

WAYZATA CITY COUNCIL

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Tuesday, June 3, 2025

7:00 PM

TEAMS INFORMATION

[Click here to join TEAMS Mtg](#)

[Meeting ID: 243 468 603 201](#) [Passcode: 92SKkV](#)

Members of the public may 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 teams 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).

7:00 PM - CITY COUNCIL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
 - a. Wayzata Sailing Center Open House Information presented by Elli Ansari
6. **New Agenda Items**
7. **Consent Agenda**
 - a. Approval of Check Register
 - b. Receipt of 2025 1st Quarter Financial Report
 - c. Adoption of Resolution 16-2025 Approving the Side Yard Setback Variance at 617 Park Street East
8. **Public Hearing**
9. **New Business**
 - a. Consider Adoption of Resolution 17-2025 Approving a Variance for a Building Coverage and a Variance for Impervious Surface at 323 Waycliffe North
 - b. Consider Adoption of Resolution 18-2025 Approving a Fence Height and Opacity Variance at 1407 Holdridge Lane
10. **City Manager's Report and Discussion Items**
11. **Public Forum (as necessary)**
12. **Adjournment**

Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:

City Council - June 17 & July 1, 2025
Planning Commission - June 9 & June 16, 2025

Members of the City Council 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 City Council Agenda Report

MEETING DATE: June 3, 2025	AGENDA ITEM: 7.a
TITLE: Approval of Check Register	
PROPOSED MOTION: To Approve the Payment of Checks and Electronic Fund Transfers (EFT's) for May 2025	
PREPARED BY: Erin St. Cyr, Accountant	
REVIEWED BY: Aurora Yager, Deputy City Manager, Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends the approval of checks and EFT's.

FINANCIAL OR BUDGET CONSIDERATION:

Not Applicable.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

Not Applicable.

ATTACHMENTS:

1. EFT Checks
2. Paper Checks

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 00000 ALL DEPARTMENTS							
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL 05/04-05/17/	05232025		208,345.74	3996
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL TAXES 05/04-	05/23/2025		72,287.69	3997
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL HSA DEPOSITS	05-23-2025		13,164.87	3998
101-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		173.91	3991
101-00000-20820	SALES USE TAX	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		(2.68)	3991
101-00000-21704	PERA	PERA	PERA - PAYROLL - 05/	05232025		51,371.66	4010
101-00000-21705	NATIONWIDE RETIREMENT	NATIONWIDE RETIREMENT	EMPLOYEE PR DEPOSITS	05232025		5,861.99	4009
101-00000-21719	MISSION SQUARE DEFERRED COMP	MISSION SQUARE RETIREME	EMPLOYEE DEFERRED CO	05232025		265.00	4006
Total Department 00000 ALL DEPARTMENTS						351,468.18	
Department: 41500 Administration & Finance							
101-41500-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		883.71	3992
Total Department 41500 Administration & Finance						883.71	
Department: 41940 Building Operations & Maint.							
101-41940-00381	SERVICE	XCEL ENERGY	SERVICE	05/22/2025		16.02	3999
101-41940-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	05212025		1,244.36	4000
101-41940-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	05 21 2025		788.95	4014
Total Department 41940 Building Operations & Maint.						2,049.33	
Department: 45203 Boulevard Maint. And lighting							
101-45203-00381	SERVICE	XCEL ENERGY	SERVICE	05202025		269.04	3993
101-45203-00381	SERVICE	XCEL ENERGY	SERVICE	05/22/2025		413.68	3999
Total Department 45203 Boulevard Maint. And lighting						682.72	
Total Fund 101 GENERAL FUND						355,083.94	
Fund: 610 WATER FUND							
Department: 00000 ALL DEPARTMENTS							
610-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		247.41	3991
Total Department 00000 ALL DEPARTMENTS						247.41	
Department: 40000 General Department							
610-40000-00381	SERVICE	XCEL ENERGY	SERVICE	05142025		3,575.69	3990
610-40000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	05212025		115.37	4000
610-40000-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		39.28	3992
Total Department 40000 General Department						3,730.34	
Total Fund 610 WATER FUND						3,977.75	
Fund: 620 SEWER FUND							
Department: 40000 General Department							
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	05202025		29.59	3993
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	05/22/2025		473.09	3999
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	05232025		41.33	4011
620-40000-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		39.28	3992
Total Department 40000 General Department						583.29	
Total Fund 620 SEWER FUND						583.29	
Fund: 630 MOTOR VEHICLE							
Department: 00000 ALL DEPARTMENTS							
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05202025		231,688.44	4016
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05222025		161,511.02	4019
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05232025		22,682.88	4020

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 630 MOTOR VEHICLE							
Department: 00000 ALL DEPARTMENTS							
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05212025		174,218.80	4018
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05162025		23,503.05	4005
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05192025		457,614.70	4015
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05122025		253,154.77	4001
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05132025		256,387.45	4002
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05142025		411,107.69	4003
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	05152025		68,212.28	4004
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	05162025		9,639.60	3994
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	05/16/2025		515.00	3995
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	05232025		156.00	4007
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	05/23/2025		22,358.63	4008
630-00000-37190	OTHER CHARGE/REVENUE	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		1,050.13	3991
Total Department 00000 ALL DEPARTMENTS						2,093,800.44	
Department: 40000 General Department							
630-40000-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		78.55	3992
Total Department 40000 General Department						78.55	
Total Fund 630 MOTOR VEHICLE						2,093,878.99	
Fund: 640 LIQUOR							
Department: 00000 ALL DEPARTMENTS							
640-00000-20811	SALES TAX - STORE THC	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		3,741.44	3991
640-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		977.52	3991
640-00000-20815	SALES TAX - 9.775%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		21,455.54	3991
640-00000-20816	SALES TAX BAR - 7.275%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		16,631.40	3991
640-00000-20817	SALES TAX BAR - 9.775%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		10,847.61	3991
Total Department 00000 ALL DEPARTMENTS						53,653.51	
Department: 47000 Off-Sale							
640-47000-00381	SERVICE	XCEL ENERGY	SERVICE	05/22/2025		1,157.35	3999
640-47000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	05212025		494.84	4000
640-47000-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		176.74	3992
Total Department 47000 Off-Sale						1,828.93	
Department: 48000 On-Sale							
640-48000-00381	SERVICE	XCEL ENERGY	SERVICE	05/22/2025		2,700.49	3999
640-48000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	05212025		1,979.35	4000
640-48000-00433	PAYROLL PROCESSING	PAYLOCITY	PAYROLL PROCESSING	2821304		746.23	3992
Total Department 48000 On-Sale						5,426.07	
Total Fund 640 LIQUOR						60,908.51	
Fund: 650 SOLID WASTE							
Department: 00000 ALL DEPARTMENTS							
650-00000-20819	GARBAGE TAX - STATE 9%	MN DEPT. OF REVENUE	SALES TAX - APRIL 20	APRIL 2025		1,873.72	3991
Total Department 00000 ALL DEPARTMENTS						1,873.72	
Total Fund 650 SOLID WASTE						1,873.72	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
--- TOTALS BY FUND ---							
		101	GENERAL FUND			355,083.94	
		610	WATER FUND			3,977.75	
		620	SEWER FUND			583.29	
		630	MOTOR VEHICLE			2,093,878.99	
		640	LIQUOR			60,908.51	
		650	SOLID WASTE			1,873.72	
		Total For All Funds:				2,516,306.20	

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Fund: 101 GENERAL FUND							
Department: 00000 ALL DEPARTMENTS							
101-00000-20300	DEPOSITS PAYABLE	LAPOINTE UTILITIES, INC	STREET CUT DEPOSIT R	2024-01071	05/28/2025	1,500.00	136572
101-00000-20300	DEPOSITS PAYABLE	LAPOINTE UTILITIES, INC	STREET CUT DEPOSIT R	2024-00955	05/28/2025	1,312.00	136572
101-00000-20300	DEPOSITS PAYABLE	LAPOINTE UTILITIES, INC	STREET CUT DEPOSIT R	2024-00910	05/28/2025	1,312.00	136572
Total Department 00000 ALL DEPARTMENTS						4,124.00	
Department: 41100 Mayor and Council							
101-41100-00302	MTG.MINUTES	TIME SAVER OFF SITE SEC	MTG MINUTES - PLANNI	30430	05/28/2025	214.00	136598
101-41100-00302	MTG.MINUTES	TIME SAVER OFF SITE SEC	MTG MINUTES-CITY COU	30429	05/28/2025	248.00	136598
Total Department 41100 Mayor and Council						462.00	
Department: 41500 Administration & Finance							
101-41500-00200	OFFICE SUPPLIES (GENERAL)	AMAZON CAPITAL SERVICES	DUAL MONITOR STAND	1L6M-7QRG-39FQ	05/21/2025	56.99	29
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	422944750001	05/28/2025	55.16	136587
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	42294725001	05/28/2025	1.25	136587
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	424572863001	05/28/2025	289.52	136587
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	420792515001	05/21/2025	62.16	136505
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	420793309001	05/21/2025	16.20	136505
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	421459412001	05/21/2025	59.50	136505
101-41500-00301	AUDITING AND ACCT G SERVICES	ABDO LLP	FINANCIAL CONSULTANT	506997	05/21/2025	1,500.00	136447
101-41500-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	5,785.00	136487
101-41500-00304	LEGAL EXPENSES	BEST & FLANAGAN	MARSHVIEW TOWNHOMES	644007MARSH	05/21/2025	427.50	136455
101-41500-00306	PERSONNEL EXPENSE	ADVANTAGE HEALTH CORPOR	BIOMETRIC SCREENING-	106951	05/28/2025	648.00	136540
101-41500-00306	PERSONNEL EXPENSE	BENEFIT EXTRAS, INC.	COBRA ADMIN - APRIL	1259821	05/21/2025	53.75	136453
101-41500-00404	REPAIRS/MAINT - MACHIN/EQUIP	MARCO	CITY HALL COPIER CON	13900458	05/28/2025	1,318.45	136575
Total Department 41500 Administration & Finance						10,273.48	
Department: 41910 Community Development							
101-41910-00302	CONSULTANTS	WSB & ASSOCIATES	GENERAL PLANNING SER	R-026342-000-3PLAN	05/21/2025	6,554.00	136538
Total Department 41910 Community Development						6,554.00	
Department: 41940 Building Operations & Maint.							
101-41940-00321	TELEPHONE	CADY BUSINESS TECHNOLOG	PHONE SERVICES	109177	05/28/2025	1,548.17	136550
101-41940-00321	SERVICE	MEDIACOM	CITY HALL SERVICE	05082025	05/21/2025	435.90	136496
101-41940-00321	SERVICE	MEDIACOM	CHAMBER HALL BLDG SE	05192025	05/28/2025	51.07	136577
101-41940-00321	TELEPHONE	POPP TELECOM	SERVICE	992878313	05/21/2025	309.15	136509
101-41940-00401	REPAIRS/MAINT BUILDINGS	J.H. LARSON COMPANY	FLUORESCENT LIGHTS -	S103385074.001	05/28/2025	103.80	136569
101-41940-00404	REPAIRS/MAINT - MACHIN/EQUIP	ECSI	PD DOOR CONTROL REPL	25040197	05/21/2025	2,966.84	136473
101-41940-00404	REPAIRS/MAINT - MACHIN/EQUIP	METRO ELEVATOR, INC.	JUNE ELEVATOR SERVIC	99382	05/28/2025	377.83	136578
101-41940-00409	MAINT SERVICES & IMPROV	CITY VIEW PLUMBING & HE	REPLACE BEACH HOUSE	156463586	05/21/2025	1,941.52	136463
101-41940-00409	PANOWAY RESTROOMS	CITY VIEW PLUMBING & HE	INSTALLED 2 NEW AUTO	156685535	05/28/2025	1,856.00	136555
101-41940-00409	Maint services & Improv	CITY VIEW PLUMBING & HE	NEW TOLIET/LABOR - B	156678239	05/28/2025	1,676.94	136556
Total Department 41940 Building Operations & Maint.						11,267.22	
Department: 42100 Police							
101-42100-00217	PD UNIFORM	STREICHER'S	PD ALTERATIONS	I1762312	05/21/2025	20.00	136519
101-42100-00217	PD UNIFORM	STREICHER'S	PD UNIFORM - O WALLA	I1762195	05/21/2025	97.00	136519
101-42100-00240	Small Tools and Minor Equip	AMAZON CAPITAL SERVICES	CREDIT - PD TV	*1MRK-63JC-CD4Y	05/28/2025	(179.99)	Multiple
101-42100-00311	DATA PROCESSING	LOFFLER COMPANIES, INC.	PD I.T. CONTRACT	5014871	05/21/2025	3,148.77	136488
101-42100-00323	PD RADIO SERVICE	HENN.CNTY.INFO.TECH.DE	PD RADIO LEASE AND S	1000245785	05/21/2025	2,101.75	136480
101-42100-00404	Repairs/Maint - Machin/Equip	ACTION FLEET INC.	PD VEHICLE 2401 REPA	7858	05/21/2025	233.24	136448
Total Department 42100 Police						5,420.77	
Department: 42200 Fire							
101-42200-00210	Operating Supplies (GENERAL)	GOPHER ACE TRU VALUE	PADLOCK	24724/1	05/21/2025	8.59	136477

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 42200 Fire							
101-42200-00217	Uniforms	ASPEN MILLS	FD UNIFORM/JACKET -	345791	05/21/2025	212.55	136450
101-42200-00323	Radio Units	AT&T - FIRSTNET	FD PHONES	287294110445X532025	05/21/2025	357.37	136451
101-42200-00323	Radio Units	HENN.CNTY.INFO.TECH.DEPT	FD RADIO LEASE AND S	1000245832	05/21/2025	1,954.84	136480
101-42200-00323	FD RADIO	HENN.CNTY.INFO.TECH.DEPT	FD RADIO LEASE AND S	1000244252	05/21/2025	986.41	136480
101-42200-00404	Repairs/Maint - Machin/Equip	WAYZATA BP	FD HEADLAMP REPLACEM	162918	05/21/2025	76.38	136533
Total Department 42200 Fire						3,596.14	
Department: 42400 Building Inspection							
101-42400-00309	BLDG.INSPECTION SERVICES	METRO WEST INSPECTION S	MARCH 2025 INSPECTIO	4548	05/21/2025	3,230.00	136497
Total Department 42400 Building Inspection						3,230.00	
Department: 43100 Streets							
101-43100-00210	OPERATING SUPPLIES (GENERAL)	NAPA AUTO PARTS-LONG LA	TOOLS - SHOP	62539	05/21/2025	54.28	136501
101-43100-00216	CHEMICALS AND CHEM PRODUCTS	LUBE TECH	SHOP SUPPLIES	3804388	05/21/2025	112.50	136489
101-43100-00216	Chemicals and Chem Products	TOLL GAS & WELDING SUPP	GAS - ALUMINUM WELDI	0010618374	05/28/2025	43.50	136599
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	MINNESOTA EQUIPMENT	CREDIT PARTS	P32229	05/28/2025	(76.57)	Multiple
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	TRANSWEST TRUCK	PARTS	093P33797	05/21/2025	1,314.39	136522
101-43100-00226	PANOWAY DOCK SIGNAGE	NEWMAN TRAFFIC SIGNS	BOATS ONLY SIGNS	060529	05/21/2025	632.03	136503
101-43100-00226	DOCK SIGNAGE	NEWMAN TRAFFIC SIGNS	BOATS ONLY SIGNS	060528	05/21/2025	60.50	136503
101-43100-00226	Sign Repair Materials	NORTH SECOND STREET STE	SUPPLIES	580196	05/28/2025	724.97	136586
101-43100-00226	DOCK SIGNAGE	UNLIMITED SUPPLIES	SUPPLIES - SHOP	493386	05/21/2025	39.39	136525
101-43100-00229	DIRT, SAND AND GRAVEL	KD & COMPANY	ASPHALT RECYCLING	31593	05/28/2025	329.19	136571
101-43100-00241	SAFETY EQUIP/TESTINGS	NICK NYSTROM	REIMBURSE SAFETY VES	05192025	05/21/2025	43.83	136504
101-43100-00306	EMPLOYEE DRUG TESTING	VAULT HEALTH	DRUG/ALCOHOL TESTING	FL00673913	05/21/2025	16.51	136530
101-43100-00331	MILEAGE & EXPENSE ACCOUNT	KUSSKE, BARTON	REFUND MILEAGE TO/FR	05192025	05/21/2025	44.52	136486
101-43100-00404	REPAIRS/MAINT - MACHIN/EQUIP	MARCO	PW COPIER CONTRACT	13863389	05/21/2025	298.66	136493
101-43100-00499	MISCELLANEOUS	TOLL GAS & WELDING SUPP	PW TOOLS/SUPPLIES	0010617891	05/28/2025	143.83	136599
Total Department 43100 Streets						3,781.53	
Department: 43300 Engineering							
101-43300-00433	DUES, LICENSING & SEMINARS	SCHUMANN, JEN	REFUND - REGISTERATI	05192025	05/21/2025	574.41	136514
Total Department 43300 Engineering						574.41	
Department: 45200 Parks							
101-45200-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	SUPPLIES	24946/1	05/28/2025	5.94	136564
101-45200-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	SUPPLIES	24850/1	05/21/2025	1.49	136477
101-45200-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	SPRAY HEAD - PARKS	24860/1	05/21/2025	9.99	136477
101-45200-00210	OPERATING SUPPLIES (GENERAL)	GRAINGER, INC.	SUPPLIES	9503452055	05/21/2025	21.02	136478
101-45200-00210	OPERATING SUPPLIES (GENERAL)	GRAINGER, INC.	BATTERIES	9503900533	05/21/2025	61.51	136478
101-45200-00210	OPERATING SUPPLIES (GENERAL)	INNOVATIVE OFFICE SOLUT	PW SUPPLIES	4839135	05/21/2025	388.80	136483
101-45200-00210	OPERATING SUPPLIES (GENERAL)	NAPA AUTO PARTS-LONG LA	SUPPLIES	611399	05/21/2025	3.00	136501
101-45200-00217	UNIFORMS	BAGY JO, INC.	DOCKMASTER UNIFORMS	75127	05/28/2025	712.00	136544
101-45200-00222	REPAIR & MAINT - EQUIP	MINNESOTA EQUIPMENT	PARTS	P47568	05/28/2025	264.12	136582
101-45200-00222	REPAIR & MAINT - EQUIP	NAPA AUTO PARTS-LONG LA	PARTS - PARKS VEHICL	624122	05/21/2025	156.84	136501
101-45200-00222	REPAIR & MAINT - EQUIP	WAYZATA CHEVROLET	PARTS - PARKS VEHICL	354884	05/21/2025	30.81	136534
101-45200-00226	PANOWAY DOCK SIGNAGE	NEWMAN TRAFFIC SIGNS	BOATS ONLY SIGNS	060529	05/21/2025	632.03	136503
101-45200-00229	DIRT, SAND AND GRAVEL	GOPHER ACE TRU VALUE	POTTING SOIL/OTHER S	24907/1	05/21/2025	169.53	136477
101-45200-00240	SMALL TOOLS AND MINOR EQUIP	GOPHER ACE TRU VALUE	SUPPLIES - PARKS	24821/1	05/21/2025	35.90	136477
101-45200-00241	SAFETY EQUIP/TESTINGS	NICK NYSTROM	REIMBURSE SAFETY VES	05192025	05/21/2025	43.84	136504
101-45200-00306	PERSONNEL EXPENSE	VAULT HEALTH	DRUG/ALCOHOL TESTING	FL00673913	05/21/2025	28.75	136530
101-45200-00331	MILEAGE & EXPENSE ACCOUNT	MYHRAN, BENNETT	REIMBURSEMENT - DONU	05192025	05/21/2025	95.92	136500
101-45200-00404	REPAIRS/MAINT - MACHIN/EQUIP	MARCO	PW COPIER CONTRACT	13863389	05/21/2025	298.66	136493
101-45200-00499	DEPOT WALKWAY REPAIRS	DOCK AND LIFT, INC.	DOCK PARTS - DEPOT	516620	05/21/2025	7,095.00	136470

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 45200 Parks							
101-45200-00499	MUNI IRRIGATION	GREAT NORTHERN ENVIRONM	BORING - HERITAGE PA	16270	05/28/2025	325.00	136566
101-45200-00499	MISCELLANEOUS	STAR TRIBUNE	PW SUBSCRIPTION RENE	11466358-MAY 2025	05/21/2025	348.82	136518
Total Department 45200 Parks						10,728.97	
Department: 49200 Miscellaneous Allocations							
101-49200-00212	MOTOR FUELS	LUBE TECH	CREDIT - GEAR OIL	37755687	05/21/2025	(96.43)	136489
101-49200-00212	FUEL	MANSFIELD OIL COMPANY	FUEL	26524700	05/21/2025	2,291.31	136492
101-49200-00212	FUEL	MANSFIELD OIL COMPANY	FUEL	26560706	05/28/2025	1,825.56	136574
101-49200-00322	POSTAGE	PURCHASE POWER	POSTAGE METER EQUIPM	05122025	05/21/2025	469.35	136511
Total Department 49200 Miscellaneous Allocations						4,489.79	
Total Fund 101 GENERAL FUND						64,502.31	
Fund: 233 LAKEFRONT IMPROVE							
Department: 40000 General Department							
233-40000-00302-2022-4	CONSULTANTS	CIVITAS INC.	PANOWAY DESIGN SERVI	27111	05/21/2025	3,747.50	136464
233-40000-00302-2022-4	CONSULTANTS	CIVITAS INC.	PANOWAY DESIGN SERVI	26874	05/21/2025	4,463.29	136464
233-40000-00499	MISCELLANEOUS	UPS STORE	PANOWAY SIGNAGE FOR	05142025	05/21/2025	192.10	136526
Total Department 40000 General Department						8,402.89	
Total Fund 233 LAKEFRONT IMPROVE						8,402.89	
Fund: 235 CABLE TV							
Department: 40000 General Department							
235-40000-00302	WCTV	MILLER, FRED	WCTV - MAY 2025	0250442	05/28/2025	2,050.00	136580
235-40000-00304	Legal Fees	MOSS & BARNETT	MEDIACOM FRANCHISE R	824035	05/21/2025	2,977.00	136499
235-40000-00434	TRAINING AND SCHOOLS	CITY-COUNTY COMMUNICATI	COMMUNICATIONS MEMBE	4349	05/28/2025	400.00	136557
Total Department 40000 General Department						5,427.00	
Total Fund 235 CABLE TV						5,427.00	
Fund: 305 DOWNTOWN TIF DISTRICT 6							
Department: 40000 General Department							
305-40000-00302	CONSULTANTS	EHLERS	TIF CONSULTING	101407	05/21/2025	121.88	136474
Total Department 40000 General Department						121.88	
Total Fund 305 DOWNTOWN TIF DISTRICT 6						121.88	
Fund: 316 BAY CENTER TIF #5							
Department: 40000 General Department							
316-40000-00302	CONSULTANTS	EHLERS	TIF CONSULTING	101407	05/21/2025	121.87	136474
Total Department 40000 General Department						121.87	
Total Fund 316 BAY CENTER TIF #5						121.87	
Fund: 401 DOWNTOWN PARKING							
Department: 40000 General Department							
401-40000-00309	MILL STREET RAMP ACCESS PROJECT	WALKER CONSULTANTS	MILL STREET PARKING	210053950006	05/28/2025	1,620.00	136604
Total Department 40000 General Department						1,620.00	
Total Fund 401 DOWNTOWN PARKING						1,620.00	
Fund: 403 TREE AND PLANTING							
Department: 40000 General Department							
403-40000-00227	MANAGEMENT - 1038 LAKE STREET	FI DAVEY RESOURCE GROUP	TREE MGMT PLAN AND M	9000109912	05/21/2025	2,840.00	136467

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 403 TREE AND PLANTING							
Department: 40000 General Department							
Total Department 40000 General Department						2,840.00	
Total Fund 403 TREE AND PLANTING						2,840.00	
Fund: 404 PARK AND TRAIL CIP							
Department: 40000 General Department							
404-40000-00302	KLAPPRICH PARK	WSB & ASSOCIATES	KLAPPRICH PARK	R-022538-000-21.1	05/21/2025	312.00	136538
404-40000-00309	TREE MAINTENANCE	PRO-TREE OUTDOOR SERVIC	TREE REMOVAL - PARK/	19305	05/28/2025	724.00	136592
404-40000-00309	TREE REMOVAL	SCOTT'S ARBOR CARE LLC	SPLIT COST W/HOMEOWN	25-917	05/28/2025	542.65	136593
404-40000-00309-2013-4	EAB REMOVALS	BRATT TREE COMPANY	STUMP REMOVAL - 1541	18900	05/21/2025	246.50	136457
404-40000-00309-2013-4	Contractual Services	BRATT TREE COMPANY	STUMPS REMOVED - 337	18898	05/21/2025	2,091.00	136457
404-40000-00411	RENT	INDEPENDENT SCHOOL DIST	CELL TOWER RENT - 6/	JUNE 2025	05/21/2025	12,000.00	136482
Total Department 40000 General Department						15,916.15	
Total Fund 404 PARK AND TRAIL CIP						15,916.15	
Fund: 409 EQUIP REVOLVING							
Department: 40000 General Department							
409-40000-00540	WARRANTY RENEWAL	LOFFLER COMPANIES, INC.	BACK UP POWER SUPPLY	5027150	05/21/2025	237.00	136488
409-40000-00550	VEHICLES	SAXON FLEET SERVICES	NEW PD 2025 FORD SQ	F250029-1	05/21/2025	46,195.00	136513
Total Department 40000 General Department						46,432.00	
Department: 42100 Police							
409-42100-00540	PD RADIOS LEASE	HENN.CNTY.INFO.TECH.DEP	PD RADIO LEASE AND S	1000245785	05/21/2025	1,443.93	136480
Total Department 42100 Police						1,443.93	
Department: 42200 Fire							
409-42200-00540	FD RADIOS LEASE	HENN.CNTY.INFO.TECH.DEP	FD RADIO LEASE AND S	1000244252	05/21/2025	968.43	136480
Total Department 42200 Fire						968.43	
Total Fund 409 EQUIP REVOLVING						48,844.36	
Fund: 610 WATER FUND							
Department: 40000 General Department							
610-40000-00211	METER SUPPLIES	USA BLUE BOOK	PARTS	00706893	05/21/2025	529.03	136529
610-40000-00216	CHEMICALS	HAWKINS, INC	CHEMICALS	7066890	05/21/2025	20.00	136479
610-40000-00216	CHEMICALS	HAWKINS, INC	CHEMICALS	7066436	05/21/2025	50.00	136479
610-40000-00217	UNIFORMS	GRAINGER, INC.	PARTS	9517907714	05/28/2025	106.49	136565
610-40000-00225	REPAIR & MAINT - SYSTEM	HIGH TIDE TECHNOLOGIES	WTP 2&3 COMM. SOFTWA	20251275	05/28/2025	264.00	136567
610-40000-00240	SMALL TOOLS AND MINOR EQUIP	GRAINGER, INC.	PARTS	9517907714	05/28/2025	274.35	136565
610-40000-00241	SAFETY EQUIP/TESTINGS	NICK NYSTROM	REIMBURSE SAFETY VES	05192025	05/21/2025	43.84	136504
610-40000-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	3,185.00	136487
610-40000-00306	PERSONNEL EXPENSE	VAULT HEALTH	DRUG/ALCOHOL TESTING	FL00673913	05/21/2025	7.95	136530
610-40000-00309	WATER ANALYSIS	BLOOMINGTON, CITY OF	WATER TESTING	25019	05/28/2025	70.00	136547
610-40000-00322	POSTAGE	IMPACT MAILING & FULFIL	UTILITY BILLING POST	217695	05/21/2025	5,000.00	136481
610-40000-00404	REPAIRS/MAINT - MACHIN/EQUIP	MARCO	PW COPIER CONTRACT	13863389	05/21/2025	298.65	136493
610-40000-00405	MAINT/REPLAC - SYSTEM	SITEONE LANDSCAPE SUPPL	SUPPLIES	152763408-001	05/28/2025	248.14	136595
610-40000-00405	LEAK DETECTION - BUSHAWAY RD WM B	WATER CONSERVATION SERV	WATER LEAK LOCATE	14978	05/21/2025	458.95	136532
610-40000-00499	MISCELLANEOUS	GOPHER ACE TRU VALUE	SUPPLIES	24826/1	05/21/2025	49.74	136477
Total Department 40000 General Department						10,606.14	
Department: 49100 Capital							
610-49100-00611	Bond Interest	US BANK	2012B GO IMP HOLDRID	0000364NS-06012025	05/21/2025	10,193.75	136527
Total Department 49100 Capital						10,193.75	

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 610 WATER FUND						Total Fund 610 WATER FUND	20,799.89
Fund: 620 SEWER FUND							
Department: 40000 General Department							
620-40000-00211	METER SUPPLIES	USA BLUE BOOK	PARTS	00706893	05/21/2025	529.02	136529
620-40000-00224	REPAIR & MAINT - MOTOR EQUIP	NAPA AUTO PARTS-LONG LA	PARTS - UTILITIES VE	619518	05/21/2025	39.99	136501
620-40000-00225	REPAIR & MAINT - SYSTEM	HIGH TIDE TECHNOLOGIES	WTP 2&3 COMM. SOFTWA	20251275	05/28/2025	264.00	136567
620-40000-00240	SMALL TOOLS AND MINOR EQUIP	GOPHER ACE TRU VALUE	SUPPLIES	24908/1	05/21/2025	20.56	136477
620-40000-00240	SMALL TOOLS AND MINOR EQUIP	GRAINGER, INC.	MARKING WAND	9511925167	05/21/2025	83.82	136478
620-40000-00241	SAFETY EQUIP/TESTINGS	NICK NYSTROM	REIMBURSE SAFETY VES	05192025	05/21/2025	43.84	136504
620-40000-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	1,950.00	136487
620-40000-00306	PERSONNEL EXPENSE	VAULT HEALTH	DRUG/ALCOHOL TESTING	FL00673913	05/21/2025	7.95	136530
620-40000-00322	POSTAGE	IMPACT MAILING & FULFIL	UTILITY BILLING POST	217695	05/21/2025	5,000.00	136481
620-40000-00323	SERVICE	POPP TELECOM	LIFT STATION	04 16 2025	05/21/2025	(44.14)	136509
620-40000-00404	REPAIRS/MAINT - MACHIN/EQUIP	MARCO	PW COPIER CONTRACT	13863389	05/21/2025	298.65	136493
620-40000-00404	REPAIRS/MAINT - MACHIN/EQUIP	PIRTEK	HOSE REPAIR	0024001	05/28/2025	449.88	136591
620-40000-00405	MAINT/REPLAC - SYSTEM	GRAINGER, INC.	SUPPLIES	9517907706	05/28/2025	42.17	136565
Total Department 40000 General Department						8,685.74	
Department: 49100 Capital							
620-49100-00611	Bond Interest	US BANK	2012C GO SEWER IMP B	0000371NS-06012025	05/21/2025	2,025.00	136527
Total Department 49100 Capital						2,025.00	
Total Fund 620 SEWER FUND						10,710.74	
Fund: 630 MOTOR VEHICLE							
Department: 40000 General Department							
630-40000-00200	Office Supplies (GENERAL)	AMAZON CAPITAL SERVICES	WINDOW SUCTION CUPS	1YDW-1RYT-1MTW	05/28/2025	19.58	30
630-40000-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	130.00	136487
630-40000-00404	MV COPIER MAINT.	MARCO TECHNOLOGIES LLC	MV COPIER CONTRACT	555469196	05/21/2025	351.30	136494
630-40000-00540	Equipment	AMAZON CAPITAL SERVICES	NEON"OPEN" SIGN	1R4L-XW9J-QWC4	05/28/2025	78.95	30
Total Department 40000 General Department						579.83	
Total Fund 630 MOTOR VEHICLE						579.83	
Fund: 640 LIQUOR							
Department: 00000 ALL DEPARTMENTS							
640-00000-10150	ATM	CASH - OLD NATIONAL	ATM \$	05282025	05/28/2025	15,000.00	136552
Total Department 00000 ALL DEPARTMENTS						15,000.00	
Department: 47000 off-Sale							
640-47000-00210	OPERATING SUPPLIES (GENERAL)	BELLBOY BAR SUPPLY CORP	MIX AND SUPPLIES	019779000	05/21/2025	139.00	136452
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0207711200	05/28/2025	768.62	136545
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121315959	05/21/2025	1,035.00	136459
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425695	05/28/2025	3,769.66	136549
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2789121	05/28/2025	5,024.61	136570
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	134723	05/28/2025	(36.00)	136570
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & BEER	2784124	05/21/2025	779.00	136484
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6972810	05/21/2025	211.50	136508
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & BEER	6976700	05/28/2025	374.95	136590
640-47000-00251	LIQUOR FOR RESALE	SMALL LOT MN	LIQUOR	MN94482	05/21/2025	406.02	136516
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2621118	05/21/2025	1,803.26	136517
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	5125291	05/21/2025	675.00	136517
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2624085	05/28/2025	2,694.13	136596
640-47000-00251	LIQUOR FOR RESALE	WINE COMPANY	WINE/LIQUOR	299579	05/21/2025	124.00	136535

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00251	LIQUOR FOR RESALE	WINE COMPANY	WINE/LIQUOR	300186	05/28/2025	33.67	136605
640-47000-00251	LIQUOR FOR RESALE	WINEBOW	WINE/LIQUOR	PAV4180617	05/28/2025	132.00	136607
640-47000-00252	WINE	BOURGET IMPORTS	WINE	217297	05/21/2025	448.00	136456
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121315958	05/21/2025	7,661.22	136459
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121311376	05/21/2025	168.00	136459
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425693	05/28/2025	1,928.00	136549
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425694	05/28/2025	364.00	136549
640-47000-00252	WINE	DOMACE VINO	WINE	29873	05/21/2025	966.00	136471
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2789122	05/28/2025	1,264.20	136570
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2784125	05/21/2025	8,180.00	136484
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	1598534	05/21/2025	423.96	136495
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	1604905	05/28/2025	448.08	136576
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	243772	05/28/2025	712.00	136585
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	243230	05/21/2025	700.00	136502
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	243219	05/21/2025	280.00	136502
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	265635	05/28/2025	2,559.00	136588
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	265137	05/21/2025	817.00	136506
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6972811	05/21/2025	963.88	136508
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	MIX & WINE	6976701	05/28/2025	852.73	136590
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2621120	05/21/2025	738.96	136517
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2624086	05/28/2025	1,311.00	136596
640-47000-00252	WINE	VINOCOPIA	WINE	0372774	05/21/2025	232.00	136531
640-47000-00252	WINE	VINOCOPIA	WINE	0372504	05/21/2025	128.00	136531
640-47000-00252	WINE RESALE	WINE COMPANY	WINE/LIQUOR	299579	05/21/2025	1,580.00	136535
640-47000-00252	WINE RESALE	WINE COMPANY	WINE/LIQUOR	300186	05/28/2025	1,264.00	136605
640-47000-00252	WINE	WINE MERCHANT	WINE/MIX	7519132	05/28/2025	1,668.90	136606
640-47000-00252	WINE	WINE MERCHANT	WINE	7518180	05/21/2025	1,163.60	136536
640-47000-00252	WINE RESALE	WINEBOW	WINE/LIQUOR	PAV4180617	05/28/2025	408.00	136607
640-47000-00252	WINE RESALE	Z WINES USA LLC	WINE	27856	05/21/2025	120.00	136539
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3766252	05/21/2025	344.60	136449
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3768029	05/28/2025	545.45	136543
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	121311077	05/21/2025	3,419.00	136458
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	121420997	05/28/2025	247.50	136548
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	121420996	05/28/2025	2,993.87	136548
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	121424324	05/28/2025	89.60	136548
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER CREDIT	RMA365679614	05/28/2025	(12.00)	136548
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER CREDIT	RMA365679511	05/28/2025	(8.45)	136548
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER CREDIT	30480063	05/21/2025	(22.00)	136461
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	3129920	05/21/2025	1,713.47	136461
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	3133190	05/28/2025	2,570.00	136551
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	2470143	05/28/2025	1,565.95	136559
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	2464394	05/21/2025	939.77	136466
640-47000-00253	BEER RESALE	HOHENSTEINS INC.	BEER	820187	05/28/2025	439.50	136568
640-47000-00253	BEER FOR RESALE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	134724	05/28/2025	(9.00)	136570
640-47000-00253	BEER FOR RESALE	JOHNSON BROS.-ST.PAUL	LIQUOR & BEER	2784124	05/21/2025	270.00	136484
640-47000-00253	BEER	LUPULIN BREWING	THC PRODUCTS/BEER	66436	05/21/2025	69.00	136490
640-47000-00253	BEER	MILK AND HONEY CIDERS	BEER	15673	05/28/2025	206.00	136579
640-47000-00253	BEER	MODIST BREWING CO. LLC	BEER	58866	05/28/2025	507.50	136583
640-47000-00253	BEER	MODIST BREWING CO. LLC	BEER	58909	05/21/2025	165.00	136498
640-47000-00253	BEER FOR RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & BEER	6976700	05/28/2025	134.30	136590
640-47000-00253	BEER	PRYES BREWING COMPANY L	BEER	w-97677	05/21/2025	142.00	136510
640-47000-00253	BEER	STEEL TOE BREWING	BEER	60448	05/28/2025	210.00	136597

