WAYZATA PLANNING COMMISSION
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, September 14, 2026
6:30 PM

HYBRID MEETING INFORMATION
Click here to join Teams Meeting
Meeting ID: 297 745 414 916 7 Passcode: MG385hT9
Members of the public may attend this Planning Commission meeting in person, or watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV. Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel**. You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
   a. Approval of Meeting Minutes from August 31, 2026
5. **Old Business Items**
6. **Public Hearing Items**
   a. Consider Variance Application for Single Family Home Addition at 16005 Holdridge Rd W
7. **Other Items**
   a. Planning Commission Meeting Schedule
   b. Review of Development Activities
8. **Adjournment**

Upcoming Meetings:
City Council - September 15, 2026
Planning Commission - October 5, 2026

*The Planning Commission meeting scheduled for September 28, 2026 has been canceled.

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: September 14, 2026	**AGENDA ITEM:** 4.a
TITLE: Approval of Meeting Minutes from August 31, 2026	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:
N/A

ACTION REQUESTED:
Staff recommends approval of the meeting minutes from August 31st, 2026.

ATTACHMENTS:
1. Draft PC Minutes 08.31.2026

WAYZATA PLANNING COMMISSION
MEETING MINUTES
AUGUST 31, 2026

AGENDA ITEM 1. Call to Order

Chair Cameron called the meeting to order at 6:30 p.m.

Chair Cameron read a prepared statement that outlined multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

Present at roll call were Chair Cameron and Commissioners: Plantan, Schwalbe, Elg, VanLoy, and Ankeny. Community Development Director Alex Sharpe was also present.

Absent at roll call was Commissioner Severson.

AGENDA ITEM 3. Approval of Agenda

Chair Cameron asked for a motion to approve the agenda for the meeting.

Commissioner Schwalbe made a motion, seconded by Commissioner Ankeny, to approve the August 31, 2026 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the August 17, 2026 Planning Commission Meeting Minutes
b.) Approval of Planning Commission Report & Recommendation of Approval for Site Alteration Permit at Trapper's Cabin
c.) Approval of Planning Commission Report & Recommendation of Approval for Variances at 109 Bushaway Road (Lake Minnetonka Dental Clinic)

Chair Cameron read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Commissioner Ankeny asked staff to pass along a message to the City Council that she would suggest that staff check on the work being done at the Trapper's Cabin every week and provide an update to the City.

Community Development Director Sharpe explained that staff would be able to provide updates to the Planning Commission and the Heritage Preservation Board.

DRAFT

Chair Cameron asked for a motion to approve the Consent Agenda as presented.

Commissioner Plantan made a motion, seconded by Commissioner VanLoy, to approve the Consent Agenda as presented.

The motion carried unanimously.

AGENDA ITEM 5. Old Business Items

AGENDA ITEM 6. Public Hearing Items

AGENDA ITEM 7. Other Items:

a) Planning Commission Meeting Schedule

Mr. Sharpe noted that there will be a few planning items on the Consent Agenda at the next City Council meeting. He noted that at the next Planning Commission meeting, there will be a public hearing for a variance proposal.

b) Review of Development Activities

Mr. Sharpe stated that due to the late summer season, there are very few development activities happening. He noted that staff anticipates a demolition permit being issued for the project at 220 Central Avenue. He explained that the dental clinic at 109 Bushaway Rd may need an additional variance if the proposed grading plans cannot be altered, so there may be another public hearing scheduled for that request in the future. He stated that staff will be meeting with the applicants to discuss the options available.

AGENDA ITEM 7. Adjournment

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

Commissioner Plantan made a motion, seconded by Commissioner Schwalbe, to adjourn the Planning Commission meeting.

The motion carried unanimously.

The Planning Commission meeting was adjourned at 6:37 p.m.

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

DRAFT

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: September 14, 2026	**AGENDA ITEM:** 6.a
TITLE: Consider Variance Application for Single Family Home Addition at 16005 Holdridge Rd W	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: October 24, 2026	

BACKGROUND:
The property owners have submitted an application for two variances related to a proposed addition to the existing single-family home at the corner of Holdridge Rd W and Crosby Rd.

To permit the proposed building addition, two variances from City Code Chapter 952 are required:
1. Front Yard Setback Variance: The applicant is seeking a variance of 16 feet from the 45-foot front yard setback required along Crosby Rd, allowing a minimum setback of 29 feet from the property line.
2. Lot Coverage Variance: The applicant is seeking a variance of 2.17% from the required maximum lot coverage of 15% in the R-1 Zoning District.

Details on the application and variance requests are outlined in the attached staff report.

ACTION REQUESTED:
After considering the information outlined in this report and attachments, and holding the public hearing on the application, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for City Council.

