



WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, January 26, 2026

6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - a. Approval of Meeting Minutes of January 5, 2026
- 5. Old Business Items**
- 6. Public Hearing Items**
 - a. Consider Application to Construct a Walser Lamborghini Dealership at 1022 & 1042 Wayzata Blvd E
- 7. Other Items**
 - a. Review of Development Activities

 - b. Planning Commission Meeting Schedule
- 8. Adjournment**

Upcoming Meetings:

City Council - February 10, 2026

Planning Commission - February 9, 2026

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: January 26, 2026	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of January 5, 2026	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the meeting minutes of January 5, 2026

ATTACHMENTS:

1. PC.01.05.2026

1
2 **AGENDA ITEM 6. Other Items:**

3
4 **a) Election of Chair and Vice-Chair**

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6 Commissioner Schwalbe made a motion, seconded by Commissioner Ankeny, to appoint
7 Commissioner Cameron to serve as Chair of the Planning Commission for 2026.

8
9 The motion carried unanimously.

10
11 Commissioner VanLoy made a motion, seconded by Commissioner Ankeny, to appoint
12 Commissioner Plantan to serve as Vice-Chair of the Planning Commission for 2026.

13
14 The motion carried unanimously.

15
16 **b) Review of Development Activities**

17
18 Community Development Director Sharpe explained that there has been a winter lull, and the City
19 had not received any applications for a few weeks. He noted that staff would be putting together a
20 summary of the 2025 Planning Commission activities to present to the Council in January or
21 February.

22
23 **c) Planning Commission Meeting Schedule**

24
25 Mr. Sharpe briefly reviewed the upcoming Planning Commission and City Council meeting
26 schedule.

27
28 Commissioner Severson noted that the liaison schedule had not been posted.

29
30 Mr. Sharpe explained that there was a discussion planned at the workshop in order to determine
31 the wishes of the Planning Commission related to the liaison schedule for 2026.

32
33 Chair Cameron recessed the meeting at 6:36 p.m. and reconvened at 6:45 p.m.

34
35 **d) Annual Commissioner Training & Code of Conduct Review**

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37 Mr. Sharpe and City Attorney Schelzel led the Annual Planning Commissioner Training and
38 reviewed pertinent information related to the Code of Conduct.

39
40 **AGENDA ITEM 7. Adjournment.**

41
42 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

43
44 Commissioner VanLoy made a motion, seconded by Commissioner Plantin, to adjourn the
45 Planning Commission meeting.

46

1 The motion carried unanimously.

2

3 The Planning Commission meeting was adjourned at 9:21 p.m.

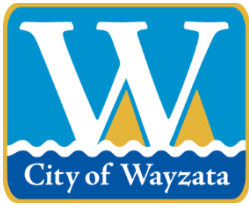
4

5 Respectfully submitted,

6 Kayla Atkins Rokosz

7 *TimeSaver Off Site Secretarial, Inc.*

8



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 26, 2026	AGENDA ITEM: 6.a
TITLE: Consider Application to Construct a Walser Lamborghini Dealership at 1022 & 1042 Wayzata Blvd E	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: 60 Day Deadline: February 27, 2026 120 Day Deadline: April 4, 2026	

BACKGROUND:

The applicant and property owner, Walser Real Estate, LLC, has proposed a Walser Lamborghini at 1022 and 1042 Wayzata Blvd E. The application includes the following:

- PUD General Plan
- Preliminary and Final Plat
- Vacation of Drainage and Utility Easements
- Required Parking Stall Variance
- Maximum Fence Height Variance
- Fence Location within the Front Yard Variance
- Parking Lot Setback Variance
- Access Spacing Variance
- Design Deviation for landscaping between the building and sidewalk

The attached staff report provides additional information on the project proposal.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Staff Report
2. Applicant Proposed PUD Narrative
3. Applicant Variance Narrative
4. Planset
5. Updated Elevations with Materials
6. Final Plat
7. Easement Vacation Exhibit
8. Photometric Plan
9. Fire Truck Turning Exhibit



**Staff Report
Wayzata Planning Commission
January 26, 2026**

Project Name: Lamborghini Minneapolis
Requests: Planned Unit Development (PUD) Concept Plan
Applicant: Walser Real Estate, LLC
Addresses of Request: 1022 and 1042 Wayzata Boulevard E
Prepared by: Alex Sharpe, Community Development Director

“60 Day” Deadline: 120 Day Extension to April 28, 2026

Development Application Introduction

The applicant, Walser Real Estate, has submitted a development application requesting approval of a Planned Unit Development (PUD) General Plan, Preliminary and Final Plat, variances, vacation of drainage and utility easements, and a design deviation to combine the two lots at 1022 and 1042 Wayzata Boulevard East and to construct a new building for an automobile dealership.

Property Information

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

Address	PID	Owner
1022 and 1042 Wayzata Boulevard E	06-117-22-41-0225 06-117-22-41-0019	Walser Real Estate, LLC

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

1022 and 1042 Wayzata Boulevard E	
Current Zoning:	C-3 Service District
Comprehensive Plan Designation:	Mixed Use Commercial/Residential

Project Location

The properties are located on the south side of Wayzata Boulevard in between Central Avenue and Huntington Avenue.

Map 1: Project Location



Application Requests & Summary

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

- PUD General Plan (§ 933.06): The applicant has proposed PUD General Plan to combine the two properties, construct a new building for an automobile dealership at 1022/1042 Wayzata Boulevard East.
- Preliminary and Final Plat (§1003.02 & 1003.03): The applicant is proposing to combine 1022 and 1042 Wayzata Boulevard East into a single lot. A portion of this property is unplatted.

- Vacation of drainage and utility easements (§674.07): The applicant is proposing to vacate drainage and utility easements established around the perimeter of 1022 Wayzata Blvd that were established when it was platted in 2019. The applicant will then rededicate easements around the perimeter of the combined parcel if the project is approved.
- Variance to the required parking stalls (§920.11): 34 parking stalls are required. The applicant is seeking a 5 stall variance for employee parking. 15 of the stalls provided will not be accessible to the general public as they are located in the secure underground garage. 5 employee dedicated stalls are included in the 15 underground stalls.
- Variance to allow a fence above 6 feet in height (§918.01E) Fences exceeding 6 feet in height require a variance. The applicant is proposing an 8 foot tall fence along the southern property line to screen the use from neighboring residential properties.
- Variance to allow for a fence in the front yard (§918.01E): The maximum height of a fence in the front yard is 4 feet and fences must be no more than 75% opaque. The applicant is seeking an 8 foot 100% opaque fence in the front yard (east property line). To screen from the neighboring residential property.
- Variance to the require parking lot setback (§977.06B): Parking lots are required to be 10' from the side property line. The applicant is seeking a 6 foot variance to allow the parking lot to be 4 feet from the property line.
- Variance to access spacing for drive entrances (§920.05E6): The existing access from Huntington Ave S is being demolished and constructed in the same location but loses its legal non-conforming status due to demolition. The access is required to be 20 feet from a roadway intersection and is being reinstalled 8 feet from the intersection of Huntington Ave S and Wayzata Blvd.
- Design Deviation to the required 6 foot landscape buffer between the sidewalk and building (§909.16D.3.c): Code requires a six foot wide landscape buffer between sidewalks and the building face. The proposed site plan includes an approximate 20 long section of sidewalk with a one foot buffer.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on January 15, 2026. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on January 10, 2026.

Neighborhood Notification

The applicant held a neighborhood meeting on January 22, 2025, to discuss their proposed plans. Five residents attended the meeting and expressed support for the site plan but also noted concerns for potential noise created by the vehicles.

Previous Development Applications

In 1953, these properties were zoned for commercial development and shortly after, a gas station and repair garage were constructed.

In 1975, a request for an office building was approved and in 1976, the developer informed the City that the office building would not go forward because it was not economically feasible.

In March 2019, the City approved a site plan (other approvals) to construct a Chase Bank which did not move forward due to bank licensing issues.

In April 2021, a two-tenant building including a drive-thru for a Caribou Cabin was requested which was denied.

In August 2022, a 35-foot-wide parcel south of the former gas station was combined with the gas station parcel and was rezoned to C-3.

In 2024, the former gas station was demolished.

In 2025, the Planning Commission and City Council reviewed a PUD concept plan for this development, which was approved. The applicants have adapted their proposal from the original submission by removing the existing Mullberrys dry cleaning business from the proposed plans.

Existing Conditions

The existing site is split between two parcels that total 0.88 acres. The larger parcel fronts Wayzata Boulevard. To the west Huntington Avenue right-of-way is currently absent of structures aside from a retaining wall on the south side of the parcel. The smaller parcel to the east is occupied by Mulberrys dry cleaner and abuts Central Avenue right-of-way and a residential neighborhood to the south. The western larger parcel is relatively flat while the eastern parcel has a significant slope along Central Avenue as the elevation drops down nearly 12 feet from north to south.

Huntington Avenue right-of-way abuts the properties to the west and is used as parking for the adjacent sites and provides access to the subject property. Huntington Avenue was disconnected from Huntington Avenue Road to the south with the construction of the Edina Realty office building (1000 Superior Boulevard). Huntington Avenue road ends in

a cul-de-sac southwest of the property which includes stairs creating a pedestrian connection between Wayzata Blvd., and the cul-de-sac.