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Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00253	BEER	UNMAPPED BREWING COMPAN	BEER	4946	05/28/2025	310.00	136602
640-47000-00254	MISC.BEV	AM CRAFT SPIRITS INC	MIX	20762	05/28/2025	100.60	136542
640-47000-00254	NA BEER	ARTISAN BEER COMPANY	NA BEER	3768028	05/28/2025	76.90	136543
640-47000-00254	MISC.MIX	BELLBOY BAR SUPPLY CORP	MIX AND SUPPLIES	019779000	05/21/2025	91.15	136452
640-47000-00254	NA BEER	BREAKTHRU BEVERAGE	NA BEER	121311078	05/21/2025	456.45	136458
640-47000-00254	NA BEER	BREAKTHRU BEVERAGE	NA BEER	121420998	05/28/2025	494.90	136548
640-47000-00254	NA BEER	BREAKTHRU BEVERAGE	NA BEER CREDIT	RMA365679521	05/28/2025	(30.80)	136548
640-47000-00254	NA WINE	BREAKTHRU BEVERAGE MN	NA WINE	121311375	05/21/2025	96.00	136459
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	MIX	121343783	05/21/2025	77.80	136459
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	MIX	121315960	05/21/2025	24.00	136459
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	MIX/SODA	121311423	05/21/2025	38.90	136459
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	CAPITOL BEVERAGE SALES	MIX	3133069	05/28/2025	303.44	136551
640-47000-00254	NA BEER	HOHENSTEINS INC.	NA BEER	820186	05/28/2025	28.00	136568
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	PHILLIPS WINES & SPIRIT	MIX & WINE	6976701	05/28/2025	304.10	136590
640-47000-00254	ICE	SHAMROCK GROUP	ICE	122-00284	05/28/2025	129.64	136594
640-47000-00254	ICE	SHAMROCK GROUP	ICE	122-00225	05/21/2025	108.68	136515
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	SOUTHERN GLAZER`S	NA MIX	2621119	05/21/2025	49.34	136517
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	SOUTHERN GLAZER`S	MIX	2621121	05/21/2025	230.00	136517
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	WINE MERCHANT	WINE/MIX	7519132	05/28/2025	260.50	136606
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	WINEBOW	NA MIX	PAV4169479	05/21/2025	312.00	136537
640-47000-00256	CIGARETTES	M.AMUNDSON LLP	CIGARETTES & CIGARS	402659	05/21/2025	1,422.29	136491
640-47000-00257	THC PRODUCTS	ARTISAN BEER COMPANY	THC PRODUCTS	3766253	05/21/2025	525.80	136449
640-47000-00257	THC PRODUCTS	ARTISAN BEER COMPANY	THC PRODUCTS	3768030	05/28/2025	1,242.05	136543
640-47000-00257	THC PRODUCTS	DAHLHEIMER DISTRIBUTING	THC PRODUCTS	2470162	05/28/2025	198.00	136559
640-47000-00257	THC PRODUCTS	DAHLHEIMER DISTRIBUTING	THC PRODUCTS	2464428	05/21/2025	247.83	136466
640-47000-00257	THC PRODUCTS	GLOBAL RESERVE DISTRIBU	THC PRODUCT	16934	05/28/2025	750.00	136563
640-47000-00257	THC PRODUCTS	GLOBAL RESERVE DISTRIBU	THC PRODUCT	16755	05/21/2025	902.00	136476
640-47000-00257	THC PRODUCTS	HOHENSTEINS INC.	THC PRODUCTS	822345	05/28/2025	630.00	136568
640-47000-00257	THC PRODUCTS	LUPULIN BREWING	THC PRODUCTS/BEER	66436	05/21/2025	398.40	136490
640-47000-00259	FREIGHT	AM CRAFT SPIRITS INC	MIX	20762	05/28/2025	4.31	136542
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0207711200	05/28/2025	15.04	136545
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	MIX AND SUPPLIES	019779000	05/21/2025	7.08	136452
640-47000-00259	FREIGHT	BOURGET IMPORTS	WINE	217297	05/21/2025	6.00	136456
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121315958	05/21/2025	47.86	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	NA WINE	121311375	05/21/2025	1.45	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121311376	05/21/2025	1.45	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121315959	05/21/2025	2.90	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	MIX	121343783	05/21/2025	5.80	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	MIX	121315960	05/21/2025	1.45	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	MIX/SODA	121311423	05/21/2025	2.90	136459
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425693	05/28/2025	17.40	136549
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425695	05/28/2025	29.12	136549
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121425694	05/28/2025	4.35	136549
640-47000-00259	FREIGHT	BRITZ STORE EQUIPMENT,	LIQUOR STORE SHELVIN	116200	05/21/2025	11.53	136460
640-47000-00259	FREIGHT	DOMACE VINO	WINE	29873	05/21/2025	6.00	136471
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2789121	05/28/2025	38.48	136570
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2789122	05/28/2025	14.80	136570
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2784125	05/21/2025	119.88	136484
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & BEER	2784124	05/21/2025	14.80	136484
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	1598534	05/21/2025	4.50	136495
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	1604905	05/28/2025	4.50	136576
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	243772	05/28/2025	5.00	136585

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	243230	05/21/2025	10.00	136502
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	243219	05/21/2025	2.50	136502
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	265635	05/28/2025	30.00	136588
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	265137	05/21/2025	15.00	136506
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6972811	05/21/2025	16.28	136508
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6972810	05/21/2025	1.48	136508
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	MIX & WINE	6976701	05/28/2025	16.28	136590
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & BEER	6976700	05/28/2025	7.89	136590
640-47000-00259	FREIGHT	SHAMROCK GROUP	ICE	122-00284	05/28/2025	4.00	136594
640-47000-00259	FREIGHT	SHAMROCK GROUP	ICE	122-00225	05/21/2025	4.00	136515
640-47000-00259	FREIGHT	SMALL LOT MN	LIQUOR	MN94482	05/21/2025	5.00	136516
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	NA MIX	2621119	05/21/2025	0.43	136517
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2621118	05/21/2025	8.75	136517
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	MIX	2621121	05/21/2025	12.80	136517
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	5125291	05/21/2025	1.28	136517
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2621120	05/21/2025	5.33	136517
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2624086	05/28/2025	14.40	136596
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2624085	05/28/2025	16.32	136596
640-47000-00259	FREIGHT	VINOCOPIA	WINE	0372774	05/21/2025	5.00	136531
640-47000-00259	FREIGHT	WINE COMPANY	WINE/LIQUOR	299579	05/21/2025	25.80	136535
640-47000-00259	FREIGHT	WINE COMPANY	WINE/LIQUOR	300186	05/28/2025	21.40	136605
640-47000-00259	FREIGHT	WINE MERCHANT	WINE/MIX	7519132	05/28/2025	14.82	136606
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7518180	05/21/2025	15.17	136536
640-47000-00259	FREIGHT	WINEBOW	NA MIX	PAV4169479	05/21/2025	9.00	136537
640-47000-00259	FREIGHT	WINEBOW	WINE/LIQUOR	PAV4180617	05/28/2025	4.50	136607
640-47000-00259	FREIGHT	Z WINES USA LLC	WINE	27856	05/21/2025	5.00	136539
640-47000-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	975.00	136487
640-47000-00401	REPAIRS/MAINT BUILDINGS	AIRTECH	HVAC REPAIR AT STORE	49131	05/28/2025	522.50	136541
640-47000-00404	REPAIRS/MAINT - MACHIN/EQUIP	LOFFLER COMPANIES, INC.	MUNI/STORE COPIER CO	5022974	05/28/2025	130.23	136573
640-47000-00433	OVERHEAD MUSIC	MOOD MEDIA	OVERHEAD MUSIC	58915529	05/28/2025	84.02	136584
640-47000-00540	EQUIPMENT	BRITZ STORE EQUIPMENT,	LIQUOR STORE SHELVIN	116200	05/21/2025	675.66	136460
Total Department 47000 off-sale						84,610.42	
Department: 48000 On-Sale							
640-48000-00210	BAR SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIES	4230249078	05/21/2025	166.99	136462
640-48000-00210	BAR SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	547182	05/21/2025	37.60	136507
640-48000-00210	BAR SUPPLIES	SUNBURST CHEMICALS, INC	SUPPLIES	0035019	05/21/2025	47.22	136520
640-48000-00210	SUPPLIES	TOLL GAS & WELDING SUPP	BAR SUPPLIES	0010617307	05/21/2025	192.77	136521
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	3325004	05/28/2025	195.14	136600
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	3321927	05/28/2025	622.38	136600
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	3456351	05/21/2025	475.18	136523
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	3323509	05/28/2025	270.96	136600
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR SUPPLI	1025006	05/28/2025	147.82	136601
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR SUPPLI	1023367	05/21/2025	144.72	136524
640-48000-00251	LIQUOR FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121422319	05/28/2025	695.31	136549
640-48000-00251	LIQUOR FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121503695	05/28/2025	330.10	136549
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	561837	05/28/2025	101.41	136589
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	553837	05/28/2025	57.28	136589
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	557519	05/28/2025	115.56	136589
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	546462	05/21/2025	111.83	136507
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	547182	05/21/2025	43.04	136507
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	551718	05/21/2025	143.48	136507

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 48000 On-Sale							
640-48000-00251	LIQUOR FOR RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6974634	05/21/2025	952.11	136508
640-48000-00251	LIQUOR	US FOODS	FOOD	5634409	05/21/2025	139.95	136528
640-48000-00251	LIQUOR	US FOODS	FOOD	5829473	05/21/2025	104.44	136528
640-48000-00251	LIQUOR	US FOODS	FOOD	3147066	05/28/2025	53.32	136603
640-48000-00252	WINE FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121422319	05/28/2025	554.35	136549
640-48000-00252	WINE FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	121503695	05/28/2025	114.64	136549
640-48000-00252	WINE FOR RESALE	WINE MERCHANT	WINE	7520338	05/28/2025	538.50	136606
640-48000-00252	WINE FOR RESALE	WINE MERCHANT	WINE	7519588	05/21/2025	1,118.20	136536
640-48000-00252	WINE FOR RESALE	WINE MERCHANT	WINE	7519589	05/21/2025	1.42	136536
640-48000-00252	WINE FOR RESALE	WINE MERCHANT	WINE	7518589	05/21/2025	473.68	136536
640-48000-00253	BEER FOR RESALE	BREAKTHRU BEVERAGE	BEER	121503331	05/28/2025	528.00	136548
640-48000-00253	BEER FOR RESALE	BREAKTHRU BEVERAGE	BEER	121504067	05/28/2025	32.20	136548
640-48000-00253	BEER FOR RESALE	BREAKTHRU BEVERAGE	BEER	121395730	05/21/2025	96.60	136458
640-48000-00253	BEER FOR RESALE	BREAKTHRU BEVERAGE	BEER	121394894	05/21/2025	980.00	136458
640-48000-00253	BEER FOR RESALE	DAHLHEIMER DISTRIBUTING	BEER	2476794	05/28/2025	364.00	136559
640-48000-00253	BEER FOR RESALE	DAHLHEIMER DISTRIBUTING	BEER	2470782	05/21/2025	534.00	136466
640-48000-00253	BEER FOR RESALE	HOHENSTEINS INC.	BEER	822302	05/28/2025	129.00	136568
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	561837	05/28/2025	45.11	136589
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	553837	05/28/2025	132.07	136589
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	557519	05/28/2025	559.63	136589
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	546462	05/21/2025	125.83	136507
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	547182	05/21/2025	480.88	136507
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	551718	05/21/2025	339.75	136507
640-48000-00301	AUDITING AND ACCT G SERVICES	LB CARLSON LLP	PROGRESS BILLING ON	248807	05/21/2025	975.00	136487
640-48000-00401	REPAIRS/MAINT BUILDINGS	AIRTECH	HVAC REPAIR AT STORE	49131	05/28/2025	522.50	136541
640-48000-00404	REPAIRS/MAINT - MACHIN/EQUIP	LOFFLER COMPANIES, INC.	MUNI/STORE COPIER CO	5022974	05/28/2025	130.23	136573
640-48000-00409	MAINT SERVICES & IMPROV	DETAILED SERVICES	BAR CARPET AND TILE	3016	05/21/2025	693.57	136469
640-48000-00409	MAINT SERVICES & IMPROV	ENVIRO-MASTER SERVICES	DRAIN MAINTENANCE	MIN-210512	05/21/2025	50.54	136475
640-48000-00409	REPAIRS/MAINT BUILDINGS	ENVIRO-MASTER SERVICES	DRAIN MAINTENANCE	MIN-211046	05/28/2025	50.54	136562
640-48000-00409	Maint services & Improv	LOFFLER COMPANIES, INC.	I.T. SUPPORT AT MUNI	5027002	05/21/2025	292.50	136488
640-48000-00409	BLDG.MAINT.	MINNEHAHA BLDG.MAINT.IN	WINDOWS CLEANED	180289583	05/28/2025	81.39	136581
640-48000-00433	OVERHEAD MUSIC	MOOD MEDIA	OVERHEAD MUSIC	58915529	05/28/2025	84.02	136584
Total Department 48000 On-Sale						15,176.76	
Department: 48500 Kitchen							
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIES	4230249078	05/21/2025	406.33	136462
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIES	1905673006	05/21/2025	33.50	136462
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIES	1905658319	05/21/2025	33.50	136462
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIES	4230985225	05/28/2025	490.62	136554
640-48500-00210	SUPPLIES	CULLIGAN-METRO	SUPPLIES	3068165.1	05/21/2025	118.40	136465
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	561837	05/28/2025	75.66	136589
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	553837	05/28/2025	270.77	136589
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	557519	05/28/2025	260.25	136589
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	546462	05/21/2025	271.56	136507
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	547182	05/21/2025	64.37	136507
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	551718	05/21/2025	672.26	136507
640-48500-00210	KITCHEN SUPPLIES	SUNBURST CHEMICALS, INC	SUPPLIES	0035019	05/21/2025	893.20	136520
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	3325004	05/28/2025	47.90	136600
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	3321927	05/28/2025	89.74	136600
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR SUPPLI	1022066	05/21/2025	173.41	136524
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR SUPPLI	1025006	05/28/2025	718.26	136601
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR SUPPLI	1023367	05/21/2025	437.76	136524

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 48500 Kitchen							
640-48500-00210	KITCHEN SUPPLIES	US FOODS	FOOD	3147066	05/28/2025	79.40	136603
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIES	4230985225	05/28/2025	82.70	136554
640-48500-00255	FOODINGREDIENTS FOR RESALE	BILL'S IMPORTED FOODS	FOOD	140115	05/28/2025	423.55	136546
640-48500-00255	FOODINGREDIENTS FOR RESALE	DENNY'S 5TH AVENUE BAKE	FOOD	48260	05/28/2025	126.79	136560
640-48500-00255	FOODINGREDIENTS FOR RESALE	DENNY'S 5TH AVENUE BAKE	FOOD	48190	05/28/2025	145.43	136560
640-48500-00255	FOODINGREDIENTS FOR RESALE	DENNY'S 5TH AVENUE BAKE	FOOD	47800	05/21/2025	185.75	136468
640-48500-00255	FOODINGREDIENTS FOR RESALE	DENNY'S 5TH AVENUE BAKE	FOOD	47842	05/21/2025	115.57	136468
640-48500-00255	FOODINGREDIENTS FOR RESALE	EDDIE M'S LLC	FOOD	312355	05/28/2025	529.39	136561
640-48500-00255	FOOD	KARLSBURGER FOODS, INC.	FOOD	009080403	05/21/2025	209.70	136485
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		561837	05/28/2025	3,374.90	136589
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		553837	05/28/2025	5,360.76	136589
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		556036	05/28/2025	327.98	136589
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		556034	05/28/2025	84.82	136589
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		557519	05/28/2025	5,819.09	136589
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		546462	05/21/2025	4,881.56	136507
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		547182	05/21/2025	3,630.63	136507
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		548641	05/21/2025	643.56	136507
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP, FOOD		551718	05/21/2025	5,881.38	136507
640-48500-00255	FOOD	RANCHERS LEGACY MEAT CO	FOOD RESALE	06941	05/21/2025	1,065.59	136512
640-48500-00255	FOOD	US FOODS	FOOD	5634409	05/21/2025	898.99	136528
640-48500-00255	FOOD	US FOODS	FOOD	5829473	05/21/2025	1,241.35	136528
640-48500-00255	FOOD	US FOODS	FOOD	3147066	05/28/2025	1,617.22	136603
640-48500-00415	KNIFE EXCHANGE	COZZINI BROS., INC.	KNIFE EXCHANGE	C18526337	05/28/2025	76.34	136558
640-48500-00415	OTHER EQUIPMENT RENTALS	PERFORMANCE FOOD GROUP, DISHWASHER LEASE		557769	05/28/2025	227.32	136589
Total Department 48500 Kitchen						42,087.26	
Total Fund 640 LIQUOR						156,874.44	
Fund: 660 MARINA							
Department: 00000 ALL DEPARTMENTS							
660-00000-32255	BOAT SLIP RENTALS	BERMAN, JESSIE L. & BER CANE, KAYAK, PADDLE		05152025	05/21/2025	212.00	136454
Total Department 00000 ALL DEPARTMENTS						212.00	
Total Fund 660 MARINA						212.00	
Fund: 802 ESCROW PROJECTS							
Department: 00000 ALL DEPARTMENTS							
802-00000-20947	109 MINNETONKA AVE ESCROW	BEST & FLANAGAN	BLDG PERMITS & CODE	644007PERMIT	05/21/2025	71.25	136455
802-00000-20950	200 LAKE ST E 3 STORY	WSB & ASSOCIATES	200 LAKE STREET - 3	R-024335-000-14-3ST	05/21/2025	6,608.50	136538
802-00000-20957-100-7	VARIANCE 513 FERNDAL ROAD W	ECM PUBLISHERS, INC.	513 FERNDAL W VARIA	1047736	05/21/2025	81.25	136472
802-00000-20957-200-1	XCEL PROJECT	WSB & ASSOCIATES	XCEL ENERGY COMMUNIC	R-024335-000-14XCEL	05/21/2025	3,060.50	136538
802-00000-20957-300-4	109 MINNETONKA AVE TREE ESCROW	CHARLES CUDD CO.	RETURN OF TREE ESCRO	05212025	05/28/2025	2,325.00	136553
Total Department 00000 ALL DEPARTMENTS						12,146.50	
Total Fund 802 ESCROW PROJECTS						12,146.50	

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
--- TOTALS BY FUND ---							
		101	GENERAL FUND			64,502.31	
		233	LAKEFRONT IMPROVE			8,402.89	
		235	CABLE TV			5,427.00	
		305	DOWNTOWN TIF DISTRICT 6			121.88	
		316	BAY CENTER TIF #5			121.87	
		401	DOWNTOWN PARKING			1,620.00	
		403	TREE AND PLANTING			2,840.00	
		404	PARK AND TRAIL CIP			15,916.15	
		409	EQUIP REVOLVING			48,844.36	
		610	WATER FUND			20,799.89	
		620	SEWER FUND			10,710.74	
		630	MOTOR VEHICLE			579.83	
		640	LIQUOR			156,874.44	
		660	MARINA			212.00	
		802	ESCROW PROJECTS			12,146.50	
		Total For All Funds:				349,119.86	



City of Wayzata City Council Agenda Report

MEETING DATE: June 3, 2025	AGENDA ITEM: 7.b
TITLE: Receipt of 2025 1st Quarter Financial Report	
PROPOSED MOTION: Not Applicable	
PREPARED BY: Aurora Yager, Deputy City Manager	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

This report is for informational purposes only.

FINANCIAL OR BUDGET CONSIDERATION:

The 2025 1st Quarter Financial report represents unaudited financials through 3/31/2025.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

The attached quarterly report is for informational purposes only for Council review and receipt. This report will also be placed on the City's website.

ATTACHMENTS:

1. 1Q 2025 Financial Report



1st Quarter Report

City of Wayzata
Wayzata, Minnesota

As of March 31, 2025



Edina Office
5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

May 22, 2025

ACCOUNTANT'S COMPILATION REPORT

Honorable Mayor and City Council
City of Wayzata
Wayzata, Minnesota

We have compiled the accompanying statement of revenues and expenditures for the General Fund and statements of revenues and expenses for the enterprise funds of the City of Wayzata as of March 31, 2025 for the quarter then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,

Abdo Financial Solutions

Edina Office

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

May 22, 2025

Honorable Mayor and City Council
City of Wayzata
Wayzata, Minnesota

Dear Honorable Mayor and City Council:

We have reconciled all bank accounts through March 31, 2025 and reviewed activity in all funds. The following is a summary of our observations. All information presented is unaudited.

Cash and Investments

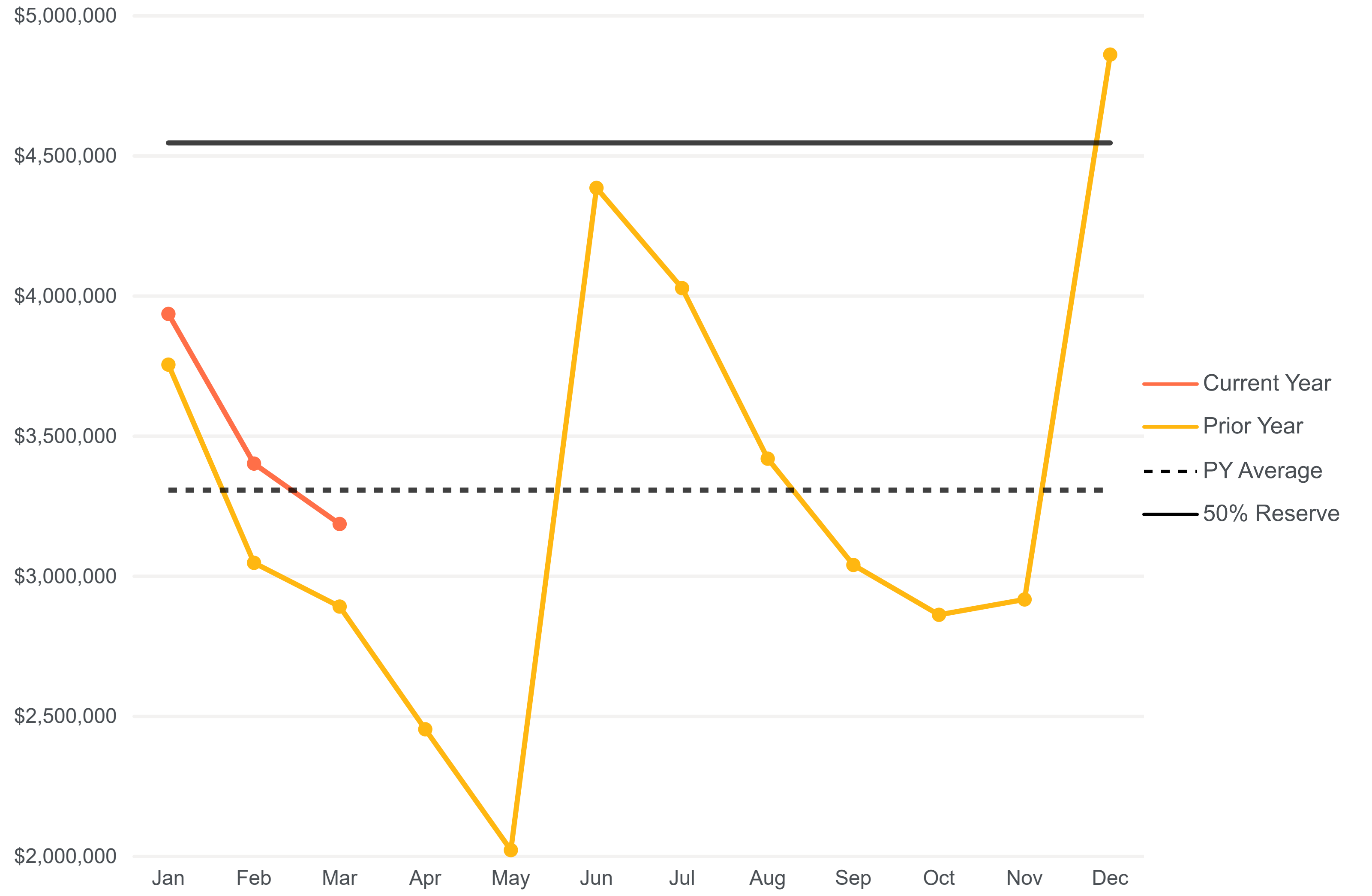
The City's cash and investment balances are as follows:

	03/31/2025	12/31/2024	Increase/ (Decrease)
Checking	\$ 2,414,060	\$ 7,003,760	\$ (4,589,700)
Investments (at Market Value)	18,492,195	18,673,389	(181,194)
Total Cash and Investments	\$ 20,906,255	\$ 25,677,149	\$ (4,770,894)

The investment type is as follows:

	03/31/2025	12/31/2024	Increase/ (Decrease)
Brokered CD	\$ 2,801,957	\$ 3,285,319	\$ (483,362)
Checking	2,387,130	6,981,866	(4,594,736)
Money Market	5,074,151	4,633,294	440,856
Municipal Securities	10,616,088	10,754,776	(138,688)
Petty Cash/ATM	26,930	21,894	5,036
Total Investments	\$ 20,906,255	\$ 25,677,149	\$ (4,770,894)

General Fund Cash Balances



Current short-term rates being offered by financial institutions have increased over the last two years as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return.

Treasury Yield

	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
3/29/2019	2.44	2.43	2.44	2.39	2.31	2.28	2.31	2.41	2.52
6/28/2019	2.18	2.12	2.09	1.92	1.75	1.71	1.76	1.87	2.00
9/30/2019	1.91	1.88	1.83	1.75	1.63	1.56	1.55	1.62	1.68
12/31/2019	1.48	1.55	1.60	1.59	1.58	1.62	1.69	1.83	1.92
3/31/2020	0.05	0.11	0.15	0.17	0.23	0.29	0.37	0.55	0.70
6/30/2020	0.13	0.16	0.18	0.16	0.16	0.18	0.29	0.49	0.66
9/30/2020	0.08	0.10	0.11	0.12	0.13	0.16	0.28	0.47	0.69
12/31/2020	0.08	0.08	0.09	0.09	0.10	0.13	0.17	0.36	0.65
3/31/2021	0.01	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40
6/30/2021	0.05	0.05	0.06	0.07	0.25	0.46	0.87	1.21	1.45
9/30/2021	0.07	0.04	0.05	0.09	0.28	0.53	0.98	1.32	1.52
12/31/2021	0.06	0.06	0.19	0.39	0.73	0.97	1.26	1.44	1.52
3/31/2022	0.17	0.52	1.06	1.63	2.28	2.45	2.42	2.40	2.32
6/30/2022	1.28	1.72	2.51	2.80	2.92	2.99	3.01	3.04	2.98
9/30/2022	2.79	3.33	3.92	4.05	4.22	4.25	4.06	3.97	3.83
12/30/2022	4.12	4.42	4.76	4.73	4.41	4.22	3.99	3.96	3.88
3/31/2023	4.74	4.85	4.94	4.64	4.06	3.81	3.60	3.55	3.48
6/30/2023	5.24	5.43	5.47	5.40	4.87	4.49	4.13	3.97	3.81
9/30/2023	5.55	5.55	5.53	5.46	5.03	4.80	4.60	4.61	4.59
12/31/2023	5.60	5.40	5.26	4.79	4.23	4.01	3.84	3.88	3.88
3/31/2024	5.49	5.46	5.38	5.03	4.59	4.40	4.21	4.20	4.20
6/30/2024	5.47	5.48	5.33	5.09	4.71	4.53	4.33	4.33	4.36
9/30/2024	4.93	4.73	4.38	3.98	3.66	3.58	3.58	3.67	3.81
12/31/2024	4.40	4.37	4.24	4.16	4.25	4.27	4.38	4.48	4.58
3/31/2025	4.38	4.32	4.23	4.03	3.89	3.89	3.96	4.09	4.23

* * * * *

This information is unaudited and is intended solely for the information and use of management and City Council and is not intended and should not be used by anyone other than these specified parties.

If you have any questions or wish to discuss any of the items contained in this letter or the attachments, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.

Sincerely,

ABDO FINANCIAL SOLUTIONS

City of Wayzata, Minnesota
Statement of Revenues and Expenditures -
Budget and Actual -
General Fund (Unaudited)
For the Three Months Ended March 31, 2025

	2025 Annual Budget	YTD Budget 3/31/2025	YTD Actual Thru 3/31/2025	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget Thru March	
☐ Revenues						
☐ Taxes	\$ 6,401,453	\$ 1,600,363	\$ 0	\$ (1,600,363)	0.00%	↓ ①
☐ Licenses and Permits	691,100	172,775	305,862	133,087	177.03%	↑ ②
☐ Intergovernmental	388,600	97,150	32,392	(64,758)	33.34%	↓ ③
☐ Charges for Services	1,035,415	258,854	225,374	(33,480)	87.07%	↓
☐ Fines and Forfeitures	89,000	22,250	11,030	(11,220)	49.57%	↓
☐ Interest	130,000	32,500	63,764	31,264	196.20%	↑ ④
☐ Miscellaneous	35,000	8,750	3,400	(5,350)	38.86%	↓
Total Revenues	\$ 8,770,568	\$ 2,192,642	\$ 641,822	\$ (1,550,820)	29.27%	↓
☐ Expenditures						
☐ Mayor and City Council	\$ 78,985	\$ 19,746	\$ 5,592	\$ 14,154	28.32%	↑
☐ Administrative and Finance	1,277,775	319,444	278,502	40,942	87.18%	↑
☐ Planning and Zoning	431,895	107,974	70,865	37,109	65.63%	↑ ⑤
☐ General Government Buildings	347,345	86,836	82,377	4,459	94.87%	→
☐ Police Protection	3,557,585	889,396	770,607	118,789	86.64%	↑
☐ Fire Protection	438,585	109,646	25,865	83,781	23.59%	↑ ⑥
☐ Building Inspections	270,475	67,619	57,284	10,335	84.72%	↑
☐ Emergency Management	10,100	2,525	5,139	(2,614)	203.52%	↓
☐ Streets	738,855	184,714	152,789	31,925	82.72%	↑
☐ Engineering	244,710	61,178	55,460	5,718	90.65%	→
☐ Parks, Recreation, and Forestry	1,116,071	279,018	250,161	28,857	89.66%	↑
☐ Street Lighting	117,500	29,375	23,669	5,706	80.58%	↑
☐ Miscellaneous Allocations	389,000	97,250	431,265	(334,015)	443.46%	↓ ⑦
Total Expenditures	\$ 9,018,881	\$ 2,254,720	\$ 2,209,575	\$ 45,146	98.00%	→
☐ Other Financing Sources (Uses)						
☐ Transfers In	\$ 408,313	\$ 102,078	\$ 110,728	\$ 8,650	108.47%	→
☐ Transfers Out	160,000	40,000	40,000	0	100.00%	→
Other Financing Sources (Uses) Total	\$ 248,313	\$ 62,078	\$ (70,728)	\$ 8,650	113.93%	↑
Total	\$ 0	\$ 0	\$ (1,497,025)	\$ (1,497,024)		

Arrows represent the variance as a % of YTD Budget: Red: < -10%, Yellow: -10% to 10%, Green > 10%

Explanation of Items Percentage Received/Expended Less than 80% or Greater than 120% and \$ Variance Greater than \$20,000.

Number Comment
▲

①	Property taxes are typically received in July and December (with 70% advance in June).
②	Liquor and rental licenses are received at the beginning of the year whereas the budget is using 25% of the annual budgeted amount.
③	Local government aid is received in July and December.
④	Interest earnings reflect market trends in the current year and the fluctuation in the market value of securities held. This year so far, the market has had a positive performance.
⑤	Variance due to vacant position.
⑥	Variance due to the timing of fire service costs, and state aid payments which are made later in the year.
⑦	General liability and workers' comp insurance are paid upfront each year, and while workers' comp will normalize over time, general liability exceeded budget and will remain over budget for the year.

City of Wayzata, Minnesota

Unaudited Cash Balances by Fund

March 31, 2024, December 31, 2024 and March 31, 2025

	PY Quarter Balance 3/31/2024	PY Ending Balance 12/31/2024	Quarter Ending Balance 3/31/2025	YTD Change 3/31/2025	YTD Change % 3/31/2025	
General						
101 - General	\$2,889,225	\$4,856,998	\$3,181,505	\$(1,675,493)	-34.50%	①
801 - Investment Fund	(59)	(100)	(100)	0	0.00%	
Special Revenue						
230 - Public Art	52,062	103,165	104,941	1,776	1.72%	
232 - Cemetery	30,051	31,173	28,699	(2,474)	-7.94%	
235 - Cable TV	37,744	28,134	25,241	(2,893)	-10.28%	
236 - Drug/DWI Forfeiture	5,594	5,818	5,918	100	1.72%	
237 - Fire Relief/Pulltabs	459,347	508,816	548,094	39,278	7.72%	
238 - Self Insurance	271,470	282,340	287,202	4,862	1.72%	
239 - Comp Plan - Land Use	94,734	116,634	118,642	2,008	1.72%	
240 - DWI Forfeitures	5,150	5,762	5,862	100	1.74%	
Debt Service						
307 - Wayzata Blvd	216,578	453,953	243,780	(210,173)	-46.30%	②
310 - Superior/Lake Realignment (2010A)	562,174	630,822	641,685	10,863	1.72%	
317 - Downtown Parking Ramp (2016A)	6,634	6,158	(391,491)	(397,649)	-6457.44%	③
318 - Panoway	354,387	63,992	(220,452)	(284,444)	-444.50%	④
Capital Projects						
233 - Lakefront Improvements	4,457,744	1,257,396	338,509	(918,887)	-73.08%	⑤
401 - Permanent Improvement	646,540	665,330	670,015	4,685	0.70%	
403 - Tree and Planting	218,882	167,029	167,107	78	0.05%	
404 - Park and Trail CIP	1,411,348	2,250,362	2,338,623	88,261	3.92%	⑥
408 - General Fund CIP	1,202,472	1,338,725	1,421,176	82,451	6.16%	⑦
409 - Equipment Revolving	2,487,701	2,019,841	1,624,422	(395,419)	-19.58%	⑧
430 - Street CIP	1,349,704	627,049	747,386	120,337	19.19%	⑨
437 - Library CIP	330,621	384,407	417,183	32,776	8.53%	
802 - Escrows	909,875	801,520	818,939	17,419	2.17%	
Enterprise						
610 - Water	1,991,023	2,098,238	2,016,534	(81,704)	-3.89%	⑩
620 - Sewer	1,327,739	1,382,215	1,339,981	(42,234)	-3.06%	
630 - Motor Vehicle	202,923	163,249	176,364	13,115	8.03%	
640 - Liquor	1,189,731	1,149,041	872,375	(276,666)	-24.08%	⑪
650 - Solid Waste	330,699	379,624	372,506	(7,118)	-1.88%	
660 - Marina	306,082	169,263	398,086	228,823	135.19%	⑫
670 - Stormwater	653,896	902,457	999,346	96,889	10.74%	⑬
HRA						
305 - Downtown TIF District 6	269,804	865,998	618,305	(247,693)	-28.60%	⑭
314 - Widsten Tax Increment	44,663	0	800	800	0.00%	
316 - Baycenter TIF District 5	406,157	1,949,698	976,824	(972,874)	-49.90%	⑮
440 - Housing	11,523	11,985	12,191	206	1.72%	
304 - Central Area Redev	(279)	56	56	0	0.00%	
Total	\$24,733,939	\$25,677,148	\$20,906,254	\$(4,770,894)	-18.58%	

Explanation of Changes Greater than \$50,000.

