

**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JUNE 16, 2026**

WORKSHOP TOPICS FOR DISCUSSION:

1. Discussion of the Status of Retail in Wayzata and What Actions the City Can Take (5:30-6:30 p.m.)
2. Discussion of Future Workshop Topics (6:30-6:40 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: June 16, 2026	WORKSHOP AGENDA ITEM: 1
TITLE: Discussion of the Status of Retail in Wayzata and What Actions the City Can Take (5:30-6:30 p.m.)	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Aurora Yager, City Manager	

DISCUSSION OBJECTIVE:

To initiate discussion on the state of the retail market and receive initial direction for future study, code revisions, and next steps on the City's options for guiding retail.

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.

BACKGROUND:

City Council, Planning Commission, and the general public have expressed concern over the state of the retail and commercial market within the City, particularly adjacent to Lake Street and within the Promenade. Council has directed staff to begin initial research, current market trends, and past studies to inform future steps the City may take to guide the commercial market in Wayzata to ensure a desirable, walkable destination downtown.

An initial summary of staff's findings, past studies, and vacancy, and potential tools are attached to initiate the Council's discussion.

ATTACHMENTS:

1. Memo: Retail in Wayzata - What Can Cities Do?
2. Pages from 2007 Retail Market Study
3. Lake Street Zoning Map

Retail in Wayzata - What Can Cities Do

Why Is This Being Studied?

The 2040 Comprehensive Plan outlines guiding principles including *'Charming'*, *'Connected'*, *'Walkable'* and *'Pedestrian Friendly'* that directly relate to the successful presence of mixed retail, service, and commercial uses. Walkable areas with active storefronts and restaurants, especially along Lake Street and within the Promenade, are central to Wayzata's community character and appeal for residents and visitors.

Over time, however, some parts of these areas have shifted over time from small-scale retail and businesses, toward less active uses including financial institutions and office tenants. The City has also received multiple variance requests for ground floor office and even residential uses along Lake Street (or immediately adjacent to it), citing market demand and the greater feasibility of filling vacant space with housing rather than commercial tenants. The City's previous amendments to the Promenade PUD to align with permitted uses in Central Business District zoning further indicate pressure for more office uses in these areas.

While service-oriented uses contribute to Wayzata's identity, an overconcentration of ground-floor office or vacancies diminish the charming and active, pedestrian-driven Lake Street and Promenade, the community envisions. In response, the City Council, Planning Commission, and public have expressed concern and have asked staff to review past efforts and current conditions to identify strategies to preserve and enhance Wayzata's downtown character.

2007 Retail Study of Wayzata

Reviewing the health of retail in Wayzata is not new. The City conducted a retail market study in 2007 (attached), many of whose findings still apply. Key points include:

- Wayzata's commercial/retail market relies on 63% - 80% of sales from non-Wayzata shoppers. Standard retail markets typically rely on 40% - 50% of sales from non-residents (note: excludes shopping malls and outlet centers).
- The number of retailers in the City declined between 1997 and 2002 by 20%.
- Wayzata's retail is not centralized, there are distinct areas (central Lake Street, East Lake Street, Wayzata Blvd, and what is now, the Promenade) that do not feed one another.
- West Lake Street shifted from a retail area to an "office service area" and is only attractive to "destination retailers".
- Rent in prime locations is similar to mall locations, but Wayzata does not bring the same regional traffic that malls offer retailers.

The study recommended the City create a coordinated plan with businesses to create a "lifestyle shopping area" anchored by recognizable national and regional retailers to support more local shops. Many recommendations from 2007 have since been completed, such as construction of Panoway as a regional destination, investment in the public streetscape, and partnership with the Chamber to establish regional draw. Other recommendations, specifically the retention of parking is non-applicable with the construction of the Mill Street parking ramp.

Current State of the Market

Retail in Wayzata - What Can Cities Do

To best analyze the current market conditions along Lake Street, staff conceptualized three distinct study areas (*Figure 1.*) based on several factors including differing zoning requirements, locality, congregation of existing use-types, etc. These study areas are 1. The Promenade; 2. Lake Street Retail and Shopping Centers; 3. Barry-Ferndale Block.



Figure 1. Location of Study Areas

Staff identified available and vacant *ground floor units* in these study areas. A summary of total units and percentage of vacancy per area is included in each paragraph below.