ATTACHMENTS:
1. Staff Report - 16005 Holdridge Rd W Variances
2. Applicant Narrative
3. Proposed Site and Dimension Plan
4. Proposed Elevations
5. Public Comments

Staff Report
Wayzata Planning Commission
September 14, 2026

Project Name:	16005 Holdridge Rd W - Single Family Home Addition
Approval Request:	Variances (2)
Applicants/Property Owners:	Helen Vuong and Drake Williams
Address of Request:	16005 Holdridge Rd W
Prepared by:	Haily Hedblom, Planner
"60 Day" Decision Deadline:	October 24, 2026
"120 Day" Decision Deadline:	December 23, 2026

Application Details and Requests
The property owners have applied for the following variances from *City Code Chapter 952 – R-1 Low Density Single Family Residential District*. If approved, the variances would allow for a proposed addition to the existing single-family home at the corner of Holdridge Rd W and Crosby Rd.

1. **Front Yard Setback Variance:** The applicant is seeking a variance of 16 feet from the 45-foot front yard setback required along Crosby Rd, allowing a minimum setback of 29 feet from the property line. (the "Setback Variance")

2. **Lot Coverage Variance:** The applicant is seeking a variance of 2.17% from the required maximum lot coverage of 15% in the R-1 Zoning District. (the "Lot Coverage Variance")

Property Information

Address	PID	Owner(s)
16005 Holdridge Rd W	0511722410019	D W Williams & H Vuong

Current Zoning:	R-1 Low Density Residential
Comprehensive Plan Designation:	One Acre Single Family 0.5-1 units/acre

Project Location

Maps 1 & 2: Project Location
Source: Hennepin County

Analysis of Application Requests
The applicant has stated in their narrative that the purpose of the proposed home addition is to provide additional living space that accommodates multi-generational living and facilitates aging in place for elderly family members. The addition will be integrated into the current home layout; creating no additional dwelling units on the property and therefore remaining a single-family structure. The Planning Commission may consider how the applicant's intended use aligns with following Comprehensive Plan's stated goal.

2040 Comprehensive Plan Housing Goal: "*support housing development which recognizes the diverse housing needs of the community, including all affordability levels, young families and the elderly, and contributes to the development of safe, comfortable, and attractive neighborhoods within the City*".

1. Front Yard Setback Variance

Comparison of Requested Setback, Required, and Existing
The application requests a 16-foot variance from the 45-foot front yard setback requirement along the East property line abutting Crosby Rd. If approved, the new minimum setback along Crosby Rd would be 29 feet from the property line (§952.06).

The property is considered a “Corner Lot” and must observe front yard requirements on each street frontage per §919.04.C The existing home location is setback approximately 56 feet from the property line along Crosby Rd and 53 feet from the property line along Holdridge Rd W.

	Required Front Yard Setback	Existing Setback	Proposed Setback
East Property Line (Crosby Rd)	45ft	56ft	29ft
North Property Line (Holdridge Rd W)	45ft	53ft	No Change

Right-Of-Way Width Per Functional Roadway Classification

Crosby Rd is classified as a “Major Collector” and has a greater Right-of-Way (ROW) width than the surrounding residential “Local Streets” like Holdridge Rd W. The greater ROW along Crosby Rd allows for city sidewalk and other public utilities. These factors impact the practical setback distances of homes along this frontage, as property lines and their associated setbacks begin at the edge of public Right-Of-Way. The approximate distance between the back of the curb along Crosby Rd and the East property line is 20 feet, resulting in a minimum setback distance that may be more than 65 feet from the road in certain areas.

Diagram 1: Depiction of ROW Widths measured from edge of curb to property line

3

Comparison of Surrounding Property Setbacks

The proposed 29-foot setback from the property line along Crosby Rd is below the average setback distance of the immediately surrounding properties with Crosby Rd frontage, but not substantially less than some of the existing setbacks nearby. Additionally, there are instances of greater deviation from the front yard setback requirement in the general Holdridge neighborhood beyond Crosby Rd.

Neighboring Address	Approximate Front Yard Setback Along Crosby Rd
1708 Crosby Rd	77ft
1710 Crosby Rd	40ft
1715 Crosby Rd	52ft
1705 Crosby Rd	48ft
15913 Holdridge Rd E	25ft *(nonconforming, likely pre-dates current requirement)*
1615 Crosby Rd	30ft *(nonconforming, likely pre-dates current requirement)*
1609 Crosby Rd	40ft *(nonconforming, likely pre-dates current requirement)*
	Average Setback Distance: 45ft

2. Lot Coverage Variance

Comparison of Requested Lot Coverage Maximum, Required, and Existing

The application requests a variance of 2.17% from the 15% maximum lot coverage allowed in the R-1 Zoning District (§952.06). The total lot area of the property is .08 acres, or just under 35,000 square feet which is below the 40,000 square feet minimum lot size requirement for R-1 lots (§952.06). The requested 2.17% of the total lot area for the property is equal to approximately 760 square feet.

