

**AMENDED** - Wayzata City Council Workshop Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
Tuesday, October 20, 2015  
6:15 PM

WORKSHOP TOPICS FOR DISCUSSION:

- ~~1. Review 1607 & 1613 Holdridge Terrace Subdivision Concept Plan  
(5:30 PM) — Page 2 - **CANCELLED**~~
2. Review Meyer Bros. Redevelopment Concept Plan (6:15 PM or immediately following) - Page 12

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# CITY OF WAYZATA



## PLANNING DEPARTMENT

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### MEMORANDUM

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**To:** City Council  
**From:** Eric Zweber, Interim City Planner  
**Date:** October 20, 2015  
**Re:** 1607 and 1613 Holdridge Terrace Concept

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#### **Background**

Barry Petit would like to discuss a concept of a 10 lot subdivision at the two existing lots at 1607 and 1613 Holdridge Terrace. The sites are wooded with a fairly steep terrain between Holdridge Terrace and the wetland to the back (east) of the property. The property is zoned R-2 Medium Density Single Family Residential which permits lots as small as 15,000 square feet and 100 feet wide.

| Property               | Owner                  | Size                       |
|------------------------|------------------------|----------------------------|
| 1607 Holdridge Terrace | Lois and Marvin Muyres | 2.49 Acres (108,257 sq ft) |
| 1613 Holdridge Terrace | Jan Stuurmans          | 5.19 Acres (226,288 sq ft) |
| Total                  | N/A                    | 7.68 Acres (334,545 sq ft) |

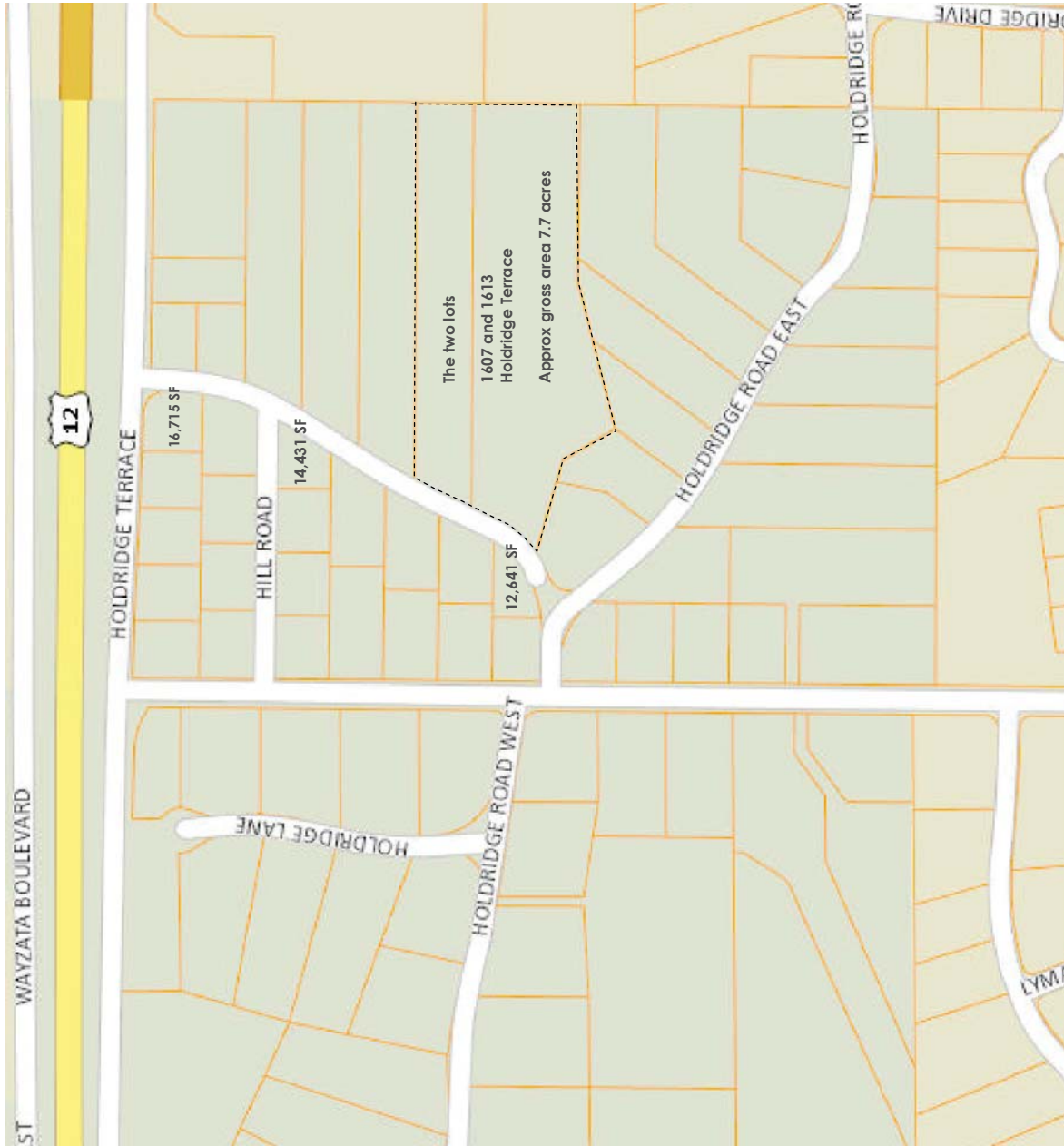
Staff has met with Mr. Petit and discussed a number of issues that will need to be addressed during subdivision review:

- Extension of Holdridge Terrace to Holdridge Road East and widening to at least 20 feet.
- Tree removal and the Tree Preservation Ordinance.
- Grading.
- Wetland impacts.
- Stormwater management.
- Sanitary sewer lift station.
- Slab-on-grade homes near the wetland.
- Density.