1. The Promenade

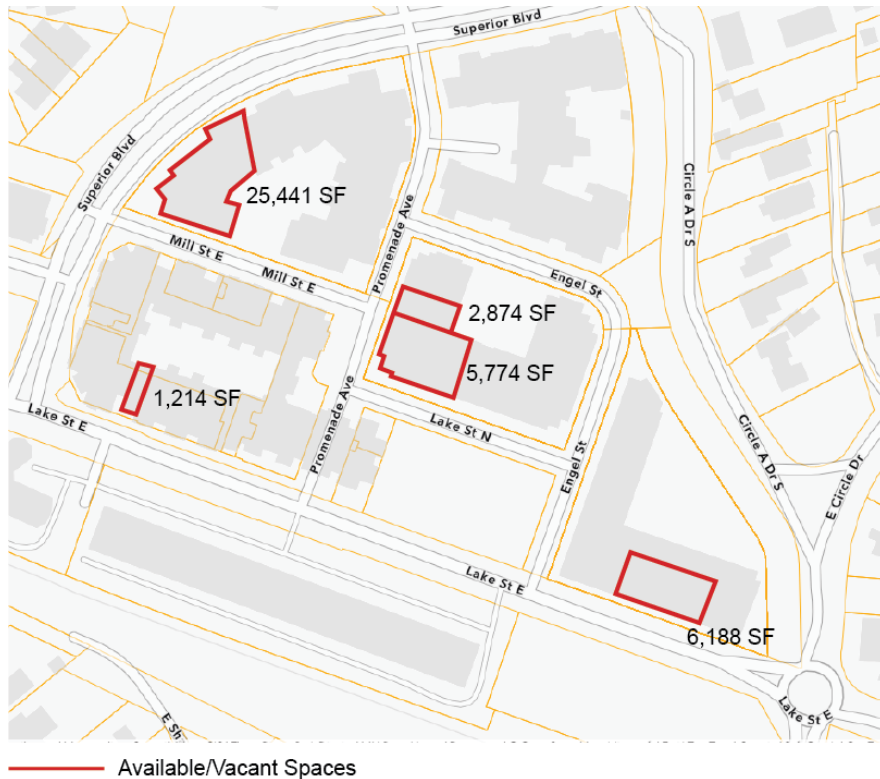


Figure 2. Location of Vacancies in Promenade, June 2026

Retail in Wayzata - What Can Cities Do

Individual unit sizes vary considerably throughout the development, which led staff to calculate vacancy based on available square footage. Vacant ground-floor space within the Promenade accounts for approximately 37% of the total ground-floor square footage of the development.

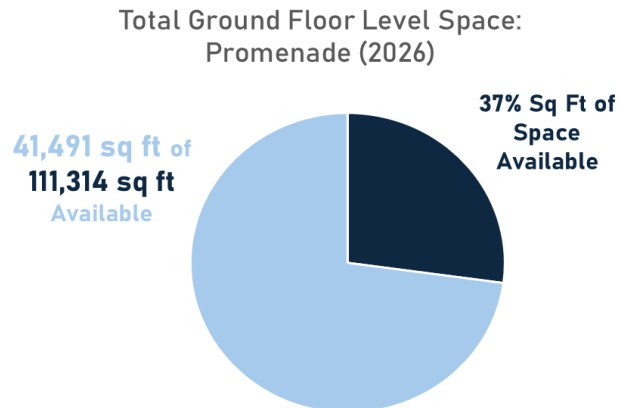


Figure 3. Ground Floor Vacancy in Promenade

How It Compares: The Promenade was identified as having the highest vacancy rate of the three study areas, with approximately 20% of its ground-floor commercial units currently vacant. The property owner of the Promenade reports a total occupancy of 67.71%.

Zoning Requirements: The PUD Development Agreement for the Promenade was amended in 2020 to allow for flexibility in permitted uses. The amendment generally allowed for C-4 Zoning District permitted uses to apply on the ground floor. A provision was added requiring all ground floor uses along Lake St. and Superior Blvd. to be retail and/or restaurant unless otherwise approved by Council.

Current Uses: Of the 19 total ground floor businesses identified, there are:

- 5 beauty/salon services
- 4 food/beverage establishments
- 3 retail shops
- 3 private business offices
- 1 personal fitness club (pilates)
- 1 childcare center
- 1 interior design office
- 1 co-working/rental office space

Retail in Wayzata - What Can Cities Do

2. Lake Street Retail and Shopping Centers

The study area of Lake Street Retail and Shopping Centers is identified as all ground floor businesses west of Circle Drive to Barry Avenue, excluding the Promenade.



Figure 4. Ground Floor Vacancy along Lake St, June 2026

How It Compares: Staff identified seven vacancies out of 63 total ground floor units, equaling a vacancy rate of approximately 11%.

Zoning Requirements: A majority of properties in this study area are zoned C-4 or C-4B, making them subject to special limitations and conditions for these districts requiring a minimum of at least 50% of ground floor building frontage along Lake St to be reserved for retail or service commercial uses, which must also comprise of at least 50% of the ground floor building footprint (978.06.B; 980.07.C). The Village Shops and the 810 Lake St building in the CrossCreek shops are zoned C-2 which generally only permits commercial uses, and the corner parcel of Broadway and Lake is zoned PUD.

Current Uses: Of the 56 total ground floor businesses identified, there are:

- 21 retail shops
- 16 food/beverage establishments
- 6 salon/beauty services
- 7 private business offices
- 2 interior design offices
- 2 personal fitness clubs
- 1 clothing alteration service
- 1 drycleaner/laundry service

Retail in Wayzata - What Can Cities Do

3. Barry-Ferndale Block

This study area includes all ground floor businesses along Lake St between Barry Ave S and Ferndale Rd S.