Proposed Project Description

The applicant proposes to combine the two parcels into a single parcel and construct a new 8,848 square feet for the operation of an Lamborghini auto dealership. The applicant has stated that the site will allow for trade-ins and may sell other vehicle makes/models that have been traded as part of a sale. The existing Mulberries dry cleaning business and structure would be demolished and is no longer proposed as a continuing use.

The automobile dealership building will be a single-story building with a basement that is exposed to the east. On the main level, the automobile dealership will contain the sales floor within the northern half of the building and six service bays within the southern half of the building. The lower level is 12 feet lower than the main level and will contain 20 parking stalls, oil and parts storage, the air compressor, trash enclosure and the electrical and information technology room. The lower level will be accessed through the lower parking lot on Central Ave.

With nearly 40 feet of grade change on the site from north to south, the applicant is proposing to replace the three existing retaining walls.

The site currently has five access points onto public right-of-way, two off of Huntington Avenue to the west, one off of Wayzata Boulevard to the north, and two off of Central Avenue to the east. The proposed development reduces the total access points to two, one off of Huntington Ave N and one from Central Ave S.

This proposal differs significantly from the concept plan but primarily to address comments and concerns expressed during this process. The proposed building has increased in size by 1,003 square feet from the concept plan (8,848 current – 7,845 concept plan). However, the total building coverage of the site has decreased with the demolition of Mullberrys.

Analysis of Application

City staff reviewed the pertinent information and City Code requirements for the proposed project, and provides the following analysis and information:

The applicant is requesting the second step in a three step process for PUD approval which is the PUD General Plan. The application also includes additional land use approvals outlined in the summary above. The following provides additional details for each request. If the project is approved, the Final Plat, Vacation, PUD Final Plan and development agreement will require subsequent approval from the City Council.

Planned Unit Development Zoning Amendment

Both lots are currently zoned C-3 Service District. The applicant is requesting to combine the lots through a preliminary and final plat and requesting a zoning map amendment to PUD. The following table contracts the requirements vs. the proposed plan.

Regulation	Required within PUD District	Proposed Dealership
Building Height (max.)	Three stories and 35 feet in height, whichever is lesser.	1 story: 26 feet
Lot Area	Minimum of 15,000 square-feet	38,496 square-feet
Lot Coverage (max.)	N/A	23%
Impervious Surfaces (max.)	N/A	40%
Building Setbacks (min.)	Front: 10 ft Rear: 10 ft Sides: 10 ft Next to Residential: 50 ft	East (front): 10 West (rear): 48 North (side): 10 ft. South (res.): 50 ft.
Parking Setbacks (min.)	Front: 10 ft Sides: 10 ft Rear: 10 ft	Wayzata Boulevard (side): 24 ft. Huntington Avenue (rear): 30 ft. East (front): 13.5 ft. South (side): 5 ft.*

*Variance Requested

Preliminary and Final Plat

The application as submitted meets code requirements for minimum lot size, frontage, width and depth. No variances are required to combine the two parcels.

Vacation of Drainage and Utility Easements

The applicant is proposing to vacate all of the drainage and utility easements established as part of the Wayzata Boulevard Retail plat. These easements are the standard perimeter easements and only located on the western parcel. The exhibit showing the easement to be vacated is attached to this report.

New perimeter easements are proposed to be dedicated around the new boundary of the combined parcels. If the project is approved, staff will ensure that the vacation occurs concurrent with the filing of the new final plat to ensure the City maintains these easements.

Parking

The applicant has proposed a combination of 49 parking stalls:

- 29 surface parking stalls
- 20 enclosed parking stalls

Use	Parking Standard	Area	Parking Requirement
Motor Vehicle Rental and Sales	1 stall per 400 sq. ft.	4,400 sq. ft.	11 stalls
Motor Vehicle Service	5 stalls plus 3 stalls per service bay	6 service bays	23 stalls
Total			34

The applicant is seeking a 5-stall variance for employee parking. The five stalls are included in the underground parking, but do not count towards the parking demand due to this parking being unavailable to the general public.

Code requires that parking lots be 10 feet from the side property line (south). The applicant is seeking a 6 foot variance to allow the parking lot 4 feet from the property line and is proposing a 8 foot tall fence to screen the parking areas.

Loading/Deliveries

City Code requires at least one loading berth being 50 feet in length. The applicant has provided a 50 foot truck/firetruck turning exhibit demonstrating the site’s ability to accommodate deliveries or fire safety needs.

Site Access and Circulation and Access Spacing Variance

The primary access is from Huntington Avenue with a secondary access from Central Avenue for the lower parking lot. The primary access from Huntington Ave is existing, but is proposed to be completely demolished, losing it’s legal non-conforming status. A 12 foot variance is required as the access does not meet the 20 foot required spacing from the intersection of Huntington Ave and Wayzata Blvd.

Huntington Ave is primarily used as parking area is no longer a through street due to steep grades. Required access spacing is typically to reduce potential accidents due to conflicts in traffic that are not present due to the current design of Huntington Ave.

Due to the grade change on the site, the southern access on Central Avenue does not provide circulation to the west portion of and would only be used to access the lower level of the dealership and parking.

Design Standards Review

The proposed new dealership building will be predominantly brick with a block base and a black tile capital. On the north elevation facing Wayzata Boulevard, there will be a black aluminum composite material (ACM) canopy over the main entrance. Staff has reviewed

materials and found that the mix of glass, brick, and accent materials meet design guidelines.

The applicant is requesting one design deviation for a landscape buffer between the building and front sidewalk. Code requires a 6-foot buffer and for an approximately 20-foot section between the parking lot and front entrance, a 1-foot buffer is provided.

Fencing/Retaining Wall

The applicant is proposing an 8-foot-tall compost screen decorative fence along the south property line. The maximum fence height allowed by code is 6 feet. The applicant is seeking a fence height variance to allow a 8 foot tall fence to allow for improved screening of the parking lot from the residential property to the south. Additionally, the applicant is seeking a variance to allow a 100% opaque fence in the front yard, which is the eastern property line abutting Central Ave. The proposed fence extends closer to Central Ave than the building and is intended to screen the parking lot from the front yard of the residential property. Neither of these variances are required for the project to proceed and are being requested as a result of neighborhood comments made during the concept plan.

City design standards require an ornamental iron rod fence between three (3) – four (4) feet in height with a landscaped buffer between the parking lot and Wayzata Boulevard. The applicant is proposing a three (3) foot ornamental fence with a 10-foot landscaped buffer between the parking lot and the sidewalk fronting Wayzata Boulevard.

Photometric Plan

At the request of staff, the applicant has included a photometric plan. The lighting plan as submitted meets code requirements and a final plan will be required at submission of the building permit to ensure building and parking lot lighting at that time remains code compliant.

Landscape Plan and Tree Preservation

A landscape plan has been submitted to the City and has been reviewed by the City Forester with the following comments:

- Three trees shown on the plan for preservation have already been removed due to Dutch Elm Disease.
- 33 inches of Heritage Trees are proposed to be removed
- 64 inches of Significant Trees are proposed to be removed
- The proposed removals require 123 inches of tree replacement of which the applicant has committed to 77 inches on site, the remaining replacements inches are mitigated through the non refundable fee for tree replacement.
- Fee and escrow payments will be accompanied by a notarized Tree Mitigation Agreement, to be provided by the City. This agreement will contain all mitigation details, including release schedules, conditions, and responsibilities. The Tree Mitigation Agreement must be accepted before any Tree Removal Permit can be issued for the project. (See §936.11)

- Tree quantities/varieties do not meet the City's genus diversity requirement (§936.09.B). Gleditsia (Honeylocust; 35%) and Pinus (Pine; 24%) are overrepresented. Plantings that surpass the City's 20% cap on each genus will not be considered for the release of tree replacement escrow.
- If approved, staff recommends a condition be included to ensure compliance with ordinance.

City Engineer's Comments

The City Engineer has provided the following comments regarding the proposed development:

1. At the northwest corner of the subject parcel, at the Huntington Ave ROW, the truncated domes should cover the full 7-foot width of the public sidewalk, per ADA requirements.
2. At the northeast corner of the subject parcel, provide continuous 7-foot sidewalk width adjacent to Wayzata Blvd to the pedestrian curb ramps and signal facilities at the Central Avenue intersection. -Staff note: plans were revised to a 7-foot sidewalk.
3. Provide a stormwater management report and stormwater management for the east half of the site.
4. Provide more information about stormwater management on the site – how is drainage from the roof proposed to be managed?
5. The existing $\frac{3}{4}$ inch water service from Wayzata Blvd near the northwest corner of the subject parcel must be properly abandoned (physically disconnected) at the main. Show this on the plans.
6. The existing 2-inch water service from Central Avenue along the west side of the subject parcel must be properly abandoned (physically disconnected) at the main. Show this on the plans.
7. The existing sanitary sewer service to Central Avenue along the west side of the subject parcel must be properly abandoned (physically disconnected and capped) at the main. Show this on the plans.

Standards of Planning Commission Review of Application Requests

The applicant's PUD Concept Plan request is a legislative reviews and decisions, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Planning Commission should recommend approval of the PUD Concept Plan if the Commission determines that there are no substantial adverse effects of the development in City Code § 903.02.F, § 933.01 and § 933.02.