#### **Attachments**

- Attachment A: Holdridge Neighborhood
- Attachment B: Holdridge Market and Purchase Value
- Attachment C: Aerial Photo
- Attachment D: Aerial Photo with Treeline
- Attachment E: Contour Map

- Attachment F: Concept Subdivision

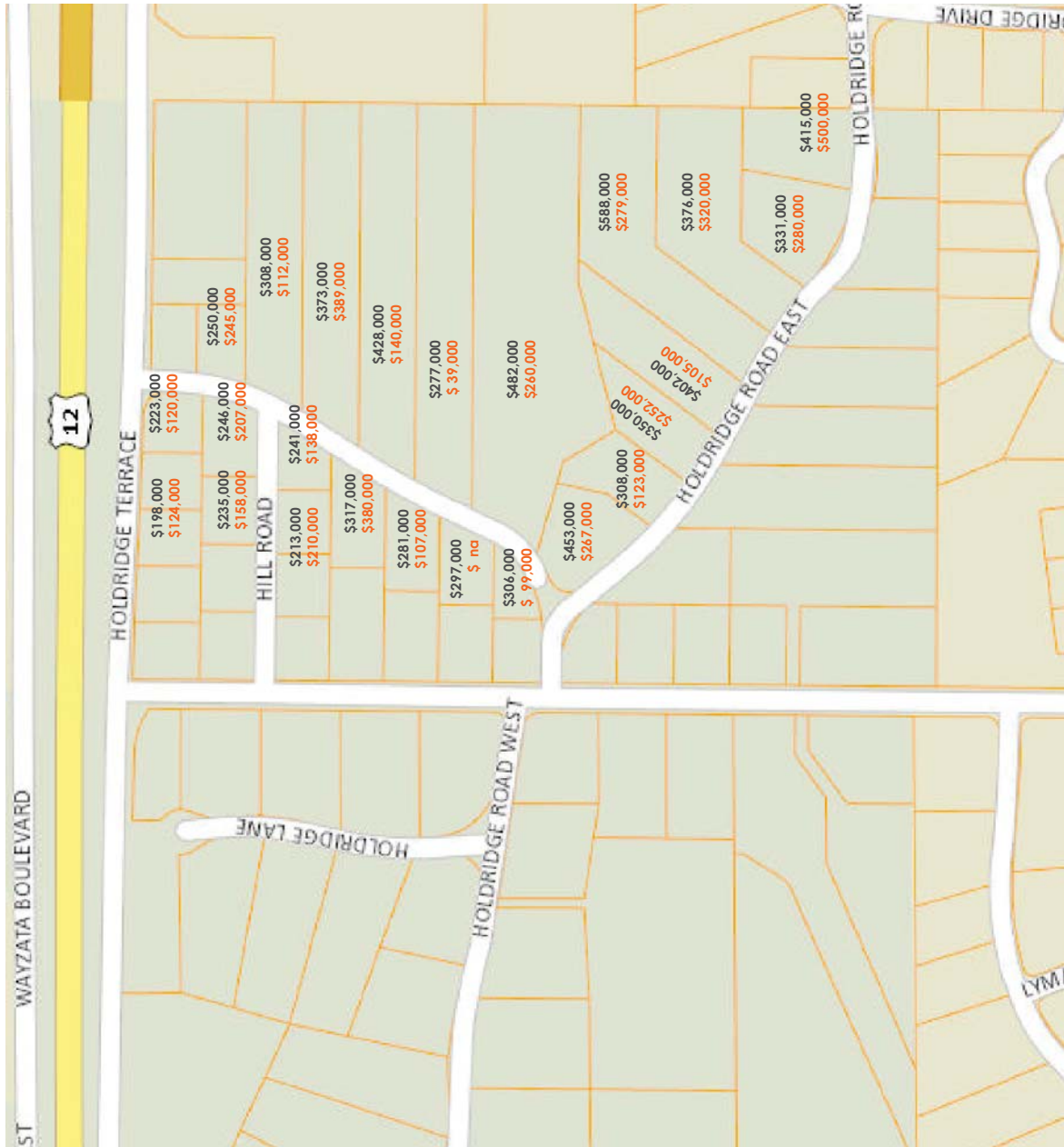


Example of the variety of property sizes within the Holdridge neighborhood.

Zoning R-2

15,000 SF minimum lot size

Gross area of two combined lots = 335,412 SF



Purchase price in red  
Market Value in black

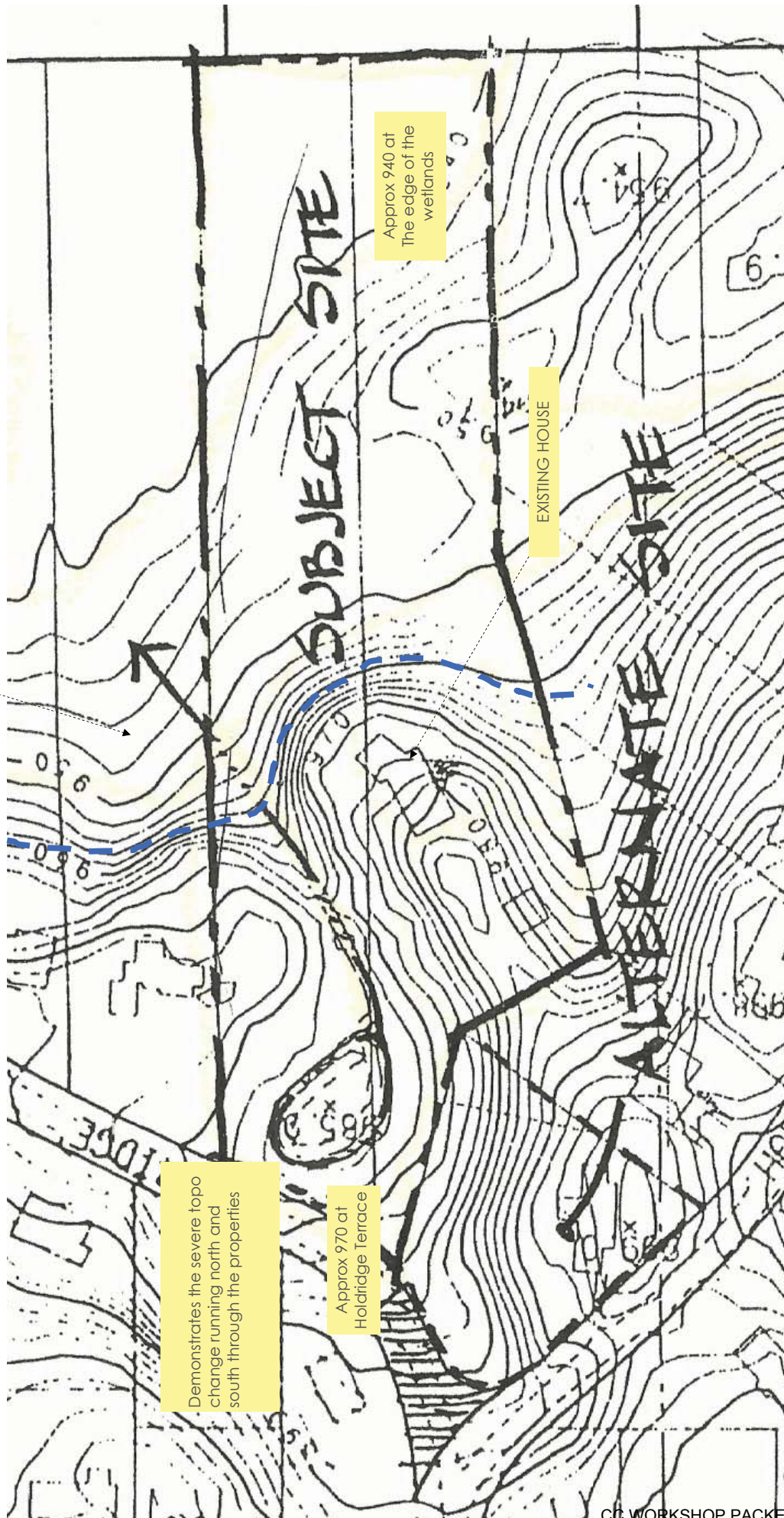
Aerial image  
Approximate size of existing homes