If approved, the variance would increase the maximum lot coverage for the property to 17.17% of the total lot area, equaling approximately 6,000 square feet. This approval would be equivalent to the maximum lot coverage allowed for a conforming lot that is 40,000 square feet.

Property	Total Lot Area	Max. Lot Coverage Allowed	Existing	Requested* (see paragraph below)
16005 Holdridge Rd W (subject property)	34,953 sq ft	15% = 5,242.8 sq ft	12.5% = 4,369 sq ft	17.17% = 6,000 sq ft
Conforming R-1 Lot	40,000+ sq ft	15% = 6,000+ sq ft		

* It is worth noting that the preliminary site plan provided with the application depicts a proposed lot coverage of 14.96%, complying with the 15% limit required. The applicant is proactively seeking a variance at the recommendation of staff to allow flexibility when finalizing building plans.

Required Application Procedures

Public Hearing Notice
Notice of the public hearing on the Application was published in the *Sun Sailor* on September 3, 2026. The public hearing notice was mailed to all property owners located within 500 feet of the subject properties on September 3, 2026.

Neighborhood Notification
As required by City policy, the applicant sent a neighborhood notification letter regarding the proposal to all residents/property owners within 500 feet from the subject property. A neighborhood meeting was not required.

Comments on the Application

Engineering Department Comments
The City Engineer reviewed the application and did not provide comments or raise concern.

City Forester Comments
The City Forester reviewed the application provided comment that the property owners had been in contact with him prior to submitting the variance application. A Tree Preservation Plan has been approved for the project and will be subject to future building permits.

Public Comment
The City has received two public comments on the application. Each is attached at the end of this report. Additional comments received after the agenda packet is published will be provided during the meeting.

Planning Commission Action Steps:

1. Staff Report and Presentation followed by Questions for Staff
2. Applicant Presentation and Questions for Applicant
3. Public Hearing
4. Commission Discussion of Application
5. Direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the requested variances, for review and adoption at the next Planning Commission meeting.

Primary Questions to Consider
1. Are the variances requested in harmony with the purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan?
2. Is each variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would any of the variances alter the essential character of the locality?

Applicable Code Provisions

Variance Standard – City Code Chapter 905

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

Criteria for Granting. Conditions governing considerations of variance requests.

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

Attachments

1. Applicant Narrative
2. Proposed Site and Dimension Plan
3. Proposed Building Elevations
4. Public Comments Received Prior to September 10, 2026

16005 Holdridge Rd W, Wayzata, MN 55391 (PID 0511722410019)

Project Narrative

Setback Variance

The property is a corner lot at 16005 Holdridge Rd W, with frontage along both Holdridge Rd W and Crosby Rd. We are requesting a 16-foot variance from the 45-foot front yard setback required along Crosby Rd, resulting in a minimum 29-foot setback for a proposed addition. Because the lot is a corner parcel, it carries two front yard setback obligations rather than one, a condition unique to corner lots in this configuration and not created by the landowner.

This constraint is compounded by the width of the Crosby Rd right-of-way, which city staff have confirmed is larger than the right-of-way width found along most other streets in the city. Because the property line begins at the edge of this right-of-way, the increased ROW width along Crosby Rd effectively reduces the overall size of the lot itself relative to comparable lots along standard-width streets. As a result, the existing home sits at a greater distance from the street than homes on other properties in the zoning district, a distance driven by the width of the public right-of-way rather than any setback decision by the applicant. This reduces the remaining buildable area available on the lot relative to what a similarly sized parcel along a standard-width street would have, making full setback compliance impractical for a reasonably scaled addition.

The requested setback reflects the width of a two-car garage included in the proposed addition, which will bring the total household garage capacity to four spaces. The applicants' parents will bring two vehicles of their own in addition to the two vehicles already owned by the applicants, and covered parking for all four vehicles is a practical necessity given the region's harsh winter conditions. This garage expansion extends the structure's footprint along the Crosby Rd frontage and reduces the distance available between the building line and the front yard setback line. Because final architectural and engineering plans have not yet been completed, the applicant is requesting a setback with modest additional flexibility beyond the currently anticipated minimum need, to avoid a scenario in which minor adjustments during final design would otherwise require a second variance application. This approach is consistent with the same rationale supporting the requested lot coverage variance: securing appropriately scoped relief now avoids the cost, delay, and inefficiency of returning for a subsequent, incremental variance.