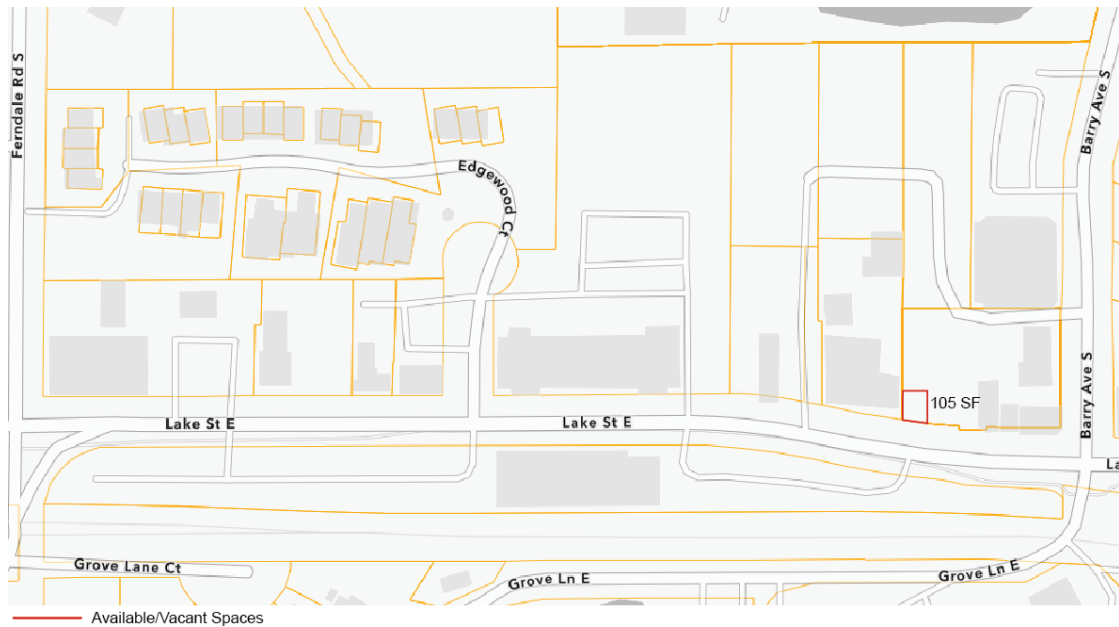


Figure 5. Ground Floor Vacancy along Lake St, June 2026

How It Compares: Within this portion of Lake Street, one of the six ground floor tenant spaces is currently vacant. This is a vacancy rate of approximately 16%. The proposed development at 200 Lake has retail and service commercial uses planned for the ground floor.

Zoning Requirements: All properties in this area are zoned either Planned Unit Development (PUD) or C-4A Limited Central Business District. C-4A properties are subject to the 50% ground floor retail or service commercial requirements referenced in the Lake Street section above. Each PUD may have their own requirements as it relates to permitted ground floor uses.

Past Design Standard Requirement: In the previous Design Standards for buildings east of Barry Ave, there was a provision that required any building frontage along Lake Street needs to be 80% retail and 50% of the total building footprint was required to be retail. This requirement was not applicable to new developments west of Barry Ave. This is the main reason why the new developments west of Barry Ave did not incorporate retail as a use.

Current Uses: Of the 5 total ground floor businesses identified, all are private offices.

Retail in Wayzata - What Can Cities Do

Current Rental Price Rates

A significant entry barrier for businesses, particularly retail, is the high cost to operate in Wayzata. Rental rates can be difficult to determine, as property owners and brokers often view that information as proprietary. Staff have utilized tools such as CoStar, LoopNet, and local contacts to generate the following rate estimates.

Common area maintenance (CAM) and taxes vary by location, but staff estimate they average between \$8-25 per SF, which is in addition to the base rental lease rates below.

Base Rental Lease Rates in Wayzata		
Use	Area	Rate Range Per SF.
Retail/Commercial	Lake Street	\$22 - \$42
Office		\$25 - \$46*
Retail/Commercial	Wayzata Blvd	\$22 - \$45
Office		\$21 - \$50
Office/Commercial	Promenade	AVG: \$24.37
Office/Commercial	Boatworks	AVG: \$45.99
Office/Commercial	Overall Market**	\$26.27

* Office has unique outliers of up to \$123.65/SF.

** Overall market includes surrounding communities, namely Minnetonka

Zoning Ordinance – Permitted Use Types

The zoning ordinance regulates the types of uses allowed in each district. Along and near lake Street, three primary “downtown” districts apply: C4-A & B (“Central Business District”), C-2 (“Shopping Center Business District”), and various Planned Unit Developments (PUDs) including the Promenade.

The most prominent districts, C4-A and B, contain a key provision intended to guide active ground-floor uses:

“978.06 - Special Limitations and Conditions. B. Retail or Commercial Use. At least 50 percent of the building frontage on the ground floor along Lake Street must be used for retail or service commercial use and should comprise at least 50 percent of the ground floor building footprint.” (Emphasis added)

Retail is clearly defined within ordinance as direct sales of a product to a consumer. Service Commercial, however, is a relatively vague definition in comparison:

“Service Commercial.” The sale of services, which may include the limited sale of related goods, on the premises to the general public by appointment or by walk-in.