Number	Comment
①	See Statement of Revenues and Expenditures for the General Fund for detail of fund activity.
②	Decrease due to bond payments made and property taxes not received (will be received in July and December).
③	Decrease due to bond payments made and property taxes not received (will be received in July and December).
④	Decrease due to bond payments made and property taxes not received (will be received in July and December).
⑤	Decrease due to expenses paid for the Boardwalk Project.
⑥	Increase due to interest allocation adjustments.
⑦	Increase due to cell tower rental receipt for \$41,097 received in January.
⑧	Decrease due to purchase of a new street tandem chassis for \$141,465 and new SCBA equipment for \$203,896.
⑨	Increase due to cell tower rental receipt for \$106,853 received in January.
⑩	Decrease due to a deficit of revenue from water sales over expenses to date.
⑪	Decrease is due to a deficit of revenue from liquor sales over expenses to date.
⑫	Increase due to slip rentals being collected for the year.
⑬	Increase due to the receipts of stormwater revenue and no major expenses.
⑭	Decrease due to transfer for debt service payments.
⑮	Decrease due to transfer for debt service payments.

City of Wayzata, Minnesota
Schedule of Investments
For the Month Ending
March 31, 2025

Identification #)	Institution	Description	Type	Rate	Market Value 12/31/2024	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 3/31/2025	Market Value 3/31/2025	Unrealized Gain / Loss
SELXX	UBS	UBS Select Prime Institutional Fund	Money market	4.19%	\$ 606,780.82	\$ 829,264.77	\$ -	\$ (438,740.51)	\$ 11,695.02	\$ 1,009,000.10	\$ 1,009,325.71	\$ 325.61
	UBS	UBS Bank USA Dep Acct	Money market	0.05%	7,146.92	-	(39,079.46)	31,932.54	-	-	-	-
06647JAT1	UBS	BankNewport Rhode RI US	Brokered CD	3.30%	244,674.15	-	(245,000.00)	(4,075.73)	4,075.73	(325.85)	-	325.85
121331AN2	UBS	Burke & Herbert B&VA US	Brokered CD	3.45%	244,774.60	-	(245,000.00)	(1,435.76)	1,435.76	(225.40)	-	225.40
37149CAS6	UBS	Generations BK AR US	Brokered CD	2.95%	243,877.90	-	-	(1,782.12)	1,782.12	243,877.90	244,649.65	771.75
02007GRY1	UBS	Ally Bank UT US	Brokered CD	3.06%	243,770.10	-	-	-	-	243,770.10	244,419.35	649.25
949764FT6	UBS	Wells Fargo BK NA SD US	Brokered CD	5.13%	246,675.80	-	-	(3,111.16)	3,111.16	246,675.80	245,977.55	(698.25)
981993FX1	UBS	Comenity Bank DE US	Brokered CD	2.05%	194,554.00	-	-	(986.31)	986.31	194,554.00	195,128.00	574.00
633368GC3	UBS	National Bank WI US	Brokered CD	3.14%	241,682.70	-	-	(1,872.73)	1,872.73	241,682.70	242,229.05	546.35
7954507A7	UBS	Sallie Mae Bank UT US	Brokered CD	1.04%	233,889.25	-	-	(1,235.07)	1,235.07	233,889.25	235,589.55	1,700.30
48128UD48	UBS	JPMorgan Chase Bank OH US	Brokered CD	1.06%	229,680.15	-	-	(1,214.93)	1,214.93	229,680.15	230,963.95	1,283.80
538036PA6	UBS	Live Oak BKG CO NC US	Brokered CD	1.06%	229,425.35	-	-	(604.11)	604.11	229,425.35	230,807.15	1,381.80
61773TKD4	UBS	Morgan Stanley BK UT US	Brokered CD	4.01%	244,938.75	-	-	(4,859.73)	4,859.73	244,938.75	244,326.25	(612.50)
15118RWG8	UBS	Celtic Bank UT US	Brokered CD	1.53%	223,376.30	-	-	(845.76)	845.76	223,376.30	223,866.30	490.00
3142FFGN1	UBS	FHLMC PL WR2004	Municipal Securities	4.60%	247,602.50	-	-	(2,875.00)	2,875.00	247,602.50	249,990.00	2,387.50
3140NVQN0	UBS	FNMA PL BZ1360	Municipal Securities	4.71%	792,176.00	-	-	(9,440.00)	9,440.00	792,176.00	801,416.00	9,240.00
3132XFJ33	UBS	FHLMC PL WN1181	Municipal Securities	4.37%	243,797.50	-	-	(2,687.49)	2,687.49	243,797.50	246,080.00	2,282.50
3140LH2T6	UBS	FNMA PL BS7085	Municipal Securities	4.57%	197,994.00	-	-	(2,285.01)	2,285.01	197,994.00	200,082.00	2,088.00
3132XGTU0	UBS	FHLMC PL WN2362	Municipal Securities	4.46%	293,121.00	-	(185.31)	(3,306.87)	3,306.87	292,935.69	295,880.15	2,944.46
3132XGV52	UBS	FHLMC PL WN2435	Municipal Securities	4.12%	381,896.00	-	-	(3,989.99)	3,989.99	381,896.00	387,848.00	5,952.00
428061ED3	UBS	Hesperia CA UNI	Municipal Securities	1.47%	299,208.00	-	(300,000.00)	(2,211.00)	2,211.00	(792.00)	-	792.00
576051VY9	UBS	Massachusetts St WTR RES	Municipal Securities	2.10%	246,837.50	-	-	(2,603.75)	2,603.75	246,837.50	248,075.00	1,237.50
262588LH7	UBS	DU Page & Cook CNTYS IL	Municipal Securities	1.09%	106,562.50	-	-	(586.85)	586.85	106,562.50	107,494.20	931.70
56042RJ52	UBS	Maine Health & Higher ED	Municipal Securities	1.36%	190,808.00	-	-	(1,304.00)	1,304.00	190,808.00	192,390.00	1,582.00
357155AZ3	UBS	Fremont CA UNI SCH	Municipal Securities	0.87%	212,881.50	-	-	(936.00)	936.00	212,881.50	215,491.50	2,610.00
672325N29	UBS	Oakland CA USD	Municipal Securities	1.66%	382,456.00	-	-	(3,202.00)	3,202.00	382,456.00	386,492.00	4,036.00
100216FZ8	UBS	Bossier City LA UTILS	Municipal Securities	1.31%	472,845.00	-	-	-	-	472,845.00	478,205.00	5,360.00
523372CX6	UBS	Lee & Ogle CNTYS	Municipal Securities	1.27%	117,386.25	-	-	-	-	117,386.25	118,852.50	1,466.25
54602QBB6	UBS	Loudoun CNTY VA	Municipal Securities	1.05%	328,296.50	-	-	-	-	328,296.50	332,412.50	4,116.00
56042RJ60	UBS	Maine Health & Higher ED	Municipal Securities	1.76%	93,050.00	-	-	(829.50)	829.50	93,050.00	94,067.00	1,017.00
152339RP4	UBS	Centinela Valley Calif	Municipal Securities	1.66%	134,845.65	-	-	(1,134.63)	1,134.63	134,845.65	136,698.75	1,853.10
010268CP3	UBS	Alabama Fed Aid Wwy Fin	Municipal Securities	1.65%	278,625.00	-	-	(2,320.50)	2,320.50	278,625.00	281,916.00	3,291.00
91428LKN5	UBS	Univ HI Brd Reg	Municipal Securities	3.35%	736,698.40	-	-	-	-	736,698.40	744,701.20	8,002.80
64990FD76	UBS	New York St Dorm Auth	Municipal Securities	1.87%	367,212.00	-	-	(3,496.00)	3,496.00	367,212.00	373,492.00	6,280.00
959878RK7	UBS	Western WA Univ Wash	Municipal Securities	2.12%	458,730.00	-	-	-	-	458,730.00	466,020.00	7,290.00
72178JAG8	UBS	Pima County AZ	Municipal Securities	1.72%	268,635.85	-	-	-	-	268,635.85	272,320.40	3,684.55
088006KC4	UBS	Beverly Hills Cal	Municipal Securities	1.65%	451,850.00	-	-	-	-	451,850.00	459,565.00	7,715.00
71884AH44	UBS	Phoenix AZ CIVIC	Municipal Securities	1.58%	451,240.00	-	-	(3,637.50)	3,637.50	451,240.00	459,895.00	8,655.00
64966QSE1	UBS	New York NY GO BDS	Municipal Securities	1.77%	225,635.00	-	-	(2,028.75)	2,028.75	225,635.00	229,780.00	4,145.00
928346P22	UBS	VISTA CA	Municipal Securities	1.66%	448,835.00	-	-	(3,802.50)	3,802.50	448,835.00	456,800.00	7,965.00
669674DP5	UBS	Norwood OH CITY SCH	Municipal Securities	1.71%	103,687.50	-	-	-	-	103,687.50	106,256.25	2,568.75
64971XJF6	UBS	New York NY City Transi	Municipal Securities	3.25%	94,649.00	-	-	-	-	94,649.00	96,177.00	1,528.00
03743TAH5	UBS	Apache CNTY AZ	Municipal Securities	2.35%	178,652.00	-	-	(2,144.00)	2,144.00	178,652.00	182,162.00	3,510.00
353174JE6	UBS	Franklin CO OH CONV	Municipal Securities	2.16%	169,160.55	-	-	-	-	169,160.55	173,863.95	4,703.40
87971LAM7	UBS	Tempe AZ STFS Partner	Municipal Securities	2.11%	176,982.65	-	-	(1,897.28)	1,897.28	176,982.65	180,221.65	3,239.00
169548FR0	UBS	Chino CA PUB FING AUT	Municipal Securities	2.88%	444,035.00	-	-	(6,527.50)	6,527.50	444,035.00	453,595.00	9,560.00
512246NF2	UBS	Lakeview MI CMNTY	Municipal Securities	2.10%	120,934.35	-	-	-	-	120,934.35	124,031.55	3,097.20
284035AK8	UBS	El Segundo CA PENSION	Municipal Securities	2.58%	429,490.00	-	-	(5,667.50)	5,667.50	429,490.00	440,090.00	10,600.00
900764SV4	UBS	Tuscola CNTY MI	Municipal Securities	2.38%	185,204.80	-	-	(2,255.00)	2,255.00	185,204.80	189,411.20	4,206.40
84908AAS3	UBS	Spokane WA PUB FACS	Municipal Securities	2.45%	422,755.00	-	-	-	-	422,755.00	434,315.00	11,560.00
					14,190,022.79	829,264.77	(829,264.77)	(500,000.00)	104,887.05	13,794,909.84	13,963,370.31	168,460.47
	4 M	4M General Account	Money market	4.28%	\$ 4,015,515.50	\$ -	\$ (1,000,000.00)	\$ -	\$ 37,411.47	\$ 3,052,926.97	\$ 3,052,926.97	\$ -
	4 M	4MP General Account	Money market	4.31%	3,852.07	-	-	-	41.42	3,893.49	3,893.49	-
	4 M	LTD Account	Money market	-	-	-	1,000,000.00	-	-	1,000,000.00	1,008,004.37	8,004.37
1364053-1	4 M	Western Alliance Bank, CA	CD	5.31%	-	-	-	-	-	237,250.00	237,250.00	-
1364034-1	4 M	ServiceFirst Bank	CD	5.09%	-	-	-	-	-	226,750.00	226,750.00	-
					4,019,367.57	-	-	-	37,452.89	4,520,820.46	4,528,824.83	8,004.37

City of Wayzata, Minnesota
Schedule of Investments
For the Month Ending
March 31, 2025

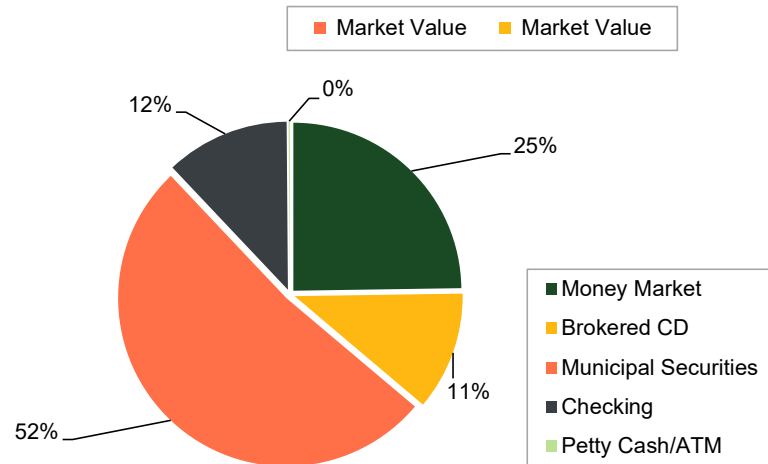
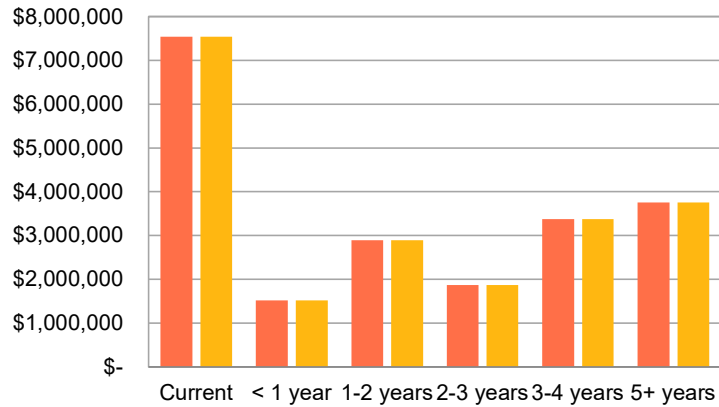
Identification #)	Institution	Description	Type	Rate	Market Value 12/31/2024	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 3/31/2025	Market Value 3/31/2025	Unrealized Gain / Loss
8095	Old National Bank	General	Checking	4.29%	\$ 5,511,663.75	\$ 2,399,947.03	\$ (9,924,981.79)	\$ 3,275,000.00	\$ 25,524.10	\$ 1,287,153.09	\$ 1,287,153.09	\$ -
6520	Old National Bank	Motor Vehicle	Checking	4.29%	798,347.88	13,192,033.34	(12,973,618.22)	(100,000.00)	8,953.31	925,716.31	925,716.31	-
8841/6753	Old National Bank	City Hall Credit Card	Checking	4.29%	46,082.30	127,677.61	(3,464.50)	(135,000.00)	494.44	35,789.85	35,789.85	-
8876	Old National Bank	Wine and Spirits	Checking	4.29%	433,730.46	612,097.12	(14,074.25)	(935,000.00)	2,726.09	99,479.42	99,479.42	-
8868/6764	Old National Bank	Bar and Grill	Checking	4.29%	395,353.30	964,319.93	(24,830.47)	(1,265,000.00)	2,747.73	72,590.49	72,590.49	-
2355	Old National Bank	Sweep	Money market	4.29%	-	-	-	-	-	-	-	-
5128	Old National Bank	ATM	Checking	4.29%	197,596.68	162,750.62	-	(340,000.00)	2,371.85	22,719.15	22,719.15	-
640-10150	Petty Cash/ATM	Liquor ATM	Petty Cash/ATM	0.00%	13,820.00	155,820.00	(150,760.00)	-	-	18,880.00	18,880.00	-
xxx-10200	Petty Cash/ATM	Petty Cash	Petty Cash/ATM	0.00%	8,073.66	-	(24.00)	-	-	8,049.66	8,049.66	-
640-10300	Petty Cash/ATM	Change Fund	Petty Cash/ATM	0.00%	-	-	-	-	-	-	-	-
					7,404,668.03	17,614,645.65	(23,091,753.23)	500,000.00	42,817.52	2,470,377.97	2,470,377.97	-
Total Cash and Investments					\$ 25,614,058.39	\$ 18,443,910.42	\$ (23,921,018.00)	\$ -	\$ 185,157.46	\$ 20,786,108.27	\$ 20,962,573.11	\$ 176,464.84

O/S Deposits	\$ 436,896.83
O/S Checks	\$ (493,214.73)
Cash Balance	<u>\$ 20,906,255.21</u>

City of Wayzata, Minnesota

Investments
For the Month Ending
March 31, 2025

Maturities



Maturity	Unadjusted Market Value 3/31/2025	Market Value 3/31/2025	Variance 3/31/2025
Current	\$ 7,534,855.28	\$ 7,544,528.51	\$ 9,673.23
< 1 year	1,519,527.80	1,522,993.75	3,465.95
1-2 years	2,866,100.70	2,890,183.20	24,082.50
2-3 years	1,855,369.80	1,875,201.20	19,831.40
3-4 years	3,322,053.70	3,376,695.90	54,642.20
5+ years	3,688,200.99	3,752,970.55	64,769.56
	<u>\$ 20,786,108.27</u>	<u>\$ 20,962,573.11</u>	<u>\$ 176,464.84</u>

Overall Weighted Average Rate of Return	3.00%	3/31/2025
UBS	2.64%	3/31/2025
4M	3.42%	3/31/2025
Average Maturity (years)	2.47	3/31/2025

Investment Type	Market Value 3/31/2025
Money Market	\$ 5,074,150.54
Brokered CD	2,337,956.80
CD	464,000.00
Government Securities	-
Municipal Securities	10,616,087.80
Checking	2,443,448.31
Petty Cash/ATM	26,929.66
	<u>\$ 20,962,573.11</u>

Operating Account	
O/S Deposits	\$ 436,896.83
O/S Checks	\$ (493,214.73)
	<u>Reconciled Balance</u>
	<u>\$ 20,906,255.21</u>

ABDO CASH FOR CITY OF WAYZATA
Balance As of 03/31/2025

GL Number	Description	Beg. Balance 01/01/2025	Activity For 03/31/2025	YTD Balance 03/31/2025	Period Balance DR (CR) 03/31/2025
Account Category: Assets					
101-00000-10100	CASH	4,856,668.23	(217,983.62)	3,181,175.14	3,181,175.14
101-00000-10200	Petty Cash	330.00	0.00	330.00	330.00
230-00000-10100	CASH	103,164.58	425.71	104,941.20	104,941.20
232-00000-10100	CASH	31,173.06	(670.49)	28,699.24	28,699.24
233-00000-10100	CASH	1,257,396.33	(726,985.01)	338,509.15	338,509.15
235-00000-10100	CASH	28,134.48	(6,775.19)	25,240.92	25,240.92
236-00000-10100	CASH	5,817.68	24.01	5,917.87	5,917.87
237-00000-10100	CASH	508,815.79	2,223.26	548,094.20	548,094.20
238-00000-10100	CASH	282,339.90	1,164.98	287,201.75	287,201.75
239-00000-10100	CASH	116,634.00	481.26	118,642.45	118,642.45
240-00000-10100	CASH	5,762.47	23.78	5,861.71	5,861.71
304-00000-10100	CASH	56.00	0.00	56.00	56.00
305-00000-10100	CASH	865,998.16	(6,468.17)	618,304.96	618,304.96
307-00000-10100	CASH	453,953.32	988.92	243,780.42	243,780.42
310-00000-10100	CASH	630,821.97	2,602.89	641,684.70	641,684.70
314-00000-10100	CASH	0.00	191.66	799.87	799.87
316-00000-10100	CASH	1,949,698.15	(2,167.98)	976,823.67	976,823.67
317-00000-10100	CASH	6,158.11	0.00	(391,490.64)	(391,490.64)
318-00000-10100	CASH	63,991.56	0.00	(220,451.76)	(220,451.76)
401-00000-10100	CASH	665,329.50	(1,059.79)	670,015.03	670,015.03
403-00000-10100	CASH	167,028.75	35.44	167,106.56	167,106.56
404-00000-10100	CASH	2,250,362.07	(10,798.20)	2,338,622.55	2,338,622.55
408-00000-10100	CASH	1,338,725.47	11,989.44	1,421,175.91	1,421,175.91
409-00000-10100	CASH	2,019,840.50	(168,545.53)	1,624,421.78	1,624,421.78
430-00000-10100	CASH	627,049.33	5,714.87	747,385.68	747,385.68
437-00000-10100	CASH	384,406.86	1,457.25	417,183.48	417,183.48
440-00000-10100	CASH	11,984.72	49.45	12,191.10	12,191.10
610-00000-10100	CASH	2,098,238.16	(96,341.45)	2,016,534.46	2,016,534.46
620-00000-10100	CASH	1,382,215.11	(71,432.05)	1,339,981.29	1,339,981.29
630-00000-10100	CASH	162,649.37	(3,125.53)	175,763.58	175,763.58
630-00000-10200	Petty Cash	600.00	0.00	600.00	600.00
640-00000-10100	CASH	930,480.97	349,264.67	815,756.26	815,756.26
640-00000-10150	ATM	211,416.68	(259,355.98)	49,499.15	49,499.15
640-00000-10200	Petty Cash	7,143.66	0.00	7,119.66	7,119.66
650-00000-10100	CASH	379,623.81	216.96	372,505.94	372,505.94
660-00000-10100	CASH	169,262.71	1,650.93	398,086.12	398,086.12
670-00000-10100	CASH	902,457.02	20,144.19	999,346.30	999,346.30
801-00000-10100	CASH	(18,673,489.86)	424,246.16	(18,492,294.64)	(18,492,294.64)
801-00000-10400	Investments at Cost	18,673,390.36	(424,246.16)	18,492,195.14	18,492,195.14
802-00000-10100	CASH	801,520.45	599.50	818,939.01	818,939.01
Assets		25,677,149.43	(1,172,459.82)	20,906,255.21	20,906,255.21

REVENUE AND EXPENDITURE REPORT FOR CITY OF WAYZATA

Balance As of 03/31/2025

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 00000 ALL DEPARTMENTS						
101-00000-31010	Property Taxes	6,401,453.00	0.00	(104,016.10)	6,401,453.00	0.00
101-00000-32110	ALCOHOLIC BEVERAGES	193,400.00	154,475.00	154,354.00	38,925.00	79.87
101-00000-32120	Health	2,250.00	0.00	0.00	2,250.00	0.00
101-00000-32140	Cigarette License	950.00	0.00	0.00	950.00	0.00
101-00000-32160	Trade License	9,000.00	3,606.00	461.00	5,394.00	40.07
101-00000-32180	Rental License	42,000.00	36,638.92	11,989.72	5,361.08	87.24
101-00000-32190	Misc License	10,000.00	2,049.00	105.00	7,951.00	20.49
101-00000-32210	Building Permits	295,000.00	62,900.50	16,170.75	232,099.50	21.32
101-00000-32222	Heating Permits	55,000.00	32,743.32	22,858.65	22,256.68	59.53
101-00000-32230	Plumbing Permits	40,000.00	7,212.76	1,413.25	32,787.24	18.03
101-00000-32290	Misc Permits	42,500.00	6,070.50	2,620.00	36,429.50	14.28
101-00000-33422	STATE AID/GRANTS	0.00	29,912.95	29,912.95	(29,912.95)	100.00
101-00000-34104	Plan Check Fee	180,000.00	32,715.73	6,541.12	147,284.27	18.18
101-00000-34106	Project Inspection	160,000.00	39,120.00	39,120.00	120,880.00	24.45
101-00000-34110	Planning Charges	22,000.00	4,988.00	4,988.00	17,012.00	22.67
101-00000-34190	Charges for Services/Gen Gov t	27,000.00	2,124.00	1,339.00	24,876.00	7.87
101-00000-34942	Grave Openings	6,000.00	0.00	0.00	6,000.00	0.00
101-00000-36210	Interest Earnings	130,000.00	63,763.94	13,443.01	66,236.06	49.05
101-00000-36211	Blvd. Lights & Maint.	88,000.00	0.00	0.00	88,000.00	0.00
101-00000-36221	Library Rent	27,100.00	6,750.72	0.00	20,349.28	24.91
101-00000-36222	FACILITY RENT	15,695.00	3,500.01	1,166.67	12,194.99	22.30
101-00000-36225	CC CONVENIENCE FEE	12,500.00	3,738.14	1,258.48	8,761.86	29.91
101-00000-39101	Sales of General Fixed Assets	0.00	4,763.00	0.00	(4,763.00)	100.00
101-00000-39200	Interfund Operating Transfers	378,313.00	103,227.99	66,561.33	275,085.01	27.29
101-00000-39201	Transfers from TIF	30,000.00	7,500.00	7,500.00	22,500.00	25.00
101-00000-39400	Misc.Revenues	35,000.00	(1,362.91)	342.51	36,362.91	(3.89)
Total Dept 00000 - ALL DEPARTMENTS		8,203,161.00	606,437.57	278,129.34	7,596,723.43	7.39
Department: 42100 Police						
101-42100-32240	Animal Licenses	1,000.00	166.00	126.00	834.00	16.60
101-42100-33416	Police Training Reimbursement	20,000.00	2,478.81	2,478.81	17,521.19	12.39
101-42100-33421	Insurance Premium Tax-Police	170,000.00	0.00	0.00	170,000.00	0.00
101-42100-33422	STATE AID/GRANTS	74,100.00	0.00	0.00	74,100.00	0.00
101-42100-34108	Police Services - SRO	84,000.00	45,308.00	0.00	38,692.00	53.94
101-42100-34109	Police Charges for Services	20,000.00	1,050.00	480.00	18,950.00	5.25
101-42100-34211	Accidents Reports	150.00	18.75	0.00	131.25	12.50
101-42100-34212	Fingerprinting	750.00	220.00	60.00	530.00	29.33
101-42100-34214	Alarm Charges	1,000.00	350.00	0.00	650.00	35.00
101-42100-34998	Police Services - Long Lake	341,960.00	85,491.00	0.00	256,469.00	25.00
101-42100-35101	Court Fines	87,000.00	11,030.45	5,156.65	75,969.55	12.68
101-42100-35106	Misc Fines	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 42100 - Police		801,960.00	146,113.01	8,301.46	655,846.99	18.22
Department: 42200 Fire						
101-42200-33420	Insurance Premium Tax-Fire	105,000.00	0.00	0.00	105,000.00	0.00
101-42200-33422	STATE AID/GRANTS	19,500.00	0.00	0.00	19,500.00	0.00
101-42200-34201	Fire Contracts	49,260.00	0.00	0.00	49,260.00	0.00
Total Dept 42200 - Fire		173,760.00	0.00	0.00	173,760.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF WAYZATA

Balance As of 03/31/2025

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdg't Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Revenues		9,178,881.00	752,550.58	286,430.80	8,426,330.42	8.20
Account Category: Expenditures						
Department: 41100 Mayor and Council						
101-41100-00103	Part-Time Employees	31,000.00	0.00	0.00	31,000.00	0.00
101-41100-00121	PERA	960.00	(49.22)	(49.22)	1,009.22	(5.13)
101-41100-00122	FICA	2,375.00	0.00	0.00	2,375.00	0.00
101-41100-00210	Operating Supplies (GENERAL)	500.00	0.00	0.00	500.00	0.00
101-41100-00302	Consultants	12,000.00	2,724.50	1,379.00	9,275.50	22.70
101-41100-00331	Mileage & Expense Account	5,000.00	980.03	433.37	4,019.97	19.60
101-41100-00433	Dues, Licensing & Seminars	3,150.00	678.26	298.26	2,471.74	21.53
101-41100-00493	Volunteer program	8,000.00	0.00	0.00	8,000.00	0.00
101-41100-00494	COMMUNITY EVENTS	14,000.00	726.74	187.43	13,273.26	5.19
101-41100-00499	Miscellaneous	2,000.00	531.65	0.00	1,468.35	26.58
Total Dept 41100 - Mayor and Council		78,985.00	5,591.96	2,248.84	73,393.04	7.08
Department: 41500 Administration & Finance						
101-41500-00101	Full-Time Employees Regular	519,940.00	107,673.77	37,062.57	412,266.23	20.71
101-41500-00102	Overtime	250.00	137.65	0.00	112.35	55.06
101-41500-00103	Part-Time Employees	29,400.00	6,763.61	2,470.49	22,636.39	23.01
101-41500-00121	PERA	40,730.00	8,499.54	2,926.00	32,230.46	20.87
101-41500-00122	FICA	41,545.00	8,365.49	2,857.81	33,179.51	20.14
101-41500-00130	Employer Paid Ins	86,000.00	18,597.38	5,738.13	67,402.62	21.62
101-41500-00200	Office Supplies (GENERAL)	11,000.00	4,715.66	2,673.09	6,284.34	42.87
101-41500-00301	Auditing and Acct g Services	64,430.00	13,959.59	4,490.03	50,470.41	21.67
101-41500-00302	Consultants	50,000.00	9,999.99	3,333.33	40,000.01	20.00
101-41500-00304	Legal Fees	140,550.00	20,302.50	9,828.75	120,247.50	14.45
101-41500-00306	Personnel Expense	18,800.00	2,036.59	15.00	16,763.41	10.83
101-41500-00311	Data Processing	99,920.00	20,354.03	8,512.08	79,565.97	20.37
101-41500-00324	Internet/Web Page	7,610.00	0.00	0.00	7,610.00	0.00
101-41500-00331	Mileage & Expense Account	8,000.00	1,115.04	461.66	6,884.96	13.94
101-41500-00350	Printing & Publishing	42,100.00	8,763.64	2,854.40	33,336.36	20.82
101-41500-00404	Repairs/Maint - Machin/Equip	13,700.00	2,410.19	1,211.74	11,289.81	17.59
101-41500-00433	Dues, Licensing & Seminars	70,700.00	37,697.45	3,949.61	33,002.55	53.32
101-41500-00434	Training and schools	14,100.00	3,570.00	785.00	10,530.00	25.32
101-41500-00497	Credit Card Fees	16,000.00	3,539.50	1,290.55	12,460.50	22.12
101-41500-00499	Miscellaneous	1,500.00	0.00	0.00	1,500.00	0.00
101-41500-00540	Equipment	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 41500 - Administration & Finance		1,277,775.00	278,501.62	90,460.24	999,273.38	21.80
Department: 41910 Community Development						
101-41910-00101	Full-Time Employees Regular	319,720.00	44,200.35	20,566.08	275,519.65	13.82
101-41910-00121	PERA	23,850.00	3,303.75	1,531.20	20,546.25	13.85
101-41910-00122	FICA	24,325.00	3,359.63	1,564.29	20,965.37	13.81
101-41910-00130	Employer Paid Ins	37,500.00	3,924.52	1,308.18	33,575.48	10.47
101-41910-00210	Operating Supplies (GENERAL)	250.00	0.00	0.00	250.00	0.00
101-41910-00302	Consultants	5,000.00	14,669.00	6,856.00	(9,669.00)	293.38
101-41910-00331	Mileage & Expense Account	1,000.00	1,408.22	1,322.45	(408.22)	140.82
101-41910-00433	Dues, Licensing & Seminars	11,750.00	0.00	0.00	11,750.00	0.00
101-41910-00491	Energy & Environment Committee	5,000.00	0.00	0.00	5,000.00	0.00

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Balance As of 03/31/2025

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdg't Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 41910 Community Development						
101-41910-00492	HPB	3,500.00	0.00	0.00	3,500.00	0.00
Total Dept 41910 - Community Development		431,895.00	70,865.47	33,148.20	361,029.53	16.41
Department: 41940 Building Operations & Maint.						
101-41940-00101	Full-Time Employees Regular	63,500.00	14,166.00	4,895.08	49,334.00	22.31
101-41940-00102	Overtime	1,800.00	183.04	0.00	1,616.96	10.17
101-41940-00121	PERA	4,900.00	1,076.16	367.12	3,823.84	21.96
101-41940-00122	FICA	5,000.00	1,084.15	368.83	3,915.85	21.68
101-41940-00130	Employer Paid Ins	12,120.00	3,062.40	1,020.80	9,057.60	25.27
101-41940-00210	Operating Supplies (GENERAL)	8,500.00	1,335.52	597.43	7,164.48	15.71
101-41940-00321	Telephone	36,125.00	5,465.46	2,268.07	30,659.54	15.13
101-41940-00381	Electric Utilities	58,000.00	14,738.32	5,784.66	43,261.68	25.41
101-41940-00383	Fuel, oil and natural gas	35,000.00	16,658.71	5,972.83	18,341.29	47.60
101-41940-00386	Other Utilities	12,500.00	2,652.86	1,326.43	9,847.14	21.22
101-41940-00401	Repairs/Maint Buildings	30,000.00	4,741.04	22.76	25,258.96	15.80
101-41940-00404	Repairs/Maint - Machin/Equip	15,000.00	377.83	0.00	14,622.17	2.52
101-41940-00409	Maint services & Improv	56,900.00	16,510.77	4,095.19	40,389.23	29.02
101-41940-00499	Miscellaneous	8,000.00	324.35	112.40	7,675.65	4.05
Total Dept 41940 - Building Operations & Maint.		347,345.00	82,376.61	26,831.60	264,968.39	23.72
Department: 42100 Police						
101-42100-00101	Full-Time Employees Regular	2,119,625.00	476,860.97	128,274.18	1,642,764.03	22.50
101-42100-00102	Overtime	105,400.00	42,176.47	9,530.01	63,223.53	40.02
101-42100-00103	Part-Time Employees	104,900.00	7,125.83	1,511.72	97,774.17	6.79
101-42100-00105	Temporary Employees Overtime	10,000.00	2,106.60	1,588.68	7,893.40	21.07
101-42100-00107	Military Leave	8,325.00	0.00	0.00	8,325.00	0.00
101-42100-00121	PERA	368,000.00	67,310.91	23,706.86	300,689.09	18.29
101-42100-00122	FICA	47,800.00	7,801.50	2,609.30	39,998.50	16.32
101-42100-00130	Employer Paid Ins	425,665.00	83,924.64	29,487.52	341,740.36	19.72
101-42100-00200	Office Supplies (GENERAL)	3,500.00	1,152.83	61.16	2,347.17	32.94
101-42100-00210	Operating Supplies (GENERAL)	5,000.00	471.92	0.00	4,528.08	9.44
101-42100-00212	Motor Fuels	45,000.00	10,519.94	10,519.94	34,480.06	23.38
101-42100-00215	K-9 SUPPLIES	3,500.00	75.99	0.00	3,424.01	2.17
101-42100-00217	Uniforms	19,000.00	4,645.52	1,068.85	14,354.48	24.45
101-42100-00240	Small Tools and Minor Equip	3,500.00	3,188.57	3,117.40	311.43	91.10
101-42100-00306	Personnel Expense	5,800.00	2,946.96	426.96	2,853.04	50.81
101-42100-00309	Contractual Services	65,020.00	7,209.94	2,191.32	57,810.06	11.09
101-42100-00311	Data Processing	37,200.00	9,999.03	4,303.93	27,200.97	26.88
101-42100-00323	Radio Units	38,000.00	7,173.23	3,645.83	30,826.77	18.88
101-42100-00331	Mileage & Expense Account	1,200.00	38.88	0.00	1,161.12	3.24
101-42100-00350	Printing & Publishing	1,500.00	0.00	0.00	1,500.00	0.00
101-42100-00404	Repairs/Maint - Machin/Equip	28,000.00	6,876.97	2,900.54	21,123.03	24.56
101-42100-00433	Dues, Licensing & Seminars	15,000.00	2,165.62	420.00	12,834.38	14.44
101-42100-00434	Training and schools	33,000.00	18,381.30	2,500.00	14,618.70	55.70
101-42100-00499	Miscellaneous	2,500.00	0.00	0.00	2,500.00	0.00
101-42100-00540	Equipment	8,000.00	116.97	116.97	7,883.03	1.46
Total Dept 42100 - Police		3,504,435.00	762,270.59	227,981.17	2,742,164.41	21.75