Reduced front yard setbacks are already a well-established characteristic of properties in this immediate neighborhood. Within the same Holdridge plat, the adjacent property at 16006 Holdridge Rd W maintains a front yard setback of approximately 29.5 feet*. Notably, this property

accommodates a four-car garage at this reduced setback distance, demonstrating that the additional garage capacity driving the applicant's request is already an established use within the immediate neighborhood at a comparable setback reduction. Additional corner lot properties in the adjoining Holdridge 2nd Addition, including 15910 Hill Rd (25.3 ft from Hill Rd, 34.4 ft from Crosby Rd*), 1615 Crosby Rd (33.3 ft*), 1300 Holdridge Ter (26.6 ft*), and 15913 Holdridge Rd E (29.7 ft*), likewise maintain front yard setbacks well below the 45-foot standard. This confirms that the requested setback relief is consistent with, and in some cases more conservative than, the development pattern already present in this immediate neighborhood, including within the applicant's own plat.

Lot Coverage Variance

The subject lot totals 0.8 acres (34,953 sq ft), below the 40,000 sq ft minimum lot size required in the R-1 district. Because the maximum lot coverage percentage is applied as a flat rate regardless of minimum lot size, the subject property is proportionally more constrained in usable building area than a lot meeting the 40,000 sq ft threshold. A conforming 40,000 sq ft R-1 lot would be entitled to 6,000 sq ft of coverage under the 15% standard. Applicant requests the numeric equivalent of 6,000 sq ft, or 17.17% coverage on the smaller subject lot, to receive the same absolute buildable allowance the ordinance affords a minimum-conforming parcel. This also provides reasonable flexibility during final building design, since the current site plan already places coverage at 14.96% (5,229 sq ft), leaving negligible margin under the unmodified 15% limit for design adjustments such as porches, steps, or utility pads. Requesting this variance now, rather than after building permit submission, avoids a second application and additional cost and delay.

The nearby corner lot at 15910 Hill Rd, in the adjoining Holdridge 2nd Addition and also fronting Crosby Rd, is similarly undersized relative to the 40,000 sq ft R-1 minimum and maintains a lot coverage of approximately 20.9%*, exceeding the 17.17% requested here. This demonstrates that coverage levels above the base 15% standard are already an established feature of this immediate neighborhood.

*All setback and lot coverage figures for comparable properties are approximate (derived from GIS parcel mapping tools) and are provided for illustrative context only.

Multigenerational Use

The proposed addition will, in part, provide an accessible living space for the applicants' parents, allowing them to reside with and be supported by family rather than relocate to an assisted living facility. In addition to accommodating the applicants' parents, the addition will provide another bedroom and living space for the applicants' four young children, all under the age of seven. The proposed addition therefore serves the practical needs of a multigenerational household spanning

three generations. This is a common and legitimate residential need, consistent with the character and purpose of the R-1 district, which is intended to accommodate single-family living arrangements including multigenerational households. This configuration contributes to the footprint and setback dimensions shown on the site plan, and the addition remains consistent with surrounding home sizes and uses in the neighborhood.

The proposed addition is fully integrated into the existing residence and does not constitute a separate accessory dwelling unit. The addition will share a single interior access point with the existing home through the garage, and there will be no separate kitchen, no lockable or self-contained living area, and no independent entrance serving the addition as a distinct unit. The space will remain open to, and functionally part of, the primary single-family residence. Detailed floor plans have not yet been finalized, as the applicant has deferred that design investment pending variance approval, but the configuration described above will be reflected in the plans submitted with the building permit application.

Practical Difficulties (Chapter 905.01(C))

The facts described above satisfy each of the three required elements for granting a variance:

1. The property owner's proposal is reasonable but not permitted by the Ordinance. The addition serves a legitimate residential purpose, an accessible, multigenerational living space for family members, and is modest in scale relative to the surrounding neighborhood. The addition's noncompliance is a product of the lot's physical constraints, not the reasonableness of its intended use.

2. The plight of the landowner is due to circumstances unique to the property, and not created by the landowner. The constraints arise from the lot's corner configuration, the unusually wide right-of-way along Crosby Rd, and its area below the district's own minimum lot size, all pre-existing physical characteristics of the property and the surrounding infrastructure.

3. The variance, if granted, will not alter the essential character of the locality. As described above and shown below, comparable or greater setback and lot coverage deviations already exist on nearby properties, including one within the applicant's own plat. The requested relief is consistent with, and in several respects more conservative than, the development pattern already established nearby.