Retail in Wayzata - What Can Cities Do

In consultation with the City Attorney, staff confirmed that “Service Commercial” is overly broad and includes any businesses providing services to the public. This definition allowed financial businesses, office space, and other less publicly active uses on the ground floor, which may not be the intent of the ordinance.

Staff recommend that this definition be refined, excluded, or otherwise amended to better align permitted ground-floor uses with the City’s goals for an active, pedestrian-oriented environment, emphasizing uses such as retail, restaurants, and indoor recreation.

Identifying the correct uses on the ground floor of these districts will provide landowners and leasing agents clearer guidance to fill vacancies, alter tenant mixes, and shape the pedestrian environment along Lake Street.

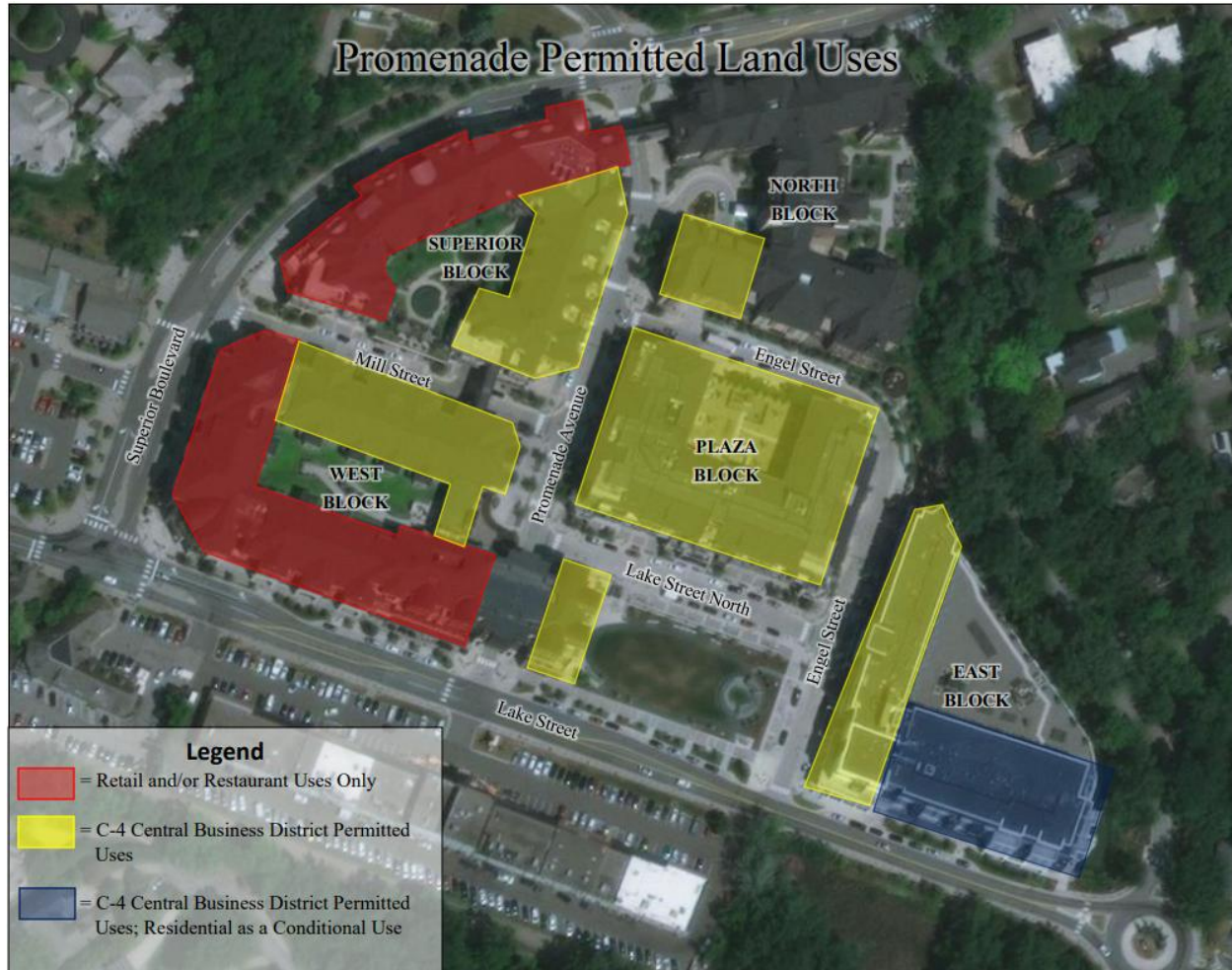
What Steps Has the City Already Taken?

The City has actively worked toward creation of an active, multi-modal, downtown destination that is known throughout the Twin Cities region and beyond. The City has already successfully utilized many of the traditional best-practice tools available to a community including:

- Public investment to support the creation of the regional destination that is Panoway.
- Public/Private partnership with agencies such as the Conservancy and the Chamber.
- Investments to create public parking
 - Construction of the Mill Street ramp with free public parking.
 - Prominent street parking that is not metered.
 - Offering fee-in-lieu of parking (FILOP) to businesses, which facilitates denser, more active development of private property rather than each parcel creating its own parking fields.
- Use of public infrastructure by private entities
 - The City permits use of City sidewalks by private restaurants through the sidewalk café permit. This not only creates additional seating, it allows engagement of the businesses with the Lake, slows traffic, and contributes to Wayzata’s “Lake Effect.”
 - Use of the City parks by private users for limited sales of food, rental of recreational equipment, and boat parking.
 - Other events include fitness classes, free concerts, and community activities.
- Regional events
 - Wayzata has a robust presence in the Twin Cities as an event destination with multi-seasonal events such as the Chilly Open, James J. Hills Day, Art Experience, among many others.