Primary Questions to Consider

1. Purpose of PUD
 - a. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?

- b. Does the PUD encourage higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers?
- c. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
- d. Does the PUD create a development pattern in harmony with the objectives of the Wayzata Comprehensive Plan? (PUDs are not intended as a means to vary applicable planning and zoning principles)
- e. Does the PUD create a more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City?

Action Steps

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

Attachments

Applicant's Narratives
Existing Survey
Civil Plans
Architectural Plans
Traffic Impact Study dated March 31, 2025
Turning exhibit
Vacation Exhibit
Photometric plan

Proposed Planned Unit Development (PUD) Statement: Lamborghini Dealership

Project Overview: The proposed development is a high-end Lamborghini dealership situated in Wayzata, Minnesota, designed to provide exclusive sales and services for luxury sports vehicles. The dealership will feature an elegant, modern showroom, service bays, customer lounges, and office spaces. Additionally, the project will include surface and underground parking, including spaces for customers and employees, ensuring a seamless experience for both sales and service clients.

The Lamborghini dealership is intended to serve the high-end, luxury automobile market, specifically targeting individuals who desire both the prestige of owning a luxury vehicle and the convenience of having access to expert sales, service, and repair facilities locally. This market is composed of affluent individuals who are discerning in their vehicle choices, seeking superior quality, performance, and exclusivity. The target clientele is primarily residents of Wayzata and the greater Minneapolis-St. Paul metropolitan area, as well as potential out-of-state buyers who value the convenience of an accessible luxury automobile retailer.

Market Demand: The demand for luxury vehicles, particularly high-performance models like those offered by Lamborghini, has grown steadily in the Twin Cities metropolitan area, driven by an increase in disposable income among residents. Wayzata, known for its upscale community, picturesque lakeside setting, and proximity to the larger metropolitan area, is an ideal location for this type of dealership. Residents and visitors in the area often have a taste for luxury and seek services that cater to their lifestyles. There is a clear demand for exclusive dealerships that offer not only vehicle sales but also specialized services like maintenance and customizations that are critical to owners of luxury sports cars.

Additionally, the proposed dealership aims to provide a premium customer experience that includes specialized sales consultations, customized vehicle ordering, and a comprehensive range of after-sales services, further catering to the needs of the luxury market. With Lamborghini's brand reputation and exclusivity, the dealership will serve as a cornerstone for further enhancing Wayzata's image as a prime destination for luxury living.

Relationship to Wayzata's Comprehensive Plan: The proposed PUD aligns with the City of Wayzata's Comprehensive Plan by enhancing the city's reputation as a premier destination for upscale retail and services. The city's Comprehensive Plan focuses on promoting high-quality development that supports economic growth while maintaining Wayzata's character and aesthetic appeal. The proposed Lamborghini dealership will contribute to the economic vitality of Wayzata by attracting luxury consumers, generating sales tax revenue, and increasing demand for high-end services in the area.

Moreover, the project will be designed in a way that respects the city's vision of blending modern development with the existing residential and commercial fabric. The dealership's architectural design will be visually appealing, incorporating contemporary elements while maintaining harmony with neighboring buildings and the overall character of Wayzata. Landscaping, signage, and building materials will all adhere to the city's guidelines, ensuring that the dealership complements the surrounding environment.

Design, Arrangement, and Operation: The design of the dealership will feature a sleek, contemporary aesthetic with clean lines, open spaces, and large glass windows, all designed to showcase Lamborghini's vehicles. The layout will be thoughtfully arranged to ensure ease of access for customers and efficient operation of the dealership. Surface and underground parking will be provided for both customers and employees, and the building will be situated to allow for optimal flow and minimal disruption to neighboring properties.

The proposed operation of the dealership will adhere to applicable zoning and land use regulations, ensuring compatibility with the surrounding area. However, we are requesting flexibility with some standards through the PUD process.

Hours of operation will be in line with typical commercial hours, and any vehicle movement or service work will be managed to minimize noise or other disruptions. Traffic studies and other analyses will be conducted to ensure that the development will not negatively impact local infrastructure or the surrounding neighborhood.

In conclusion, the proposed Lamborghini dealership will meet the demands of an emerging market while contributing positively to the City of Wayzata's economy. It will be designed and operated in a manner that aligns with the city's Comprehensive Plan and zoning regulations, creating a high-quality, aesthetically pleasing addition to the community

Vehicle and Parts Delivery: The dealership will be taking new vehicle deliveries at one of their other facilities in and the vehicles will be either driven over by staff or delivered on a flatbed truck one vehicle at a time. They will not be receiving traditional car hauler deliveries at this site. Parts deliveries will be in a box truck that will be able to come into the site and turn around in the proposed parking lot.

WALSER LAMBORGHINI VARIANCE AND CONDITIONAL USE NARRATIVE

REQUIRED VARIANCE REQUESTS:

1. Parking setbacks (lower level south):

We are requesting a variance from the required 10' parking setback regulations due to unique existing site conditions that create a practical hardship. The property in question presents constraints that were not self-imposed, including, existing drive locations, existing street access points, irregular lot shape, topographical limitations, or easements, which limit the ability to comply with current parking setback requirements without significantly impacting the site's usability or development potential.

Strict enforcement of the setback standards would result in a loss of essential parking spaces, impede access and circulation, or require extensive reconfiguration that is not feasible given the physical characteristics of the site. Granting this variance would allow for reasonable use of the property. Along the southern edge where parking is abutting neighboring residential parcel, we will provide, through a conditional use, an 8-foot high decorative screen fencing to block parking from view.

2. Parking Variance (number of surface parking stalls)

We are requesting a variance from the City of Wayzata's required exterior parking stalls to include (5) employee parking stalls in the lower level garage. Allowing this variance will get us to the minimum required number of parking stalls for the facility. The parking was calculated using 4,259 square feet on the main floor as the area for motor vehicle rental and sales. For the motor vehicle service we are counting the six service bays shown on plan as the area labeled tool will be a future service bay. The lower level will have five dedicated employee stalls, labeled on the plan, to count towards the total parking count with an additional fifteen stalls for inventory.

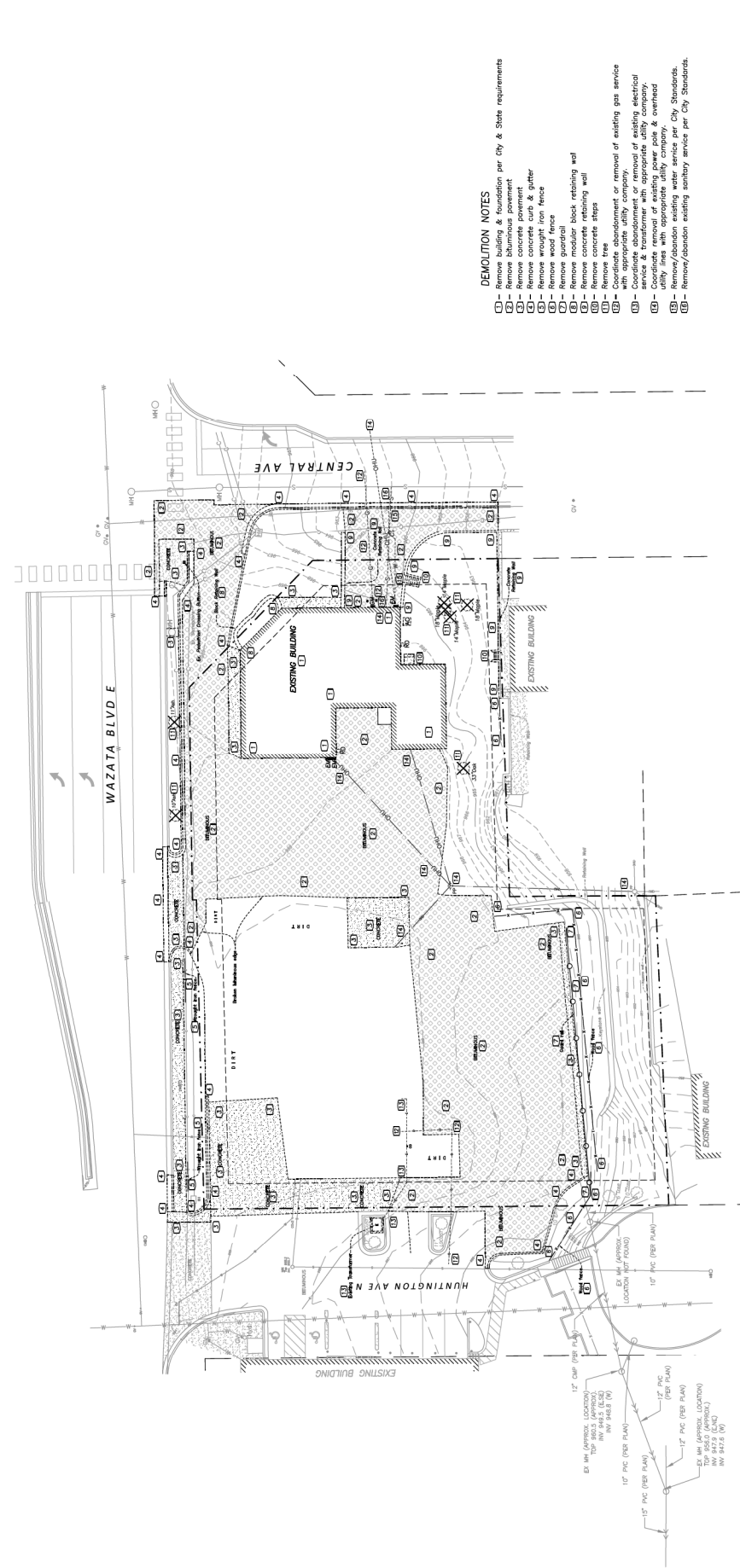
This request represents the minimum variance necessary to permit reasonable use of the property. Granting this variance will not alter the essential character of the area, nor will it compromise public safety or welfare.