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GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 42120 Crime Control and Investigate						
101-42120-00304	Legal Fees	45,150.00	7,267.50	3,538.75	37,882.50	16.10
101-42120-00308	Prisoner Care	5,500.00	1,068.72	650.32	4,431.28	19.43
101-42120-00309	Contractual Services	2,500.00	0.00	0.00	2,500.00	0.00
Total Dept 42120 - Crime Control and Investigate		53,150.00	8,336.22	4,189.07	44,813.78	15.68
Department: 42200 Fire						
101-42200-00103	Part-Time Employees	124,835.00	0.00	0.00	124,835.00	0.00
101-42200-00122	FICA	9,550.00	0.00	0.00	9,550.00	0.00
101-42200-00130	Employer Paid Ins	800.00	168.96	0.00	631.04	21.12
101-42200-00200	Office Supplies (GENERAL)	200.00	0.00	0.00	200.00	0.00
101-42200-00210	Operating Supplies (GENERAL)	7,500.00	583.01	131.31	6,916.99	7.77
101-42200-00212	Motor Fuels	6,200.00	1,239.42	1,207.10	4,960.58	19.99
101-42200-00217	Uniforms	16,000.00	131.95	0.00	15,868.05	0.82
101-42200-00240	Small Tools and Minor Equip	9,500.00	430.63	257.01	9,069.37	4.53
101-42200-00241	Safety equip/testings	16,000.00	1,701.89	0.00	14,298.11	10.64
101-42200-00306	Personnel Expense	5,500.00	0.00	0.00	5,500.00	0.00
101-42200-00309	Contractual Services	5,000.00	0.00	0.00	5,000.00	0.00
101-42200-00323	Radio Units	27,000.00	7,286.34	3,063.68	19,713.66	26.99
101-42200-00331	Mileage & Expense Account	1,000.00	0.00	0.00	1,000.00	0.00
101-42200-00381	Electric Utilities	9,000.00	14.91	0.00	8,985.09	0.17
101-42200-00383	Fuel, oil and natural gas	9,000.00	3,752.16	1,817.84	5,247.84	41.69
101-42200-00404	Repairs/Maint - Machin/Equip	23,000.00	6,486.18	1,689.56	16,513.82	28.20
101-42200-00433	Dues, Licensing & Seminars	2,000.00	820.00	530.00	1,180.00	41.00
101-42200-00434	Training and schools	15,000.00	2,967.09	2,967.09	12,032.91	19.78
101-42200-00437	Payments to Organizations	48,500.00	0.00	0.00	48,500.00	0.00
101-42200-00438	Payment to Fire Relief 2% Aid	100,000.00	0.00	0.00	100,000.00	0.00
101-42200-00499	Miscellaneous	3,000.00	282.83	206.44	2,717.17	9.43
Total Dept 42200 - Fire		438,585.00	25,865.37	11,870.03	412,719.63	5.90
Department: 42400 Building Inspection						
101-42400-00101	Full-Time Employees Regular	147,700.00	32,656.15	11,271.74	115,043.85	22.11
101-42400-00103	Part-Time Employees	22,900.00	2,064.48	447.81	20,835.52	9.02
101-42400-00121	PERA	12,800.00	2,604.04	878.96	10,195.96	20.34
101-42400-00122	FICA	13,050.00	2,574.68	862.59	10,475.32	19.73
101-42400-00130	Employer Paid Ins	29,575.00	7,534.10	2,511.36	22,040.90	25.47
101-42400-00200	Office Supplies (GENERAL)	840.00	0.00	0.00	840.00	0.00
101-42400-00212	Motor Fuels	525.00	108.37	108.37	416.63	20.64
101-42400-00309	Contractual Services	29,400.00	6,032.50	2,755.00	23,367.50	20.52
101-42400-00331	Mileage & Expense Account	500.00	0.00	0.00	500.00	0.00
101-42400-00404	Repairs/Maint - Machin/Equip	1,000.00	0.00	0.00	1,000.00	0.00
101-42400-00433	Dues, Licensing & Seminars	10,185.00	3,710.00	215.00	6,475.00	36.43
101-42400-00499	Miscellaneous	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 42400 - Building Inspection		270,475.00	57,284.32	19,050.83	213,190.68	21.18
Department: 42500 Emergency Management						
101-42500-00409	Maint services & Improv	1,600.00	338.65	0.00	1,261.35	21.17
101-42500-00433	Dues, Licensing & Seminars	8,000.00	4,800.00	0.00	3,200.00	60.00
101-42500-00499	Miscellaneous	500.00	0.00	0.00	500.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF WAYZATA

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GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdg't Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 42500 Emergency Management						
Total Dept 42500 - Emergency Management		10,100.00	5,138.65	0.00	4,961.35	50.88
Department: 43100 Streets						
101-43100-00101	Full-Time Employees Regular	398,410.00	92,920.80	31,801.83	305,489.20	23.32
101-43100-00102	Overtime	17,000.00	3,679.54	162.90	13,320.46	21.64
101-43100-00103	Part-Time Employees	5,200.00	0.00	0.00	5,200.00	0.00
101-43100-00121	PERA	31,100.00	7,179.60	2,391.73	23,920.40	23.09
101-43100-00122	FICA	32,110.00	6,249.61	1,992.24	25,860.39	19.46
101-43100-00130	Employer Paid Ins	100,775.00	25,062.24	8,354.04	75,712.76	24.87
101-43100-00200	Office Supplies (GENERAL)	700.00	111.85	73.85	588.15	15.98
101-43100-00210	Operating Supplies (GENERAL)	5,200.00	767.78	558.96	4,432.22	14.77
101-43100-00212	Motor Fuels	19,000.00	4,416.22	4,416.22	14,583.78	23.24
101-43100-00216	Chemicals and Chem Products	22,000.00	0.00	0.00	22,000.00	0.00
101-43100-00217	Uniforms	2,000.00	0.00	0.00	2,000.00	0.00
101-43100-00220	Repair/Maint Supply (GENERAL)	30,000.00	6,497.30	3,441.31	23,502.70	21.66
101-43100-00226	Sign Repair Materials	21,000.00	829.98	829.98	20,170.02	3.95
101-43100-00229	Dirt, Sand and gravel	10,000.00	960.70	960.70	9,039.30	9.61
101-43100-00240	Small Tools and Minor Equip	3,000.00	557.40	557.40	2,442.60	18.58
101-43100-00241	Safety equip/testings	2,000.00	917.92	236.99	1,082.08	45.90
101-43100-00306	Personnel Expense	660.00	166.09	0.00	493.91	25.17
101-43100-00323	Radio Units	4,400.00	1,054.02	336.00	3,345.98	23.96
101-43100-00331	Mileage & Expense Account	2,200.00	0.00	0.00	2,200.00	0.00
101-43100-00404	Repairs/Maint - Machin/Equip	8,500.00	235.92	0.00	8,264.08	2.78
101-43100-00409	Maint services & Improv	12,000.00	0.00	0.00	12,000.00	0.00
101-43100-00415	Other Equipment Rentals	8,000.00	0.00	0.00	8,000.00	0.00
101-43100-00433	Dues, Licensing & Seminars	3,100.00	932.50	300.00	2,167.50	30.08
101-43100-00499	Miscellaneous	500.00	250.00	0.00	250.00	50.00
Total Dept 43100 - Streets		738,855.00	152,789.47	56,414.15	586,065.53	20.68
Department: 43300 Engineering						
101-43300-00101	Full-Time Employees Regular	174,250.00	39,415.71	13,374.83	134,834.29	22.62
101-43300-00121	PERA	13,000.00	2,890.70	997.47	10,109.30	22.24
101-43300-00122	FICA	13,275.00	2,885.51	991.18	10,389.49	21.74
101-43300-00130	Employer Paid Ins	35,085.00	7,628.27	2,542.76	27,456.73	21.74
101-43300-00210	Operating Supplies (GENERAL)	400.00	53.66	53.66	346.34	13.42
101-43300-00212	Motor Fuels	400.00	41.82	41.82	358.18	10.46
101-43300-00331	Mileage & Expense Account	1,200.00	0.00	0.00	1,200.00	0.00
101-43300-00404	Repairs/Maint - Machin/Equip	500.00	0.00	0.00	500.00	0.00
101-43300-00433	Dues, Licensing & Seminars	6,000.00	2,544.16	2,544.16	3,455.84	42.40
101-43300-00499	Miscellaneous	600.00	0.00	0.00	600.00	0.00
Total Dept 43300 - Engineering		244,710.00	55,459.83	20,545.88	189,250.17	22.66
Department: 45200 Parks						
101-45200-00101	Full-Time Employees Regular	551,025.00	126,839.18	42,864.31	424,185.82	23.02
101-45200-00102	Overtime	26,500.00	7,116.81	308.15	19,383.19	26.86
101-45200-00103	Part-Time Employees	40,900.00	5,757.60	128.64	35,142.40	14.08
101-45200-00121	PERA	46,325.00	9,781.98	3,232.28	36,543.02	21.12
101-45200-00122	FICA	47,250.00	9,844.40	3,067.72	37,405.60	20.83
101-45200-00130	Employer Paid Ins	130,450.00	34,104.97	11,368.36	96,345.03	26.14

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GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdg't Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 45200 Parks						
101-45200-00200	Office Supplies (GENERAL)	600.00	157.76	73.85	442.24	26.29
101-45200-00210	Operating Supplies (GENERAL)	12,000.00	1,799.90	387.75	10,200.10	15.00
101-45200-00212	Motor Fuels	16,000.00	3,257.90	3,257.90	12,742.10	20.36
101-45200-00216	Chemicals and Chem Products	6,000.00	491.20	491.20	5,508.80	8.19
101-45200-00217	Uniforms	3,500.00	406.15	39.15	3,093.85	11.60
101-45200-00221	Equipment Parts	800.00	525.61	0.00	274.39	65.70
101-45200-00222	Repair & Maint - Equip	15,000.00	3,250.65	586.45	11,749.35	21.67
101-45200-00226	Sign Repair Materials	1,500.00	765.30	0.00	734.70	51.02
101-45200-00227	Plantings	20,000.00	0.00	0.00	20,000.00	0.00
101-45200-00229	Dirt, Sand and gravel	10,000.00	0.00	0.00	10,000.00	0.00
101-45200-00240	Small Tools and Minor Equip	6,000.00	589.75	440.20	5,410.25	9.83
101-45200-00241	Safety equip/testings	2,300.00	1,161.29	436.99	1,138.71	50.49
101-45200-00306	Personnel Expense	1,200.00	289.12	0.00	910.88	24.09
101-45200-00309	Contractual Services	26,500.00	7,854.00	0.00	18,646.00	29.64
101-45200-00312	Rec Program Fee/Sr. Serv	40,000.00	13,065.00	0.00	26,935.00	32.66
101-45200-00316	Weed Control	11,000.00	0.00	0.00	11,000.00	0.00
101-45200-00323	Radio Units	4,100.00	646.28	323.14	3,453.72	15.76
101-45200-00331	Mileage & Expense Account	1,650.00	47.90	0.00	1,602.10	2.90
101-45200-00350	Printing & Publishing	500.00	0.00	0.00	500.00	0.00
101-45200-00404	Repairs/Maint - Machin/Equip	6,000.00	235.92	0.00	5,764.08	3.93
101-45200-00409	Maint services & Improv	6,500.00	2,037.64	0.00	4,462.36	31.35
101-45200-00415	Other Equipment Rentals	5,800.00	562.50	250.00	5,237.50	9.70
101-45200-00433	Dues, Licensing & Seminars	11,750.00	2,818.50	450.00	8,931.50	23.99
101-45200-00437	Payments to Organizations	54,921.00	15,460.50	15,460.50	39,460.50	28.15
101-45200-00499	Miscellaneous	10,000.00	1,293.25	529.20	8,706.75	12.93
Total Dept 45200 - Parks		1,116,071.00	250,161.06	83,695.79	865,909.94	22.41
Department: 45203 Boulevard Maint. And lighting						
101-45203-00220	Repair/Maint Supply (GENERAL)	31,500.00	2,291.40	0.00	29,208.60	7.27
101-45203-00381	Electric Utilities	80,000.00	18,186.33	1,691.22	61,813.67	22.73
101-45203-00406	Street lights and Signal Maint	6,000.00	3,191.00	0.00	2,809.00	53.18
Total Dept 45203 - Boulevard Maint. And lighting		117,500.00	23,668.73	1,691.22	93,831.27	20.14
Department: 49200 Miscellaneous Allocations						
101-49200-00212	Motor Fuels	0.00	0.00	(14,433.81)	0.00	0.00
101-49200-00322	Postage	14,000.00	6,763.32	(1,192.55)	7,236.68	48.31
101-49200-00361	General Liability Ins	230,000.00	281,534.00	0.00	(51,534.00)	122.41
101-49200-00365	Workers Comp Ins	130,000.00	142,968.00	0.00	(12,968.00)	109.98
101-49200-00496	CONTINGENCIES	15,000.00	0.00	0.00	15,000.00	0.00
101-49200-00720	Operating Transfers - Equip.	160,000.00	40,000.00	40,000.00	120,000.00	25.00
Total Dept 49200 - Miscellaneous Allocations		549,000.00	471,265.32	24,373.64	77,734.68	85.84
Expenditures		9,178,881.00	2,249,575.22	602,500.66	6,929,305.78	24.51
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		9,178,881.00	752,550.58	286,430.80	8,426,330.42	8.20
TOTAL EXPENDITURES		9,178,881.00	2,249,575.22	602,500.66	6,929,305.78	24.51

REVENUE AND EXPENDITURE REPORT FOR CITY OF WAYZATA

Balance As of 03/31/2025

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 101 GENERAL FUND						
NET OF REVENUES & EXPENDITURES:		0.00	(1,497,024.64)	(316,069.86)	1,497,024.64	



City of Wayzata City Council Agenda Report

MEETING DATE: June 3, 2025	AGENDA ITEM: 7.c
TITLE: Adoption of Resolution 16-2025 Approving the Side Yard Setback Variance at 617 Park Street East	
PROPOSED MOTION: To Adopt Resolution 16-2025 Approving the Side Yard Setback Variance at 617 Park Street East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Jeffrey Dahl, City Manager, Alex Sharpe, Community Development Director	

ACTION REQUESTED:

The Planning Commission and staff recommend adoption of Resolution 16-2025 Approving the Side Yard Setback Variance at 617 Park Street East.

FINANCIAL OR BUDGET CONSIDERATION:

Typical fees, including permit fees, would be collected if approved.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

The City strives to manage thoughtful development that balances property rights with the existing character of Wayzata's unique residential neighborhoods.

BACKGROUND:

Applicant Custom One Homes, representing Robert and Jennifer Jossart, has submitted a development application requesting a setback encroachment variance to facilitate the continued construction of their new two-story home.

The Planning Commission considered the application at their April 21 meeting and recommended denial of the variance by a vote of 4 to 3. At their May 5 meeting, the Planning Commission approved the PC Report and Recommendation denying the side yard variance.

At the May 20 City Council meeting, the City Council directed staff to prepare and bring back an alternative resolution that approves the variance request. Adoption of the attached draft Resolution 16-2025 would approve the variance request.

ATTACHMENTS:

1. 617 Park Street East - Draft Resolution 16-2025
2. 617 Park Street East - PC Report and Recommendation
3. 617 Park Street East - Staff Report
4. 617 Park Street East - Application Description
5. 617 Park Street East - Construction Plans
6. 617 Park Street East - Certificate of Survey
7. 617 Park Street East - Public Comments
8. 617 Park Street East - Excerpt of Planning Commission Meeting Minutes

DRAFT RESOLUTION NO. 16-2025**RESOLUTION APPROVING SIDE YARD SETBACK VARIANCE
AT 617 PARK ST E**

WHEREAS, Custom One Homes, representing property owners Robert and Jennifer Jossart, (collectively, the “Applicant”) has submitted an application (the “Application”) for approval of a side yard setback variance (as defined in the Application, and referred to in this Resolution as the “Side Yark Setback Variance”) for a new two-story home on the property at 617 Park Avenue East, legally described on Attachment A (the “Property”), to allow the east eave of the new home to encroach one (1) foot into the east side yard setback;

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application, and adopted a Report and Recommendation to the City Council to deny the request for approval of the Side Yard Setback Variance on May 5, 2025; and

WHEREAS, the Wayzata City Council reviewed the PC Report and the Application at its May 20, 2025 meeting, and based on the presentations, public comment, and facts discussed by Council at the meeting, directed City staff to prepare a draft resolution to approve the Application for consideration at the next City Council meeting.

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

Considering the standards of the Wayzata Zoning Ordinance, the content of the Application, additional materials submitted and presentations made by the Applicant, staff reports, public comment, the deliberations of the Planning Commission, and information presented and discussed at the May 21, 2025 City Council Meeting, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application and request therein meets all of the applicable requirements of Wayzata’s Zoning Ordinance, based on the following findings of fact:

- A. The Side Yark Setback Variance is (i) in harmony with the general purposes and intent of the Zoning Ordinance; and (ii) consistent with the Comprehensive Plan in that it will allow a new, well-designed single family home on the Property, which use and structure is in harmony with the general purposes and intent of the Zoning Ordinance and the Central Core Residential guidance of the Comprehensive Plan for the Property.

- B. The Applicant has established that there are practical difficulties in complying with the setback standard of the Zoning Ordinance for the Property in that:
- (i) The Property owner's proposal for the Property is reasonable but not permitted by Zoning Ordinance. The Side Yark Setback Variance is reasonable because it amounts to a relatively small variance of one (1) foot for an eave on the east side of the new home, and will allow for the well-designed home presently being built, that is consistent with the layout of the Property and the other homes in the District, to complete construction and maintain its design.
 - (ii) The plight of the Property owner is due to circumstances unique to the Property, and not created by the Property Owner. The Property is a larger lot for the neighborhood and includes significant trees the Property Owner is seeking to save in part by the placement of the home, and the one (1) foot encroachment was not created by the Property Owner; and
 - (iii) The Side Yark Setback Variance, if granted, will not alter the essential character of the locality given that, as noted above, it will allow for the new, well-designed home presently being built, that is consistent with the other homes in the neighborhood.
- C. The Application and Applicant's additional materials and presentation for have provided reasons that the Side Yark Setback Variance is justified under the applicable criteria of the Zoning Ordinance in order to make reasonable use of the land, structure or building.

Based on the foregoing, the Side Yark Setback Variance requested in the Application is hereby **APPROVED**, subject to the following conditions of approval:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.
2. 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 City Council this ____ day of June 2025.

Andrew Mullin, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

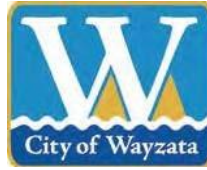
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on June __, 2025.

Kathy Leervig, City Clerk
SEAL

Attachment A

The Southeasterly Half of Lot 9, front and rear, and all of Lot 10, Block 20, Wayzata, Hennepin County, Minnesota

DRAFT



WAYZATA PLANNING COMMISSION

May 5, 2025

REPORT AND RECOMMENDATION OF DENIAL OF SIDE YARD SETBACK VARIANCE AT 617 PARK ST E

SUMMARY OF RECOMMENDATION

DENIAL of Variance for Side Yard Setback

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Application. Custom One Homes, representing property owners Robert and Jennifer Jossart, (collectively, the “Applicant”) has submitted an application (the “Application”) for approval of a side yard setback variance for a new two-story home on the property at 617 Park Avenue East, legally described on Attachment A (the “Property”), to allow the east eave of the new home to encroach into the east side yard setback.
- 1.2 Approval Requested. The Applicant is requesting approval of the following variance:
- A. Variance – Eave Encroachment within Side Yard Setback (§919.04.A.1): A variance of one foot from the minimum side yard setback of 2.5 feet to allow the east eave of the new home to encroach 3.5 feet into the east side yard setback (the “Side Yard Setback Variance”).
- 1.3 Property. The address, property identification number, and owner of the Property are:

Address	PID	Owner
617 Park Avenue East	06-117-22-13-0014	Robert Jossart Jennifer Jossart

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

Zoning:	R-3A Single and Two Family Residential District
Comp Plan:	Central Core Residential
Overlay districts:	N/A

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 10, 2025 and mailed to all property owners located within 350 feet of the Property on April 10, 2025. The public hearing on the Application was held at the April 21, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 Eave Encroachment into Side Yard Setback. The applicable minimum side yard setback in the R-3A District is 10 feet. City Code Section 919.04.A.1 allows eaves to encroach up to 2.5 feet into a setback.

2.2 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a

variance the temporary use of a one family dwelling as a two family dwelling.

- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Variance.

- A. The Applicant has not established that there are "practical difficulties" in complying with the applicable side yard setback for the Property.
- B. The Side Yard Setback Variance is not due to circumstances related to the unique conditions of the Property, but has been created by the Applicant in that the home was designed with the encroachment into side yard setback.
- C. The Side Yard Setback Variance would alter the essential residential character of the locality, in particular the limited space between the new home on the Property and the adjacent neighbor's home to the east.
- D. The Applicant has not provided sufficient reasons that the Side Yard Setback Variance is justified under applicable criteria of the ordinance in order to make reasonable use of the land, structures and building on the Property. Economic considerations alone do not constitute practical difficulties.

Section 4. RECOMMENDATION

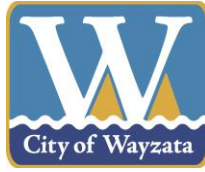
- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Side Yard Setback Variance.

Adopted by the Wayzata Planning Commission the 5th day of May 2025.

Attachment A

Legal Description and Information on Property

The Southeasterly Half of Lot 9, front and rear, and all of Lot 10, Block 20, Wayzata,
Hennepin County, Minnesota



**Staff Report
Wayzata Planning Commission
April 21, 2025**

Project Name: Jossart Residence
Approval Request: Variance – Eave within the Required Side yard Setback
Applicant: Custom One Homes
Addresses of Request: 617 Park Street East
Prepared by: Eric Zweber, Consulting Planner
“120 Day” Decision Deadline: July 8, 2025

Development Application Introduction

Applicant Custom One Homes, representing Robert and Jennifer Jossart, has submitted a development application requesting a setback encroachment variance to facilitate the continued construction of their new two-story home.

The property identification number and owners of the properties are as follows:

Address	PID	Owner
617 Park Avenue East	06-117-22-13-0014	Robert Jossart Jennifer Jossart 2454 Crowne Hill Road Minnetonka, MN 55305

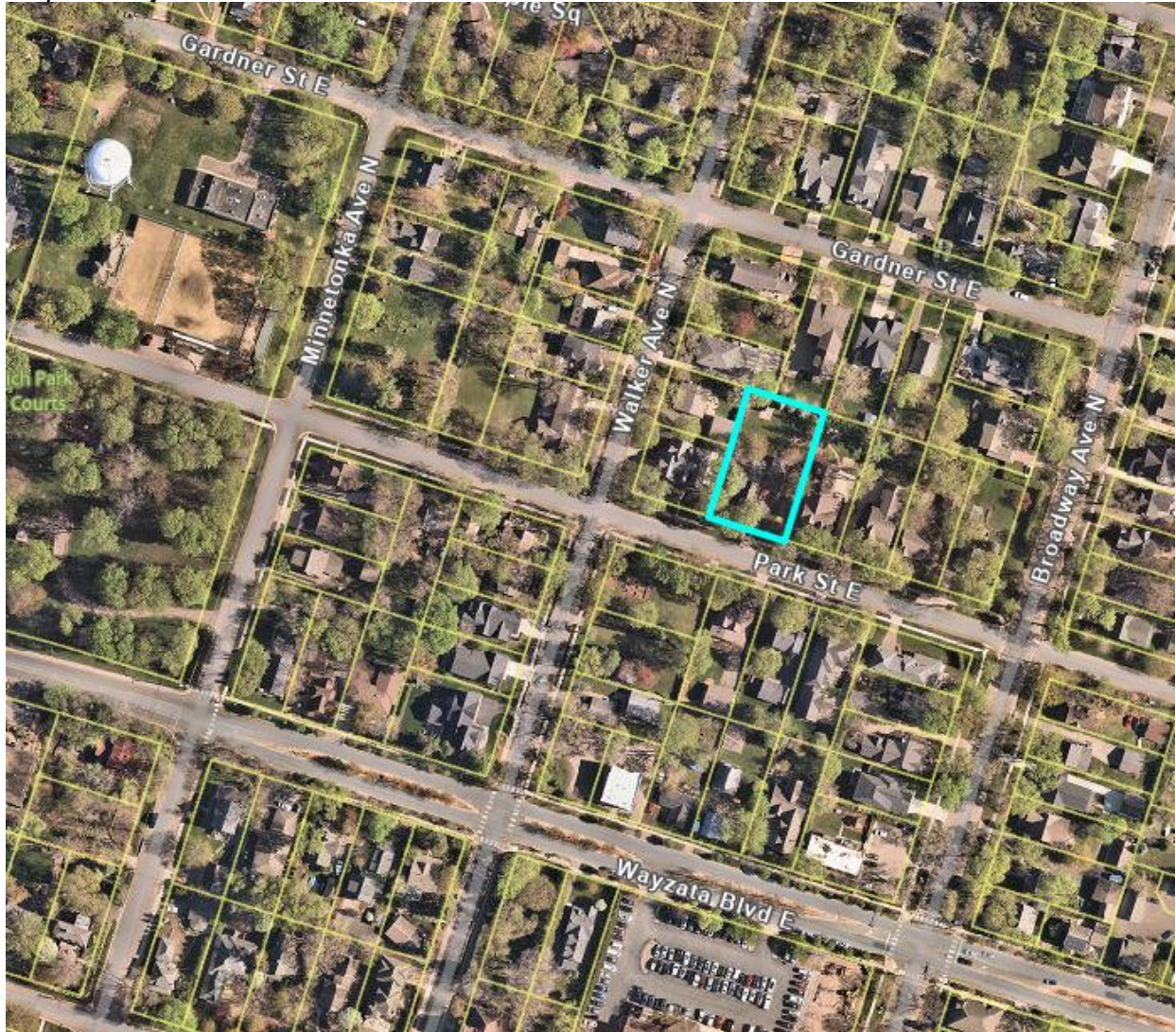
The current zoning and comprehensive plan land use designation for the property are as follows:

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

Project Location

The property is located on the north side of Park Street East between Walker Avenue North and Broadway Avenue North.

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. Variance – Eave Encroachment within Side Yard Setback (§919.04.A.1): The applicant is requesting a variance of one (1) foot over the maximum encroachment of 2.5 feet within a yard setback requirement.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 10, 2025. The public hearing notice was also mailed to all property owners and residents located within 500 feet of the subject property on April 10, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 10, 2025.

Public Comments

As of April 17, 2025, no public comments have been received.

Existing Conditions

The existing lots are part of the Wayzata Revised plat of single family homes. The home is currently under construction. The neighborhood contains public streets with individual driveways.

Proposed Conditions and Analysis of Application

The house is proposed to be located at the edge of the east side yard setback requirement while the other setbacks exceed the minimum setbacks required within the R-3A district. The eaves on the front and rear sides of the home will not encroach within the building setback, the eaves on the west side of the home will encroach 1.5 feet into the setback and the eaves on the east side of the home will encroach 3.5 feet into the setback. City Code Section 919.04.A.1 allows eaves to encroach up to 2.5 feet into a setback. The applicant is requesting a variance to allow the east eave to encroach 3.5 feet into the east side yard setback.

	R-3A Building Setbacks	Proposed Building Setbacks	Eave Encroachment
Front (south)	20 ft.	30 ft.	None
Side (east)	10 ft.	10 ft.	3.5 ft.*
Side (west)	10 ft.	12 ft.	1.5 ft.
Rear (northwest)	20 ft.	73 ft.	None

* Variance Requested

The applicant has stated within their application description that changing the eaves will drastically change the homes architectural design and functionality.

Department Comments

Engineering Department:

- The Engineering Department has no comments on the application.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

4. Would the variance alter the essential character of the locality?

Action Steps

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

Attachments

1. Application Description
2. Survey/Site Plan
3. Construction Plans

Applicable Code Provisions for Review

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

2040 Comprehensive Plan – Residential Goals

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

Variance Standards – City Code Chapter 905

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

Criteria for Granting. Conditions governing considerations of variance requests.

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

Yard Setback Encroachments – City Code Chapter 919.04.A.1

Yards. Except as provided below, no lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this Ordinance. No required open space provided for any building or structure shall be included as part of any open space required for another structure.

A. The following shall not be considered as encroachments on yard setback requirements:

1. Cantilevers up to ten feet in width, chimneys, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, **eaves**, gutters, and the like, **provided they do not project more than two and one-half feet into a required yard**. Each cantilever must be separated by at least ten feet.

617 Park Street East – Custom One Homes – Application Description

Constructing a new single family home. Building permit and survey were approved with a 1' eave encroachment on the East lot line. Changing the eaves at this stage in the process drastically changes the homes architectural design and functionality.



JOSSART RESIDENCE

617 PARK STREET EAST
WAYZATA, MN 55391

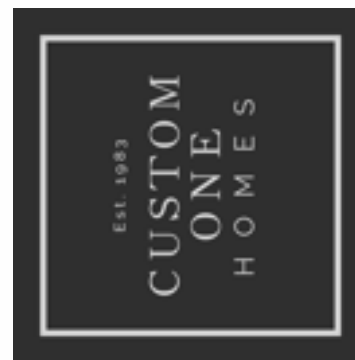


SHEET LIST	
Number	Name
01	Title Sheet
02	Front & Rear Elevations
03	Left & Right Elevations
04	Roof Plan
05	Foundation Plan
06	Foundation Details
07	Lower Level
08	Lower Level Structural
09	Lower Level Electrical Plan
10	Main Level
11	Main Level Structural
12	Main Level Electrical Plan
13	Upper Level
14	Upper Level Structural
15	Upper Level Electrical Plan
16	Cross Sections
17	Cross Sections
18	Cross Sections
19	Cross Sections
20	Cross Sections & Schedules
21	Square Footage Calculations

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window size are approximate rough openings. Specific manufacture sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscaping/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. c David Charlez Designs 2024. Do not replicate with out permission (657)428-8200. David Charlez Design retains rights to all plans and detail shown.



DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com



BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE	
Number	Date
CDRev1	8.9.2024
CDRev4	10.25.2024

ORIGINAL
PLAN ISSUE
7.29.2024

RE-ISSUE
12/30/2024
3:21:31 PM

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
COH - Jossart - CDRev6 & 7

DRAWN BY
GM/LMC

DESCRIPTION
Title Sheet

a
01

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN
SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

DAVID CHARLEZ DESIGNS RECOMMENDS MASONRY CONCRETE LEDGES FOR ALL EXTERIOR MASONRY CLADDING PRODUCTS. WHEN MASONRY CONCRETE LEDGES ARE NOT PROVIDED PER GENERAL CONTRACTOR'S REQUEST, DAVID CHARLEZ DESIGNS DOES NOT ACCEPT RESPONSIBILITY FOR ANY EXTERIOR MASONRY CLADDING FAILURES.

STONE/STUCCO ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS: INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISTIVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

3. EXTERIOR OPENINGS FLASHED: FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS **WILL NOT** BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.

4. WINDOW FLANGES: INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW **BEFORE** INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.

5. WINDOW OPENINGS: WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.

6. PAPER ENTIRE WALL: BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINAGE.

7. FLASHING: AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.

8. WEEP SCREED: PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STUCCO & STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STUCCO & STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.

FRY REGLET PRODUCTS:

SLEEK HORIZONTAL: FCP-SHOZ5625
DOUBLE T 1-1/2" VERTICAL: FCP-VERTLP50
SLEEK OUTSIDE CORNER: FCP-LPO/SONR
INSIDE CORNER: FCP-INSIDE CNR
LAP WALL ANGLE: FCP-WA75100

NOTE:
FRY REGLETS TO BE INSTALLED PER MFG. SPECS.