Retail in Wayzata - What Can Cities Do

- Zoning amendments to the Promenade PUD to align with the Central Business Districts (C4-A & C4-B) which expanded the permitted uses within the district on the ground floor. An excerpt from the PUD amendment is included below for reference.



Cities often leverage public investments to entice private development. Wayzata has a robust offering that creates a prime destination.

Retail in Wayzata - What Can Cities Do

What Additional Steps Can the City Take?

Additional Zoning Strategies

The Council may consider zoning strategies that simplify processes to fast-track approvals for property owners, leasing agents, and businesses:

- Identify desired uses and amend code to allow these by-right
 - Council and staff can identify uses, or a committee of business owners, Planning Commission, and City Council representatives can be formed to determine best-fit uses.
 - A broader range of uses by right may lead to temporary imbalances in tenant mixes, but market forces typically correct this over time as underperforming uses cycle out based on customer demand and community expectations.
- Reduce the number of business types that require a CUP
- Allow administrative review of design standards with more pre-approved building materials.

Financial Incentives and Economic Development Activities

In addition to the public investments the City has already made, the City could enact other financial tools to entice specific business types, advertise existing businesses, and subsidize desired uses. The City has limited but powerful local tools that include, but are not limited to:

- Tax Abatement

The City can offer tax abatement to property owners that lease to desired ground floor uses, such as retail. Abated taxes can be required to pass-through to the tenant, be used for build-out and refurbishment of tenant spaces, or be utilized to pay for SAC and other fees that may limit/present tenants from occupying a desirable location. Cities have wide discretion on how abated local taxes can be utilized.
- Business Improvement District

Many cities facilitate local improvement districts for specific areas within the community. These districts are led by property owners who voluntarily pay additional taxes that are utilized to specifically improve a specified geographic area (ex. 50th and France). Funds generated by these districts offer a wide array of benefits including:

 - Incentives to businesses
 - Installation and maintenance of improved infrastructure or amenities
 - Subsidizing of public events
 - District marketing
 - Shared services (cleaning, building maintenance, exterior maintenance, etc.)
- Local Incentives Program

Cities can establish a dedicated economic development fund, often funded by enterprise budgets or could be funded by a portion of the Local Food and

Retail in Wayzata - What Can Cities Do

Beverage Sales Tax if approved by the Legislature. A formal policy would guide how the funds could be utilized and how staff engage and attract business types. Potential activities include:

- Direct Subsidy - subsidize retail, restaurant, or other uses to reduce entry barriers
 - Subsidy of rent for first year with a percentage-based incentive with cap.
 - Subsidy of initial buildout costs, sewer availability charges (SAC), and other barriers for entry into the Wayzata market.

- Employer Dining Incentives
Facilitate the creation of dining incentive programs with other businesses within the community, often with office users. Participating businesses would offer discounts or special menus to entice office lunches, client meetings, and mutual benefits to the office, retail, and restaurant community.

- Business Counseling
Rather than direct subsidy, many Cities and Hennepin County have partnered with business counseling services to provide tools for new and existing businesses for free. These services offer free review of business plans, financial reports and accounting, marketing plans, and often provide gap funding for businesses. These services help businesses survive or expand and ensure they are well equipped for succession.

Lodging Tax and Creation of a Convention and Visitors Bureau

Under State law (M.S. 469.190) the City is authorized to implement up to a 3% tax on gross revenues from Lodging facilities without any additional approval from the Legislature. In Wayzata, those lodging facilities would include The Hotel Landing and short-term rentals operators.

State law requires 95% of the proceeds to be used to “fund a local convention or tourism bureau for the purpose of marketing and promoting the city or town as a tourist or convention center.” These can also be referred to as destination marketing organizations (DMO). Their purpose is to promote local travel, tourism, and businesses. This is often achieved through some of the following initiatives:

- Venue sourcing support
- Event support and marketing
- Maintain visitor centers (ex. Maps, event calendars, brochures/web/social media promotion of local attractions, dining, and shopping).

Next Steps

This report is a high-level introduction to a detailed and nuanced topic. Staff are seeking direction on which aspects Council is seeking additional study, and the order in which these actions should be taken. The table below summarizes the potential steps the City may take by general complexity, resources required, and time to implement.