REQUIRED CONDITIONAL USE PERMIT:

1. Fence height (lower level south)

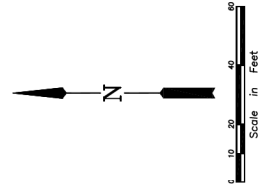
We are requesting a conditional use to use 8' tall decorative screen fencing in the "front yard" instead of the allowed 6' tall fence. This was discussed with the landowner to the south as we have parking stalls facing the neighboring residential building.

Granting the conditional use will not alter the essential character of the area and will help block any headlights from vehicles shining into the residential units.



- DEMOLITION NOTES**
- (1) - Remove building & foundation per City & State requirements
 - (2) - Remove bituminous pavement
 - (3) - Remove concrete pavement
 - (4) - Remove concrete curb
 - (5) - Remove wrought iron fence
 - (6) - Remove wood fence
 - (7) - Remove guardrail
 - (8) - Remove masonry block retaining wall
 - (9) - Remove concrete retaining wall
 - (10) - Remove concrete steps
 - (11) - Remove trees
 - (12) - Coordinate above utility or removal of existing gas service
 - (13) - Coordinate above utility or removal of existing electrical service & transformer with appropriate utility company.
 - (14) - Coordinate above utility or removal of existing storm sewer utility lines with appropriate utility company.
 - (15) - Remove/abandon existing water service per City Standards.
 - (16) - Remove/abandon existing sanitary service per City Standards.

- LEGEND**
- EXISTING BITUMINOUS TO BE REMOVED
 - EXISTING CONCRETE TO BE REMOVED
 - BOUNDARY/TROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING BURIED COMMUNICATION LINE
 - EXISTING OVERHEAD UTILITY LINE
 - 995.00 EXISTING ELEVATION
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED



GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE YOU DIG
 THIN CITY AREA 651-434-0002
 MN TOLL FREE 1-800-552-1166

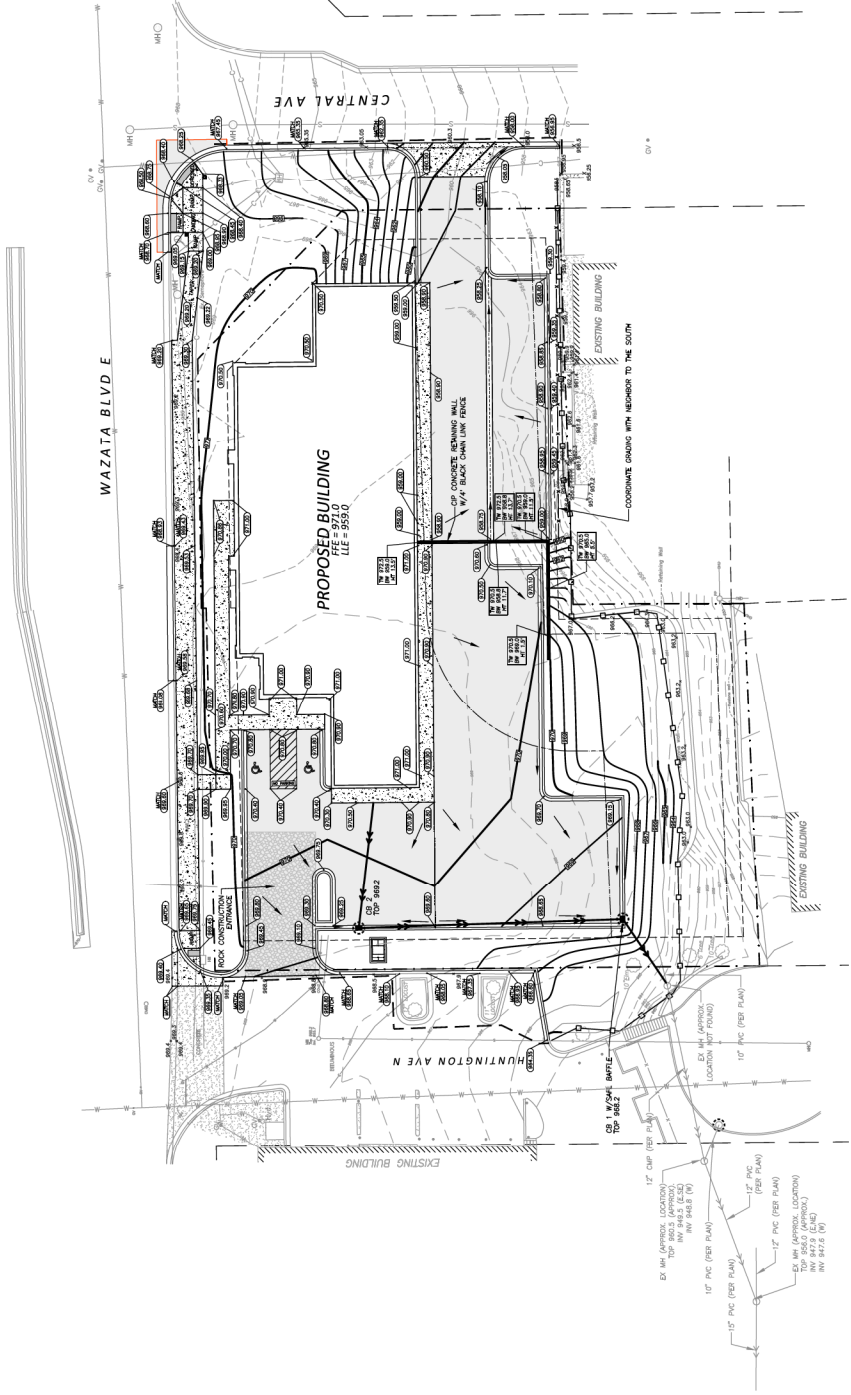
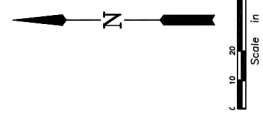
CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS IMMEDIATELY AFTER THE START OF WORK IN ANY AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND CITY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

NOTE METAL INLET PROTECTION GRABES IN WARESET OVERWATERMAN CATCH BASIN OR AS DIRECTED BY CITY OF WAZAYATA DISTRICT.

LEGEND

- PROPOSED CATCH BASIN
- ▭ PROPOSED STORM SENNER
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BRITANNIUMS
- ▭ PROPOSED CONTOUR
- ▭ PROPOSED ELEVATION
- ▭ PROPOSED SEDIMENTATION LOSS
- ▭ SILT FENCE
- INLET PROTECTION DEVICE
- ▭ PROPOSED E5 BLANKET CATEGORY 20 (MINOT 2005)
- ▭ BOUNDARY/ROW/BLOCK LINE
- ▭ EASEMENT
- ▭ BUILDING/PARKING SETBACK LINE
- ▭ DRAINAGE ARROW
- ▭ EXISTING WATERMAIN
- ▭ EXISTING SANITARY SENNER
- ▭ EXISTING STORM SENNER
- ▭ EXISTING BURIED GAS LINE
- ▭ EXISTING BURIED ELECTRIC LINE
- ▭ EXISTING OVERHEAD UTILITY LINE
- ▭ EXISTING CONTOUR
- ▭ EXISTING ELEVATION