Council Workshop  
Subdivision for 1607 and 1613 Holdridge Terrace



MUYRES' PROPERTY

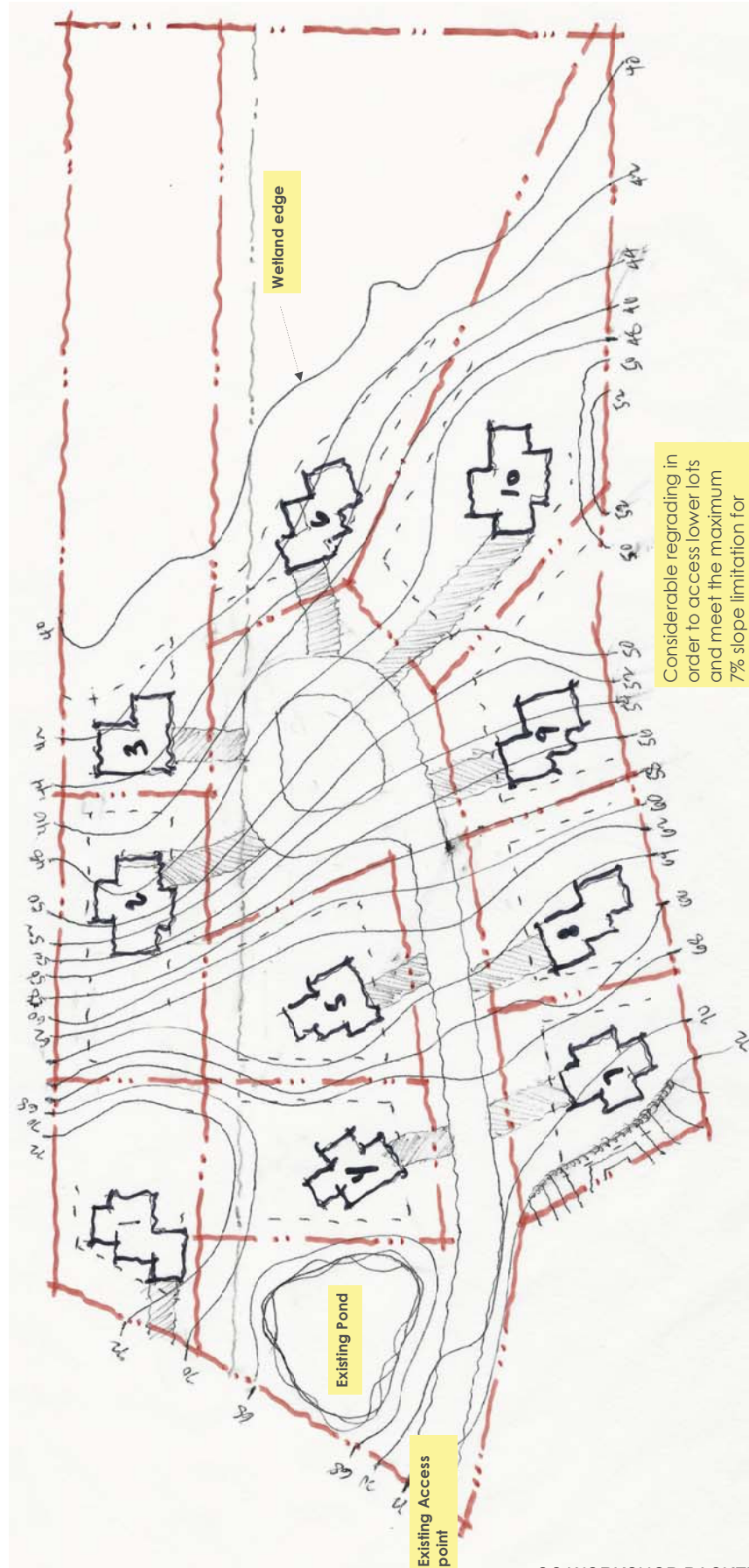


Council Workshop  
Subdivision for 1607 and 1613 Holdridge Terrace

Conceptual diagram with ten new homes. The existing Muyres home would be replaced at the same location accessing Holdridge Terrace

The Muyres' property is replatted into three pieces.

Re-platting The Stuurmans' property is replatted into seven lots.