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

SINGLE-LOCK 24 GAUGE METAL ROOFING PER ELEVATION

STUCCO PER ELEVATION

6" EXPOSURE JAMES HARDIE PLANK LAP SIDING W/ 199 SERIES METAL CORNERS PER ELEVATION

JAMES HARDIE PANEL SMOOTH PER ELEVATION

NICHIHA ARCHITECTURAL WALL PANELS VINTAGEWOOD SPRUCE PER ELEVATION

2" STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

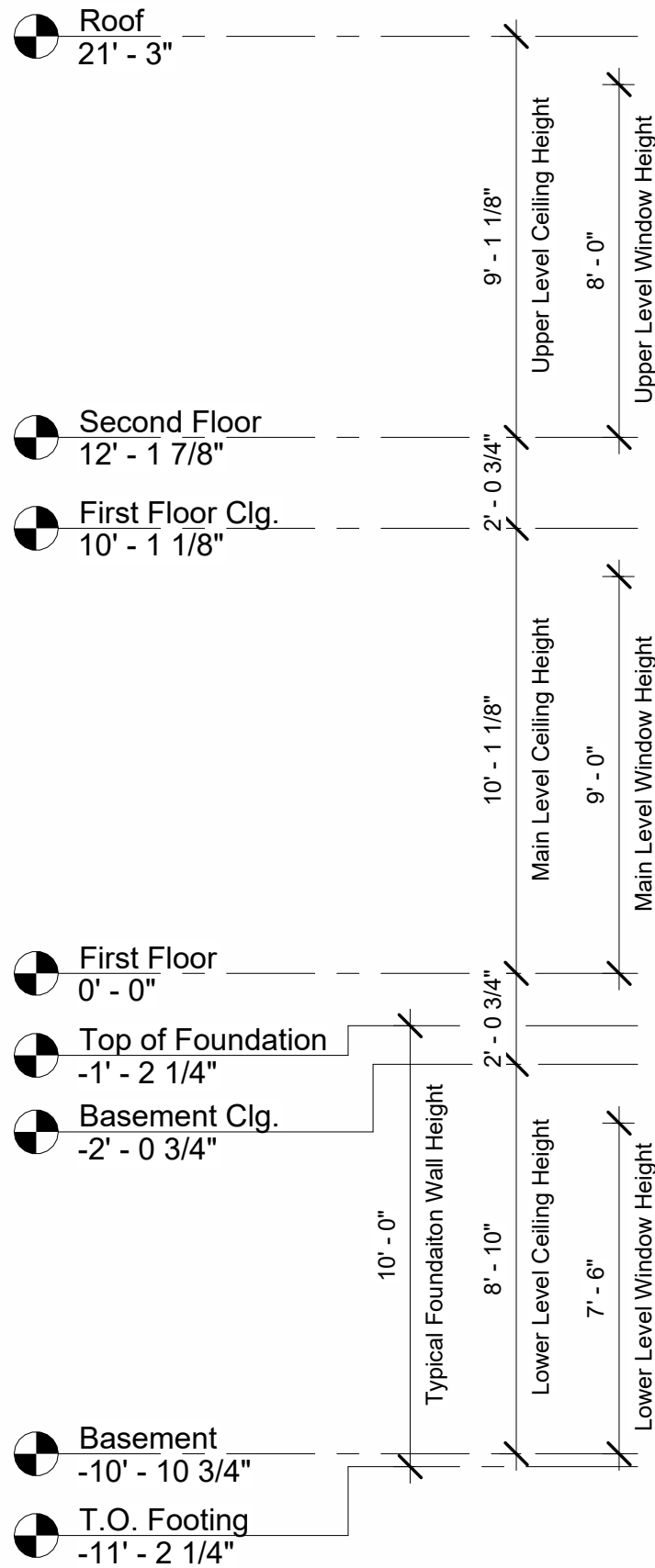
2-1/4" STONE CAPS (PITCHED) PER ELEVATION
5/4" x 2" AZEK WINDOW & DOOR WRAPS PER ELEVATION

4/4" x 12" AZEK FASCIA PER ELEVATION

JAMES HARDIE VENTED SOFFITS PER ELEVATION

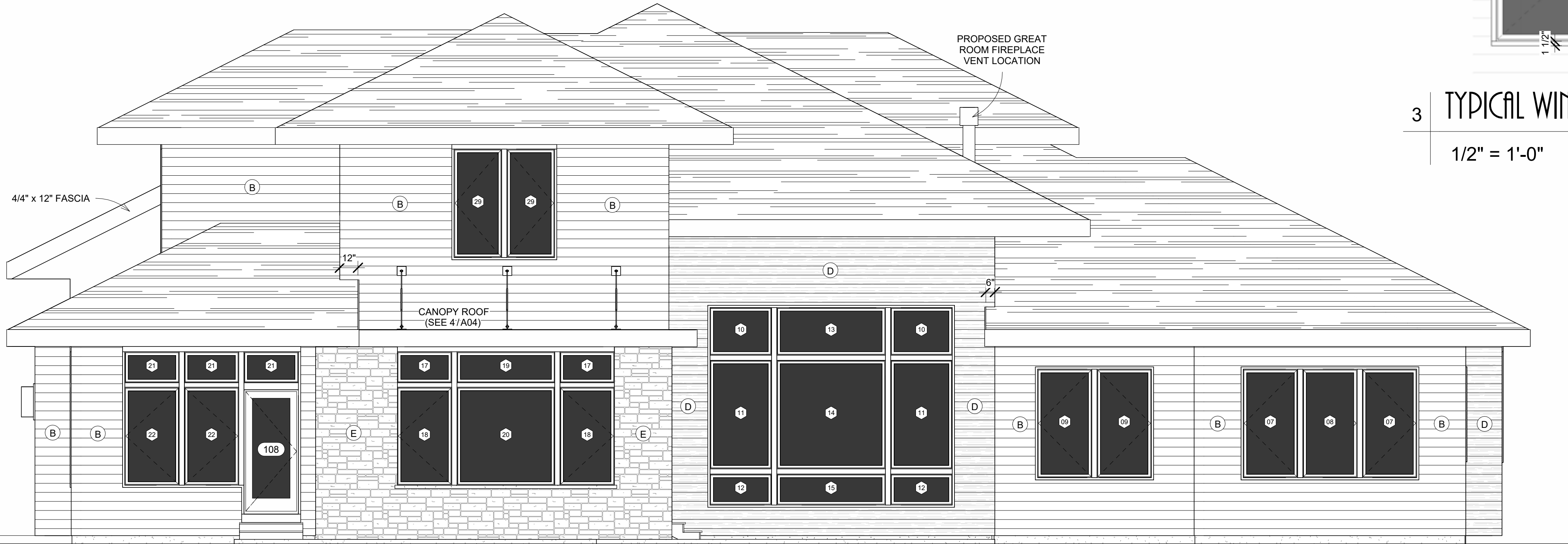
EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION

HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR



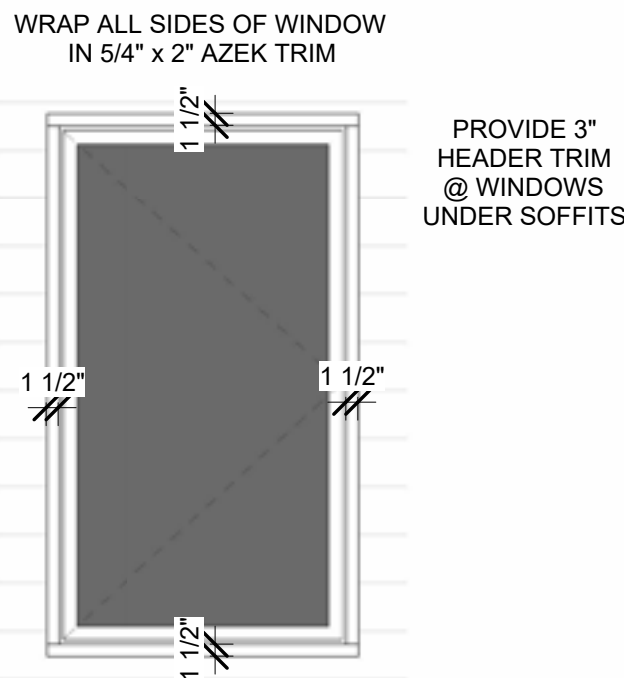
1 FRONT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"



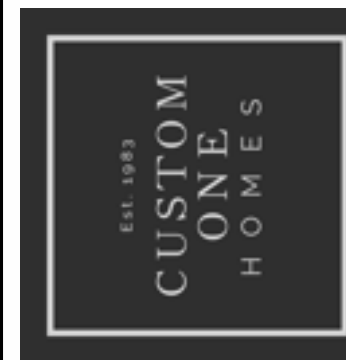
3 TYPICAL WINDOW TRIM

1/2" = 1'-0"



DAVID CHARLEZ DESIGNS

18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com



BUILDER

Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE

Number	Date	Issued by
CDRev1	8.9.2024	GM
CDRev4	10.25.2024	GM

ORIGINAL PLAN ISSUE

7.29.2024

RE-ISSUE

12/30/2024
3:21:36 PM

PROJECT

Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #

COH - Jossart - CDRev6 & 7

DRAWN BY

GM/LMC

DESCRIPTION

Front & Rear Elevations

a

02

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN

SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

DAVID CHARLEZ DESIGNS RECOMMENDS MASONRY CONCRETE LEDGES FOR ALL EXTERIOR MASONRY CLADDING PRODUCTS. WHEN MASONRY CONCRETE LEDGES ARE NOT PROVIDED PER GENERAL CONTRACTOR'S REQUEST, DAVID CHARLEZ DESIGNS DOES NOT ACCEPT RESPONSIBILITY FOR ANY EXTERIOR MASONRY CLADDING FAILURES.

STONE/STUCCO ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS: INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISITIVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

3. EXTERIOR OPENINGS FLASHED: FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS **WILL NOT** BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.

4. WINDOW FLANGES: INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW **BEFORE** INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.

5. WINDOW OPENINGS: WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.

6. PAPER ENTIRE WALL: BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINAGE.

7. FLASHING: AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.

8. WEEP SCREED: PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STUCCO & STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STUCCO & STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

SINGLE-E-LOCK 24 GAUGE METAL ROOFING PER ELEVATION

STUCCO PER ELEVATION

6" EXPOSURE JAMES HARDIE PLANK LAP SIDING W/ 199 SERIES METAL CORNERS PER ELEVATION

JAMES HARDIE PANEL SMOOTH PER ELEVATION

NICHIHA ARCHITECTURAL WALL PANELS

VINTAGEWOOD SPRUCE PER ELEVATION

2" STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

2-1/4" STONE CAPS (PITCHED) PER ELEVATION

5/4" x 2" AZEK WINDOW & DOOR WRAPS PER ELEVATION

4/4" x 12" AZEK FASCIA PER ELEVATION

JAMES HARDIE VENTED SOFFITS PER ELEVATION

EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION

HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

FRY REGLET PRODUCTS:

SLEEK HORIZONTAL: FCP-SHOZ5625

DOUBLE T 1-1/2" VERTICAL: FCP-VERTLP50

SLEEK OUTSIDE CORNER: FCP-LPO/SONR

INSIDE CORNER: FCP-INSIDE CNR

LAP WALL ANGLE: FCP-WA75100

NOTE: FRY REGLETS TO BE INSTALLED PER MFG. SPECS.

1

RIGHT ELEVATION

1/4" = 1'-0"

2

LEFT ELEVATION

1/4" = 1'-0"

NOTES:

1. THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.

2. SHEATHING REPRESENTED HERE IS 5/8" EXTERIOR GYPSUM WALLBOARD. IF USING OSB OR PLYWOOD ADJUST ACCORDINGLY.

3. WOOD OR METAL FRAMING (METAL FRAMING MEMBERS MUST BE A MINIMUM OF 18 GA.)

4. NICHIHA PANEL (REPRESENTED HERE IS 5/8" NICHIHA PRODUCT. ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES).

5. FOLLOW WEATHER RESISTANT BARRIER BEST PRACTICES INSTRUCTIONS.

TOP OF WALL DETAIL

SUPPORT CLIP DETAIL

STARTER TRACK DETAIL

NICHIHA DETAIL

1 1/2" = 1'-0"

NICHIHA - HORIZONTAL AWP - WALL SECTION - SOFFIT

SCALE: 1 1/2" = 1'-0"

OUTDOOR KITCHEN DETAIL REMOVED FROM PROJECT

DAVID CHARLEZ DESIGNS

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CUSTOM ONE HOMES

BUILDER

Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE

Number	Date	Issued by
CDRev1	8.9.2024	GM
CDRev3	10.7.2024	SNM
CDRev4	10.25.2024	GM

ORIGINAL PLAN ISSUE

7.29.2024

PROJECT

Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #

COH - Jossart - CDRev6 & 7

RE-ISSUE

12/30/2024
3:21:41 PM

DRAWN BY

GM/LMC

DESCRIPTION

Left & Right Elevations

a

03

ROOF PLAN NOTES:

ENGINEERED ROOF TRUSSES PER MFG. SPEC. MANUFACTURE WILL PROVIDE ALL ENGINEERING DRAWING AND SPECIFICS

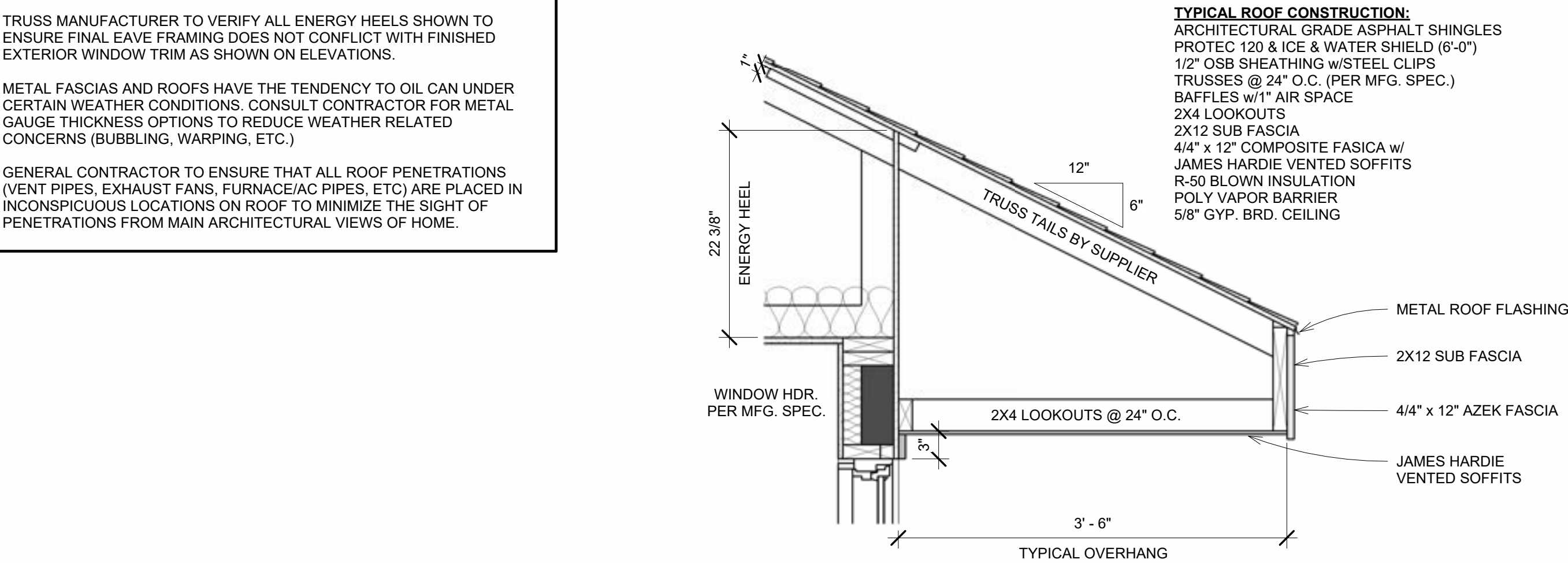
OVERHANG DIMENSIONS ARE TO FACE OF SHEATHING

ICE AND WATER ALL ADJOINING ROOFS

TRUSS MANUFACTURER TO VERIFY ALL ENERGY HEELS SHOWN TO ENSURE FINAL EAVE FRAMING DOES NOT CONFLICT WITH FINISHED EXTERIOR WINDOW TRIM AS SHOWN ON ELEVATIONS.

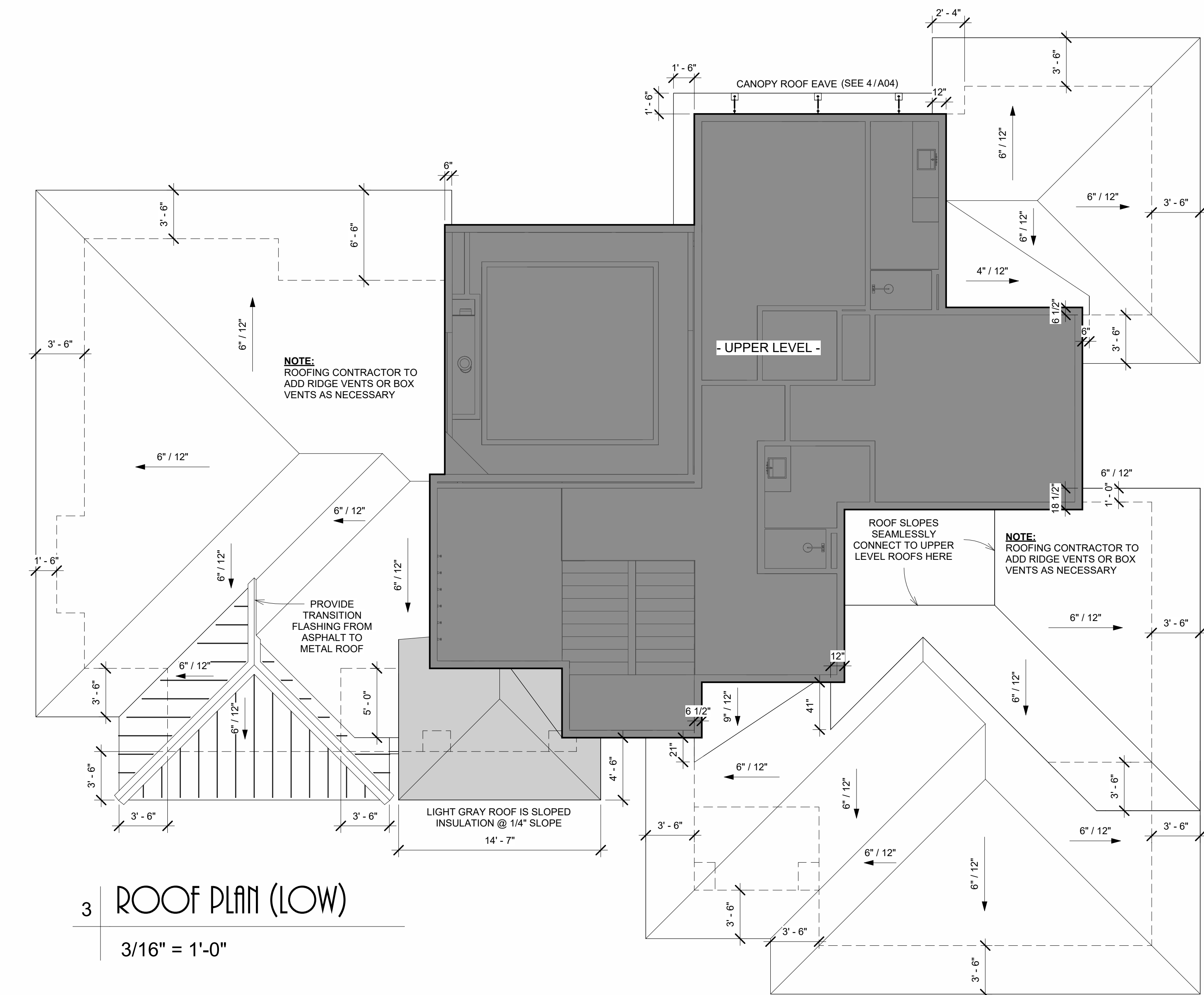
METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

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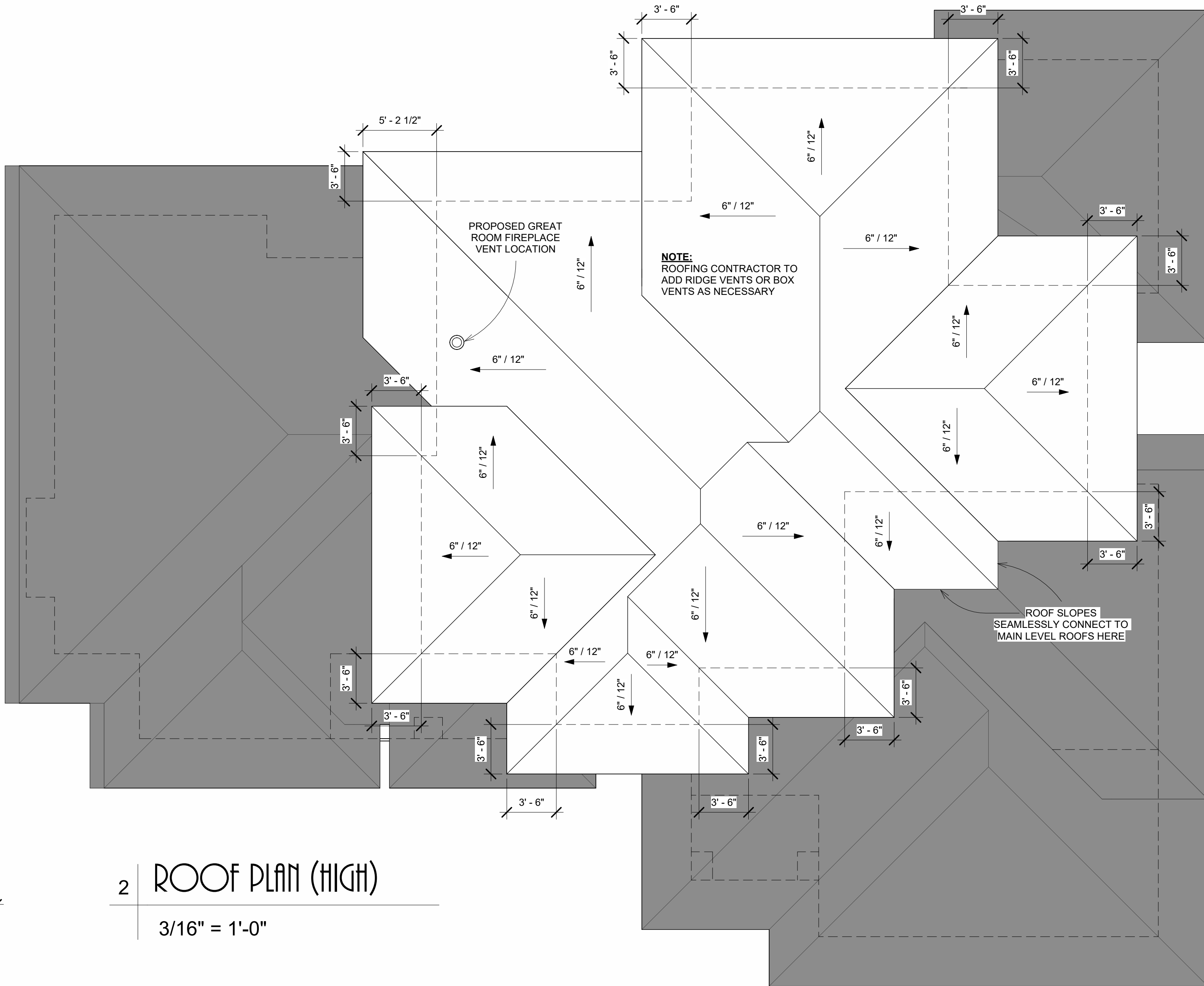
1 DETAIL - TYPICAL EAVE

1" = 1'-0"



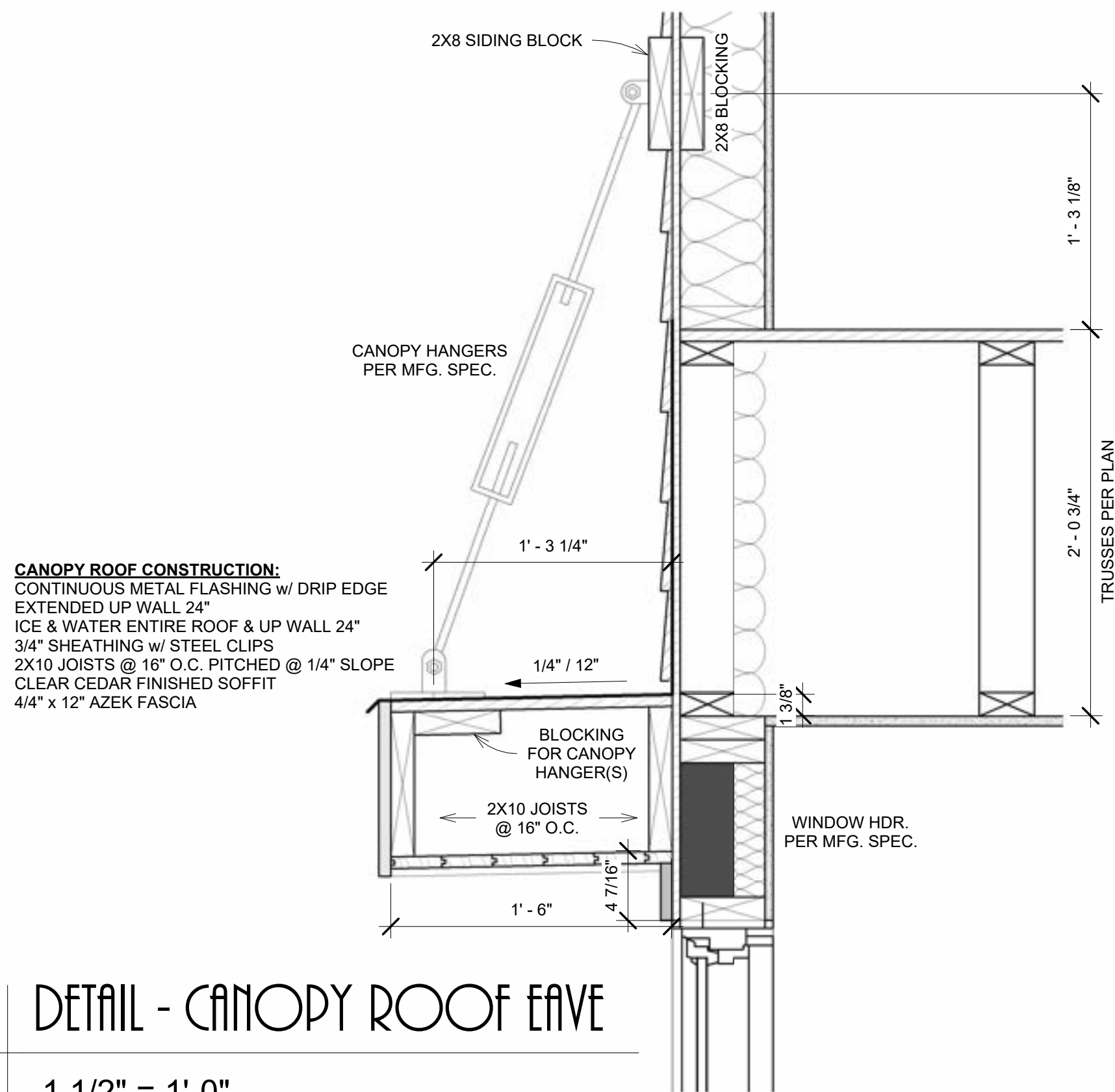
3 ROOF PLAN (LOW)

3/16" = 1'-0"



2 ROOF PLAN (HIGH)

3/16" = 1'-0"



CANOPY ROOF CONSTRUCTION:
CONTINUOUS METAL FLASHING w/ DRIP EDGE
EXTENDED UP WALL 24"
ICE & WATER ENTIRE ROOF & UP WALL 24"
3/4" SHEATHING w/ STEEL CLIPS
2X10 JOISTS @ 16" O.C. PITCHED @ 1/4" SLOPE
CLEAR CEDAR FINISHED SOFFIT
4/4" x 12" AZEK FASCIA

4 DETAIL - CANOPY ROOF EAVE

1 1/2" = 1'-0"



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BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE		Issued by	
Number	Date	GM	GM
CDRev1	8.9.2024		
CDRev4	10.25.2024		

ORIGINAL PLAN ISSUE	RE-ISSUE
7.29.2024	12/30/2024
	3.21.47 PM

PROJECT	PROJECT #
Jossart Residence 617 Park Street East Wayzata, MN 55391	COH - Jossart - CDRev6 & 7

DRAWN BY	DESCRIPTION
GM/LMC	Roof Plan

a

04

Certificate of Survey

FOR: CUSTOM ONE HOMES LLC

PROPERTY DESCRIPTION

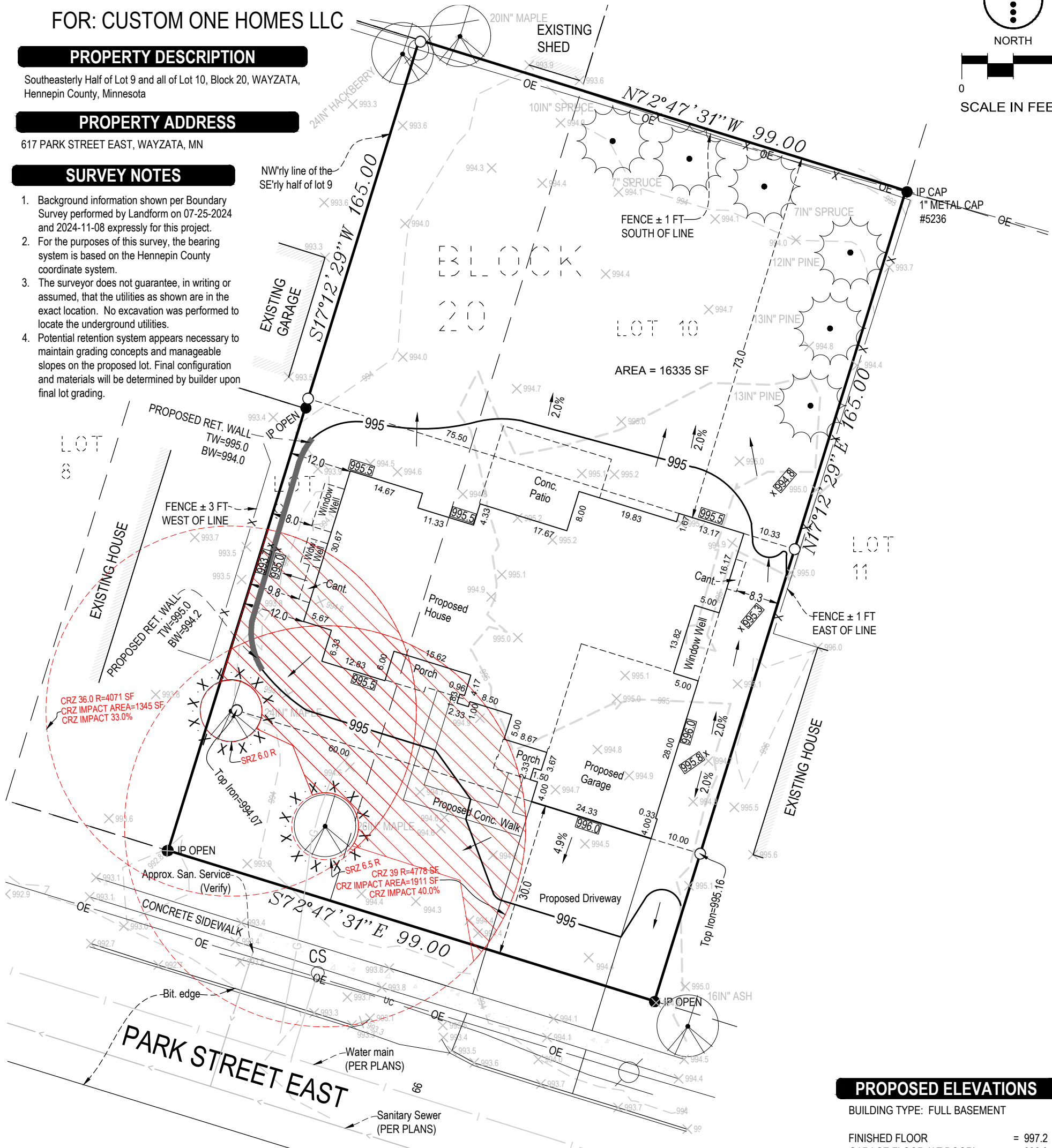
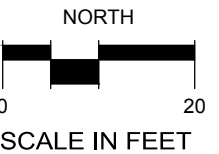
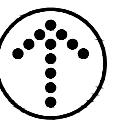
Southeasterly Half of Lot 9 and all of Lot 10, Block 20, WAYZATA, Hennepin County, Minnesota

PROPERTY ADDRESS

617 PARK STREET EAST, WAYZATA, MN

SURVEY NOTES

- 1. Background information shown per Boundary Survey performed by Landform on 07-25-2024 and 2024-11-08 expressly for this project.
- 2. For the purposes of this survey, the bearing system is based on the Hennepin County coordinate system.
- 3. The surveyor does not guarantee, in writing or assumed, that the utilities as shown are in the exact location. No excavation was performed to locate the underground utilities.
- 4. Potential retention system appears necessary to maintain grading concepts and manageable slopes on the proposed lot. Final configuration and materials will be determined by builder upon final lot grading.



SITE SYMBOLS

EXISTING	DESCRIPTION
x123.4	EXISTING SPOT ELEVATION
uc	UNDERGROUND COMMUNICATIONS
G	UNDERGROUND GAS LINE
OE	OVERHEAD ELECTRIC
123	EXISTING CONTOUR
○	1/2" x 14" IRON PIPE MONUMENT
●	PLASTIC CAP #24332
●	IRON MONUMENT FOUND
123	PROPOSED CONTOUR
123.4	PROPOSED ELEVATION
→	DRAINAGE DIRECTION
☼	CONIFEROUS TREE
☼	DECIDUOUS TREE

SITE SYMBOLS

EXISTING	DESCRIPTION
X · X · X · X ·	CHAIN LINK FENCE TREE PROTECTION (6' HIGH MIN.)
SRZ	STRUCTURAL ROOT ZONE
CRZ	CRITICAL ROOT ZONE

PROPOSED ELEVATIONS

BUILDING TYPE: FULL BASEMENT

FINISHED FLOOR	= 997.2
GARAGE FLOOR (AT DOOR)	= 996.0
TOP OF FOUNDATION (GARAGE)	= 996.5
TOP OF FOUNDATION (MAIN)	= 996.0
LOWEST FLOOR ELEV.	= 986.2
LOW OPENING	= 989.7

PROPOSED HARDCOVER CALCULATIONS

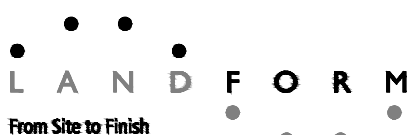
TOTAL AREA =	16335.00	S.F.
House and Garage	3319	S.F.
Driveway	730	S.F.
Window Wells	124	S.F.
Conc. Walks	172	S.F.
Conc. Patio	315	S.F.
Front Porch	83	S.F.
Front Stoop	53	S.F.
TOTAL HARDCOVER	4796	S.F.

PERCENT HARDCOVER 29.4 %

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.

Larry Huhn, LS
License No. 24332
Date: 2024-07-31
Revised: 2024-08-02

Add'l Revisions
2024-08-06
2024-09-19
2024-10-17
2024-11-14



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No. COH24057 Drawing: VEBKCOH057 By: MS, JO, TK

From: [Elliott Randolph](#)
To: [Public Comment](#)
Subject: 617 Park St East Variance Request
Date: Monday, April 21, 2025 6:59:50 AM

Dear Planning Commission,

I'm writing in response to the requested variance at 617 Park Street East. I live directly west of the property and was disappointed to be asked for input only after the exterior structure has already been built. This decision should have been addressed before construction began—it puts neighbors in a difficult and uncomfortable position.

Opposing the variance now could have significant design and financial implications for the homeowner, potentially requiring costly changes to the roofline. That's an unfortunate position for new residents to be placed in, and not the kind of start any of us would hope for in building a welcoming neighborhood.

While I don't know all of the technical details, the structure appears to be built near the maximum allowable width, and it seems to sit closer to the eastern property line. It raises questions about whether the foundation was properly sited, and how the overhangs—reportedly 3 feet 6 inches on both sides—were accounted for during planning and permitting.

Custom One Homes is not new to development in our area or based anywhere near our immediate community. Given their experience and continued presence in Wayzata, it's reasonable to expect a high level of diligence in adhering to local regulations. It's fair to ask whether more could have been done during the planning or review process to identify this issue earlier. The letter we received from the builder focused on the challenges of not receiving the variance, but offered no apology or acknowledgment of how the situation arose—instead, it came across as telling the community what we should do.

At this stage, I support approving the variance to avoid penalizing the homeowner for what appears to be an error outside their control. However, I respectfully ask that the City of Wayzata consider how this occurred and take steps to ensure similar situations are avoided in the future. My family has lived in Wayzata for over 20 years, and we've seen it evolve from a quaint lakeside town to a hub of rapid development. While growth is inevitable, preserving the character and integrity of our neighborhoods is still possible—and, I believe, worth prioritizing.

Respectfully,

Elliott Randolph
605 Park St East
Wayzata, MN 55391

From: [REDACTED]
To: [Alex Sharpe](#)
Subject: 617 Park St E, Encroachment Variance Request
Date: Monday, April 21, 2025 3:26:24 PM

We are opposed to approval of this variance.

We rebuilt our home 20+ years ago after living in our original house in this neighborhood eight years. In our planning process, we learned that to meet setback restrictions and a build house more than 18 feet wide, we needed a variance. We did our due diligence and worked with our architect to design a modest home consistent with the history of our neighborhood and appropriate to our lot. All this was done before any of our contractors started any work. Our greatest compliment is when we're asked if we remodeled rather than rebuilt our home.

We do not agree that the new home under construction at 617 Park is consistent with other homes in this "original plat" Wayzata neighborhood.

We don't know the builder and we don't know the homeowners. We had questions when they cut down most, if not all, of the trees on the lot and then dug a hole that appeared to run right up to setback line. As construction continued, it became clear that this a massive structure more appropriate for a different neighborhood. Quite simply, this problem could have been avoided by building a proportionately smaller house.

Our concern is new owners & developers build, they won't respect the history of our neighborhood. We're concerned that in working to maximize their build, they will start construction first and ask for a variance later with the justification of undo hardship. This is not the first time this has occurred in our neighborhood. We rely on the planning commission to ensure that Wayzata building code is followed as much as possible/reasonable.

Thank you for your consideration,

Paul & Maureen Wheaton
208 Broadway Ave N, Wayzata MN 55391

Please redact our email address for privacy reasons.

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
APRIL 21, 2025**

AGENDA ITEM 6. Public Hearing Items

b) Consider Development Application for a Variance at 617 Park Street E

Mr. Zweber gave an overview of the request for a variance at 617 Park Street East. He reviewed the project location, zoning, and land use of the surrounding neighborhood, existing conditions, and details of the variance request. He explained that the applicant would like a variance to facilitate the construction of their new two-story home. He noted that the engineering department had no comments on this proposal, and just one public comment had been received by the City, which was in support of granting the variance. He noted that the City had received one more comment after the packet was put together, which was in opposition to the request.

At the conclusion of Mr. Zweber's presentation, Chair Cameron asked if there were questions for staff.

Commissioner VanLoy stated that the applicant had gone through the process to get their building permit and asked if this setback encroachment had been an oversight. He explained that he would like a bit of insight into why this was being done in the opposite order than it should be.

Mr. Zweber stated that it was an oversight, and explained that neither he nor Mr. Sharpe had been the ones who had reviewed this for their building permit. He stated that in looking at what happened, the eaves were not shown on the survey where the setbacks are, and were in the building plan, which would require taking the two separate sheets and doing the math. He explained that this is what should have been done, but it was not done.