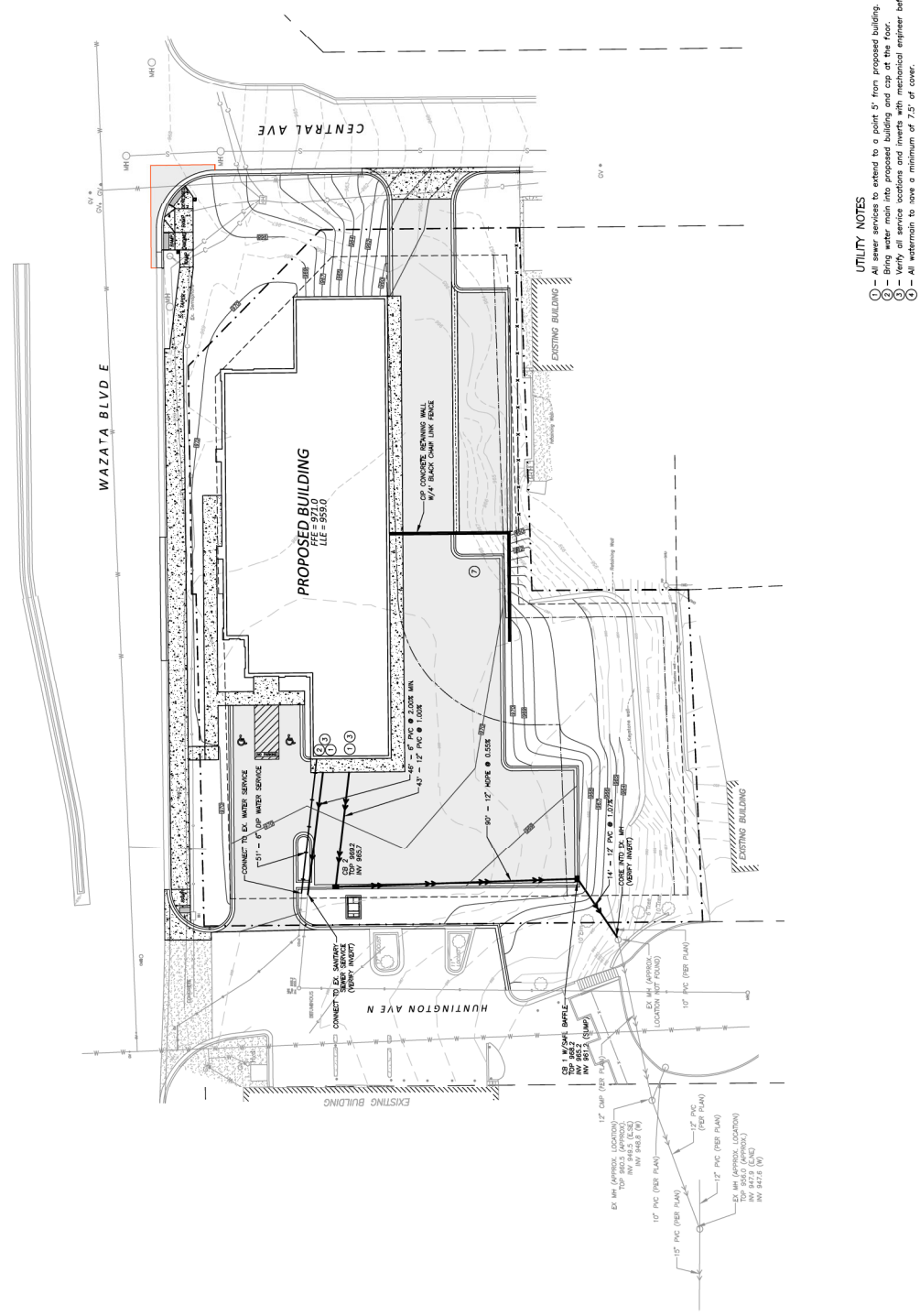
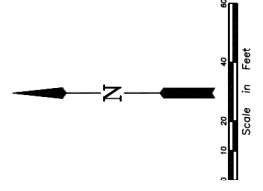
- GRADING NOTES**
1. Contractor is responsible for final surfaces.
 2. Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- EROSION CONTROL NOTES**
1. Contractor is responsible for all modifications and inspections required by General Storm Water Permit.
 2. All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
 3. Erosion control measures shall be installed and maintained during construction sediment has been deposited.
 4. Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
 5. Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
 6. Construction materials shall be stored in a contained area.
 7. The proposed erosion and sediment control practices are the minimum. Additional practices may be required during the course of construction.

GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE YOU DIG
 THIN CITY AREA 651-454-0002
 MN. TOLL FREE 1-800-552-1166

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND ORDINANCES.
2. VERIFY THE PERMITS ENGINEER OF JURISDICTION BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED. VERIFY ANY CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

- LEGEND**
- PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CONCRETE
 - PROPOSED STD. DUTY BITUMINOUS
 - PROPOSED CONTOUR
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - DRAINAGE ARROW
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING BURIED COMMUNICATION LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION
 - x 995.50



UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.

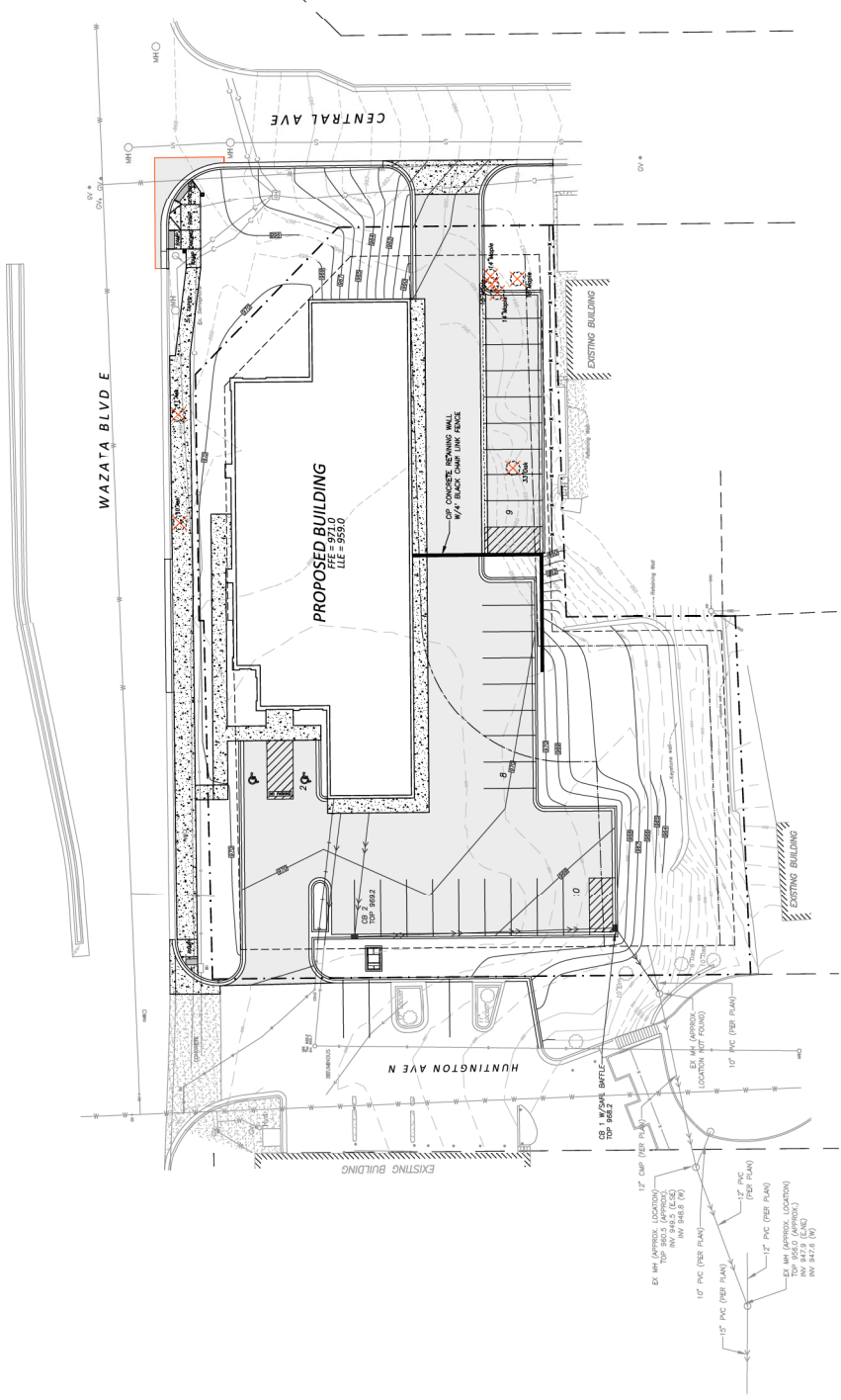
CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEEDHAM CASTING NO.
CB 1	48"	R-3067V
CB 2	48"	R-3067V

GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE YOU DIG
 THIN CITY AREA 851-454-0002
 MN. TOLL FREE 1-800-552-1166

CODE COMPLIANCE

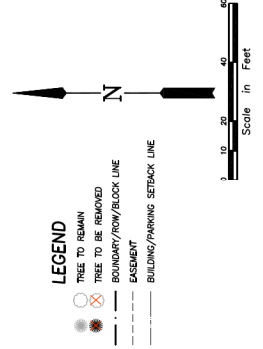
1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS AS SOON AS THEY ARE IDENTIFIED. THE AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND CITY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.