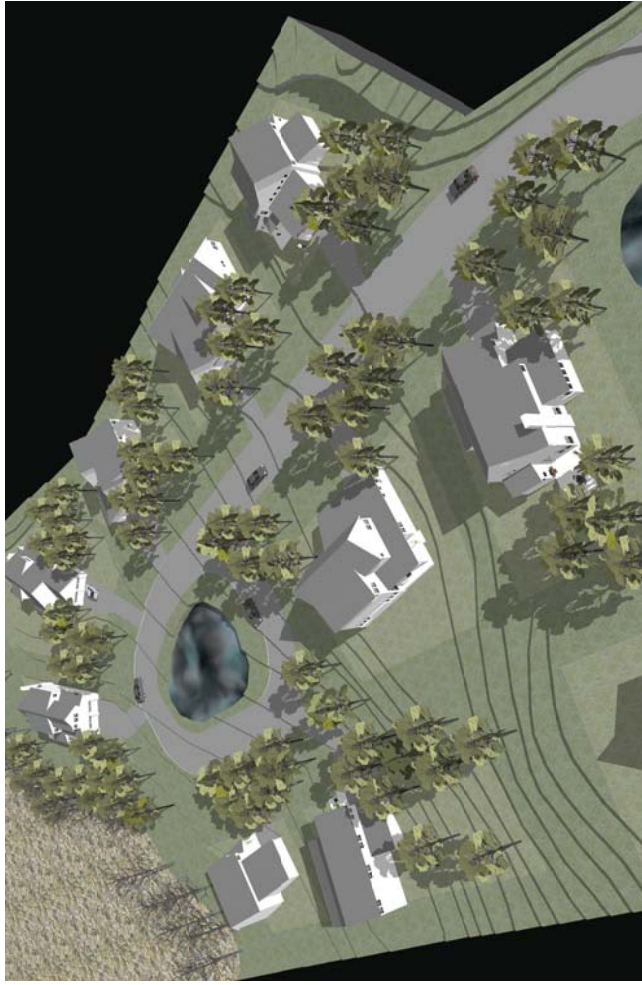
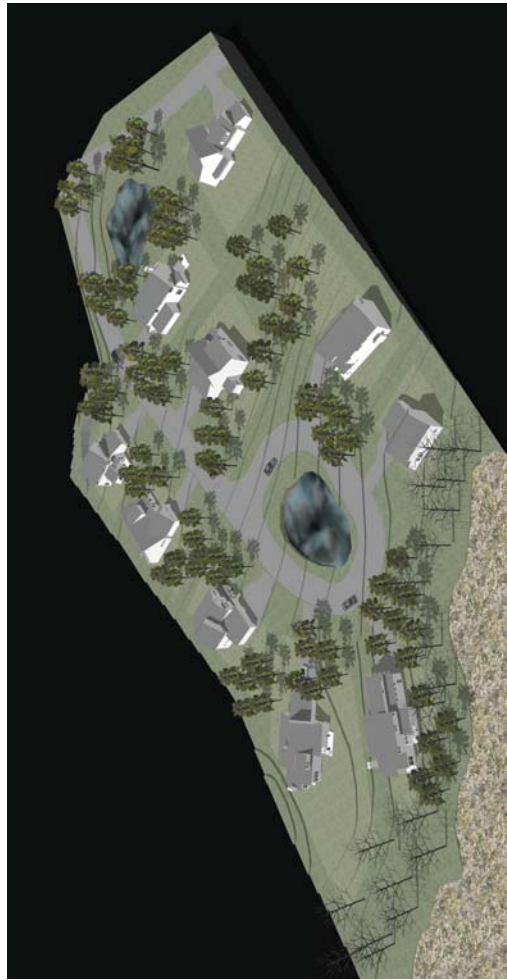


Considerable regrading in order to access lower lots and meet the maximum 7% slope limitation for roads.

These changes clear a substantial number of trees



Council Workshop  
Subdivision for 1607 and 1613 Holdridge Terrace



Council Workshop  
Subdivision for 1607 and 1613 Holdridge Terrace

# CITY OF WAYZATA



## PLANNING DEPARTMENT

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### MEMORANDUM

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**To:** City Council  
**From:** Eric Zweber, Interim City Planner  
**Date:** October 20, 2015  
**Re:** Meyer Place on Ferndale Concept Plan

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#### **Background**

Homestead Partners is proposing to redevelop the former Meyers Bros. Dairy building into a four story condominium building with a proposed 27 units. Homestead Partners would like to present their proposal and receive any feedback that the Councilmembers may have. The presentation is provided in Attachment A.

This property is zoned C-4A which requires a mixed use building with a maximum of two stories. A zoning review that was provided to the City Council on September 27 is provided in Attachment B. Homestead Partners are anticipating the submittal of a Planned Unit Development (PUD) application for the approval of their building.

#### **Attachments**

- Attachment A: Meyer Place on Ferndale PowerPoint
- Attachment B: Meyer Bros. Dairy Redevelopment Memorandum dated September 17, 2015