PID	0411722320007
Address	15910 Hill Rd, Wayzata, MN 55391

Owner/Taxpayer	
Owner	Barbara J C Kleven Liv Trust
Taxpayer	BARBARA J C KLEVEN DAVID M KLEVEN 15910 HILL RD WAYZATA MN 55391
Tax Parcel	
Parcel Area	0.43 acres 18,711 sq ft
Torrens/ Abstract	Torrens
Addition	Holdridge 2nd Addn Rgt
Lot	006
Block	001
Metes & Bounds	
Tax Data (Assessed 2025, Payable 2026)	
Market Value	$733,500
Total Tax	$8,542.90
Property Type	Residential
Homestead	Homestead
Year Built	1986
Tax Data (Assessed 2026, Payable 2027)	
Market Value	$706,700

Crosby Rd
34.38 ft
Hill Rd

Crosby Rd
Hill Rd
25.26 ft

PID	0411722320021
Address	1615 Crosby Rd, Wayzata, MN 55391
Owner/Taxpayer	
Owner	Vidula Bal Revocable Trust
Taxpayer	VIDULA BAL, TTEE 1615 CROSBY RD WAYZATA MN 55391
Tax Parcel	
Parcel Area	0.35 acres 15,329 sq ft
Torrens/ Abstract	Torrens
Addition	Holdridge 2nd Addn Rgt
Lot	011
Block	002
Metes & Bounds	
Tax Data (Assessed 2025, Payable 2026)	
Market Value	$765,500
Total Tax	$8,964.30
Property Type	Residential
Homestead	Non-Homestead

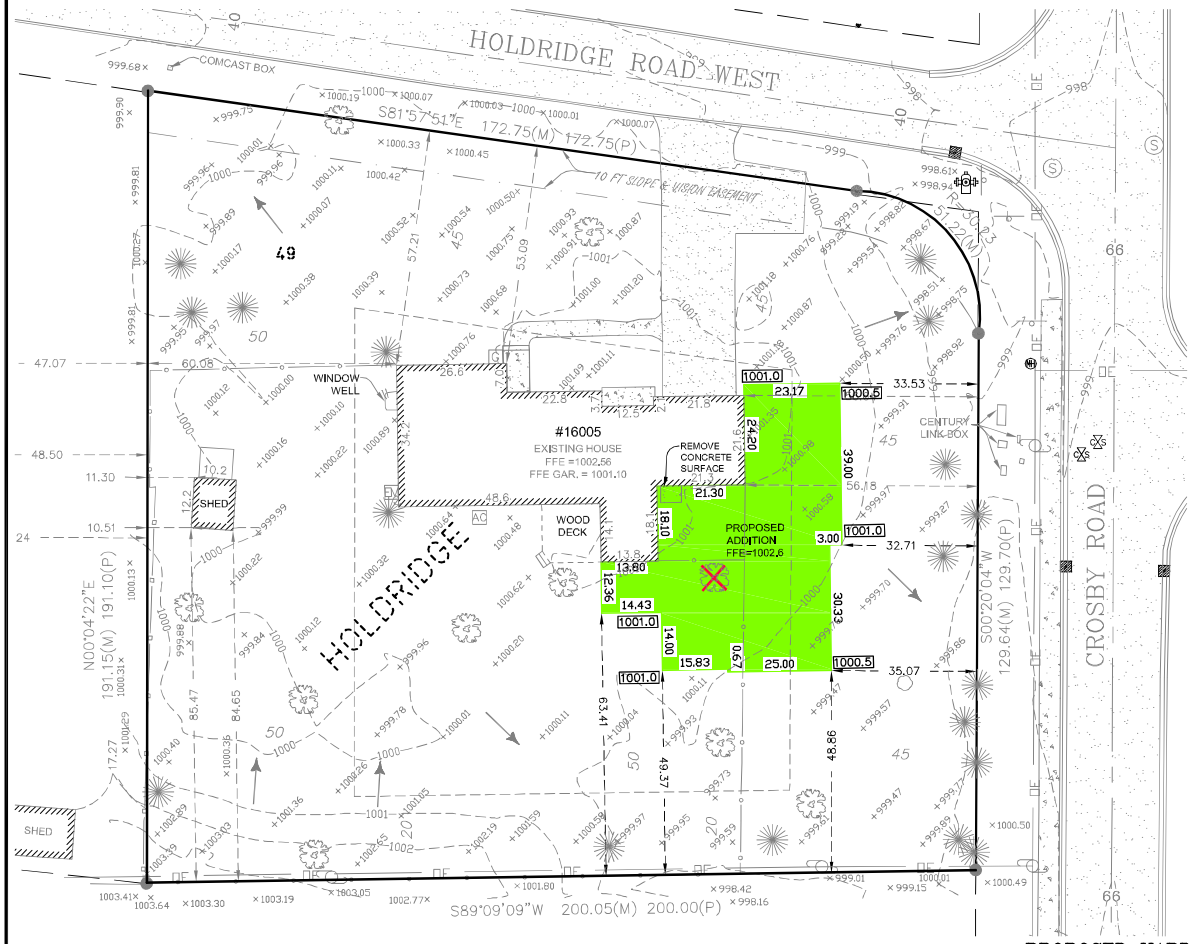
PID	0411722320002
Address	1300 Holdridge Ter, Wayzata, MN 55391
Owner/Taxpayer	
Owner	David Will
Taxpayer	DAVID WILL 1300 HOLDRIDGE TER WAYZATA MN 55391
Tax Parcel	
Parcel Area	0.42 acres 18,208 sq ft
Torrens/ Abstract	Torrens
Addition	Holdridge 2nd Addn Rgt
Lot	001
Block	001
Metes & Bounds	
Tax Data (Assessed 2025, Payable 2026)	
Market Value	$380,300
Total Tax	$4,158.80
Property Type	Residential
Homestead	Non-Homestead
Year Built	1954

