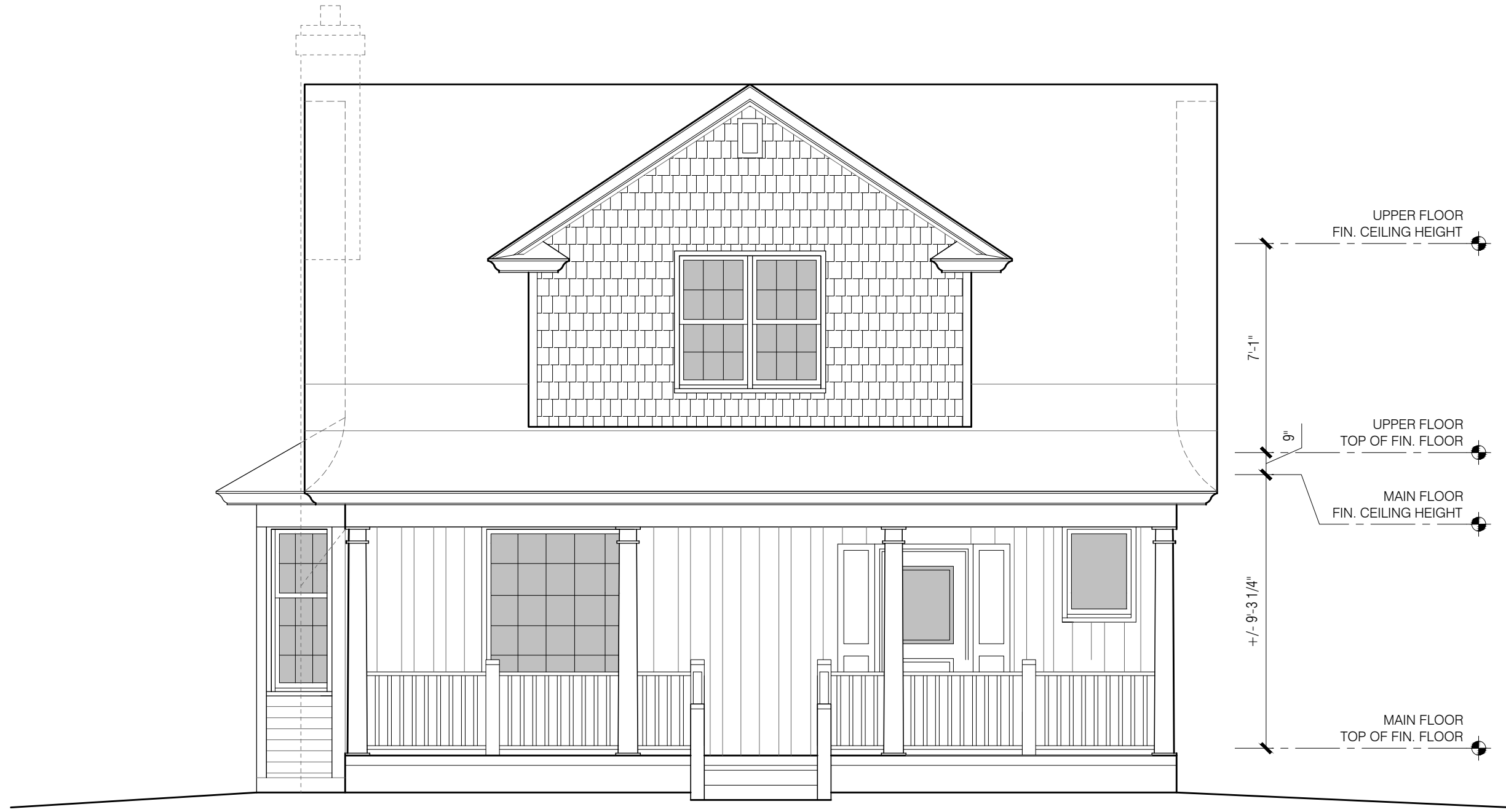
PILLAR HOMES PARTNER, INC.
1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE

5.29.15

A2.1

ELEVATION



1 ELEVATION
A2.1 1/4" = 1'-0"

WISE RESIDENCE
313 Central Avenue South
Wayzata, MN 55391

PILLAR HOMES PARTNER, INC.
1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE

5.29.15

A2.2

ELEVATION



1 ELEVATION
A2.2 1/4" = 1'-0"

WISE RESIDENCE
313 Central Avenue South
Wayzata, MN 55391

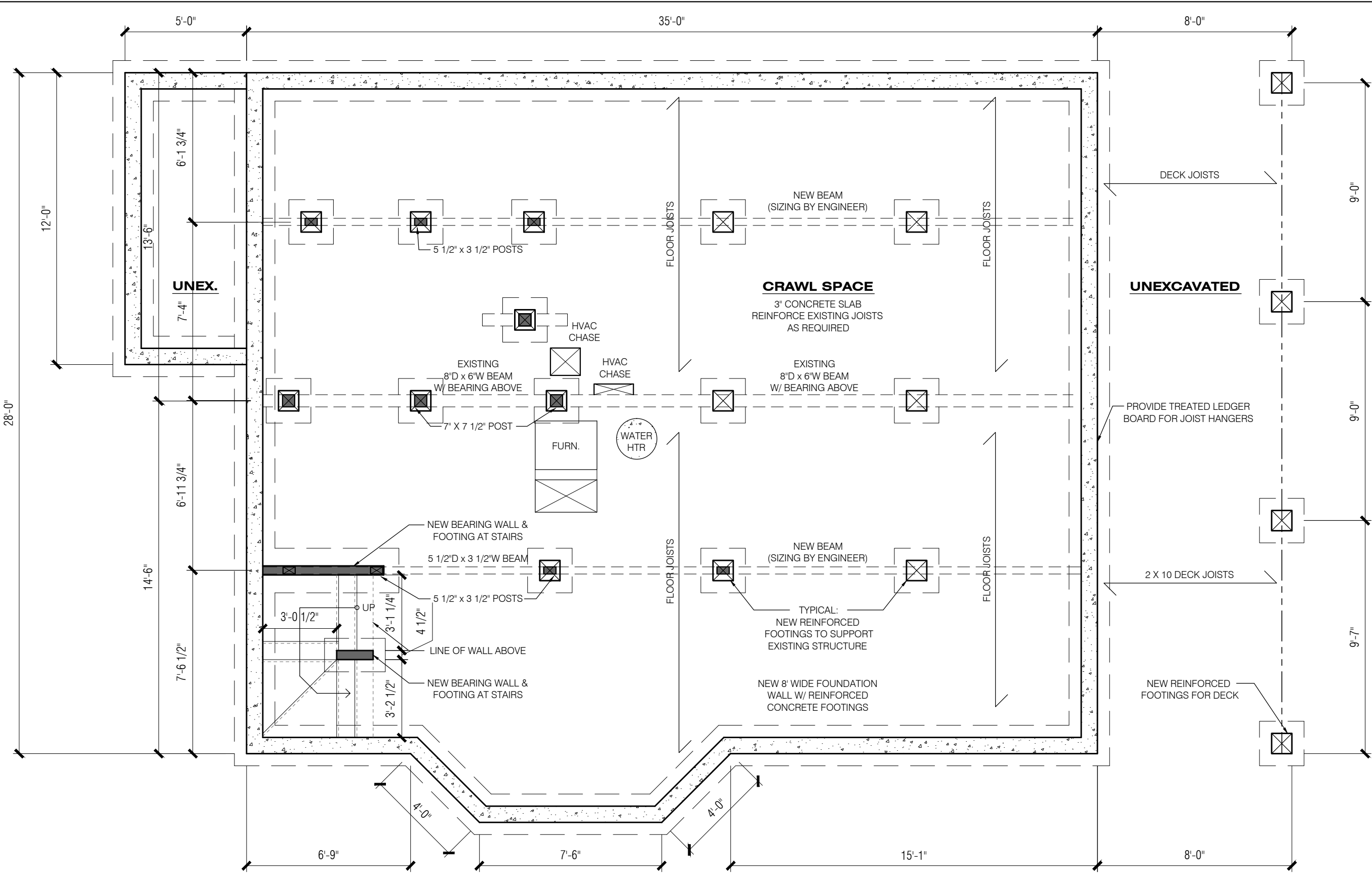
PILLAR HOMES PARTNER, INC.
1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE
5.29.15

A2.3
ELEVATION



1 ELEVATION
A2.3 1/4" = 1'-0"



1 BASEMENT CRAWL SPACE
1/4" = 1'-0"

NOTE:
ALL DIMENSIONS ARE ±. GENERAL CONTRACTOR
TO FIELD VERIFY ALL EXISTING SITE CONDITIONS
PRIOR TO COMMENCEMENT OF CONSTRUCTION