Commissioner VanLoy stated that the applicants already have a building permit in hand and asked if a variance was not granted, what the remedy would be, and if they could continue to build.

Mr. Zweber stated that they could not continue to build into the setback without approval of this variance, and would have to modify their plans to meet the 2.5-foot eave encroachment on the east side.

Commissioner Schwalbe asked how the encroachment was discovered.

Mr. Zweber stated that one of the neighbors had called the City and asked about it, which was when staff went and reviewed things and confirmed that this was encroaching into the setback to the east.

Commissioner Schwalbe asked how much this was encroaching.

Mr. Zweber explained that you are allowed to encroach 2.5 feet into a setback with an eave, and this eave is encroaching 3.5 feet, so the actual variance amount would be 1 foot.

1
2 Commissioner Severson asked who was supposed to have done this math using the information
3 from the 2 different documents.

4
5 Mr. Zweber stated that the City should have done the math.

6
7 Commissioner Severson asked if that meant this was on the City and not the builder.

8
9 Mr. Zweber noted that he was not sure the Code would say that and explained that the builder was
10 required to submit code-compliant plans. He stated that the City should have caught it, but it does
11 not change the fact that the plans submitted by the applicant should comply with the City Code.

12
13 Commissioner Elg asked about the setback of the current building to the east.

14
15 Mr. Zweber stated that he did not know and explained that it appeared that the setback was 10 feet,
16 but he did not know the width of their eaves and how far they may be encroaching. He noted that
17 on the drawing, there is a line that depicts where the existing house line is, and it seemed to be
18 pretty close to what this one is proposed to be, but they do not have the eaves on the house to the
19 east.

20
21 Commissioner Schwalbe asked if there would be gutters on the eaves, or if there was any concern
22 about run-off onto the neighboring property.

23
24 Mr. Zweber stated that he did not know that answer and explained that the City did not require that
25 they show gutters on the building plans, and the house was still under construction, but they could
26 ask the applicant.

27
28 Commissioner Severson asked about what Mr. Zweber meant by the house still being under
29 construction.

30
31 Mr. Zweber stated that the exterior is wrapped and the roof has sheeting on it, but no shingles.

32
33 Commissioner Elg stated that included in the packet was an image of the home being built and
34 asked if Mr. Zweber had that available in his presentation materials.

35
36 Mr. Zweber stated that he did not have that included in his presentation.

37
38 Commissioner Elg asked what was located on the east side of the building.

39
40 Mr. Zweber stated that the building plans show a two-story building, but noted that it was not two
41 stories all the way up to the edge of the outside walls. He explained that it was almost like it was
42 3 pods, with 2 pods on the side and the first one the garage. Then it bumps in a bit where the second
43 story is located, and then bumps back out for some living space. He stated that the eave on the
44 east side was both the garage in front and the living space behind it.

1 Commissioner VanLoy asked if the eave above the garage and above the second tier were both
2 encroaching.

3
4 Mr. Zweber stated that both of those eaves are encroaching, according to the building plans. He
5 showed renderings and explained that it was a bit harder to see because the City Code allowed
6 cantilevers to extend out into the encroachment as well, and described where the encroachment
7 would take place. He noted that the cantilever was shown in the plans but would be allowed per
8 City Code.

9
10 There being no further questions for staff, Chair Cameron invited the applicant to address the
11 Commission.

12
13 Applicant's representative and builder, Todd Polifka, Custom One Homes, 5097 Woodlane
14 Alcove, Woodbury, gave an overview of how this eave concern had come to their attention. He
15 clarified that they had not intended to encroach and were also surprised about this information.

16
17 Commissioner VanLoy asked if Mr. Polifka had to correct this without the variance, what his
18 approach would be, and what the overall impact would be to the project.

19
20 Mr. Polifka stated that the house currently has mechanical and electrical rough-ins complete, and
21 all the windows have been installed. He noted that the roof trusses, sheeting, and underlaying have
22 also been put on and explained that they had paused construction on the roof with relation to
23 installing the shingles. He stated that to make any remedy, they would have to do some engineering
24 course correction on everything that had already been installed from mechanicals, electrical,
25 framing, underlayment, which would be a substantial cost. He noted that it would also create an
26 aesthetic impact for the client and the City because it would end up looking 'not correct'.

27
28 Commissioner Severson stated that the Commission had asked City staff earlier in the meeting
29 what had happened, and the answer was that the plans submitted were not compliant, but the City
30 did not catch that and asked Mr. Polifka to talk about his part in not submitting compliant plans.

31
32 Mr. Polifka explained that they had turned in the survey and the plans, and the eaves were noted.
33 He stated that he was not sure what happened as far as how it was not caught on any front, but
34 reiterated that there was no intent of malice in this happening. He stated that at the time, it looked
35 like everything fit and the plans were signed off on, so they moved forward. He noted that their
36 plans are compliant with the foundation setbacks, but the difference was the size of the eaves on
37 this home.

38
39 Commissioner Severson asked if the eaves were bigger than normal.

40
41 Mr. Polifka stated that he would not say they were bigger than normal for the scale of the home,
42 but would be less typical than a standard build. He stated that the proposed eaves are aesthetically
43 in balance with the home, and he felt they were well done.

44
45 Commissioner Schwalbe reiterated her question about the eaves and possible run-off on the
46 neighboring property.

1
2 Mr. Polifka stated that right now, they had no intent to put gutters on the roof, but were open to
3 discussing this possibility. He explained that they did not see any concern with not having the
4 gutters or with run-off from the overall square footage of the roofline. He noted that their one
5 concern with having trees and a wooded lot was to put gutters on, and then having things come
6 into the gutter.

7
8 Commissioner Schwalbe noted that there were no trees around the actual home.

9
10 Mr. Polifka acknowledged that it was not heavily wooded but noted that there were some trees
11 near the home.

12
13 Commissioner Schwalbe stated that if the City determined that this should be remedied, it didn't
14 seem like taking a foot off would not be that horrible, and asked if there was ductwork and
15 electrical running through that area on the east.

16
17 Mr. Polifka stated that he felt the bigger concerns were the imbalance of the property, how it would
18 look, coming up with a remedy from an engineering and structural standpoint, and the overall cost
19 this would entail.

20
21 Commissioner Plantan asked about the engineering of the trusses and what would have to be done
22 to the trusses on the east side. She noted that this was quite close to a bigger two-story home and
23 noted that she wasn't sure that, if you were walking or driving through the neighborhood if people
24 would be able to sense an instability from one side to the other. She stated that the proposed eaves
25 were deeper than any of the surrounding homes and was a style that would not be consistent with
26 the neighborhood, and reiterated her question about what they would have to do to take off 1 foot
27 off of one side.

28
29 Mr. Polifka stated that it would be on two sides of the home because it would have to wrap around
30 the rear of the home as well. He stated that this would create a big imbalance on the east side and
31 also the north side of the lot. He explained that what she was asking about would be a significant
32 change.

33
34 Commissioner Schwalbe referenced one of the construction sets, A01, and stated that from the
35 angle shown, the eave looked pretty dramatic and appeared to be quite a bit larger than the one on
36 the west side.

37
38 Mr. Polifka stated that the eaves were the same size on the east and the west, and noted that it was
39 the particular view of that rendering that gave the illusion that the east side was larger.

40
41 Commissioner Schwalbe stated that the proposed roof was big for run-off, and asked Mr. Polifka
42 if he could understand why that may be a big concern for a neighbor.

43
44 Mr. Polifka explained that there were many ways that this could be mitigated, but stated that they
45 felt the way the lot drains and handles water should be sufficient.

1 There being no additional questions from the Commission for the applicant, Chair Cameron
2 opened the public hearing on the application at 7:27 pm.
3

4 Gareth Goodall, 627 Park Street East, stated that he lived to the east of this property and explained
5 that he could not bring himself to object to these plans because he wanted to be a good neighbor,
6 and this is where he wanted to raise his family. He stated that it was hard not to object, because
7 he was very frustrated to be here before the Commission due to this situation. He explained that
8 he was frustrated that this was not checked out and was missed by the City, but was particularly
9 frustrated with the builder, because this was the widest lot on their block. He noted that they saved
10 2 of the 3 trees, but the 3rd that was taken down was on this side to make the house wider, which
11 seemed like it still wasn't enough. He reiterated that he would not object to this and would support
12 the City approving it, but he had to speak for his own self-respect about the letter they received
13 from Custom One Homes stating that the impact on the neighboring homes would be negligible.
14 He stated that the letter referenced due diligence that was done to bring the structure back into
15 compliance, when there had been no pause in the construction of the roof or any of the work that
16 they are now saying that it was too late to turn back. He noted that the letter also referenced the
17 diminishment of the curb appeal of the home, with no regard to the curb appeal of his home or
18 what the properties will look like being this close together. He stated that he would be against the
19 installation of gutters because anything that would further bring the house to looking like they are
20 even closer together would not be something he could support. He acknowledged that he was
21 disappointed that this happened and believed it was on the builder to submit plans that comply, but
22 reiterated that he would not object to the City approving their request.
23

24 Mr. Sharpe stated that there were no people who called in to the meeting that have asked to speak
25 at the public hearing.
26

27 There being no additional comments on the application, Chair Cameron closed the public hearing
28 at 7:31 pm.
29

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

32 Commissioner Severson stated that she believed that there was a moratorium last fall on new
33 building and construction in this neighborhood, and asked what had happened with that.
34

35 Mr. Zweber stated that a moratorium had been brought forward to the Council for consideration,
36 but they did not approve it.
37

38 Commissioner Plantan stated that she had walked by this property many times and agreed that it
39 was one of the wider lots. She explained that she felt the house did not have to go all the way to
40 the edge of the property, and did not understand why Mr. Polifka's plans were not compliant. She
41 stated that when she looked at the items for consideration for recommending approval of a
42 variance, she felt this was out of place in the neighborhood and did not see the practical difficulties
43 that should be shown to grant this variance. She explained that she had a hard time with this
44 request, and noted that it encroached on the neighbors. She stated that she did not feel like this
45 was a unique hardship of the lot, consistent with the Comprehensive Plan, or reasonable.
46

1 Commissioner Schwalbe stated that to her, it seemed reasonable that a builder would know that
2 the eaves were going to go on the building, so it shouldn't have been a surprise to them. She noted
3 that she also really felt for the neighbor to the east who did not want to get off on the wrong foot
4 with the new neighbors, but she could tell that this situation was very disturbing to him and that
5 he felt the closeness of it. She explained that she would like to see the builder attempt to remedy
6 this and get it fixed.

7
8 Commissioner Severson stated that she agreed with Commissioner Plantan and that she felt the
9 variance was because they had used every single inch of the lot, which still wasn't enough, and
10 she did not feel that should justify a variance. She noted that this was essentially a brand new lot
11 because it was a complete tear down of the previous home, so she felt the new home needed to fit
12 the size of the lot and should also give them a buffer. She explained that she did not feel that this
13 situation was up to the City to remedy.

14
15 Commissioner Ankeny stated that she agreed, and explained that she did not feel that she could
16 say that the plight of the landowner was due to circumstances unique to the property.

17
18 Commissioner VanLoy stated that he was thinking about being in the landowner's shoes and stated
19 that this was not the landowner who had very much to do with this situation, and was first the
20 builder. But he acknowledged that the landowner understood that they were using every inch of
21 the property to try to building their home. He reiterated that first, the builder made a mistake and
22 did not submit plans that complied with the City Code, and then the City's process also did not
23 catch it. He stated that he understood that trusses were not built on site and were ordered ahead of
24 time, and the reengineering associated with making a change would not be insignificant.

25
26 Commissioner Severson stated that she was very sympathetic to that reality.

27
28 Chair Cameron stated that he agreed with much of what Commissioner VanLoy stated, and that
29 mistakes were made on both sides. He stated that he felt the builder and the designer had to own
30 the fact that they submitted plans that were non-compliant, and noted that some of it was also on
31 the City for not catching it. He stated that this puts the landowner in a weird spot because all of
32 this was being done on their behalf, but not by them. He stated that it also put the neighbors in an
33 awkward position. He noted that one of the Commissioners had commented on the width of the
34 home and when he looked at the details in the presentation, the setback in the rear was 73 feet, so
35 there was a significant amount of space behind the home where they could have gone back rather
36 than pushing the boundaries all the way out to the side and creating a very wide home. He stated
37 that they could have gone deeper into the lot and had the same footprint for the home in terms of
38 square footage. He reiterated that mistakes were made on both sides, which has made this awkward
39 for everyone.

40
41 Commissioner Elg stated that he cannot answer 'yes' to any of the three questions that staff had
42 asked them to consider for this request, but can also recognize the significant expense that would
43 be required to make these changes, and delay the homeowner from being able to get into the home.
44 He stated that he did not believe the Commission had the option of just saying they could have the
45 variance because it was an awkward situation, and mistakes were made. He reiterated that he did

1 not think the Commission could say 'yes' to any of the questions they were supposed to answer as
2 part of their consideration for the variance request.

3
4 The Commission discussed whether there was any latitude or leeway in their decision on this item.

5
6 Commissioner Severson stated that she felt the question that they should consider is whether the
7 variance request was reasonable, and not whether the solution to moving forward without the
8 variance would be too costly.

9
10 Commissioner Elg stated that he understood that, but felt that there were trade-offs between costs
11 and mistakes. He noted that there were mistakes made in this situation, and one of the participants
12 in the mistakes was the City.

13
14 Commissioner VanLoy noted that he also went back to his earlier question about once you have a
15 building permit, if that meant the ship had sailed. He stated that it felt like the Commission was
16 trying to determine rules and regulations after the ship had already sailed. He noted that he
17 understood that mistakes were made, but the City had already handed over the building permit,
18 and stated that it may be different if there was not a structural issue where the building would fall
19 down, but that was not the case.

20
21 Commissioner Severson asked where the cut-off would be for when the City could stop this
22 process, and gave the example of this not being brought to the attention of the City until the people
23 were already living in the home.

24
25 Commissioner Elg stated that before this situation was brought up by the neighbor that answers to
26 the questions for consideration of this request could have been answered as 'yes', and now the
27 Commission is considering changing the response to those questions to 'no' over 12 inches.

28
29 Mr. Schelzel noted that he felt the discussion by the Commission had been excellent, and explained
30 that he and staff could address a few of the things they had asked about. He noted that on the
31 question of the timing of receiving the building permit and the City realizing that there was an
32 encroachment, he would say that a building permit, 99% of the time, was exactly what
33 Commissioner VanLoy had said but clarified that a permit still would not allow someone to do
34 something that did not comply with City Code. He stated that in his 20 years with the City, he can
35 think only of a handful of times where this type of thing had happened, where after a building
36 permit had issued, someone caught something did not comply, and the builder needed to correct
37 it. He explained that if it was a costly mistake or costly fix, they may come and ask for a variance
38 or some other remedy, such as a Code change, but noted that was what needed to happen. He
39 stated that a building permit does not allow someone to do something that was, in essence, illegal.
40 He noted that he agreed with the answer given earlier in the meeting by Mr. Zweber that the
41 applicants either have to fix this situation, get a variance, or get a code change. He referenced
42 some case law where an entire garage was built and had to be completely torn down after it had
43 been built because it did not meet code, and noted that they did have a building permit in that case
44 as well. He acknowledged that this was a tough position to be in, but felt what had been asserted
45 earlier was correct in that it was on the builders and homeowners to submit plans that comply with
46 City Code and if they don't, the City catches those things 99% of the time but in this instance it

1 was not caught. He stated that when the City knows something is not compliant, they have to
2 make sure that it is compliant. He encouraged the Commission to focus on the criteria for approval
3 of a variance in evaluating this request, and if they felt the applicant had met those criteria, they
4 should recommend approval, and if they did not, then they should recommend denial.

5
6 Mr. Sharpe noted that one item included with every building permit is that there is a condition of
7 approval that they must meet all sections of the Code, and explained that this was a standard
8 provision for any building permit that is issued.

9
10 Robert Jossart, the homeowner of 617 Park Street East, asked if he could speak to the Commission.

11
12 Chair Cameron explained that they had already closed the public hearing. He stated that he was
13 personally inclined to recommend approval of the variance and reiterated that mistakes were made
14 on both sides, and as Commissioner Elg mentioned, they were only talking about 1 foot. He noted
15 that he did not feel it deviated from the Comprehensive Plan and felt it was relatively reasonable.

16
17 Commissioner Elg stated that he would agree and would suggest that the Commission look at the
18 questions for consideration again. He stated that this plan was approved by the City and was built,
19 and at that point, it was believed to be consistent with the Comprehensive Plan, and asked if
20 making it just 1 foot larger changed things. He stated that he felt asking for 1 foot was reasonable.
21 He stated that for the third question about this being unique to the property, he would say that the
22 owners chose to go from side to side, so he did not feel there was anything unique about it, and
23 noted that they also have the widest property on the block. He explained that because of this, he
24 would also be inclined to support this request.

25
26 Commissioner Schwalbe stated that they are talking about 1 foot of the eave, and not 1 foot of the
27 main house or the whole roof. She noted that she did not believe that the entire roof would have
28 to be redone, and this was not in compliance. She stated that she believed the builder should do
29 what he can, in the most practical way, to take 1 foot off the eaves and explained that she would
30 not vote in favor of this variance request.

31
32 Commissioner Plantan stated that she agreed with Commissioner Schwalbe, and noted that the
33 original plans were not compliant, and it was stated at the bottom of all the documentation that
34 they needed to be compliant. She stated that the plans had gotten through, but then were caught,
35 and stated that her analogy for that was that this was like saying that someone could rob the bank
36 as long as they didn't get caught. She stated that this situation should be made compliant, even
37 though it was an awful situation. She explained that she felt bad that the roof would have to be
38 redone and explained that years ago, they had an entire building that had to be moved back about
39 3 feet because of this kind of situation. She stated that they would not need to move any walls or
40 touch the foundation, and would just be the roof that had to be fixed on one side. She noted that
41 she felt the trusses could be reengineered for that overhang. She explained that the plight of the
42 builder and the landowner was not due to unique circumstances because they tore down everything
43 on the lot, and this was a big lot. She stated that they chose to build to the edges of the parcel and
44 also felt that it altered the character of the area because it made the homes closer together, which
45 was something the City had been trying to prevent in R-3A. She referenced criteria question #4,

1 and noted that economic considerations alone do not constitute practical difficulties. She stated
2 that this situation was gut-wrenching, but reiterated that the plans were non-compliant.

3
4 Commissioner Elg stated that was why people come in and ask for variances.

5
6 Commissioner Plantan stated that she agreed that they had the right to ask for a variance, but, in
7 her opinion, they did not meet the criteria for approval of the variance.

8
9 There being no further discussion, Chair Cameron asked for a motion on the application.

10
11 Commissioner Cameron made a motion, seconded by Commissioner Elg, to direct staff to prepare
12 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
13 recommendation of approval for a Variance at 617 Park Street E for review and adoption at the
14 next Planning Commission meeting.

15
16 Mr. Sharpe completed a roll call vote. Upon a vote, the motion failed.
17 3 ayes, 4 nays (Ankeny, Plantan, Schwalbe, Severson).

18
19 Commissioner Cameron made a motion, seconded by Commissioner VanLoy, to direct staff to
20 prepare a draft Planning Commission Report and Recommendation with appropriate findings
21 reflecting a recommendation of denial for a Variance at 617 Park Street E for review and adoption
22 at the next Planning Commission meeting.

23
24 Mr. Sharpe completed a roll call vote. Upon a vote, the motion carried.
25 4 ayes, 3 nays (Cameron, Elg, and VanLoy).



City of Wayzata City Council Agenda Report

MEETING DATE: June 3, 2025	AGENDA ITEM: 9.a
TITLE: Consider Adoption of Resolution 17-2025 Approving a Variance for a Building Coverage and a Variance for Impervious Surface at 323 Waycliffe North	
PROPOSED MOTION: To Adopt Resolution 17-2025 Approving Building Coverage and Impervious Surface Variances at 323 Waycliffe North	
PREPARED BY: Lori Johnson, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director, Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The Planning Commission and staff recommend adoption of Resolution 17-2025 approving a variances for lot coverage and maximum impervious surface at 323 Waycliffe North.

FINANCIAL OR BUDGET CONSIDERATION:

Typical fees, including permit fees, would be collected if approved.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

The City strives to manage thoughtful development that balances property rights with the existing character of Wayzata's unique residential neighborhoods.

BACKGROUND:

The applicant, Satin Touch Inc., on behalf of the property owners Don and Elva Krantz, has submitted a development application requesting a lot coverage variance and an impervious surface variance to facilitate an addition to their home. The applicant proposes to build an attached four-season porch at the rear of the house. The two-story porch would have a footprint of 170 square feet. The addition would result in a building coverage of 38.4% (35% allowed) and an impervious surface coverage of 52.1% (45 % allowed). The Planning Commission considered the application at the May 5, 2025 meeting and recommended approval of the building coverage and impervious surface coverage variances.

The Planning Commission expressed concern with the size difference between the existing deck/patio and the new proposed addition. The applicant has confirmed that the existing patio/deck is 30 feet one inch from the property line. The proposed addition is 27 feet 3 inches from the property line. Thus, the new addition will be approximately 3 feet closer to the property line than the existing deck/patio.

ATTACHMENTS:

1. 323 Waycliffe N - Resolution Approving Imp Surf Lot Cov Variances
2. PC Report and Recommendation - 323 Waycliffe Impervious Surface and Lot Coverage Variance
3. 323 Waycliffe N - Staff Report
4. 323 Waycliffe - Existing Conditions Survey
5. 323 Waycliffe N - Proposed Survey
6. 323 Waycliffe - Building Plans
7. PC.05.05.2025 - Meeting Minutes Excerpt

RESOLUTION NO. 17-2025**RESOLUTION APPROVING
LOT COVERAGE AND IMPERVIOUS SURFACE AREA VARIANCES
AT 323 WAYCLIFFE NORTH**

WHEREAS, Satin Touch, Inc., representing property owners Elva Krantz and Don Krantz (collectively, the “Applicant”), has submitted a development application (the “Application”) requesting lot coverage and impervious surface area variances as part of a project to enclose and expand a patio in the rear yard (the “Project”) of the Applicant’s property at 323 Waycliffe North, legally described on Attachment A (the “Property”); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on May 5, 2025, and adopted a Report and Recommendation to the City Council to approve the Application on May 19, 2025, a copy of which is attached to this Resolution as Attachment B (the “PC Report and Recommendation”).

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable standards and requirements of Wayzata’s Zoning Ordinance.

B. Based on the foregoing, the Lot Coverage and Impervious Surface Variances, as defined in the PC Report and Recommendation, are hereby **APPROVED**, subject to the following conditions:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
2. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application,

including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.

3. 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 City Council this 3rd day of June 2025.

Andrew Mullin, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on June 3, 2025.

Kathy Leervig, City Clerk
SEAL

Attachment A

Legal Description of Property

Attachment B

PC Report and Recommendation

Attachment A

Legal Description of Property

Lot 3, Block 3, Waycliffe 2nd Addition

DRAFT

Attachment B
PC Report and Recommendation

DRAFT

WAYZATA PLANNING COMMISSION**May 19, 2025****REPORT AND RECOMMENDATION OF APPROVAL
OF LOT COVERAGE AND IMPERVIOUS SURFACE AREA VARIANCES
AT 323 WAYCLIFFE NORTH****SUMMARY OF RECOMMENDATION**

1. Approval* of Variance from Lot Coverage Limit
2. Approval* of Variance from Impervious Surface Area Limit

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

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** Satin Touch, Inc., representing property owner Elva Krantz and Don Krantz (collectively, the “Applicant”), have submitted a development application (the “Application”) requesting lot coverage and impervious surface area variances as part of a project to enclose and expand a patio in the rear yard (the “Project”) of the Applicant’s property at 323 Waycliffe North, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following variance:
 - A. **Variance for Lot Coverage** (Sec. 958.07.A): A variance of 3.5% over the maximum lot coverage area of 35% permitted in the zoning district, for a total lot coverage area of 38.5% (the “Lot Coverage Variance”).
 - B. **Variance for Impervious Surface** (Sec. 958.07.B): A variance of 7.1% over the maximum impervious surface area of 45% permitted in the zoning district, for a total impervious surface area of 52.1% (the “Impervious Surface Variance”).
- 1.3 **Property.** The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

323 Waycliffe North	05-117-22-21-0056	Elva Marie Krantz
---------------------	-------------------	-------------------

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

Zoning:	R-4 Medium Density Multiple Family District
Comp Plan:	Medium Density Residential
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

- 1.5 Notices and Public Hearing. In accordance with City Neighborhood Notification policy, the Applicant sent a letter on the Application to all residents located within 500 feet of the Property on April 29, 2025. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 24, 2025 and mailed to all property owners and residents who rent that are located within 500 feet of the Property on April 23, 2025. A public hearing on the Application was held at the May 5, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variance. The Lot Coverage and Impervious Surface Variances requested are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan. The following conditions are met for the Lot Coverage and Impervious Surface Variances (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface area standard for the Property due to its relation to the existing neighborhood and original development, and the layout and orientation of the Property to neighboring properties and the adjacent pond.
 - B. The Applicant's Project and the Variances requested are reasonable in that size, scope and impact of the patio expansion are unlikely to affect any surrounding property, and the Project will improve stormwater management on the Property.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant, as noted above.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, the Project would be a minimal expansion of existing conditions and is entirely in the rear yard of the Property, with little visual impact to surrounding properties.
 - E. The practical difficulties necessitating the Variances are not solely economic in nature.
 - F. The uses associated with the Project and the Variances are permitted within the Zoning District.
 - G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Lot Coverage and Impervious Surface Variances, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of May 2025.

Attachment A
Legal Description of Property

Lot 3, Block 3, Waycliffe 2nd Addition

DRAFT



**Staff Report
Wayzata Planning Commission
May 5, 2025**

Project Name: Krantz Addition
Approval Request: Variances (2) – Lot Coverage, Impervious Surface
(R-4 District)
Applicant: Satin Touch, Inc.
Addresses of Request: 323 Waycliffe North
Prepared by: Alex Sharpe, Community Development Director
“120 Day” Decision Deadline: August 7, 2025

Development Application Introduction

Applicant Satin Touch, Inc., representing Don and Elva Krantz, has submitted a development application requesting a lot coverage variance and an impervious surface variance to facilitate an addition to their home.

The property identification number and owners of the properties are as follows:

Address	PID	Owner
323 Waycliffe North	05-117-22-21-0056	ELVA MARIE KRANTZ 323 WAYCLIFFE NORTH WAYZATA MN 55391

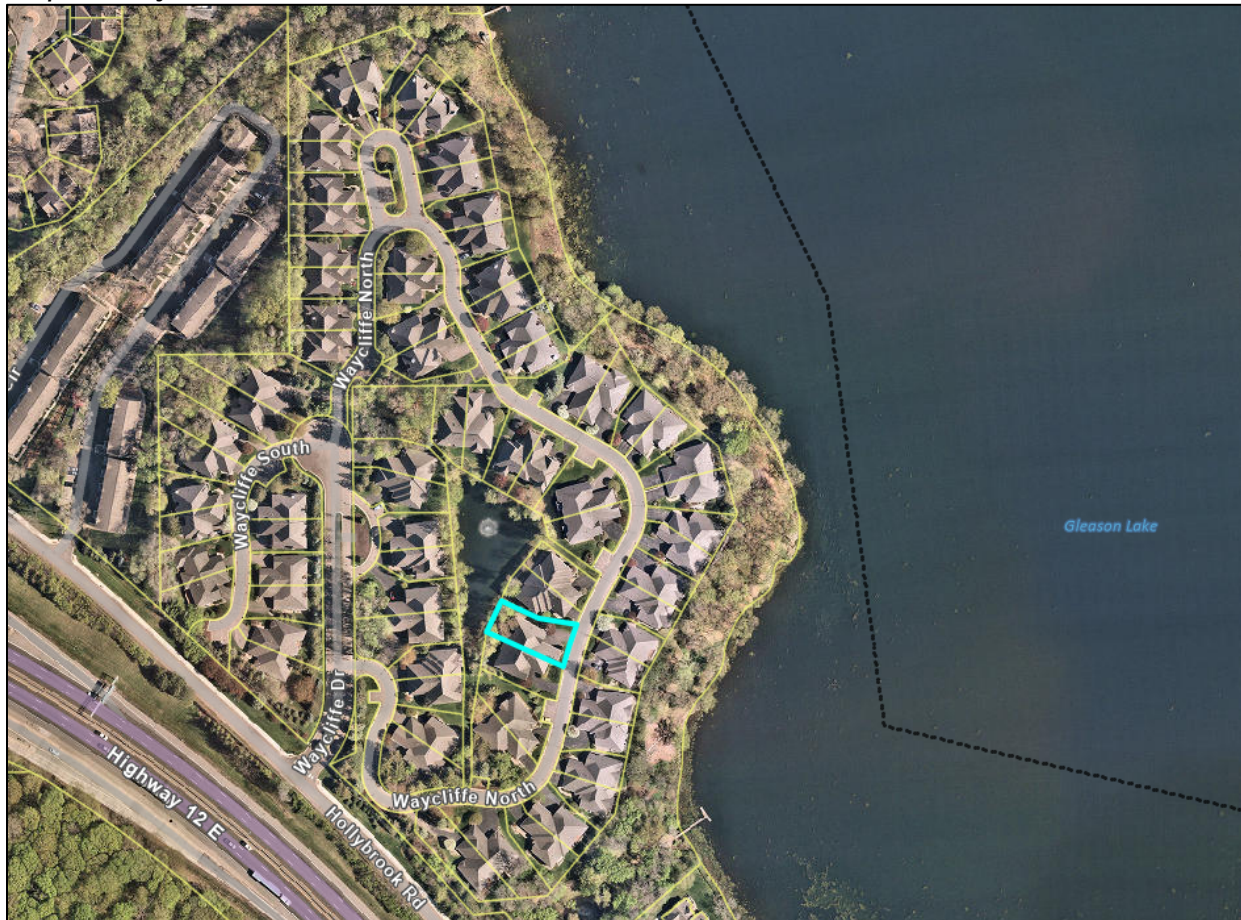
The current zoning and comprehensive plan land use designation for the property are as follows:

Current Zoning:	R-4 Medium Density Multiple Family Residential District
Comprehensive Plan Designation:	Medium Density Residential
Overlay Districts:	Shoreland Overlay District (Gleason Lake)
Design District:	N/A

Project Location

The property is located on the east side of the Waycliffe neighborhood.

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. Variance – Lot Coverage (958.07.B): The applicant is requesting a variance of 3.5 percent over the maximum lot coverage of 35 percent, for a total lot coverage of 38.5 percent.
- B. Variance – Impervious Surface (§958.07.B): The applicant is requesting a variance of 7.1 percent over the maximum impervious surface of 45 percent, for a total impervious surface of 52.1 percent.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 24, 2025. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on April 23, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 29, 2025.

Public Comments

As of May 1, 2025, no public comments have been received.

Existing Conditions

The existing developed lot is part of the Waycliffe neighborhood of twin homes, which was built in the 1990s. 323 Waycliffe North shares one wall with 313 Waycliffe North, with each half of the twin home on its own parcel. The current lot coverage is 36.1%, which is over the required 35% for R-4 District. The current impervious surface for the lot is 51.5%, which is over the R-4 limit of 45%. This condition is common throughout the Waycliffe neighborhood.

Proposed Conditions and Analysis of Application

The applicant proposes to build an attached four-season porch at the rear of the house. The two-story porch would have a footprint of 170 square feet. The addition would result in a building coverage of 38.4% and an impervious surface coverage of 52.1%.

Analysis of Application

Variance – Lot Coverage (§958.07.A)\

The parcel already exceeds the R-4 lot coverage limit of 35% by 1.1%, which may be common throughout the neighborhood but is difficult to confirm. The overage is likely a result of the R-4 lot coverage limit being added to the Zoning Code after the Waycliffe neighborhood was constructed. This means that the property's current condition is a legal nonconformity and not created by the landowner. However, few additions have been proposed throughout the rest of the neighborhood since its creation. Lot coverage limitations, combined with height limitations, are the principal way that the City regulates the massing of single- and two-family homes.

Variance – Impervious Surface (§958.07.B)

The parcel already exceeds the R-4 impervious surface limit of 45% by 6.5%, but this condition appears to be common throughout the Waycliffe neighborhood and is likely a result of the R-4 impervious surface limit being added to the Zoning Code after the Waycliffe neighborhood was constructed, as with lot coverage. Impervious surface limits contribute to overall runoff management, environmental management, and neighborhood character.

The applicant has proposed to provide stormwater management facilities (infiltration trench) in the rear yard, to treat the volume of stormwater associated with the proposed increase in impervious surface coverage.

Department Comments

Engineering Department:

- If approved, the property owner should be required to enter a formal Storm Water Facilities Maintenance Agreement with the City of Wayzata, to document maintenance and annual inspection/reporting requirements, as well as prohibition of removal of the facilities.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

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

Action Steps

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

Attachments

1. Existing Survey/Site Plan
2. Proposed Survey/Site Plan
3. Building Plans

Applicable Code Provisions for Review

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

2040 Comprehensive Plan – Residential Goals

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

Variance Standards – City Code Chapter 905

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

Criteria for Granting. Conditions governing considerations of variance requests.

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

958.07 - Lot Coverage, Impervious Surfaces.

The following limits apply in the R-4 District:

- A. Lot coverage may not exceed 35 percent of lot area.
- B. Impervious surfaces may not exceed 45 percent of the lot area.