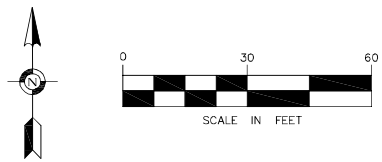
PID	0411722320032
Address	15913 Holdridge Rd E, Wayzata, MN 55391
Owner/Taxpayer	
Owner	M S Kennedy & K B Kennedy
Taxpayer	MARK S KENNEDY KATHERINE B KENNEDY 15913 HOLDRIDGE RD E WAYZATA MN 55391
Tax Parcel	
Parcel Area	0.44 acres 19,030 sq ft
Torrens/ Abstract	Torrens
Addition	Holdridge 2nd Addn Rgt
Lot	001
Block	004
Metes & Bounds	
Tax Data (Assessed 2025, Payable 2026)	
Market Value	$604,800
Total Tax	$6,847.86
Property Type	Residential
Homestead	Homestead
Year Built	1954
Tax Data (Assessed 2026, Payable 2027)	
Market Value	$577,000
Property Type	Residential
Homestead	Homestead

PID	0511722410005
Address	16006 Holdridge Rd W, Wayzata, MN 55391
Owner/Taxpayer	
Owner	Mary Cyr Allton/David Allton
Taxpayer	MARY CYR ALLTON 16006 HOLDRIDGE RD W WAYZATA MN 55391
Tax Parcel	
Parcel Area	1.02 acres 44,570 sq ft
Torrens/ Abstract	Torrens
Addition	Holdridge
Lot	005
Block	
Metes & Bounds	
Tax Data (Assessed 2025, Payable 2026)	

SITE AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651–454–0002
MN. Toll Free 1–800–252–1166





LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES STEEL FENCE
- DENOTES WOOD FENCE
- DENOTES ELECTRIC POWER POLE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- (S) DENOTES SANITARY MANHOLE
- EM DENOTES ELECTRIC METER
- AC DENOTES AIR CONDITIONER
- G DENOTES GAS METER
- DENOTES DRAINAGE FLOW
- DENOTES WATER CURB STOP
- DENOTES FIRE HYDRANT
- DENOTES SIGN/POST
- MH DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES STORM CATCH BASIN (SQUARE)
- (N) DENOTES TEMPORARY SET POINTS

REFERENCE BENCHMARK

ELEVATION = 993.77 (NAVD 88) MNDOT DISK "ROGERS MN053".

PROJECT BENCHMARK

ELEVATION = 999.65 TOP OF 1/2 IRON PIPE MONUMENT @ NW CORNER OF LOT 49, HOLDRIDGE.

PROPOSED LEGEND

- DENOTES PROPOSED ADDITION
- xxx.x DENOTES GRADE ELEVATION

BUILDING SETBACKS

ZONING: R-1 = LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
HOUSE: FRONT = 45 FT
SIDE = 20 FT
REAR = 50 FT

LEGAL DESCRIPTION

Lot 49, HOLDRIDGE ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

HARDCOVER

EXISTING HOUSE	2,492 SQ. FT.
EXISTING DECK	196 SQ. FT.
EXISTING SHED	124 SQ. FT.
EXISTING CONCRETE SURFACE	363 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,201 SQ. FT.
TOTAL IMPERVIOUS AREA	4,376 SQ. FT.
TOTAL LOT AREA	35,046 SQ. FT.
EXISTING HARDCOVER	12.5 %

PROPOSED HARDCOVER

EXISTING HOUSE	2,492 SQ. FT.
PROPOSED ADDITION	2,627 SQ. FT.
EXISTING DECK	196 SQ. FT.
EXISTING SHED	124 SQ. FT.
EXISTING CONCRETE SURFACE	363 SQ. FT.
REMOVE EX. CONCRETE SURFACE	(20) SQ. FT.
EXISTING BITUMINOUS SURFACE	1,201 SQ. FT.
TOTAL IMPERVIOUS AREA	6,983 SQ. FT.
TOTAL LOT AREA	35,046 SQ. FT.
PROPOSED HARDCOVER	19.9 %