# MEYER PLACE ON FERNDALE



- Homestead Partners

Matt Hanish  
Vice President

JMS Custom Homes -

Jeff Schoenwetter  
CEO

Who  
we are

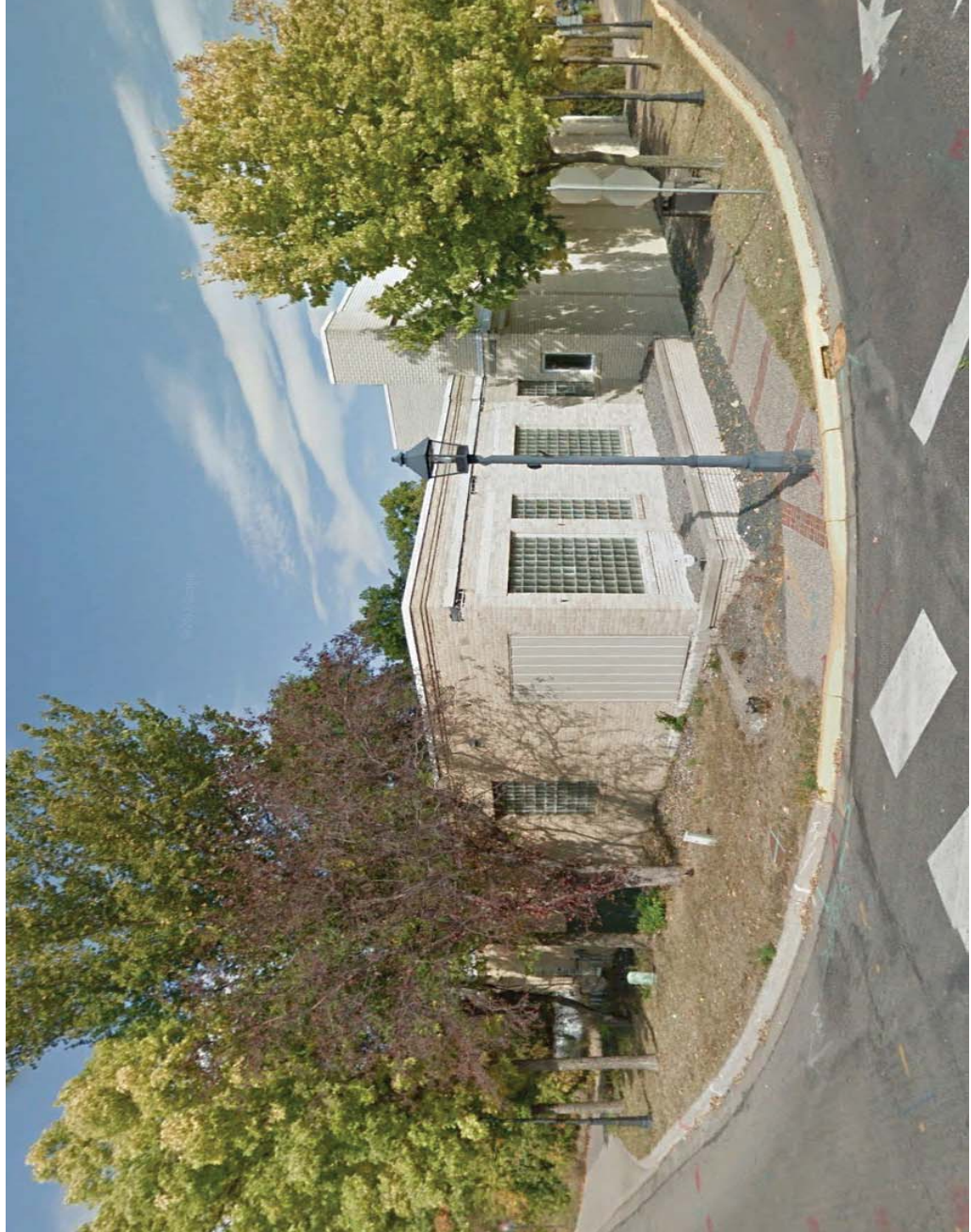
- Whitten Associates

Tim Whitten  
Principal

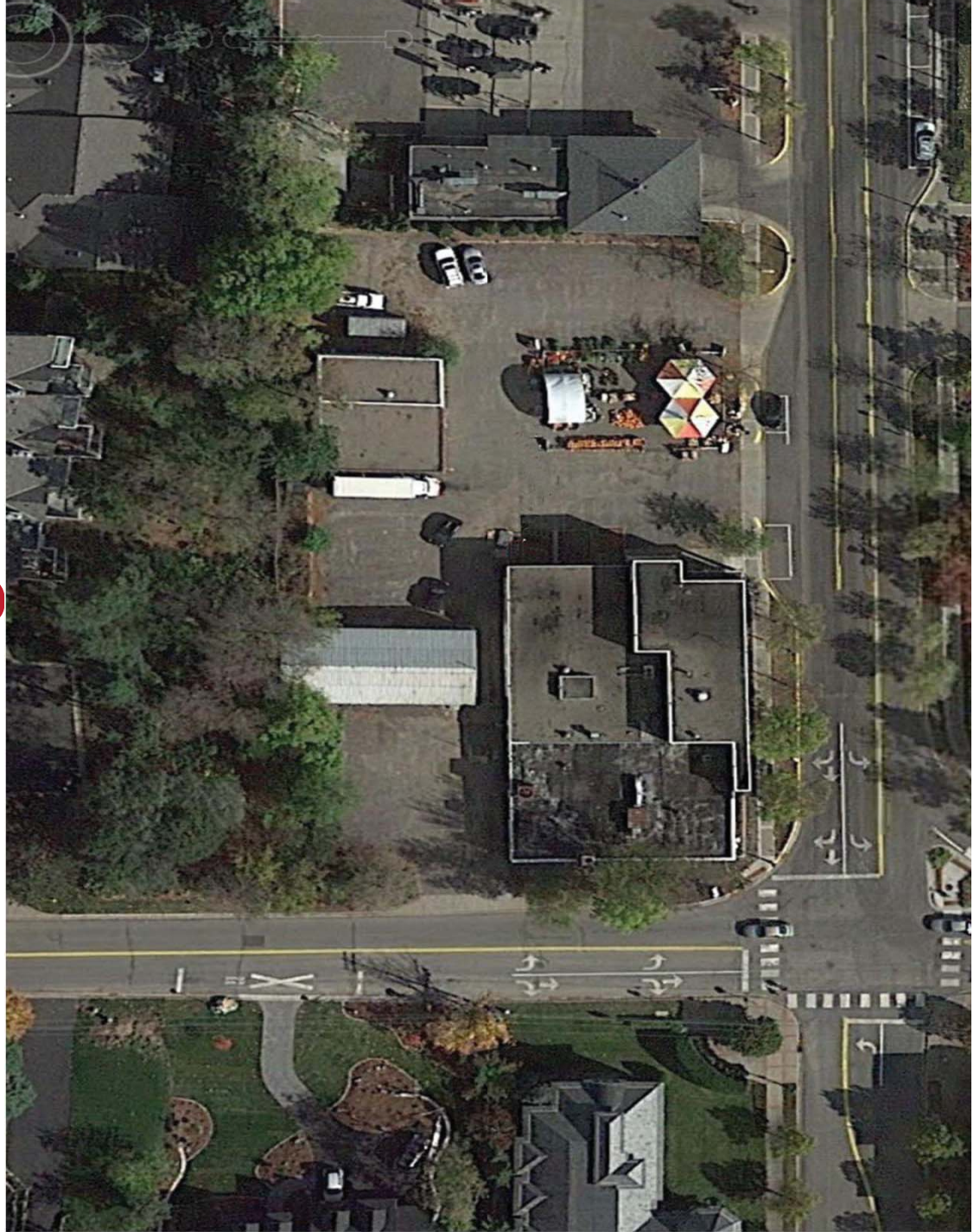
Sathre-Bergquist -

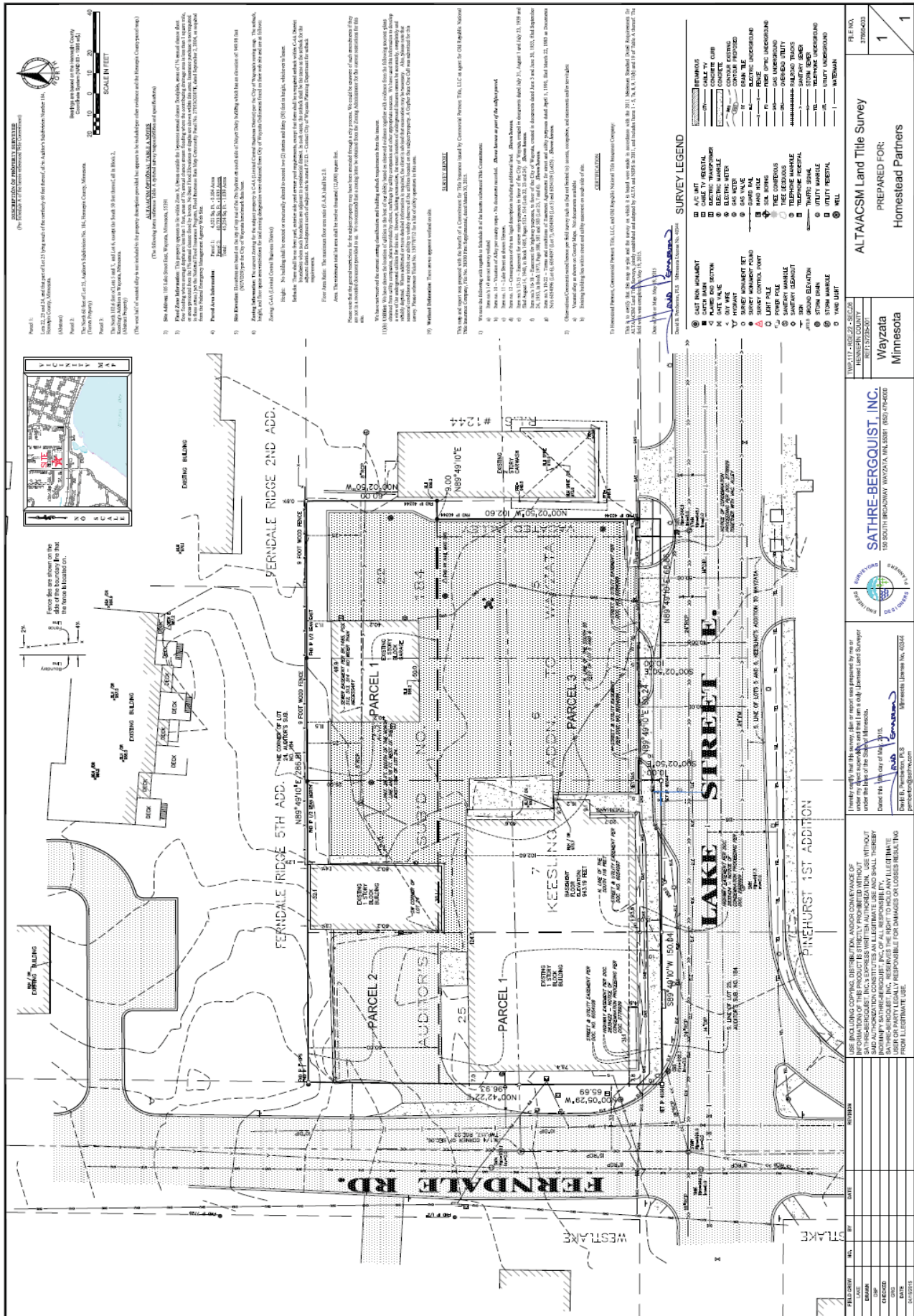
Nate Herman  
Project Engineer

# Existing Streetscape



# Existing Aerial





**ALTA/MCSM Land Title Survey**  
**PREPARED FOR:**  
**Homestead Partners**

**FILE NO.**  
 1704-17-100-22-20000

**WAYZATA, MINN. 55391**  
**SECTION 22, T10N, R10E, S10W**  
**WAYZATA, MINN. 55391**

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**Wayzata**  
**Minnesota**

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**DATE:** 04/02/2018

**BY:** [Signature]

**FOR:** [Signature]

**FILE NO.**  
 1704-17-100-22-20000

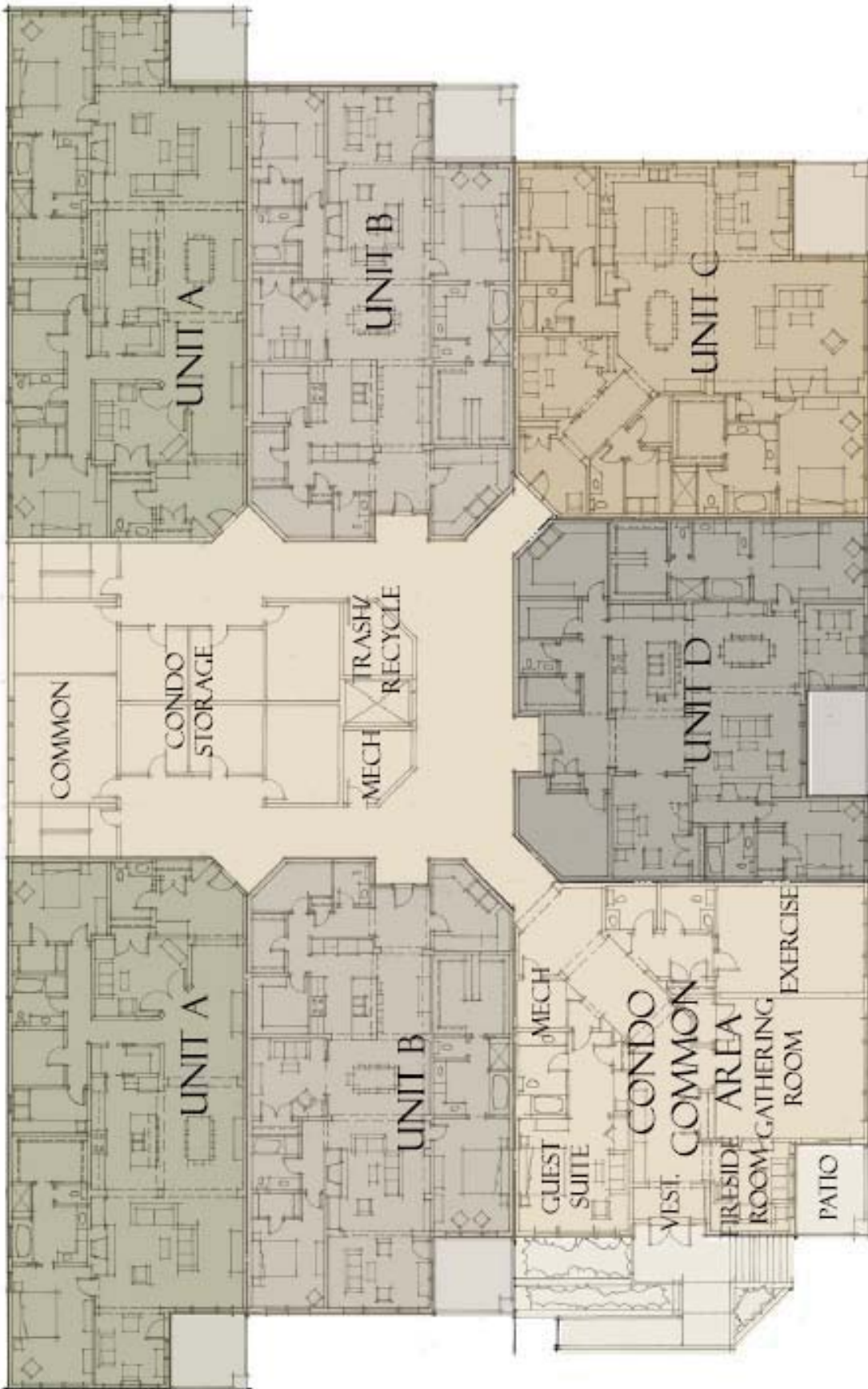
**1**

# Perspective – Lake & Ferndale

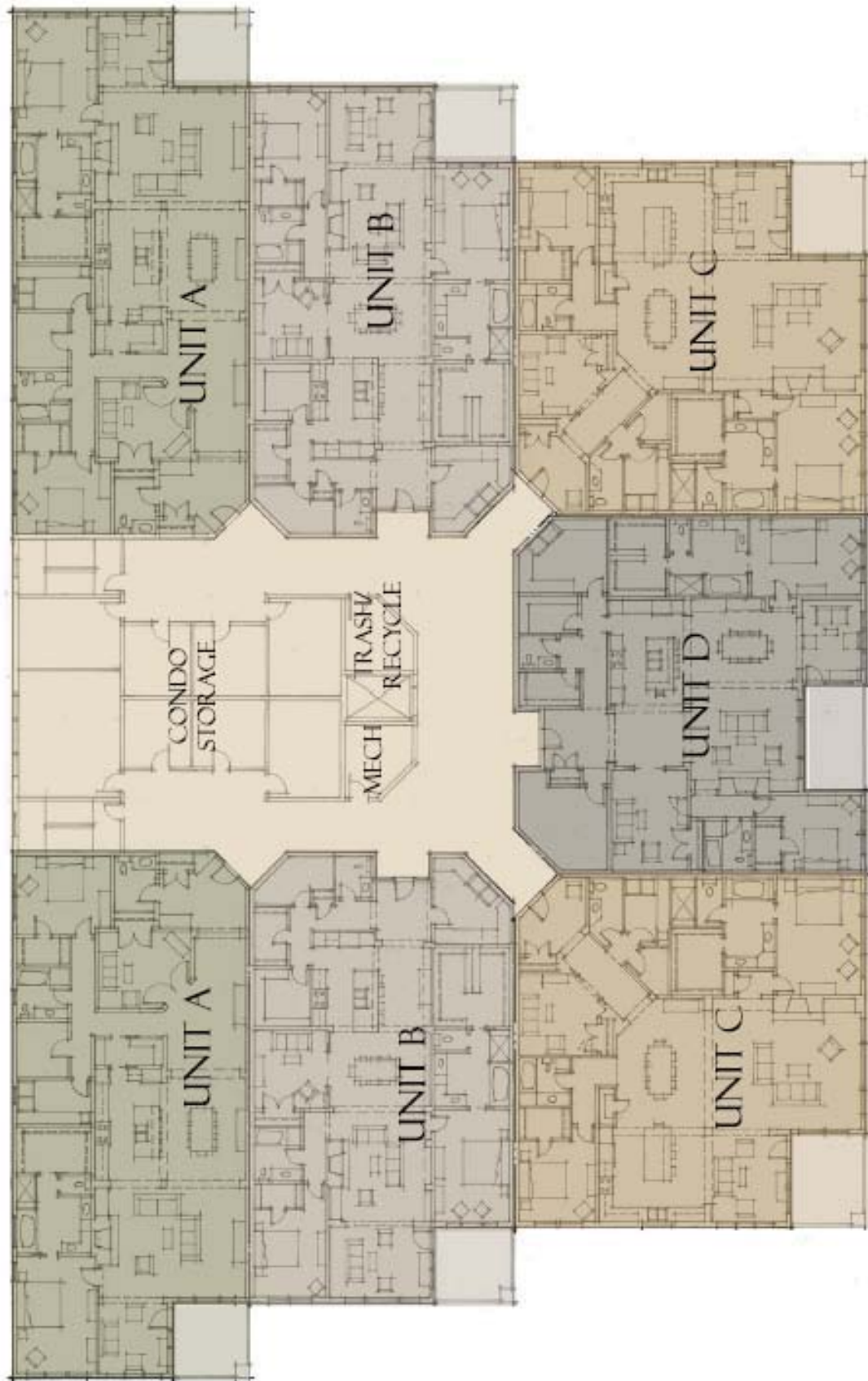


# Site Plan

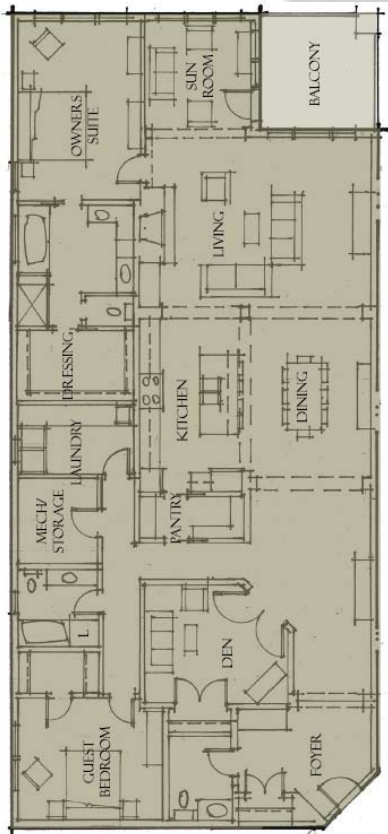