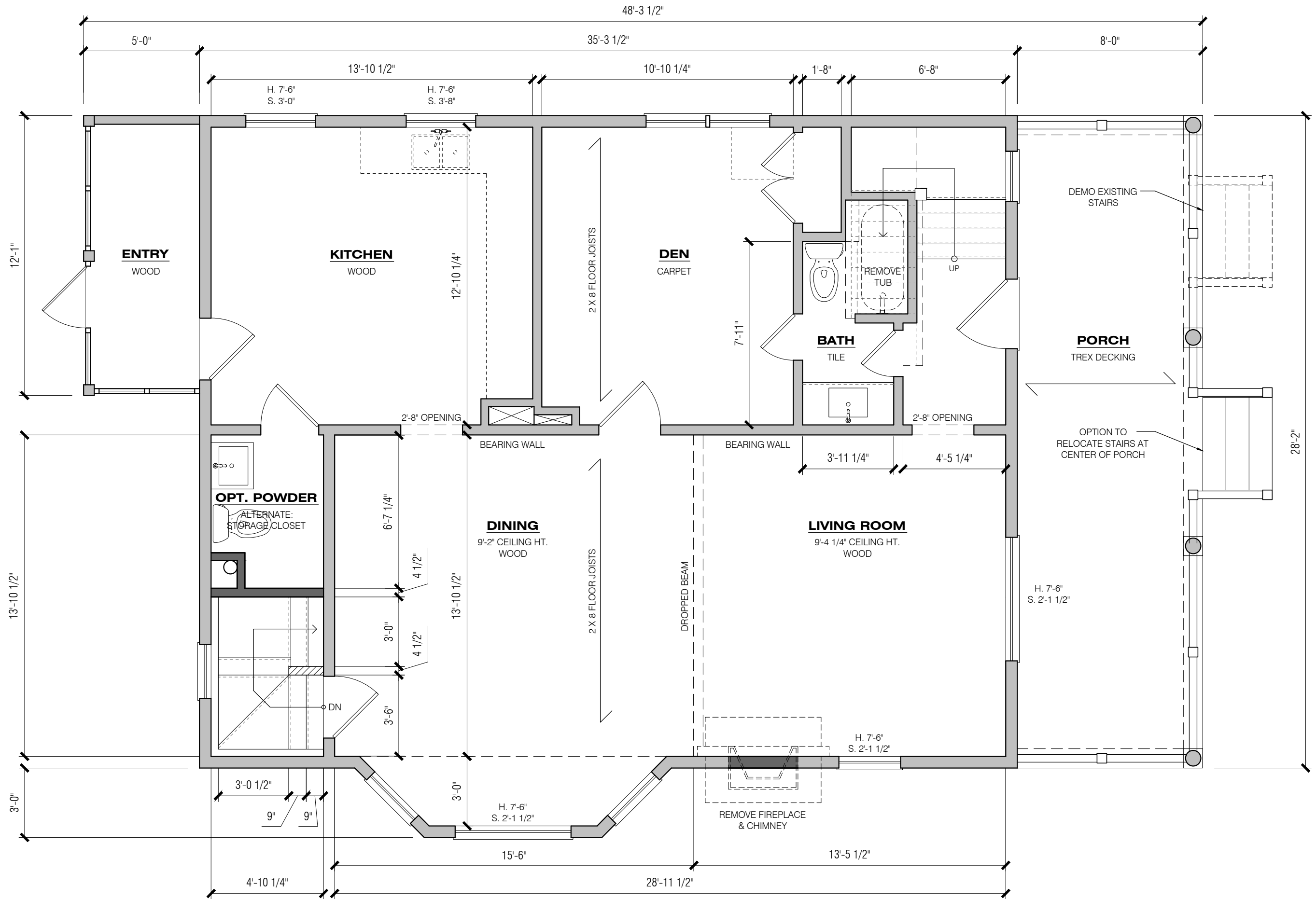


WISE RESIDENCE
313 Central Avenue South
Wayzata, MN 55391

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1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE
5.29.15

A1.0
BASEMENT
CRAWL SPACE



1 PLAN - MAIN FLOOR (1,026 S.F.)
1/4" = 1'-0"



WISE RESIDENCE
313 Central Avenue South
Wayzata, MN 55391

PILLAR HOMES PARTNER, INC.
1700 Niagara Lane North
Plymouth, MN 55447
T. 763-476-1700

ISSUE DATE
5.29.15

A1.1
PLAN
MAIN FLOOR