Retail in Wayzata - What Can Cities Do

Economic Development Activity	Implementation Complexity	City Resource Commitment	Comments
Zoning Strategies	Low	Staff time to draft ordinance and potentially facilitate advisory committee	An advisory committee may be formed
Business Counseling	Low	Staff time to coordinate efforts with groups like Open to Business	Staff can work with existing ElevateHennepin program to cater to specific Wayzata needs
Employer Dining Incentives	Medium	Staff time to facilitate restaurant and office collaboration	The City can act as a facilitator between local restaurants and offices to create a dining program
Lodging Tax and Visitor Bureau	Medium/High	Staff and determination on how generated funds would be allocated	Potential Partnership with the Chamber or expansion of staff to manage newly generated funds
Direct Incentives	High	Staff and allocation of City funds	The City would need to create a policy and allocate funds from the budget for direct incentives
Tax Abatement	High	Staff and reduced tax revenue	The City would need to create a policy and specific criteria where a portion of the City's tax generation is abated
Business Improvement District	High	Staff time to establish and administer; ongoing funding primarily from assessed property owners	Requires at least 25% property owner support to initiate; can be blocked if 35% object. Staff time to manage funded activities

Retail in Wayzata - What Can Cities Do

Questions to Consider:

- What ground-floor uses are appropriate for Lake Street?
 - Do the desired uses vary based on location, such as west of Barry Ave S?
 - Should a taskforce be created to determine desired uses?

- Should the 2007 Retail Study be updated?
 - Are there specific goals for that study would seek to achieve?

- Should the City explore incentives as a tool?
 - Are there specific incentives the Council wants more information on?

 - Should the City pursue a lodging tax? If so, does Council want to explore the creation of a Convention and Visitor's Bureau run internally with City Staff or externally by the Chamber?

SUMMARY OF FINDINGS AND RECOMMENDATIONS

Findings

Wayzata's downtown retail area serves what is most likely the most affluent trade area in Minnesota, which is estimated to have an average household income of \$123,700 in 2011. This trade area is expected to have over 38,000 households with incomes above \$100,000 in 2011. Trade area households have been growing at about 1.7 percent annually. Wayzata residents represent about 37 percent of the convenience goods customers and 20 percent of shopping goods customers. This means that Wayzata merchants depend on shoppers from outside Wayzata for 63 to 80 percent of their annual sales.

Notwithstanding all of the positive characteristics of its location and trade area, there are signs of weakness and decline in Downtown Wayzata.

The number of retail stores in Wayzata declined by 20 percent between 1997 and 2002. This decline appears to be continuing. Retail sales increased from \$300 million to \$314 million between 1997 and 2002, a growth rate of less than one percent. Retail sales are not keeping up with inflation.

Based on merchant interviews, this trend appears to be continuing. Six merchants reported declining sales since 2002, two reported stable sales, and four reported increased sales. One merchant reported sales were down 10 percent over the past five years and another reported a 10 percent increase for the same period. Ten percent sounds good, but it is less than inflation over the same period.

Downtown Wayzata has four retail areas with about 304,000 square feet of space. This sounds impressive, but Downtown Wayzata does not appear to be that large to a customer. That is because the four areas are separate and distinct, and are not connected by convenient, attractive pedestrian pathways.

Central Lake Street, from Superior Boulevard to Ben and Jerry's is what most shoppers perceive to be Downtown Wayzata. This area contains about 104,000 square feet of retail space. The buildings, for the most part, are attractive, well maintained, have good merchants and the sidewalk areas are attractive. This is Downtown Wayzata's 100 percent location.

The East Lake Street area includes Wayzata Village Shops, an aging shopping center that is functionally and physically obsolete and is in need of a complete renovation, or demolition and replacement with a building designed to meet the needs of today's retailers.

Wayzata Bay Center is also functionally and physically obsolete. It is planned for demolition to be replaced by a new development. Relocation of Superior Boulevard to the east will create a large gap between these two retail areas. Planning for relocation of Superior Boulevard should also include additional retail space west of the relocated street. This should be done in a way that creates a pedestrian connection from Central Lake Street to Wayzata Bay.

West Lake Street has become an office service area and has only five retail stores. This does not permit comparison shopping. This area is only suitable for destination type retailers whose customers don't intend to shop or browse at other stores. Retailers in the West Lake Street area that are not consistent with the above definition should consider a different location in Downtown Wayzata.

Retail rents in prime downtown locations in Wayzata are comparable to regional mall rents without the benefit of anchor stores to attract customers. At regional malls, like Ridgedale, the small retail stores benefit from the shopper traffic attracted by anchor stores. They pay for this customer traffic in their rent. There is no comparable quid pro quo in Downtown Wayzata. Building owners and retailers need to find a way to increase marketing for Downtown.

High rents, combined with low capitalization rates combine to increase property assessed values, which result in increased property taxes and higher operating costs. It is difficult for a merchant to survive when operating expenses and taxes are increasing and sales are stable or declining.

The pedestrian environment east of Sunsets is dreadful. The sidewalks are narrow and uninviting. They do not encourage a shopper to venture to the shops beyond.

Competition for Downtown Wayzata is increasing. The Shoppes at Arbor Lakes contains tenants that are attractive to Wayzata trade area shoppers. Ridgedale is exploring options to increase its size and add more stores. These new stores would be of a type and price point that will appeal to Wayzata trade area residents.

Downtown Wayzata has a customer base that is growing older and decreasing in size. This is the result of changes in lifestyle, seasonal living patterns, and mortality. That customer travels more, spends winter in warmer areas and even changes its residence to avoid Minnesota taxes. To counter out this trend, Downtown needs to attract lots of new, younger customers.