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

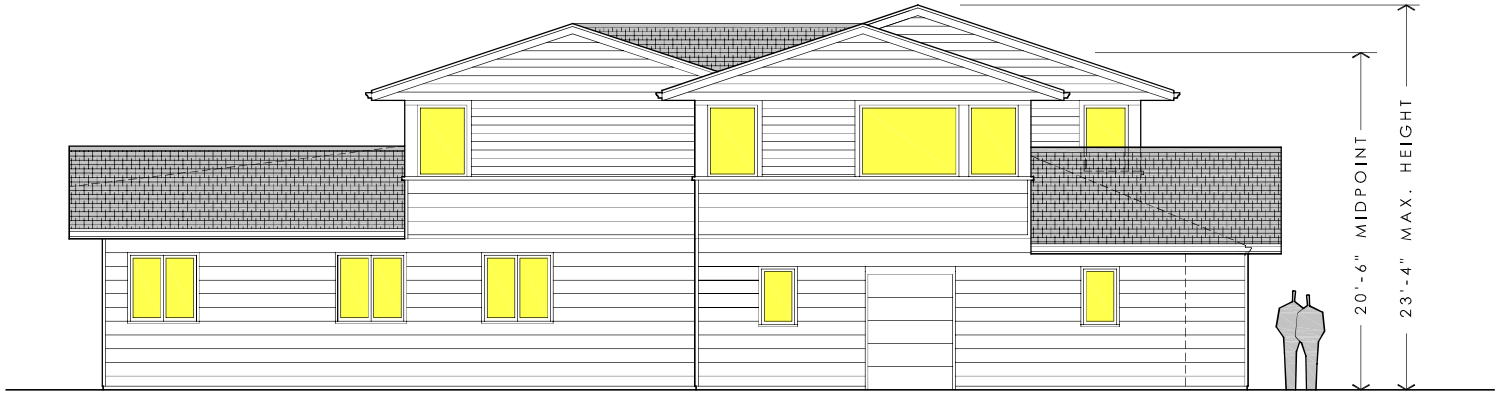
EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver
VLADIMIR SIVRIVER L.S. NO. 25105
DATED: 07/09/26

SITE AND DIMENSION PLAN	FIELD WORK DATE: 02/04/26	DRAWN BY: GST	PROJECT NO.: 26–005
LOCATION: 16005 HOLDRIDGE ROAD WEST WAYZATA, MN 55391	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C2

PAF architecture llc



Side / East Elevation along Crosby Rd

Front / North Elevation along Holdridge Rd W

WILLIAMS-VUONG RESIDENCE EXTERIOR ELEVATIONS 3/16“=1‘-0“

16005 HOLDRIDGE RD W 5.13.2026

PAF architecture llc

Side / West Elevation

Back / South Elevation

WILLIAMS-VUONG RESIDENCE EXTERIOR ELEVATIONS 3/16“=1‘-0“

16005 HOLDRIDGE RD W 5.13.2026

From: [redacted]
To: Public Comment
Cc: [redacted]
Subject: Planning Commission Hearing - Letter of Support
Date: Tuesday, September 8, 2026 9:06:55 PM

Wayzata Planning Commission,

We received a letter from the city regarding the public hearing for a variance application at 16005 Holdridge Rd W, in order to put an addition on to their home. We are the homeowners residing adjacent to the property, at 16104 Holdridge Rd W.

Helen Vuong and Drake Williams, and their family, have been nothing but great neighbors since they moved in! They are extremely kind, responsible people. We have reviewed the proposed plans for the project and are writing to give our full support of the project, including the front yard setback variance and the lot coverage variance. Not only will the approval of the variance application allow them to support their growing family, but it will also enhance the neighborhood. We hope the committee will grant them approval.

Thank you for your time, consideration, and service to our community. Please enter this letter into the official public hearing record as an expression of our full support for the application.

Sincerely,

Kelly & Dan Sleeper
16104 Holdridge Rd W
[redacted]

Haily Hedblom

From: Richard Morris [redacted]
Sent: Thursday, September 10, 2026 6:14 PM
To: Public Comment
Subject: 16005 Holdridge Rd

To the Wayzata Planning Commission and City Council:

Our neighbors at 16005 Holdridge Road have applied for variances to accommodate their planned home addition. We question how the city of Wayzata views such applications.

The home sits on nearly one acre. The addition is proposed mainly for the east side fronting Crosby Road, where the city requires a 45 foot setback. The architect has drawn a 29 foot setback extending some 67 linear feet along the frontage without explanation for such a large variance. There is an ample lot area that could accommodate the addition without a setback variance. (The footprint diagram appears to state the variance is 12 feet when it should be 16 feet?)