ON-SITE TREE PRESERVATION CALCULATIONS

TOTAL TREES ON SITE = 8 TREES
 SIGNIFICANT TREES = 5 TREES
 HERITAGE TREES = 1 TREE
 SIGNIFICANT TREE REMOVAL = 5 TREES
 SIGNIFICANT DIAMETER REMOVALS = 64 INCHES
 DIAMETER REPLACEMENT REQUIRED = 57.6 INCHES
 HERITAGE TREE COUNT = 1 TREE
 HERITAGE DIAMETER = 33 INCHES
 REPLACEMENT REQUIRED = 66 INCHES
 TOTAL REPLACEMENT REQUIRED = 123.6 INCHES

REPLACEMENT TREES PROVIDED (SEE LANDSCAPE PLAN L1):
 13 - 2.5" INCH TREES = 32.5 INCHES
 7 - 2" INCH TREES = 14 INCHES
 7 - 6" CONFIRMUS TREES (1" EQUIVALENT) = 21 INCHES
 TOTAL REPLACEMENT INCHES PROVIDED = 77.5 INCHES



ON-SITE TREE INVENTORY

TREE NO.	SPECIES	SIZE	SIGNIFICANT	REMOVE	REMAIN	HERITAGE
1786	ELM	10		X	X	NO
1286	DECIDUOUS	6		X	X	NO
1287	DECIDUOUS	10		X	X	NO
1766	OAK	33	SIGNIFICANT	X		YES
1772	MAPLE	18	SIGNIFICANT	X		NO
1773	MAPLE	14	SIGNIFICANT	X		NO
1774	MAPLE	18	SIGNIFICANT	X		NO
1775	MAPLE	14	SIGNIFICANT	X		NO

RIGHT-OF-WAY TREE INVENTORY

TREE NO.	SIZE	SPECIES	REMOVE	REMAIN
1539	10	ASH - EMPTY	X	
1570	11	ASH - EMPTY	X	
-	-	17	HONEY LOCUST	X
-	-	11	HONEY LOCUST	X

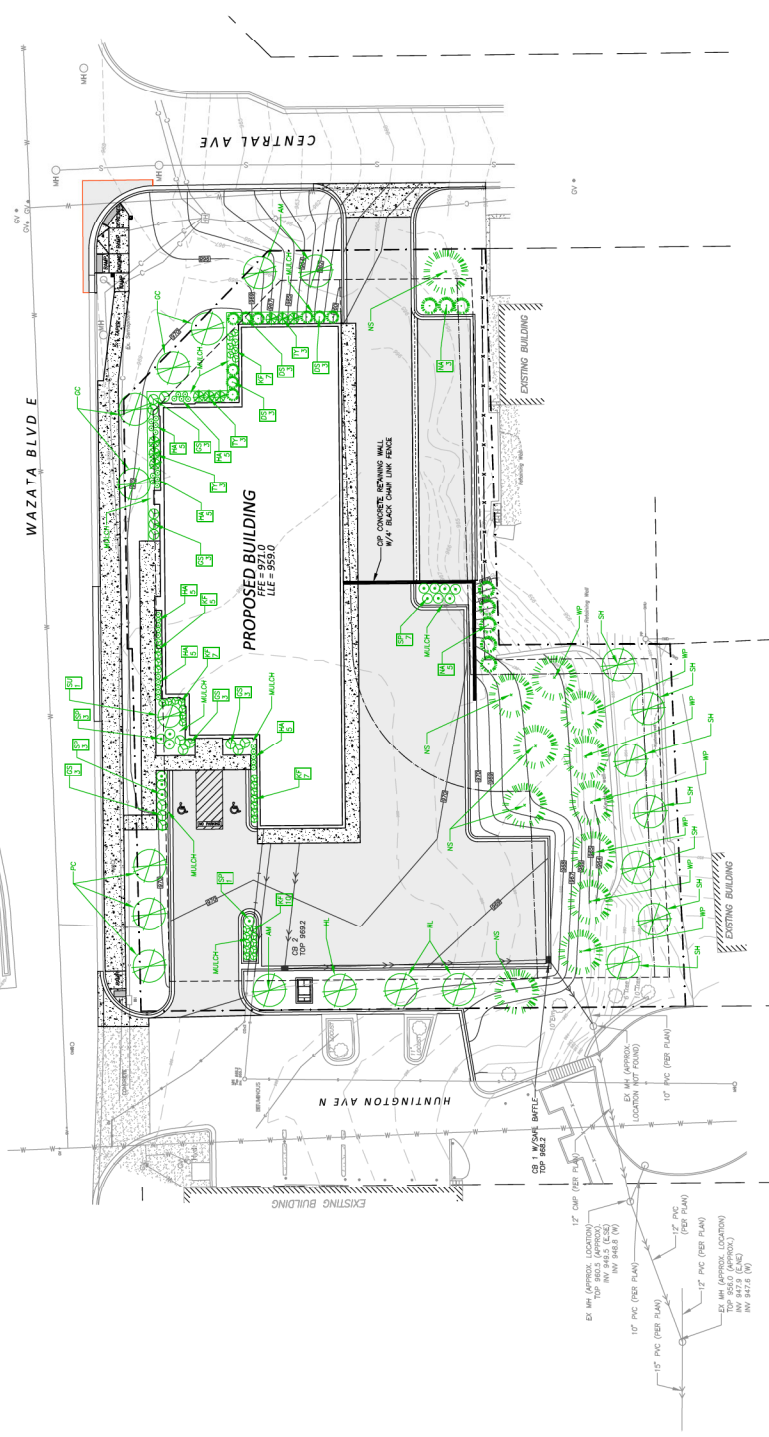
RIGHT-OF-WAY TREE REMOVALS

TOTAL DIAMETER INCHES TO BE REMOVED = 2 TREE (BOTH EMPTY)
 TOTAL DIAMETER INCHES TO BE REMOVED = 49 INCHES
 REPLACEMENT INCHES REQUIRED = 0 INCHES

GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE YOU DIG
 THIN CITY AREA 651-454-0002
 MN TOLL FREE 1-800-552-1166

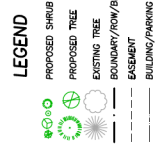
CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF ANY DISCREPANCIES BETWEEN THE PROJECT AND THE CITY OF WAYZATA'S RECORD DRAWINGS. ANY DISCREPANCIES MUST BE RESOLVED BEFORE THE WORK COMMENCES.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND CITY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK DATE SUBSTANTIAL COMPLETION.



PLANT SHRUB AND TREE LIST

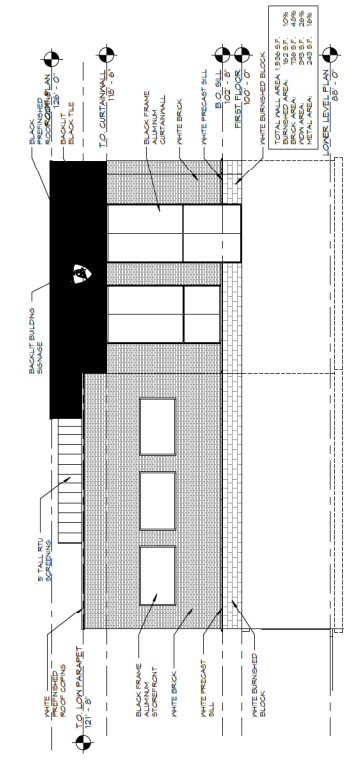
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
OS	15	Spirea japonica 'Goldmound'	Goldmound Spirea	3 Gallon
SU	1	Rhus typhina 'Baltique'	Tiger Eye Cofee' Staghorn Sumac	7 Gallon
DS	9	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
TY	9	Taxus x media 'Fastigiata'	Taxodium 'Yew'	5 Gallon
HA	33	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
HA	8	Thuja occidentalis	North Pole Arborvitae	10 Gallon
KF	35	Comaroglossa scudiflora	Kori Fernstar	2 Gallon
SP	11	Spirea nipponica 'Snowmound'	Snowmound Spirea	3 Gallon
TOTAL	122			
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
HL	3	Gleditsia triacanthos Inermis 'Imperial'	Imperial Honey Locust	2.5' B&B
AL	3	Acer x freemanii 'Jeffrey'	Auburn Blaze Maple	2.5' B&B
SP	7	Gleditsia triacanthos var. inermis 'Suncoak'	Suncoak Honeylocust	2.5' B&B
PC	3	Prunus serotina 'JFS-WINKEL'	Pink Fair Cherry	2' B&B
GC	4	Melia x 'Norgazcon'	Horvath Gold Crotchapple	2' B&B
WP	7	Pinus strobus	White Pine	8' B&B
NS	5	Picea abies	Norway Spruce	8' B&B
TOTAL	32			



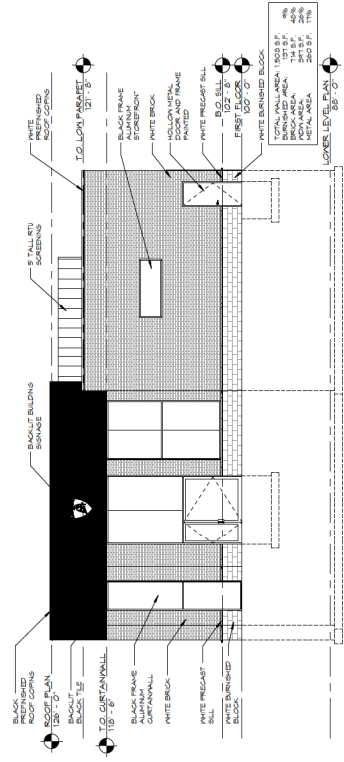
GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE YOU DIG
 THIN CITY AREA 651-434-0002
 MN. TOLL FREE 1-800-552-1166