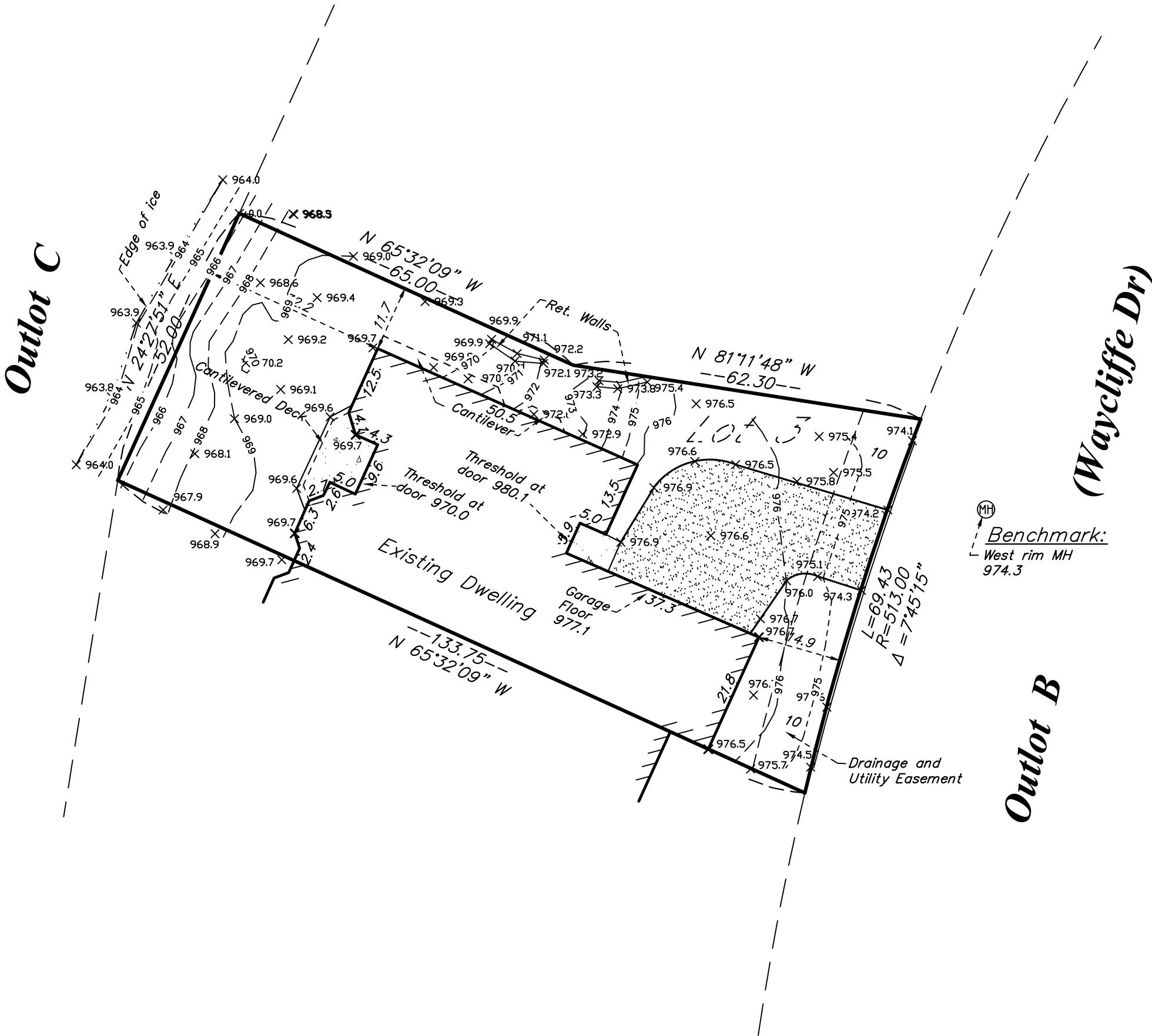
LEGAL DESCRIPTION:
Lot 3, Block 3, WAYCLIFFE 2ND ADDITION, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

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

STANDARD SYMBOLS & CONVENTIONS:

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



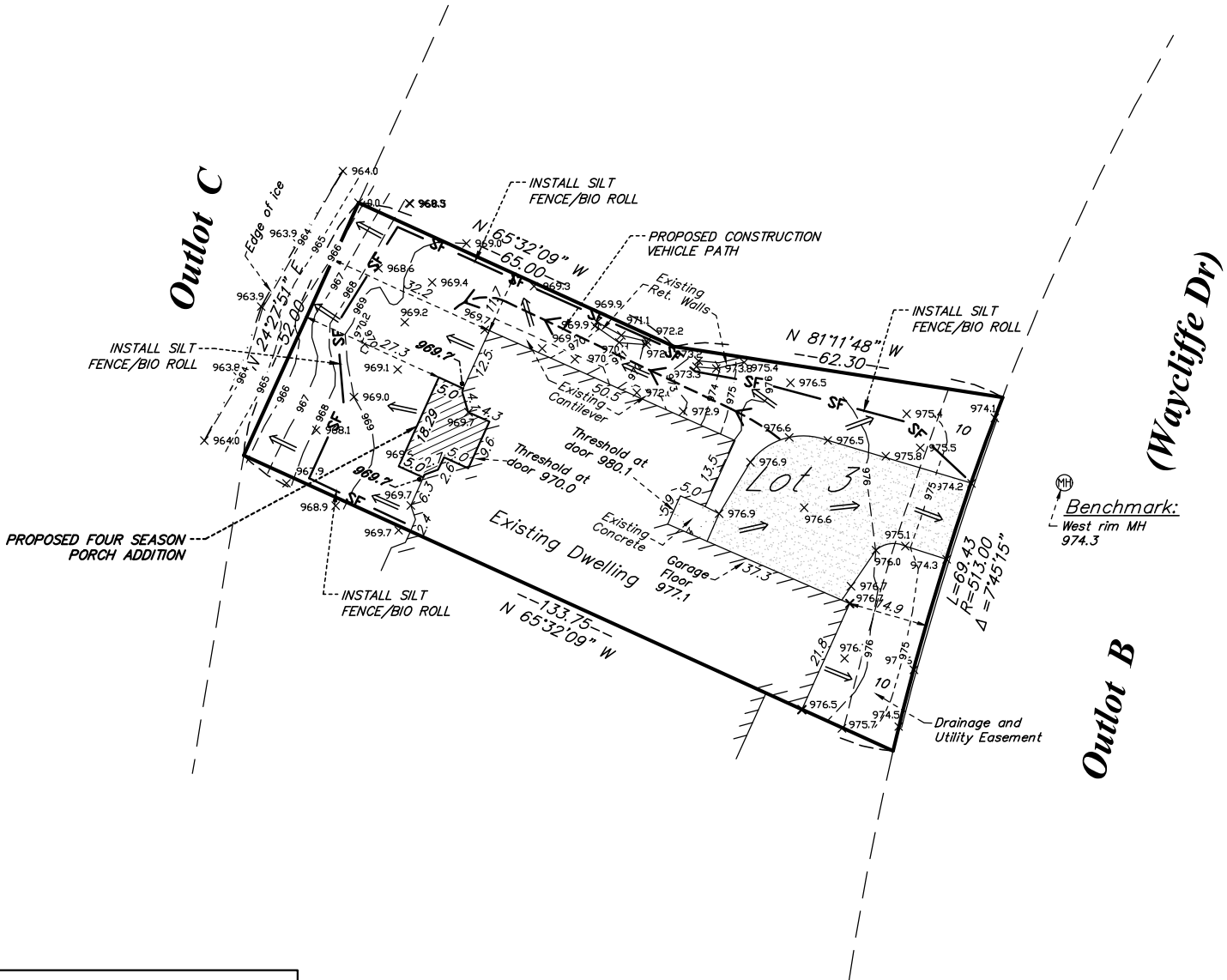
LEGEND	
	= CATCH BASIN
	= GAS METER
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= TREE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE
	=BITUMINOUS SURFACE
	= CONCRETE SURFACE

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE SCALE - 1" = 20'	CLIENT NAME / JOB ADDRESS	Advance Surveying & Engineering, Co.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE SURVEYED: DECEMBER 12, 2024	SHEET TITLE EXISTING CONDITIONS SURVEY	SHEET SIZE 17 X 22
			SATIN TOUCH, INC. 323 WAYCLIFFE DRIVE NORTH WAYZATA, MN	18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	 Thomas M. Bloom # 42379 LICENSE NO. DECEMBER 12, 2024 DATE	DATE DRAFTED: DECEMBER 12, 2024	DRAWING NUMBER 241762 TB	SHEET NO. S1

LEGAL DESCRIPTION:
Lot 3, Block 3, WAYCLIFFE 2ND ADDITION, Hennepin County, Minnesota.

- SCOPE OF WORK & LIMITATIONS:
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
 - Showing the location of observed existing improvements we deem necessary for the survey.
 - Setting survey markers or verifying existing survey markers to establish the corners of the property.
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 - Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
 - Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
 - Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
 - While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

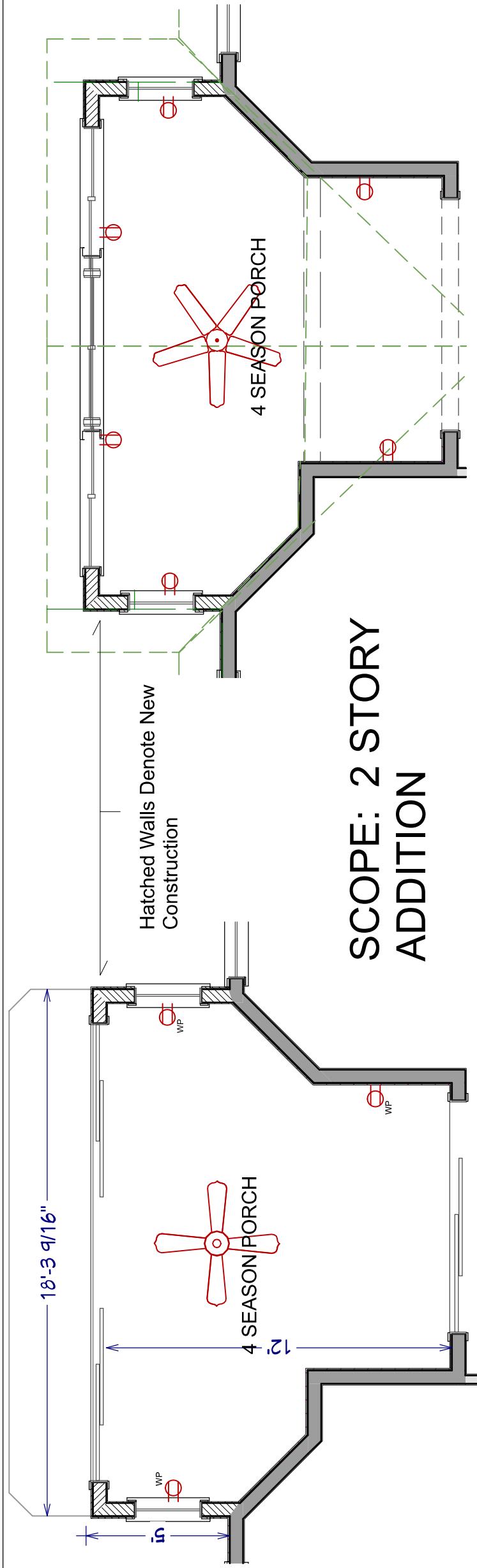
STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND		
	CATCH BASIN	
	GAS METER	
	FIRE HYDRANT	
	POWER POLE	
	MANHOLE	
	TELEPHONE PED.	
	ELEC. TRANSFORMER	
	WELL	
	GATE VALVE	
	LIGHT POLE	
	FENCE LINE	
	SANITARY SEWER LINE	
	WATER LINE	
	GAS LINE	
	STORM DRAIN LINE	
	OVERHEAD UTILITY LINE	
	EXISTING CONTOUR	
	EXISTING SPOT ELEVATION	
	PROPOSED SPOT ELEVATION	
	DRAINAGE ARROW	
	PROPOSED SILT FENCE/BIO ROLL	
	BITUMINOUS SURFACE	

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	2,620 Sq. Ft.	House	2,620 Sq. Ft.
Bituminous Driveway	917 Sq. Ft.	Four Season Porch	170 Sq. Ft.
Concrete Surfaces	173 Sq. Ft.	Bituminous Driveway	917 Sq. Ft.
Ret. Walls	21 Sq. Ft.	Concrete Surfaces	47 Sq. Ft.
		Ret. Walls	21 Sq. Ft.
TOTAL EXISTING HARDCOVER	3,731 Sq. Ft.	TOTAL PROPOSED HARDCOVER	3,775 Sq. Ft.
AREA OF LOT	7,251 Sq. Ft.	AREA OF LOT	7,251 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	51.5%	PERCENTAGE OF HARDCOVER TO LOT	52.1%

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE SCALE - 1" = 20'	CLIENT NAME / JOB ADDRESS SATIN TOUCH, INC. 323 WAYCLIFFE DRIVE NORTH WAYZATA, MN	Advance Surveying & Engineering, Co. 18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Thomas M. Bloom # 42379 LICENSE NO. DECEMBER 27, 2024 DATE	DATE SURVEYED: DECEMBER 12, 2024 DATE DRAFTED: DECEMBER 27, 2024	SHEET TITLE PROPOSED SURVEY DRAWING NUMBER 241802 JR	SHEET SIZE 17 X 22 SHEET NO. S1 SHEET 1 OF 1



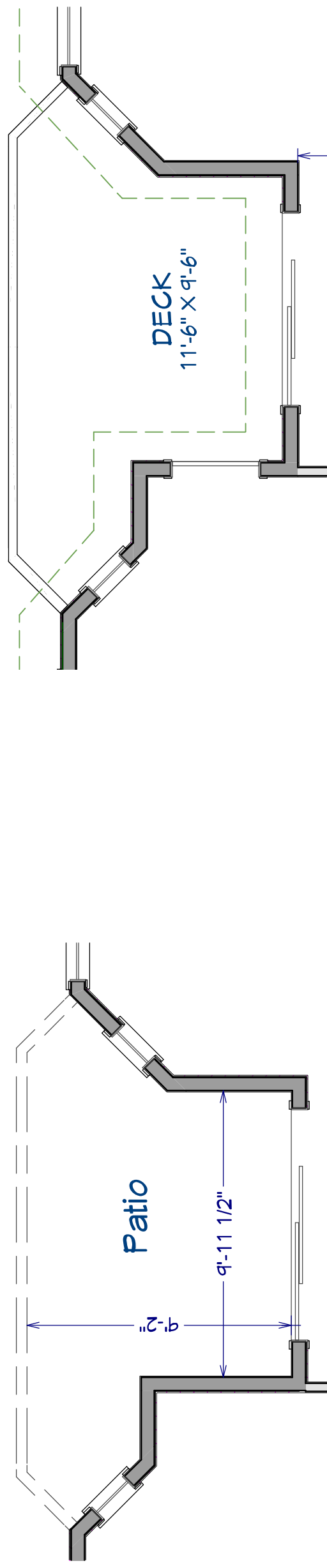
Hatched Walls Denote New Construction

4 SEASON PORCH

4 SEASON PORCH

PROPOSED 1st FLOOR

PROPOSED 2nd FLOOR



EXISTING 1st FLOOR

EXISTING 2nd FLOOR

SCALE: 1/4 INCH = 1 FOOT

DECK
11'-6" X 9'-6"

Patio

SATIN TOUCH, INC.
Homes Reinvented

DATE:

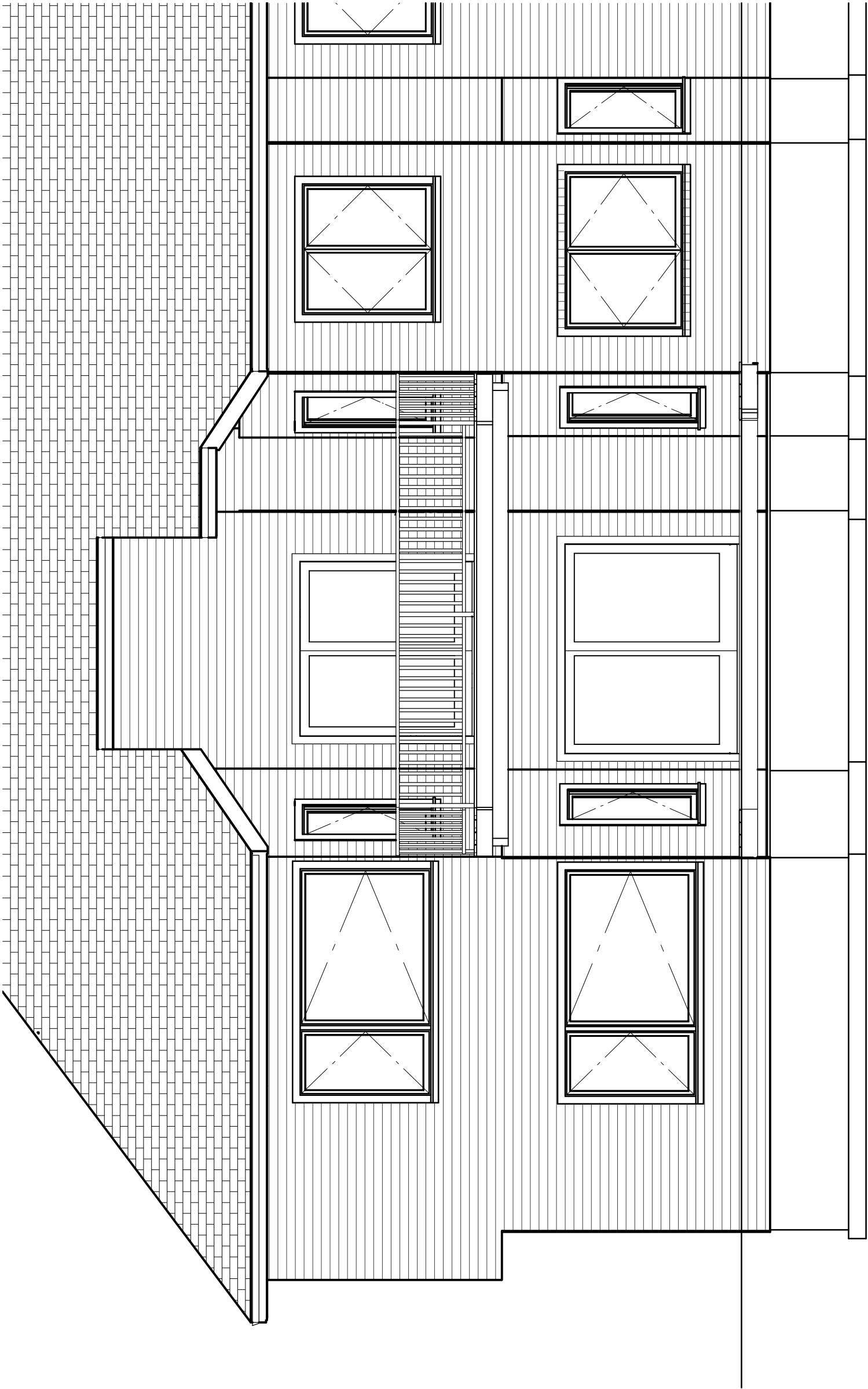
09/26/2024

ELVA KRANTZ
323 Waycliffe Drive
Wayzata, MN 55391

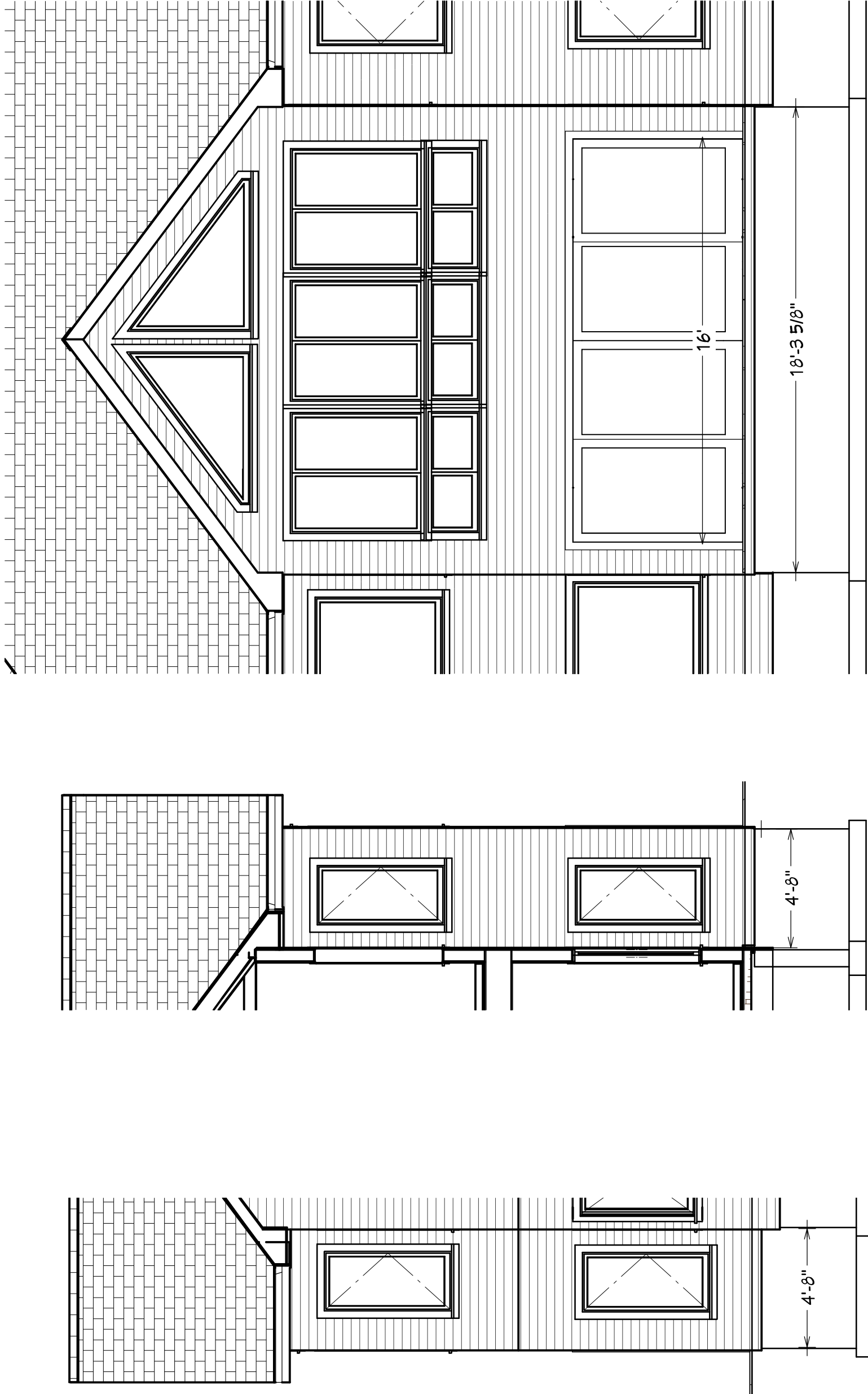
PAGE 2

EXISTING

SCALE: 1/4 INCH = 1 FOOT



PROPOSED EXTERIOR ELEVATION - 2 STORY ADDITION



LEFT ELEVATION

RIGHT ELEVATION

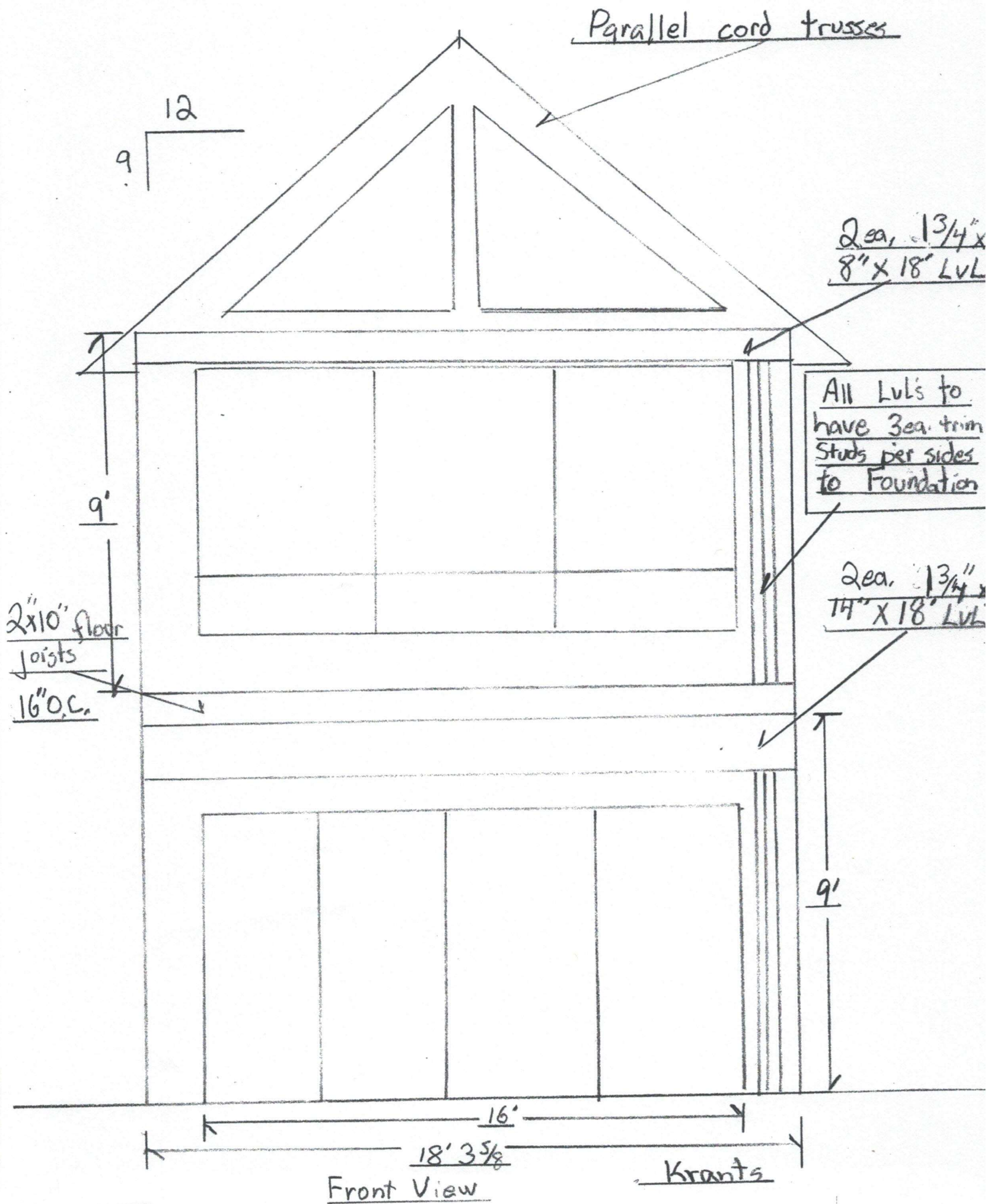
SCALE: 1/4" INCH = 1 FOOT

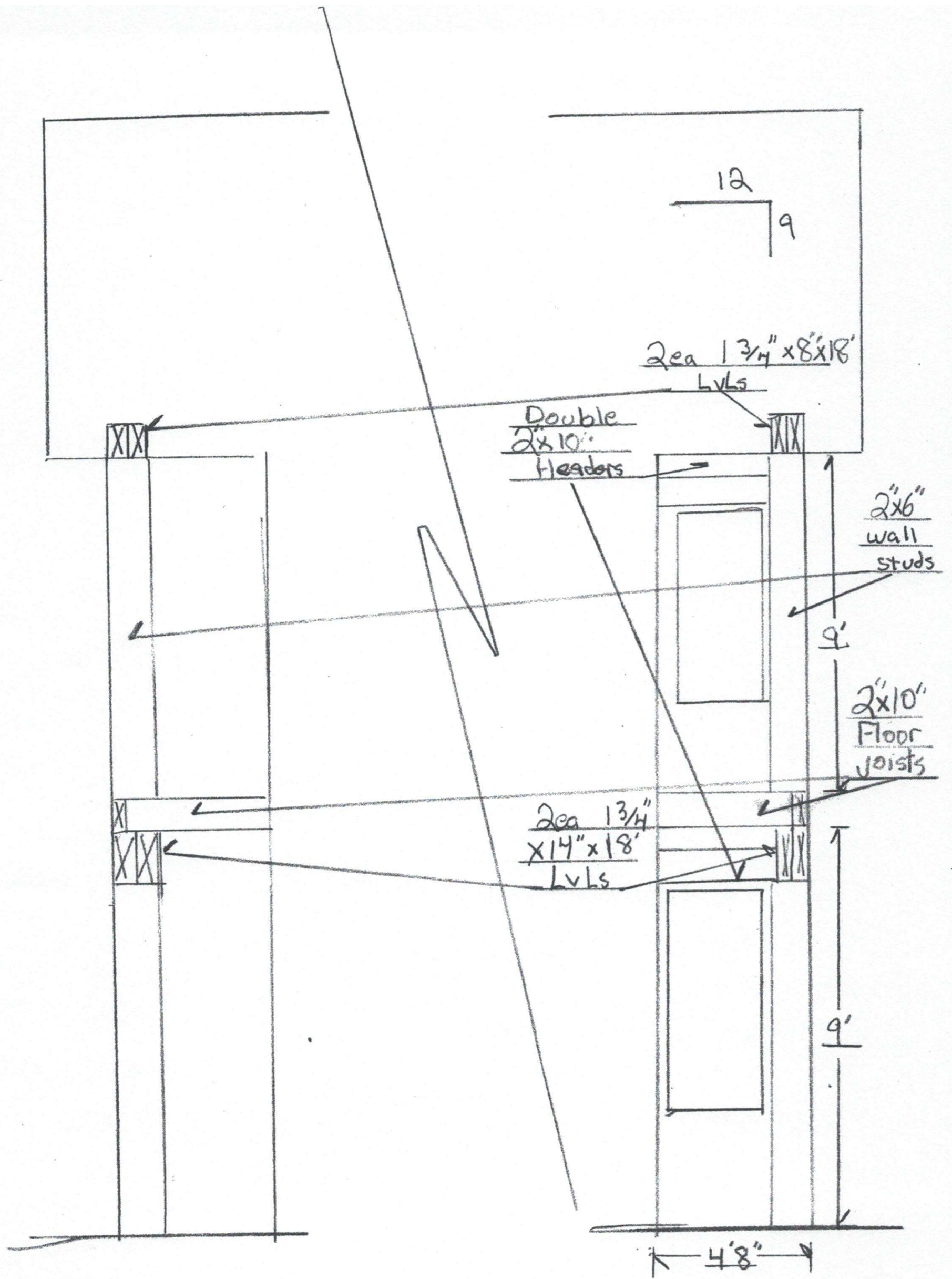
SATIN TOUCH, INC.
Homes Reinvented

ELVA KRANTZ
323 Waycliffe Drive N.
Wayzetta, MN 55391

DATE:

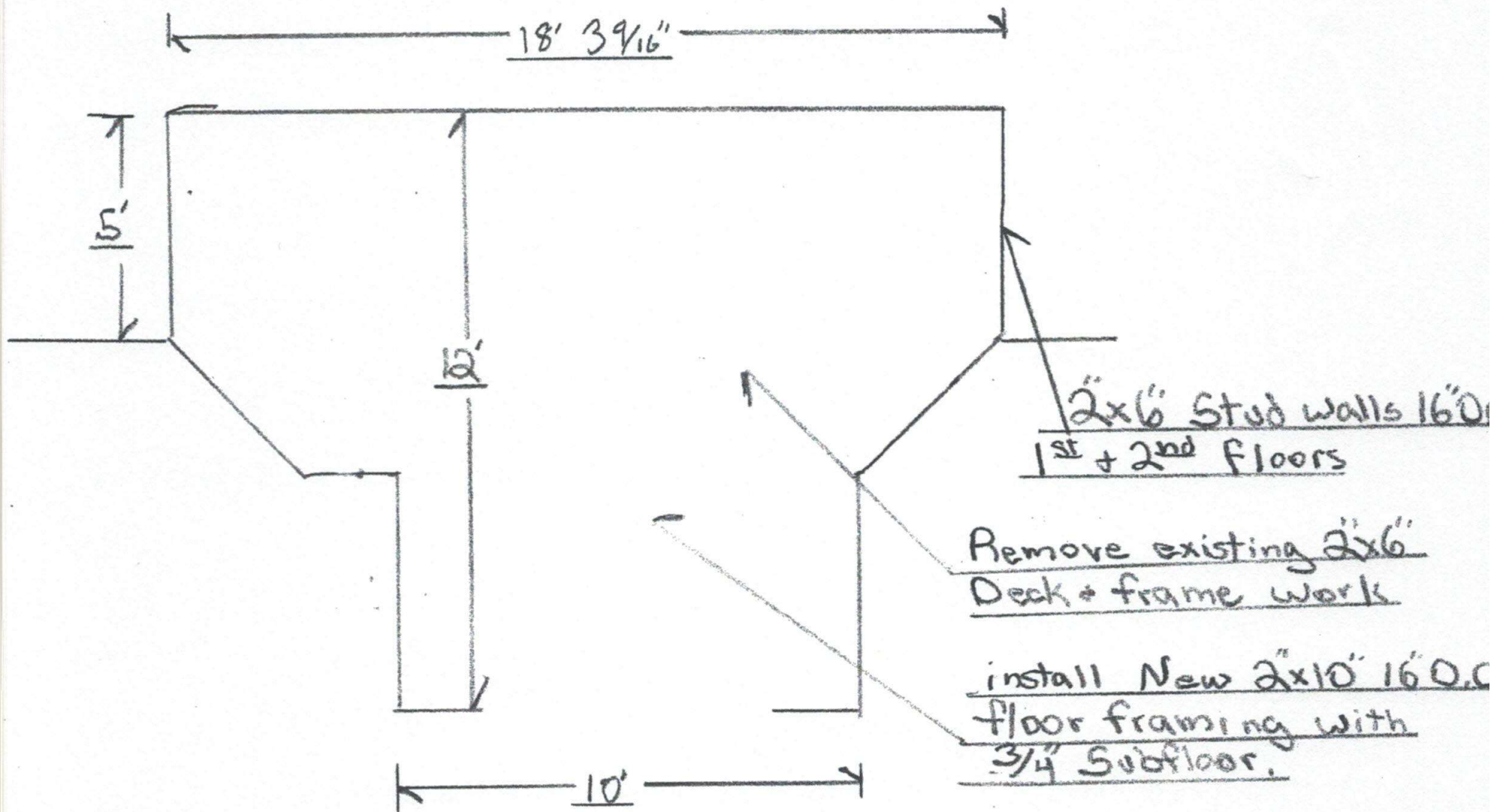
07/13/2024





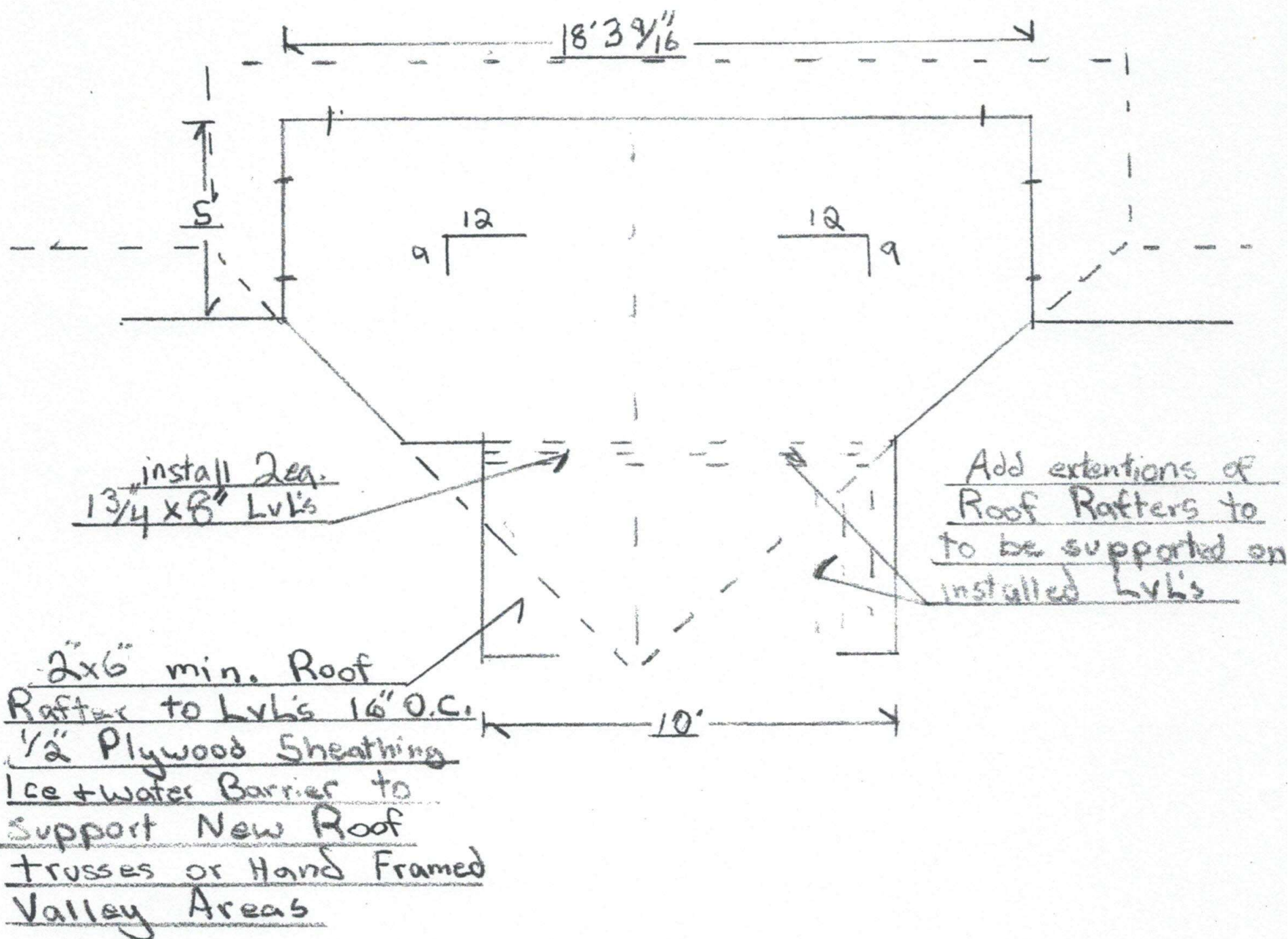
Side Views

Krants



Proposed 1st floor
Top View

Krants Job



Proposed 2nd Floor
top View

Krants Job

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MAY 5, 2025**

AGENDA ITEM 6. Public Hearing Items

a) 323 Waycliffe North Building Coverage and Impervious Surface Variances

Planning Consultant Johnson gave an overview of the requests for property located at 323 Waycliffe North for building coverage and impervious surface variances. She reviewed the project location, current zoning, zoning and land use of the surrounding neighborhood, existing conditions, and details of the variance requests. She highlighted comments received from the engineering department and explained that as of May 1, 2025, there had been no public comments received on this item.