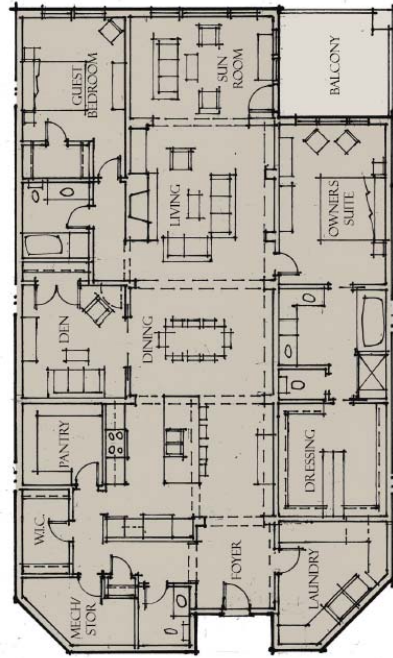
MAIN LEVEL



## UPPER LEVELS



UNIT A  
3000 SF

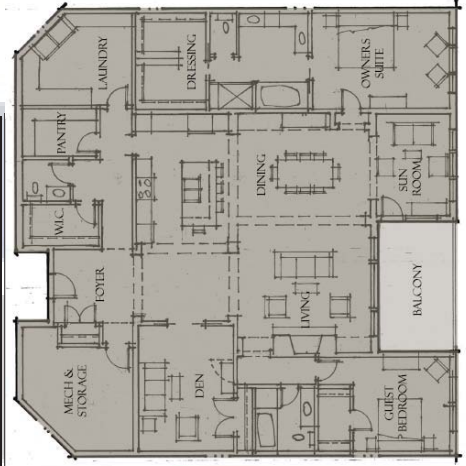


UNIT B  
2800 SF

| Unit Type    | Quantity  | Bedrooms | Bathrooms | Unit Area | Total Area    |
|--------------|-----------|----------|-----------|-----------|---------------|
| A            | 8         | 2        | 2.5       | 3,000     | 24,000        |
| B            | 8         | 2        | 2.5       | 2,800     | 22,400        |
| C            | 7         | 2        | 2.5       | 2,900     | 20,300        |
| D            | 4         | 2        | 2.5       | 2,900     | 11,600        |
| <b>Total</b> | <b>27</b> |          |           |           | <b>78,300</b> |



UNIT C 2900 SF



UNIT D 2900 SF



City of Wayzata  
600 Rice Street East  
Wayzata, MN 55391-1799

September 17, 2015

VIA EMAIL ONLY

Honorable Mayor and City Councilmembers

**Re: Minneapolis/St. Paul Business Journal Article: Meyer Bros. Dairy Redevelopment**

Dear Mayor and Councilmembers,