We very much like and respect our neighbors, the Williamses, and the reason for the addition is admirable. But we also respect the neighborhood appearance and the rule of law. Surely there is a reason Wayzata created the standard for setbacks. If anyone can be granted a variance on request, especially when alternatives exist, then the standard is meaningless, and the architect lacks imagination and/or respect.

We ask the city to scrutinize the setback variance application since easily-designed alternatives exist.

Respectfully,

Richard and Carolyn Morris
16013 Holdridge Rd.

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: September 14, 2026	**AGENDA ITEM:** 7.a
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2026 City Calendar is attached. The next City Council meeting is scheduled for Tuesday, September 15th, 2026. The Planning Commission meeting scheduled for Monday, September 28th, 2026 has been canceled. The next Planning Commission meeting is scheduled for October 5th, 2026.

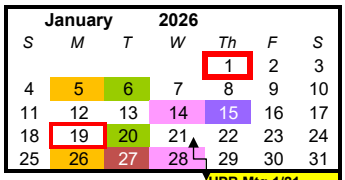
ACTION REQUESTED:

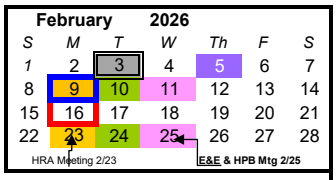
N/A

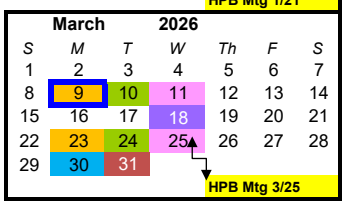
ATTACHMENTS:

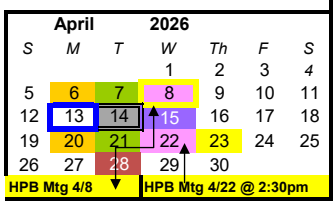
1. 2026 City Meeting Calendar

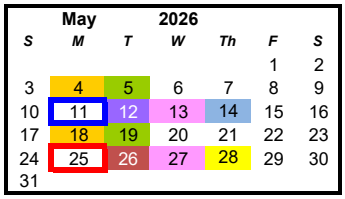
City of Wayzata
2026 Meeting Calendar

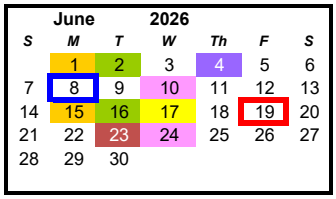


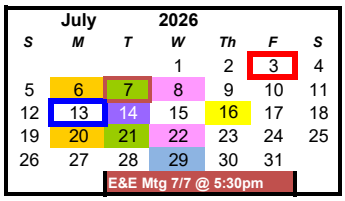


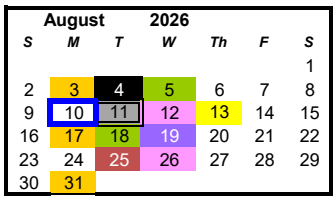


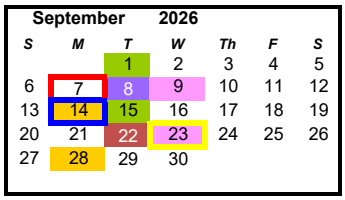


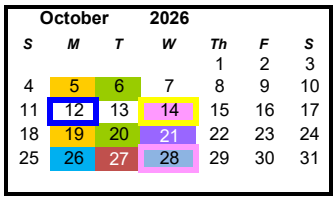


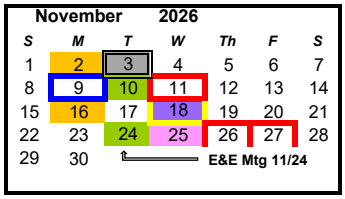


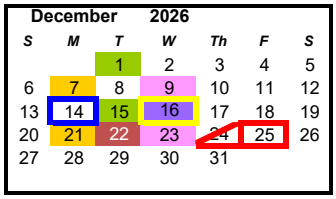












Revised
8/26/2026

Energy & Environment 5:30 PM

Planning Commission - 6:30 PM

City Council - 7:00 PM
Local Board of Appeal & Equalization - April 7, 2026

Charter Commission - 9:00 AM

Lake Minnetonka
Conservation District (LMCD)

Heritage Preservation
Board (HPB) - TIME TBD

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.

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: September 14, 2026	**AGENDA ITEM:** 7.b
TITLE: Review of Development Activities	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:
A verbal update will be provided at the meeting.

ACTION REQUESTED:
N/A

ATTACHMENTS:
None