At the conclusion of Ms. Johnson's overview, Chair Cameron asked if the Commission had any questions for staff.

Commissioner Ankeny asked if Ms. Johnson had stated that there was already a building that had done this same thing, and if that meant there was existing precedent.

Ms. Johnson stated that she had looked through City records and found one from 2004/2005, which was processed as a PUD amendment, not a variance, but stated that the City Council had approved it. She explained that this applicant wants to do essentially the same thing and enclose the existing deck that was situated similarly to the deck being referenced.

Commissioner Schwalbe asked if they were adding onto the deck to make this happen.

Ms. Johnson explained that they would be adding about 1-1.5 feet to the existing deck, and stated that the drawings were a bit misleading in making the space being added look larger than it was.

Commissioner Schwalbe asked how close it would be to the pond, and stated that this was a tight neighborhood.

Ms. Johnson stated that she believed that it would be between 50 and 60 feet to the pond.

Chair Cameron noted that what he was looking at says 27.3 feet to the property line, but he wasn't sure if that was the water. He noted that there was also a notation for 32.2 feet, which appeared to be on the back of the structure.

Ms. Johnson stated that she was looking at the wrong notation and clarified that to the proposed addition, it would be 27.3 feet and 32.2, but noted that the existing survey did not show what the distance was to the deck itself.

1 Mr. Sharpe stated that based on his estimates comparing the proposed survey and the existing
2 conditions survey that he estimated the porch would extend up to 3 feet closer to the property line.

3
4 Commissioner Schwalbe asked if it would be a two-story addition.

5
6 Ms. Johnson explained that it was currently an elevated deck and would be an elevated addition,
7 and clarified that there would be nothing above it. She stated that there was a patio on the lower
8 level and an elevated deck above it, and the proposal would be to replace the deck with a 4-season
9 addition, and the patio would remain.

10
11 Mr. Sharpe clarified that the ground floor would be fully enclosed as a 4 season room.

12
13 Commissioner Severson referenced the existing versus the proposed conditions, and asked if
14 putting on a roof meant that you lost some impervious surface. She explained that she was just
15 trying to figure out where the differences were in the percentages for lot coverage and impervious
16 surface from the existing to the proposed.

17
18 Mr. Sharpe explained that the primary difference was that right now, the deck was not considered
19 an impervious surface, because water can flow through it. He stated that secondarily, it was getting
20 larger as the angles of the current deck are squared off, so there ends up being additional square
21 footage. He stated that overall, it appears to be close to 1.5 to 2 feet further out, and noted that all
22 of these things add up to the increase that was reflected in the staff report.

23
24 Chair Cameron asked when this was zoned R-4.

25
26 Ms. Johnson stated that the research they did showed that it was constructed in the 1990s.

27
28 Chair Cameron stated that at some point, it was rezoned to R-4 after it was constructed.

29
30 Mr. Sharpe explained that he was not sure, but stated that it was possible that the impervious
31 surface coverages were not in place when this was initially adopted.

32
33 Commissioner Elg stated that he thought that it had been pointed out in the staff notes that the
34 impervious surface coverage amounts were not in place at that time.

35
36 Mr. Sharpe stated that he did not believe this property had been rezoned, but believed that the
37 impervious surface coverages, particularly with the shoreland, were adopted at a later date, after
38 the PUD had been adopted.

39
40 Chair Cameron asked if the City had created a non-compliance state for these homeowners.

41
42 Commissioner Ankeny stated that they were grandfathered in.

43
44 Mr. Sharpe stated that they became a legal non-conformity as the City was required to pass the
45 shoreland overlay requirements by the DNR. He noted that the City was not able to choose what
46 those requirements would be at the time they were adopted.

1
2 Commissioner Schwalbe stated that she understood this plan had gone to their HOA, and asked if
3 the Commission could assume that the neighbors were okay with what they were proposing.
4

5 Mr. Sharpe stated that he met with members of the HOA this afternoon, who informed the City
6 that this proposed development had not been reviewed by the association. He stated that an HOA's
7 private regulations were above and beyond the City's, and the City was not in charge of the HOA's
8 enforcement or its mechanisms. He suggested that the Commission ask the applicant this question
9 about whether the HOA had reviewed this item or not.
10

11 Chair Cameron asked for an explanation of the Stormwater Facilities Maintenance Agreement.
12

13 Mr. Sharpe explained that they are fairly standard, albeit time-consuming, agreements. He
14 explained that they were time-consuming because staff needed to maintain them in perpetuity and
15 stated that they essentially set up an agreement with the property owner that is recorded against
16 the subject property, regardless of ownership. He stated that the agreement lives with the land and
17 ensures that the stormwater feature that was installed to mitigate the negative impacts from the
18 additional stormwater is still functioning in 5 -50 years. He stated that these types of agreements
19 are less common for single-family and duplex lots and more common in the City's commercial
20 zones.
21

22 Commissioner Elg asked how many units there were in this development.
23

24 Mr. Sharpe stated that he believed there were 22 around the pond and additional homes around the
25 lake. He explained that there had been two phases of the Waycliffe development, which appear to
26 have been on the west side and the east side.
27

28 Commissioner Elg stated that there was already one home that had done this, and if this was
29 approved, there would be two in the neighborhood. He asked if that meant that eventually every
30 unit could also do the same thing and potentially create stormwater control issues that may be
31 difficult to mitigate.
32

33 Mr. Sharpe stated that the Assistant City Engineer's review found that, with the Stormwater
34 Maintenance Agreements, and those willing to have them recorded against the property in
35 perpetuity, the intent of them would be to offset the treatment of this area. He explained that
36 everyone around the pond could do this while still maintaining the overall function of the
37 stormwater system, as long as they had their private systems that were essentially over and above
38 the original design of the system.
39

40 There being no further questions for staff, Chair Cameron invited the applicant to address the
41 Commission.
42

43 John Krantz, 323 Waycliffe Drive N, stated that he brought some photographs and explained that
44 there have been a lot of porches that have been enclosed either on just the top, or both the top and
45 bottom through this area, and it wasn't just the one that they had referenced. He stated that they
46 had complied with the HOA requirements and explained that in the HOA bylaws, it says that they

1 needed to get signatures from the neighbors on each side of them, and had also submitted plans to
2 the HOA management company in June of 2024.

3
4 Commissioner Elg asked if the HOA management company had taken this to the HOA Board, and
5 if the HOA Board had taken any action.

6
7 Mr. Krantz stated that he did not know and explained that, according to their bylaws, that was not
8 part of the process.

9
10 Commissioner Elg stated that he had lived in an association neighborhood for 18 years and felt it
11 was Mr. Krantz's responsibility to know what the association said regarding his development
12 because he was part of the community.

13
14 Mr. Krantz stated that he did know and explained that they had replied that it was approved.

15
16 Commissioner Schwalbe asked if the HOA had any concerns or qualifications that they brought to
17 Mr. Krantz.

18
19 Mr. Krantz stated they had not expressed any concerns and had approved it as it was being
20 presented today.

21
22 Commissioner Schwalbe stated that when this development was built, Wayzata was a small city
23 that was rapidly growing and it knew that there were concerns about the lot coverage and
24 impervious surface, but noted that it seemed like the City had gotten more strict on that over the
25 years. She stated that they are a small community that was very close to the best lake in the area,
26 and explained that she had some concerns. She noted that this was a very tight neighborhood and
27 she felt that they could only be so tight. She asked if making small changes to many different
28 properties was a concern for the City, as a whole.

29
30 Mr. Sharpe stated that he was not an engineer, but small cumulative effects are an item of concern,
31 but when they are fed into private stormwater systems, such as this one, that mitigates some of the
32 concerns. He stated that, eventually, it comes down to the higher-level policy direction from the
33 Planning Commission and the City Council in terms of how to start reviewing the cumulative
34 impacts rather than the small impacts of a single property. He stated that he had spoken with the
35 Assistant City Engineer about this topic, so it was being discussed by staff. He noted that typically
36 the primary concern was to ensure that these systems function now and into perpetuity rather than
37 as a cumulative effect, as a whole. He explained that because these systems treat the stormwater
38 effectively, they are of less concern than if they were not maintained. He noted that there are
39 materials available that were provided with the building permit materials from the review by the
40 Waycliffe association. He clarified that the City does not check into the veracity of these and had
41 not determined if these were official association documents or not, but wanted to mention the
42 documents since this was mentioned by Commissioner Elg. Mr. Sharpe stressed that this was not
43 a matter for the Planning Commission or City Council to weigh in on the private matters of the
44 association.

1 There being no additional questions from the Commission for the applicant, Chair Cameron
2 opened the public hearing on the application at 7:00 pm.

3
4 Mr. Sharpe stated that there were no people who called in to the meeting that have asked to speak
5 at the public hearing.

6
7 There being no one wishing to comment on the application in person at City Hall or online, Chair
8 Cameron closed the public hearing at 7:00 pm.

9
10 Chair Cameron asked the Commission to share their thoughts and feedback on the application.

11
12 Commissioner Severson stated that if this were a 'known' thing, why wouldn't they come back
13 and ask for a PUD amendment to allow this.

14
15 Ms. Johnson stated that she believed that was the goal of the development agreement change a few
16 years ago, because they did not want to come back every time to amend the PUD for small
17 additions, such as this one. She explained that they chose to take that parameter out of the
18 development agreement, so anything that comes forward for things like additions or impervious
19 surface variances, will be treated as variances rather than a PUD amendment. She noted that she
20 did not think this would be something that they would amend a PUD development agreement for
21 because they had just amended it a few years ago to take that language out.

22
23 Chair Cameron stated that it sounded like many of these properties already were not conforming.

24
25 Ms. Johnson stated that because this was developed so long ago, it essentially had evolved into a
26 legal non-conforming situation for many of the buildings and properties. She noted that it was
27 fairly common in this neighborhood for the impervious surface coverage and lot coverage amounts
28 to be over the City requirements.

29
30 Commissioner VanLoy stated that he drove through the neighborhood and found it was very
31 difficult to see the back of the buildings. He noted that typically for these types of developments
32 the purchaser would have a list of things that could be added and wondered if some of these 3
33 season porches referenced by the applicant, weren't options that were provided at the time these
34 were built, since there was only one request to add one afterwards. He stated that there appeared
35 to be a disconnect between what the applicant had indicated was already in the neighborhood.

36
37 Mr. Sharpe stated that the City did not know whether that was an original option on these units.

38
39 A gentleman from the audience asked to address the Commission.

40
41 Chair Cameron asked him to step to the microphone and introduce himself.

42
43 John Zuber, Satin Touch Construction, explained that he was the applicant's designer for this
44 project, and before he started, he walked about the neighborhood. He stated that many of the
45 enclosed porches appear to have been done at the time of their original construction.

1 Commissioner Severson stated that she would have liked to see this be the same footprint as the
2 existing deck.

3
4 Commissioner VanLoy stated that, from his standpoint, he felt it was generally the same size and
5 would not look out of place. He noted that as long as the stormwater was taken care of, he felt this
6 was a reasonable request.

7
8 Commissioner Elg stated that he did not see an inconsistency with the Comprehensive Plan and
9 saw this request as neutral. He stated that he felt the plans were beautiful, which may make it a
10 positive, and felt the variance request was reasonable and would not alter the character of the
11 neighborhood.

12
13 Commissioner Plantan stated that she was also in favor of this application and felt that it added to
14 the character and livability of the neighborhood.

15
16 Commissioner Ankeny stated that she was also in favor of recommending approval of this variance
17 request.

18
19 Commissioner Schwalbe stated that she agreed with the comments, even though she was a bit
20 reluctant.

21
22 Chair Cameron stated that he agreed with the comments already shared by the Commission.

23
24 Commissioner Schwalbe suggested that they add a condition to their recommendation that this
25 would be subject to the applicant being vigilant about the Stormwater Facilities Agreement with
26 the City, which was mentioned in the staff report by the City Engineer.

27
28 Mr. Sharpe explained that for projects like this, that would be a standard condition of approval.
29 He noted that if the Commission wanted to recommend it, it would not hurt the motion to have it
30 added as a recommended condition from the Commission.

31
32 There being no further discussion, Chair Cameron asked for a motion on the application.

33
34 Commissioner Schwalbe made a motion, seconded by Commissioner Elg, to direct staff to prepare
35 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
36 recommendation of approval for 323 Waycliffe North Building Coverage and Impervious Surface
37 Variance for review and adoption at the next Planning Commission meeting, subject to the
38 applicants diligent observation of the Stormwater Facilities Agreement with the City of Wayzata.

39
40 City Attorney Schelzel stated that he appreciated the sentiments of Commission Schwalbe, but he
41 would recommend that the applicant enter into that agreement, and staff can simply note the
42 Commission's admonition to the applicant. He noted that he did not believe the motion language
43 needed to be amended, but wanted the Commission to understand how this would be written into
44 the report and recommendation.

45
46 The motion carried unanimously.



City of Wayzata City Council Agenda Report

MEETING DATE: June 3, 2025	AGENDA ITEM: 9.b
TITLE: Consider Adoption of Resolution 18-2025 Approving a Fence Height and Opacity Variance at 1407 Holdridge Lane	
PROPOSED MOTION: To Adopt Resolution 18-2025 Approving a Fence Height and Opacity Variance at 1407 Holdridge Lane	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The Planning Commission and staff recommend adoption of Resolution 18-2025 approving a fence height and opacity variance at 1407 Holdridge Lane.

FINANCIAL OR BUDGET CONSIDERATION:

Typical fees, including permit fees, would be collected if approved.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

The City strives to manage thoughtful development that balances property rights with the existing character of Wayzata's unique residential neighborhoods.

BACKGROUND:

Applicants Adam Elg and Roger Miller, have submitted a development application requesting a front yard fence variance to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard. The fence is proposed to extend into the front yard at 6 feet tall with 100% opacity where code allows a fence at 75% opacity and a maximum height of a fence at 4 feet. The Planning Commission reviewed this item at its public hearing on May 5, 2025 and unanimously recommended approval of the report and recommendation on May 19, 2025.

ATTACHMENTS:

1. 1407 Holdridge Ln - Draft Resolution Approving Fence Variance 1407 Holdridge
2. 1407 Holdridge - PC Report and Recommendation - 1407 Holdridge Lane Fence Variance
3. 1407 Holdridge Ln -Staff Report
4. 1407 Holdridge Ln - Fence Proposal
5. 1407 Holdridge Ln - PC.05.05.2025 Minutes Excerpt

RESOLUTION NO. 18-2025**RESOLUTION APPROVING
FENCE VARIANCE AT 1407 HOLDRIDGE LANE**

WHEREAS, Applicant and property owners Adam Elg and Roger Miller (collectively, “Applicant”) have submitted an application (the “Application”) requesting a front yard fence variance for height and opacity to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard at 1407 Holdridge Lane, legally described on Attachment A (the “Property”); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on May 5, 2025, and adopted a Report and Recommendation to the City Council to approve the Application on May 19, 2025, a copy of which is attached to this Resolution as Attachment B (the “PC Report and Recommendation”).

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable standards and requirements of Wayzata’s Zoning Ordinance.

B. Based on the foregoing, the Front Yard Fence Variance, as defined in the PC Report and Recommendation, is hereby **APPROVED**, subject to the following conditions:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the fence project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
2. The Applicant must build and complete the fence in conformance, in all material respects, with the plans described in the Application.

3. 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 City Council this 3rd day of June 2025.

Andrew Mullin, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on June 3, 2025.

Kathy Leervig, City Clerk
SEAL

Attachment A

Legal Description of Property

Attachment B

PC Report and Recommendation

Attachment A

Legal Description of Property

Lot 1, Holdridge, Hennepin County, Minnesota. Torrens Property.

DRAFT

Attachment B
PC Report and Recommendation

DRAFT

WAYZATA PLANNING COMMISSION**May 19, 2025****REPORT AND RECOMMENDATION OF APPROVAL OF FENCE VARIANCE
AT 1407 HOLDRIDGE LANE**

SUMMARY OF RECOMMENDATION

1. Approval* of Fence Height and Opacity Variance

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

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 Project. Applicant and property owners Adam Elg and Roger Miller (collectively, "Applicant") have submitted an application (the "Application") requesting a front yard fence variance for height and opacity to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard at 1407 Holdridge Lane, legally described on Attachment A (the "Property").
- 1.2 Application Request. The Applicant is requesting approval of the following variance:
- A. Front Yard Fence Variance for Height and Opacity (Sec. 918.01.E.2): A variance of 2 feet over the maximum allowed height of 4 feet, and a 25% increase in opacity over the maximum allowed 75%, for a new fence in the front yard that is 6 feet high with 100% opacity (the "Front Yard Fence Variance").
- 1.3 Property. The street addresses, property identification numbers, and owners of the Property are as follows, and the legal description of the Property is attached.

Address	PID	Owner/s
1407 Holdridge Lane	0511722410001	Adam G Elg & Roger Miller

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

Zoning:	R-1 Low Density Single Family
Comp Plan:	One (1) Acre Single Family
Overlay Districts:	N/A
Design District:	N/A

- 1.5 Notices and Public Hearing. In accordance with City Neighborhood Notification policy, the Applicant sent a letter on the Application to all residents located within 500 feet of the Property on April 10, 2025. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 24, 2025 and mailed to all property owners and residents who rent that are located within 500 feet of the Property on March 4, 2025. A public hearing on the Application was held at the May 5, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:
- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
 - D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
 - E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variance. The Front Yard Fence Variance requested (the "Variance") is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. The following conditions are met for the Variance:
 - A. The Applicant has established that there are practical difficulties in complying with the applicable front yard fence standards for the Property.
 - B. The Variance requested is reasonable in that the proposed extension of an existing fence at the same height and opacity is unlikely to negatively affect any surrounding property, and will provide needed visual screening and sound damping from the busy adjacent highway and large auto dealership across the highway, as well as reduce the impact of high winds.
 - C. The Variance is due to circumstances related to the unique conditions of the Property that abuts the highway and its proximity to the auto dealership across the highway, and are not created by the Applicant.
 - D. The Variance would not alter the essential character of the locality in that, as noted above, the Variance will allow for the natural extension of an existing fence at the same height and opacity, and will be constructed with materials and design that fit the home on the Property.
 - E. The practical difficulties necessitating the Variance are not solely economic in nature.
 - F. The uses associated with the Variance are permitted within the Zoning District.
 - G. The Applicant has provided the reasons that the Variance is justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Front Yard Fence Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction and follow all laws and regulations applicable to the fence project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the fence in conformance, in all material respects, with the plans depicted in the Application.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of May 2025.

Attachment A
Legal Description of Property

Lot 1, Holdridge, Hennepin County, Minnesota. Torrens Property.

DRAFT



**Staff Report
Wayzata Planning Commission
March 10, 2025**

Project Name: Holdridge Fence Extension/Variance
Approval Request: Variance – Front Yard Fence Height and Opacity
Applicants: Adam Elg and Roger Miller
Addresses of Request: 1407 Holdridge Lane
Prepared by: Alex Sharpe, Community Development Director
“120 Day” Decision Deadline: June 19, 2025

Development Application Introduction

Applicants Adam Elg and Roger Miller, have submitted a development application requesting a front yard fence variance to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard.

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

Address	PID	Owner
1407 Holdridge Lane	0511722410001	ADAM G ELG & ROGER MILLER 1407 HOLDRIDGE LA WAYZATA MN 55391

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

Current Zoning:	R-1 Low Density Single Family
Comprehensive Plan Designation:	One (1) Acre Single Family
Overlay Districts:	N/A
Design District:	N/A

Project Location

The property is located south of Wayzata Boulevard and at the northwest end of Holdridge Lane.

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. Variance – Front Yard Fence Height and Opacity (§918.01.E.2): The applicant is requesting a variance of 2 feet over the maximum height of 4 feet and a 25% increase in opacity over the allowed 75% maximum, for a total of 6 feet in height and 100% opacity for a fence in the front yard.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 24, 2025. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on March 4, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 10, 2025.

Public Comments

As of April 29, 2025, two public comments have been received in support of the applicant's proposal.

Existing Conditions

The lot currently has an existing six-foot fence (100% opaque/wood) on the northeast side of the house. That fence is 110 feet long but ends in the middle of the property line on the north side of the house. The house is situated on the south side of Wayzata Boulevard, which is also south of the existing commercial area/car dealerships on the north side of Wayzata Boulevard.

Proposed Conditions and Analysis of Application

The fence is proposed to be six feet tall, 100% solid, and 100 feet long. The proposed wooden fence will connect to the existing wooden fence on the property. In residential front yards (this lot has two front yards given its location on Holdridge Lane and Wayzata Boulevard), fences are required to be 4 feet tall or shorter and 75% solid or less.

The proposed fence does not fall under any City Code provisions requiring/enabling 6-foot tall, solid privacy fences. Therefore, the proposed fence is treated as a potential variance.

Analysis of Application

Variance – Front Yard Fence (§918.01.E.2)

1407 Holdridge Lane

The existing privacy fence (in black) spans most of the length of the property line along Wayzata Blvd, ending a few feet from the west property line. The new fence (in red) is proposed to be installed generally parallel to the property line (in yellow dash).



Department Comments

Engineering Department:

- The Engineering Department has no comments on the application.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider whether a practical difficulty exists. When considering a practical difficulty, state statute and code utilize the following criteria:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the variance alter the essential character of the locality?
5. Economic considerations alone shall not constitute a practical difficulty.

Action Steps

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

Attachments

1. Existing Survey
2. Narrative
3. Proposed Site Plan
4. Existing Photos

Applicable Code Provisions for Review

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

2040 Comprehensive Plan – Residential Goals

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

Variance Standards – City Code Chapter 905

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

Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and

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

Fencing and Screening – City Code Chapter 918

Except as may be provided herein, fences not exceeding 48 inches in height and consisting of no more than 75 percent solid matter may be permitted in front of the front building line as established by the primary structure on the lot.

Proposal for Fence Variance at 1407 Holdridge Ln, Wayzata

Rationale: Mitigate unique challenges of property and reduce negative impacts of location.

- Desire to block view of highway and large car dealerships.
- May provide some sound reduction.
- Will act as a snow fence to reduce drifting snow across driveway.
- Increased safety by reducing view of property from Wayzata Blvd and Hwy 12.

Fence Details:

- 6 feet tall and 100 feet in length.
- 100 percent opaque.
- Constructed of western cedar.
- Will match existing fence (6 feet tall and 110 feet long) on NE side of house.

Description:

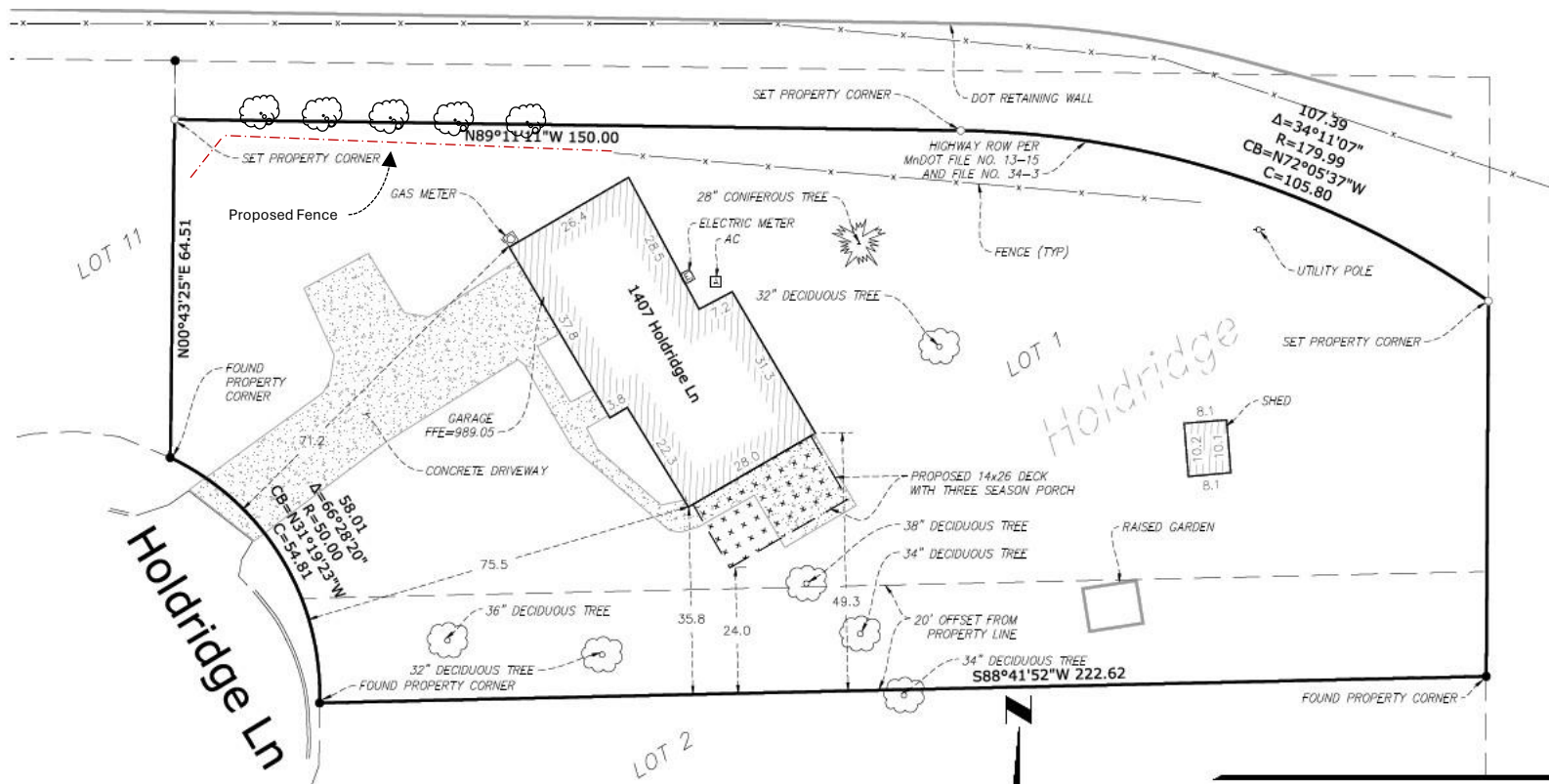
The fence will sit atop a 10 foot tall retaining wall along Wayzata Blvd and barely visible by passers by on the boulevard or Hwy 12 as it will be set back from the retaining wall by 20 feet and obstructed by trees and lilac bushes.

Thank you for your consideration!

Adam Elg & Roger Miller

Proposed Fence at 1407 Holdridge Ln.





DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Holdridge Except Highway, Hennepin County, Minnesota

Survey Notes

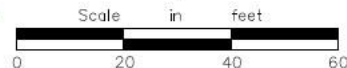
1. Bearings are based on the Hennepin County Coordinate System.
2. Client Name: Adam Elg
3. Site Address: 1407 Holdridge Ln Wayzata
4. This survey is based on the legal description as provided by the Client
5. This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
6. Do not reconstruct property lines from building ties

MINNESOTA LAND SURVEYOR CERTIFICATION

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.

Dated this 10th day of May, 2022.

Kelly D Ness
Kelly D Ness Minnesota License No. 45847



Linetype & Symbol Legend

- FOUND IRON MONUMENT
- SET IRON MONUMENT

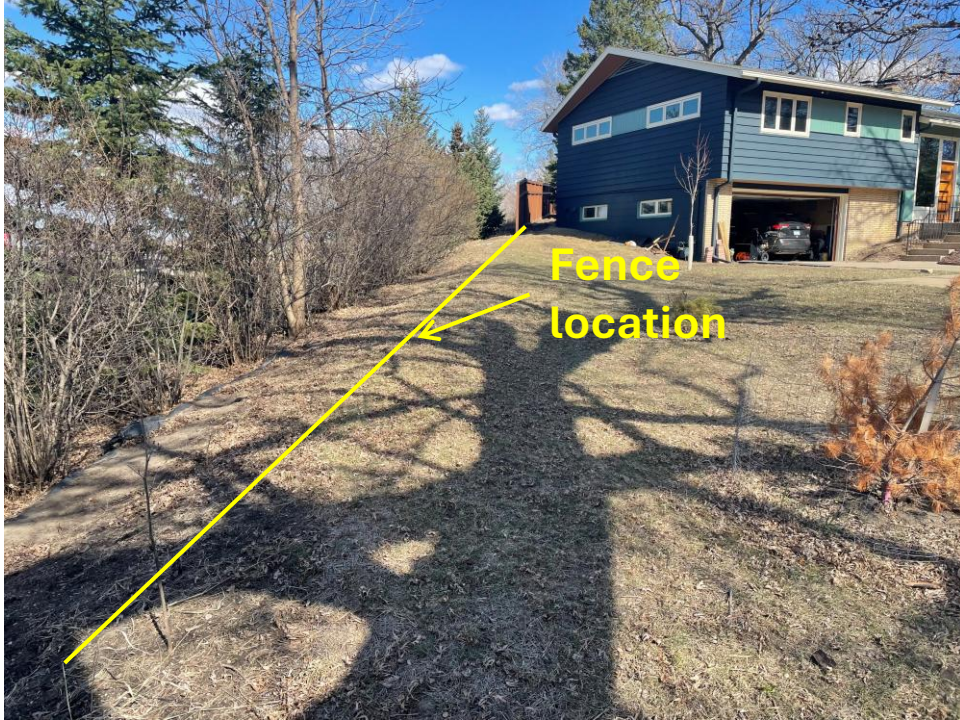
SKYSURV

5775 Wayzata Blvd #700
St Louis Park, MN 55416
info@skysurv.us

Certificate of
Survey

Project No.	
Date of Survey	
Surveyor's Name	
Client's Name	
Address	
City	
State	
Zip	





**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MAY 5, 2025**

AGENDA ITEM 6. Public Hearing Items

a) 1407 Holdridge Lane Fence Variance

Mr. Sharpe gave an overview of the fence variance request for 1407 Holdridge Lane. He reviewed the project location, guiding and land use, zoning, existing conditions, and details of the proposed fence location. He highlighted some of the rationale given through the applicant's narrative that was submitted with the application. He noted that the Engineering Department had no comments on this proposal and that the City had received 2 public comments as of May 5, 2025, that were in favor of the project, which had been left at the dais.

At the conclusion of Mr. Sharpe's presentation, Chair Cameron asked if there were questions from the Commission for staff.

Commissioner Schwalbe noted that the fence looks like it was actually on the side of the home and not the front.

Mr. Sharpe stated that when fences are adjacent to a roadway, they are considered a 'front' within the City's code.

Commissioner Severson asked if that meant that the current fence was non-conforming.

Mr. Sharpe stated that it was an interesting nuance that he had to discuss with the City's planning consultant. He explained that when it was technically within the full rear of the home, and because of its height being significantly above, it was likely that it was deemed sufficient at the time, but felt it was a worthy nuance for the Commission to note.

Commissioner Schwalbe asked if the view from the frontage road would be that a good deal of the fencing would be behind the row of trees.

Mr. Sharpe stated that, according to the survey, the answer would be 'yes'.

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

Applicant Adam Elg, 1407 Holdridge Lane, stated that when he received his permit for the northeast fence, he was told that from the back north corner of the home to the front north corner was considered the side yard and could be 4 feet tall and 100% opaque. He stated that they also told him that from the front corner to the front property line was considered front yard and could only be, at the time, 50% opaque and 4 feet tall. He stated that it was a bit different, but wasn't sure if it had something to do with the street or if it was just two different interpretations. He stated

1 that he felt the pictures that were submitted spoke for themselves, and explained that this request
2 has been a long time coming because the view is atrocious, and they also have very bad northwest
3 winds during the winter and summer months. He stated that they were hopeful that if the fencing
4 variance was approved that they would also see a bit of reduction in the winds on their property.
5 He stated that there was a row of evergreens and a row of lilacs that face Highway 12 and Wayzata
6 Boulevard that will block the fence. He stated that he felt the only people who would be able to
7 see the fence would be themselves and anyone driving down Holdridge Lane. He explained that
8 they wanted to do something a bit different with the design by doing horizontal cedar, which was
9 more in line with mid-century modern architecture and landscape design. He explained that he
10 has also planned on installing shrubbery and flowering areas in front of the fence because they
11 wanted to attract more bees and pollinating insects.

12
13 Commissioner Schwalbe asked if some parts of the fence would be horizontal and others vertical.

14
15 Mr. Elg acknowledged that the existing fencing would remain the same, but explained that they
16 would never see the two kinds of fencing together.

17
18 Commissioner Schwalbe asked if the dealership kept their lights on all night long.

19
20 Mr. Elg stated that they do keep the lights on all night long, which was why they had installed
21 thick blinds on their bedroom windows.

22
23 Chair Cameron asked about the property line to the retaining wall, and asked if there was a
24 significant easement located behind the fence.

25
26 Mr. Elg stated that it was about 20 feet, but wasn't sure it was an easement. He explained that the
27 City used to mow one strip with their riding mower up against the wall, but they stopped doing
28 that after they had moved in. He stated that they were fine with that because they liked the wild
29 flowers and things that grow back there.

30
31 There being no questions from the Commission for the applicant, Chair Cameron opened the public
32 hearing on the application at 7:28 pm.

33
34 Mr. Sharpe stated that there were no people who called in to the meeting that have asked to speak
35 at the public hearing.

36
37 Chair Cameron noted that the Commission had received copies of the 2 public comments that were
38 submitted, which were both in favor of this request.

39
40 There being no one wishing to comment on the application, Chair Cameron closed the public
41 hearing at 7:28 pm.

42
43 Chair Cameron asked the Commission to share their thoughts and feedback on the application.

44
45 Commissioner Ankeny stated that she felt the request was reasonable.

1 Commissioner Severson stated that she agreed and did not think anyone would be able to see the
2 fence.

3
4 There being no further discussion, Chair Cameron asked for a motion on the application.

5
6 Commissioner VanLoy made a motion, seconded by Commissioner Ankeny, to direct staff to
7 prepare a draft Planning Commission Report and Recommendation with appropriate findings
8 reflecting a recommendation of approval for 1407 Holdridge Lane Fence Variance for review and
9 adoption at the next Planning Commission meeting.

10
11 The motion carried unanimously.

12
13 Commissioner Elg rejoined the Commission at the dais.

14
15 **AGENDA ITEM 7. Other Items:**

16
17 **a) Review of Development Activities**

18
19 Mr. Sharpe stated that 150 Broadway Avenue was under construction and explained that a portion
20 of the roadway had been blocked off because they were digging out foundations. He stated that
21 this was for a ground-floor office with upstairs residential use. He stated that 641 Lake Street had
22 received the demolition and other various permits, so the City can expect to see that work begin.

23
24 Chair Cameron asked if Xcel had withdrawn their application.

25
26 Mr. Sharpe confirmed that Xcel had withdrawn their application for the monopole but noted that
27 they intend to resubmit it sometime in the future with materials that were meant to address some
28 of the concerns raised by the Commission and the public with their initial application.

29
30 Commissioner Schwalbe stated that demolition was beginning on Lake Street and noted that she
31 felt it was unfortunate that the City would be losing the 'Love Local' mural that was done by a
32 charming young woman just a few years ago.

33
34 Mr. Sharpe stated that the mural was briefly discussed at the Art Steering Committee, but they
35 were unsure how the mural may be able to be retained. He explained that the City had let the
36 applicant know that if there was a way to pay homage to it or replicate it in some way with the
37 new development that the City would encourage that approach.

38
39 **b) Planning Commission Meeting Schedule**

40
41 **AGENDA ITEM 8. Adjournment.**

42
43 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

44
45 Commissioner Severson made a motion, seconded by Commissioner Plantan, to adjourn the
46 Planning Commission meeting.

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The motion carried unanimously.

The Planning Commission meeting was adjourned at 7:33 p.m.

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