REVISION HISTORY	
NO.	DESCRIPTION

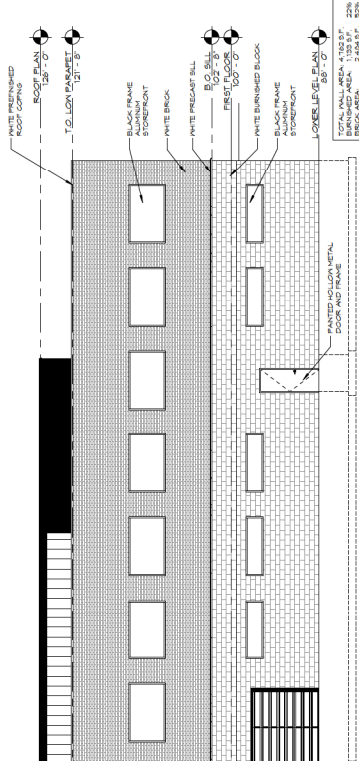
PRELIMINARY - NOT FOR CONSTRUCTION



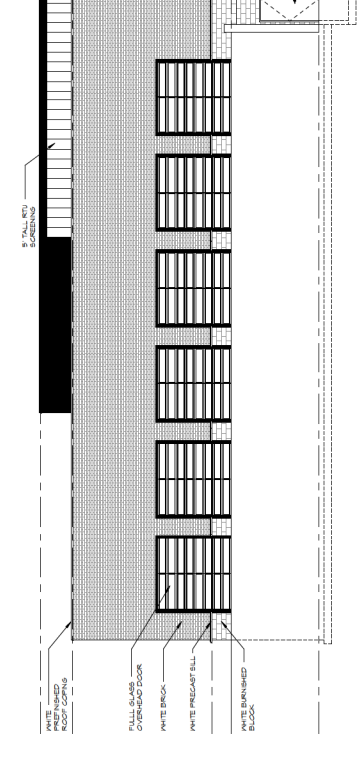
WEST ELEVATION
 4 1/8" = 1'-0"



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

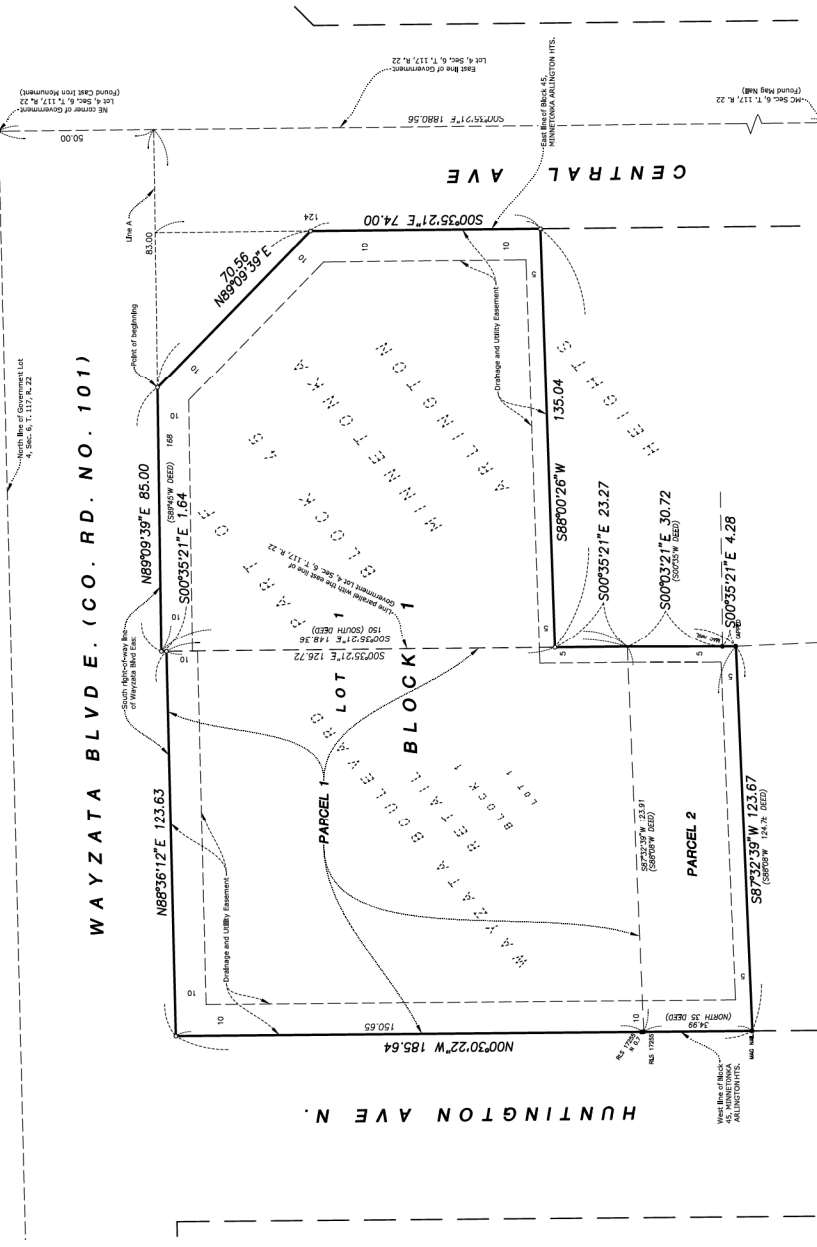


SOUTH ELEVATION
 2 1/8" = 1'-0"



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

WALSER LAMBORGHINI ADDITION



R.T. DOC. NO. _____
C.F. DOC. NO. _____

I, Matthew D. Thiel, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water courses are shown and labeled in accordance with Section 365.01, Subd. 3, of the laws of this state; that this certificate is shown and labeled on this plat, and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

Matthew D. Thiel, Licensed Land Surveyor
Minnesota License No. 63458

STATE OF MINNESOTA
COUNTY OF DAKOTA
This instrument was acknowledged before me on this _____ day of _____, 20____, by Matthew D. Thiel,
Notary Public, _____ County, Minnesota
My Commission Expires _____

For Approval of the City:
The plat of WALSER LAMBORGHINI ADDITION was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 365.03, Subd. 2, CITY COUNCIL OF WAYZATA, MINNESOTA

By _____, Mayor By _____, City Manager
RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in 20____, and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MIN. STAT. Section 363B.555 (1989), this plat has been approved this _____ day of _____, 20____.

Chris F. Naevis, County Surveyor By: _____, Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of WALSER LAMBORGHINI ADDITION was filed in this office this _____ day of _____, 20____ at _____ o'clock _____ M.

Harold McCormick, Registrar of Titles By: _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of WALSER LAMBORGHINI ADDITION was recorded in this office this _____ day of _____, 20____ at _____ o'clock _____ M.

Harold McCormick, County Recorder By: _____, Deputy

Has caused the same to be surveyed and platted as WALSER LAMBORGHINI ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.
WALSER Automotive Group, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

WALSER AUTOMOTIVE GROUP, LLC
By Andrew Walker, President

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____, by Andrew Walker, President of Walsers Automotive Group, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____
My Commission Expires _____

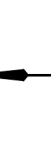


Drainage and Utility Easements are shown thus:

Beings in which not subject to all plat but the same are shown, and being 10 feet in width and adjoining all right of way lines unless otherwise shown.

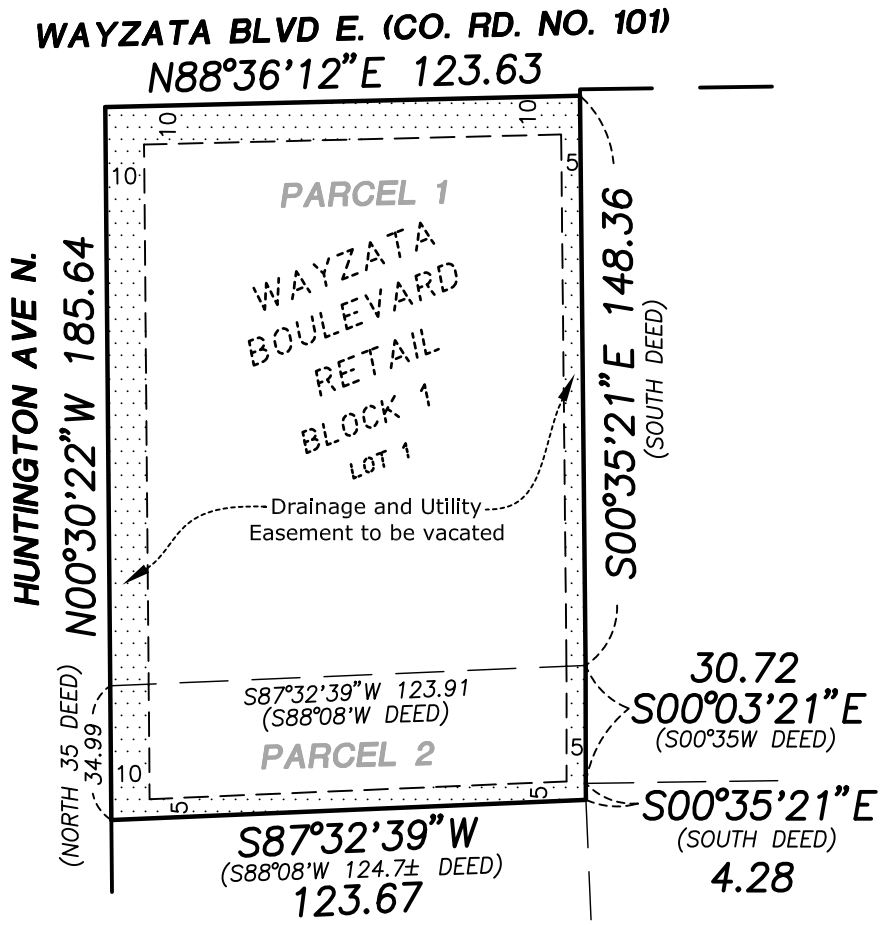
Orientation of this bearing system is based on the North line of Lot 1, Block 1, WAYZATA BOULEVARD RETAIL, which is assumed to have a bearing of N89°36'12\"/>

• Denotes a found 1/2 inch iron monument, unless noted otherwise.
○ Denotes a 1/2 inch by 1/2 inch iron pipe set and marked by Minnesota License No. 63458.
⊙ Denotes Government Monument.