Wayzata's retail areas are fairly well defined and surrounded by development that limits the ability for expansion. As a result, it is unlikely there will be any significant increases in retail space in Wayzata. As trade area population and households increase, this is likely to result in increased sales potential as opposed to more retail space. Developers and retailers will seek the opportunity to add additional retail space in other parts of the trade area that will compete with Downtown Wayzata. Wayzata should be proactive and attract stores before some other location is developed.

Recommendations

Wayzata businesses, residents and the City of Wayzata need to join forces in coordinating a plan to support and undertake activities and improvements to address the issues described above and others that affect retailing in Wayzata.

Downtown Wayzata should be repositioned as a lifestyle shopping area with a market position focused on its trade area. Lifestyle centers feature a narrow range of merchandise at above average prices and offer good to excellent service. Stores sell apparel and other shopping goods

merchandise that support trade area residents' lifestyles, activities and interests. Several restaurants are included in the tenant mix.

Downtown Wayzata faces the same challenges as a shopping center that is 25 to 40 years old. It must be redeveloped and remerchandised to adjust its tenant mix to changing trade area demographics. Demographic characteristics in Downtown Wayzata's trade areas have changed and the retail area needs to be redeveloped and remerchandised to focus more clearly on current trade area demographics.

Outdated and obsolete retail buildings should be updated. National and regional retailers and shopping centers plan on refurbishing their stores and shopping centers on a seven to ten year cycle. These updated shopping environments make old centers look even older.

More stores should be attracted to Wayzata including national and regional stores with brand identity that appeal to a younger customer. Many of Wayzata's trade area residents want to shop at the "hot and trendy" brands. They should have the opportunity to do so in Downtown Wayzata. These stores attract customers that will shop at the local stores. If these stores are not in Wayzata, trade area shoppers will go where they are located.

Marketing must be a top priority. Regional malls have marketing funds that retail stores and the mall owner contribute to. This marketing is in addition to the anchor store customer traffic. Downtown Wayzata needs a marketing program that is funded by both businesses and landlords. The budget must be large enough to have an impact.

Retail store hours in Downtown Wayzata should be extended to at least 8:00 pm on weekdays to provide time for trade area residents that work outside Wayzata an opportunity to shop on weeknights. The number of downtown stores that are open past 6:00 pm is not sufficient to attract customers on a regular basis. Many trade area residents cannot shop before 6:00 p.m.

The pedestrian environment for shoppers needs to be improved. Central Lake Street, East Lake Street, and Wayzata Bay need to be connected by an unbroken shopper experience.

The Wayzata Chamber of Commerce, one of this study's sponsors, asked that the report comment on three subjects: first floor retail in the West Lake Street area, parking lot by Sunsets and a proposed boardwalk.

The West Lake Street area should continue its evolution as an office and professional service area. New structures in this area should have space consistent with the types of businesses that are growing and expanding in that area. Retail is most likely to gravitate away from this area in the future.

The parking area near Sunsets should remain as parking. This lot is conveniently located in Central Lake Street and has a high utilization by customers of Downtown Wayzata business establishments. One of the reasons that lifestyle shopping centers are so popular with shoppers is the convenient parking that is offered. Customers of lifestyle centers view convenience as a

primary attribute and parking has much to do with the convenience of this type of shopping center.

A boardwalk from the area near Sunsets to the Depot has been proposed to provide access to the lakefront. The proposed boardwalk would create a walkway and provide access to the lakefront, but the concept needs to be expanded to provide for greater activity. This could include creating attractive seating areas or small activity areas on the boardwalk. Based on observation, there appears to be a shortage of transient dock slips in Downtown Wayzata. The addition of transient slips as well as some rental slips would provide additional activity and interest for pedestrians utilizing the boardwalk. The boardwalk should be more than just a sidewalk constructed above the lake.