On September 15, the Minneapolis/St. Paul Business Journal published an article titled “New condos proposed along Wayzata lakefront”. The article discussed a concept Jeff Schoenwetter has to redevelop the Meyer Bros. Dairy site into a four-story, 20-unit luxury condominium building. Based on that article, below is a comparison of the proposal and existing zoning standards for the site. This information is based on a best guess from the two images provided in the article.

| Standard                        | Schoenwetter Concept        | C-4A Limited Central Business District            | Shoreland District                     |
|---------------------------------|-----------------------------|---------------------------------------------------|----------------------------------------|
| <i>Permitted Uses</i>           | Multiple Family Residential | Retail and Office with Upper Story Dwelling Units | N/A                                    |
| <i>New Lake Street Building</i> | Residential Only            | Mixed-Use Required                                | N/A                                    |
| <i>Height</i>                   | 4 Stories                   | 2 Stories                                         | 35 Feet                                |
| <i>Maximum Floor Area Ratio</i> | Between 1.5 and 2.5         | 2.0                                               | N/A                                    |
| <i>Impervious Surface</i>       | Between 65% and 75%         | N/A                                               | 75% with an innovative stormwater plan |
| <i>Density</i>                  | About 20 units/acre         | N/A                                               | Would require MCWD approval.           |

Feel free to contact me at [ezweber@wsbeng.com](mailto:ezweber@wsbeng.com) or (763) 762-2837 if you have any questions regarding this memorandum.

Sincerely,  
Eric Zweber, AICP  
Interim City Planner

Attachment: MSP Business Journal Article