SCALE IN FEET

Easement Vacation Sketch for: **WALSER AUTOMOTIVE GROUP**



Scale: 1 inch = 50 feet

Area to be vacated

DESCRIPTION

All of the drainage and utility easement, as dedicated in Lot 1, Block 1, Wayzata Boulevard Retail, according to the recorded plat thereof, Hennepin County, Minnesota described as follows:

Parcel 1:

Lot 1, Block 1, Wayzata Boulevard Retail, except that part of said Lot 1 embraced within the following described land:

That part of Block 45, Minnetonka Arlington Heights, described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence South along the East line of said Government Lot 4, a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 168 feet; thence South, parallel to the East line of said Government Lot 4, a distance of 150 feet to the actual point of beginning; thence South 0 degrees 32 minutes West a distance of 30.72 feet; thence South parallel to the East line of said Government Lot 4, a distance of 4.28 feet; thence South 88 degrees 08 minutes West a distance of 124.7 feet, more or less, to the West line of said Block 45; thence North along the West line of said Block 45 a distance of 35 feet to an intersection with a line bearing South 88 degrees 08 minutes West from the actual point of beginning; thence North 88 degrees 08 minutes East to the actual point of beginning.

Hennepin County, Minnesota
Abstract Property

Parcel 2:

That part of Lot 1, Block 1, Wayzata Boulevard Retail, embraced within the following described land:

That part of Block 45, Minnetonka Arlington Heights, described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence South along the East line of said Government Lot 4, a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 168 feet; thence South, parallel to the East line of said Government Lot 4, a distance of 150 feet to the actual point of beginning; thence South 0 degrees 32 minutes West a distance of 30.72 feet; thence South parallel to the East line of said Government Lot 4, a distance of 4.28 feet; thence South 88 degrees 08 minutes West a distance of 124.7 feet, more or less, to the West line of said Block 45; thence North along the West line of said Block 45 a distance of 35 feet to an intersection with a line bearing South 88 degrees 08 minutes West from the actual point of beginning; thence North 88 degrees 08 minutes East to the actual point of beginning.

REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com



**WALSER
LAMBORGINI**

1022 WAYZATA BLVD
WAYZATA, MN 55391

DATE: 12/17/2025
I HEREBY CERTIFY THAT THIS PLAN REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED MASTER ELECTRICIAN UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT RICHMAN/MT
REGISTRATION NO. AM69232

STINSON Electric inc.
612.424.4461
8888 Kyle Street NE
Suite 100
New Brighton, MN 55112

DATE: 12/17/2025

DESIGN DEVELOPMENT

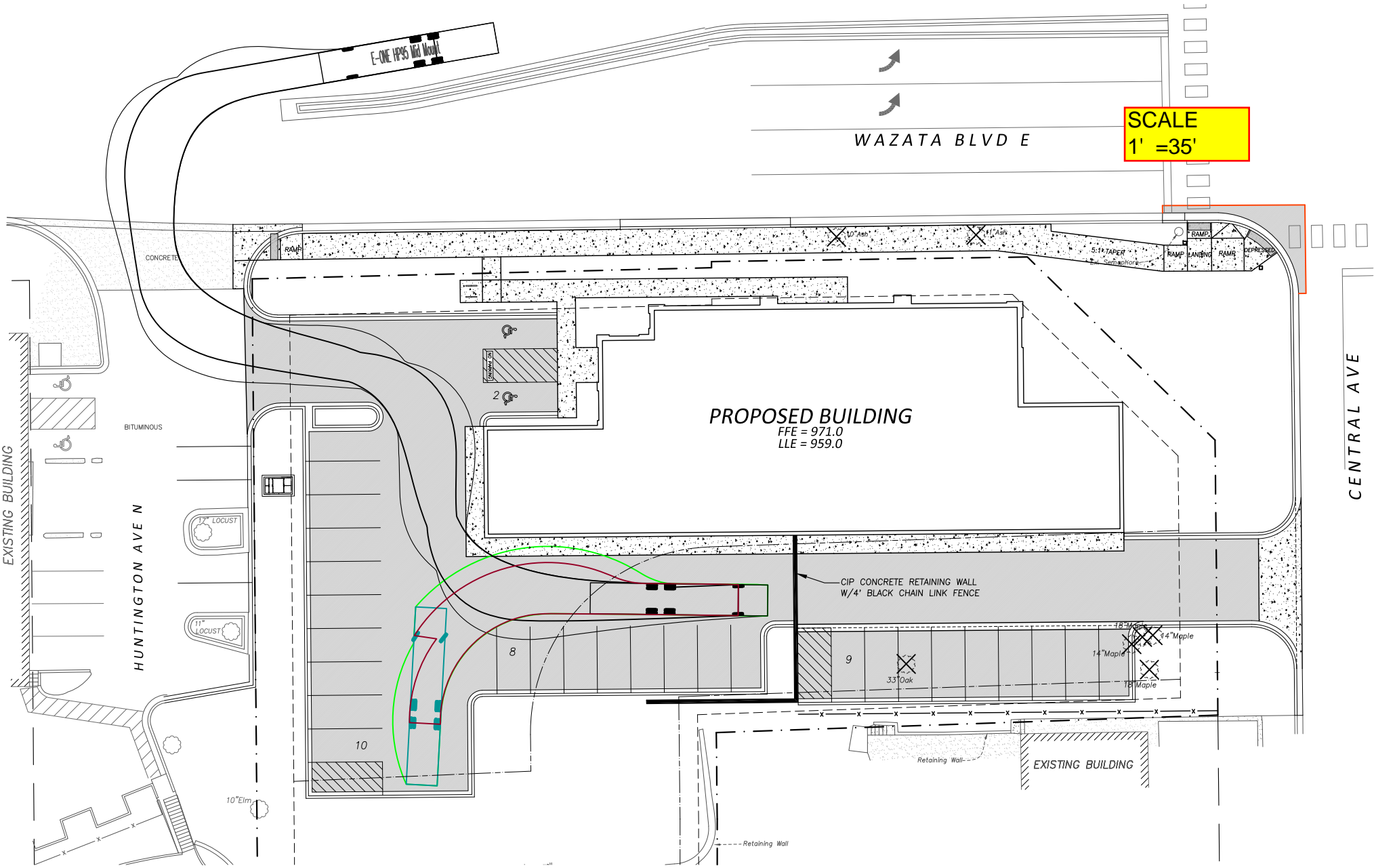
WORK NO.	DESIGN NO.
12/17/2025	12/17/2025
PROJECT NO.	PROJECT NAME
PROJECT MD:	Client
CAD DWG FILE:	CW
DWGN BY:	BA
CHKD BY:	
COPYRIGHT:	
SHEET TITLE:	

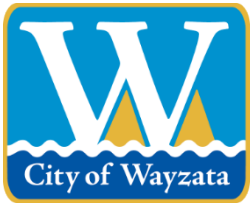
**SITE
PHOTOMETRIC
E5.1**



Luminaire Schedule Symbol	Key	Label	Arrangement	Description	LF	Luminaire	Total Luminaire	Mounting
4	BS	BS	SHIMLA	ES01 LEV1 P1 50R ROCKL TRFM ESS	0.314	61120	201-2015	15-00L
2	SK	SK	SHIMLA	ES02 LEV1 P2 50R ROCKL TRFM ESS	0.314	2072	14-18	15
3	PA	PA	SHIMLA	ES03 LEV1 P3 50R ROCKL TRFM ESS	0.314	34653	1387-1649	414-495

1 SITE PHOTOMETRIC
1/8" = 1'-0"





**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: January 26, 2026	AGENDA ITEM: 7.a
TITLE: Review of Development Activities	
PREPARED BY:	
REVIEWED BY:	
60 DAY DEADLINE:	

BACKGROUND:

ACTION REQUESTED:

ATTACHMENTS:

None



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: January 26, 2026	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2026 City Calendar and City Council Liaison Schedule are attached. The next City Council meeting is scheduled for Tuesday, February 10. The next Planning Commission meeting is scheduled for Monday, February 9

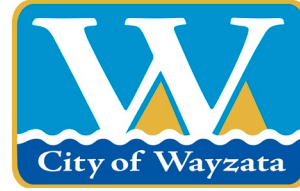
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2026 City Calendar

City of Wayzata 2026 Meeting Calendar



January 2026						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May 2026						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- Energy & Environment 5:30 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Local Board of Appeal & Equalization - TBD April 2026
- Charter Commission - 9:00 AM
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 2:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Public Art Committee - 5:00 PM
- Night to Unite
- Holiday Observed
City Offices Closed
- Election
Precinct Caucuses—2/3/26 (No Public Meetings)

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

Revised
1/20/2026