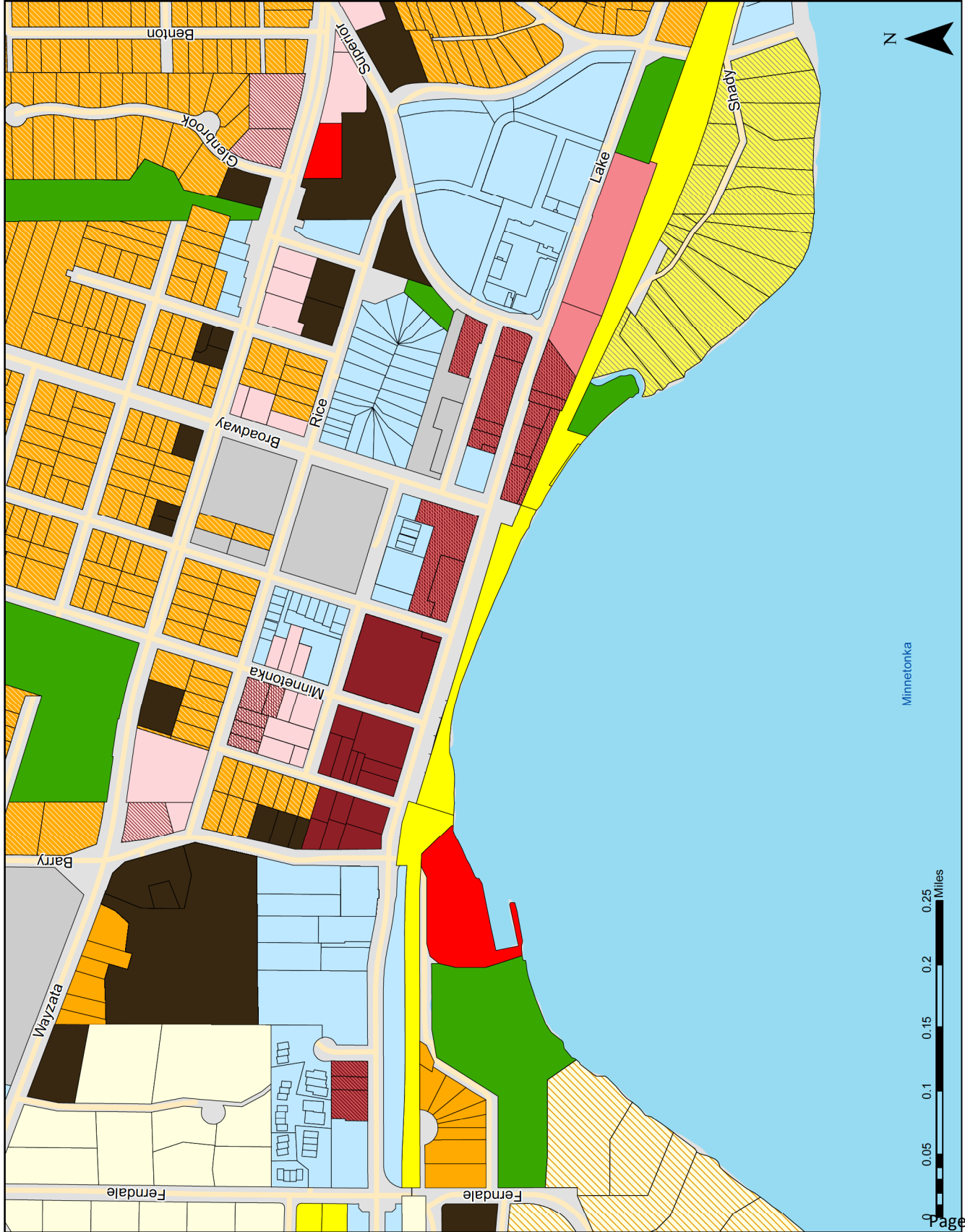


Lake Street Zoning Map

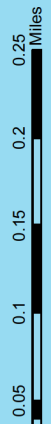
Zoning Designation

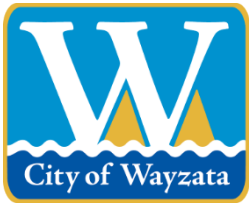
- C-1 Office and Limited Commercial District
- C-1A Neighborhood Office and Limited Commercial District
- C-1B Mixed Use Residential District
- C-2 Shopping Center Business District
- C-3 Service District
- C-3A Service District
- C-4 Central Business District
- C-4A Limited Central Business District
- C-4B Central Business District
- INS Institutional
- P Parks and Open Space
- PUD Planned Unit Development
- R-1 Low Density Single Family Residential District
- R-1A Low Density Single Family Estate District
- R-2 Medium Density Single Family Residential District
- R-2A Single Family Residential District
- R-3 Single and Two Family Residential District
- R-3A Single and Two Family Residential District
- R-4 Medium Density Multiple Residential District
- R-4A Low to Medium Density Multiple Residential District
- R-5 High Density Multiple Residential District

Updated: June 11, 2026



Minnetonka





City Council Workshop City Council Agenda Report

MEETING DATE: June 16, 2026	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Future Workshop Topics (6:30-6:40 p.m.)	
PREPARED BY: Aurora Yager, City Manager	
REVIEWED BY:	

DISCUSSION OBJECTIVE:

To discuss and prioritize future workshop and general topics.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

Below is a list of planned workshop topics. These are subject to change:

- **July 7**
 - Long Term Financial Plan Update
 - 2027 Preliminary General Fund Budget
- **July 21**
 - 2027 Preliminary Enterprise Fund Budgets
 - Update from Energy & Environment Committee
- **August 5**
 - Development Review Process
 - Planned Unit Development (PUD) Ordinance Revisions
 - Update on Shared Services Exploration
- **August 18**
 - 2027 Preliminary Budget Status Update
 - Franchise Fees
 - Section Foreman House Update
- **September 1**
 - Strategic Plan Update
 - Charter Commission Review Topics
- **September 15**
 - Community Survey
- **October 6**
 - Public Safety Facility Needs and Tour
- **October 20**
 - Tax Increment Financing - Additional Opportunities
- **November 10**
 - Review Draft of 2027-2036 CIP
- **November 24**
 - 2027 Legislative Priorities
- **December 1**
 - Board and Commission Interviews
- **December 15**
 - Closed Session to Review Performance of City Manager

ATTACHMENTS:

None

