



# Wayzata Planning Commission

## Meeting Agenda

Monday, August 21, 2017

Community Room  
600 Rice Street East  
Wayzata, Minnesota 55391

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
  - 2. Approval of Agenda**
  - 3. Approval of Minutes**
    - a. August 7, 2017 Planning Commission Meeting
  - 4. Old Business Items:**
    - a. Waytonka East End – 236 Central Ave S and 1101 Lasalle St Preliminary and Final Plat Subdivision
  - 5. Public Hearing Items:**
    - a. Wayzata Blu – 259, 269 and 275 Lake St E and 339 Barry Ave S PUD General Plan, Design Review, Shoreland Impact Plan/Conditional Use Permit, Preliminary and Final Plat Subdivision
    - b. Boatworks Parking – 259 Lake St E and 294 Grove La E Conditional Use Permit
  - 6. Other Items:**
    - a. Review of development activities
    - b. Next meeting is September 6, 2017
  - 7. Adjournment**

NOTES:

<sup>1</sup> Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 7, 2017**

**AGENDA ITEM 1. Call to Order and Roll Call**

Chair Iverson called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Gruber, Gonzalez, Iverson, Murray, Flannigan, and Buchanan. Absent: Young. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

**AGENDA ITEM 2. Approval of Agenda**

Commissioner Buchanan made a motion, Seconded by Commissioner Murray, to approve the August 7, 2017 meeting agenda as presented. The motion carried unanimously.

**AGENDA ITEM 3. Approval of Minutes**

**a.) July 17, 2017 Planning Commission Meeting**

Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber, to approve the July 17, 2017 Planning Commission Meeting minutes as amended. The motion carried unanimously.

**AGENDA ITEM 4. Old Business Items:**

**a.) None**

**AGENDA ITEM 5. Public Hearing Items:**

**a.) Waytonka East End – 236 Central Ave S and 1101 Lasalle St  
i. Preliminary and Final Plat Subdivision**

Director of Planning and Building Thomson stated Pillar Homes and the property owners, AM Partners, LLC and Brian and Lauren Tholen, have submitted a development application to subdivide the properties at 236 Central Ave S and 1101 Lasalle Street. The applicant is proposing to subdivide the two existing properties into four single-family residential lots. As part of the submitted development application, the applicant is requesting approval of a concurrent preliminary and final plat subdivision. The two properties each currently contain a two-family residential home. As part of the project, both duplexes would be demolished and four new single-family homes would be constructed. The proposed house pads would comply with all



1 requirements of the R-3A zoning district, including setbacks, lot coverage, and impervious surface.  
2 There are 31 trees located on the site that are classified significant or heritage trees under the City's  
3 tree ordinance. Of the 31 trees, 26 are classified as significant and 5 are heritage trees. The  
4 proposed plans indicate that five significant trees and one heritage tree would be removed for the  
5 project. However, based on the proposed grading, an additional heritage tree (tree #300 on the  
6 plans) would likely be lost due to impacts to the critical root zone of the tree during construction.  
7 For a subdivision application, the tree ordinance allows for removal of up to 25 percent of the  
8 inches of significant trees on the property before mitigation is required, and there is no threshold  
9 for heritage trees. Based on the proposed removal, 119 inches of replacement trees would be  
10 required for the two heritage trees that would be removed and/or lost. The significant tree removal  
11 would be less than 25 percent so mitigation would not be required. The proposed plans do not  
12 include a tree replacement plan.

13  
14 Commissioner Flannigan asked where the widths of the lots were measured.

15  
16 Mr. Thomson stated that under the code, the minimum lot width is measured at the front yard  
17 setback, in this case the measurement was taken at the 20-foot building setback.

18  
19 Commissioner Gonzalez asked what the height would be on the proposed buildings.

20  
21 Applicant's representative, Mr. David Pemberton, 13401 Preston Rd, Minnetonka, of Pillar  
22 Homes, stated due to the size of the lots, the homes will be custom built, and there are no final  
23 house plans at this time. Based on other projects by Pillar homes, they would expect the homes to  
24 be within the 32-foot maximum height requirement.

25  
26 Commissioner Gonzalez asked if the developer would be within all the setbacks for the homes,  
27 based on the lot sizes proposed.

28  
29 Mr. Pemberton stated the homes are expected to meet all of the setbacks. He noted that Mr.  
30 Chermak, the developer's principal, knows that these homes would need to be custom built to fit  
31 within the setbacks.

32  
33 Commissioner Gonzalez asked if there was a preliminary Stormwater management plan available.

34  
35 Mr. Thomson stated that these properties were outside of the Shoreland Overlay District and for  
36 subdivisions of four or fewer lots, the City code does not require a storm water management plan.  
37 There are general grading and drainage requirements that are reviewed as part of home  
38 construction projects.

39  
40 Commissioner Gonzalez stated she would like to see a storm water management plan. She asked  
41 the applicant how much fill would be brought to the properties.

42  
43 Mr. Pemberton stated there would be some grading done. The natural topography of the properties  
44 allows for some lookout homes. The properties would be graded appropriately to allow the water  
45 to go down the side property lines.  
46

1 Commissioner Gruber asked what the price would be for these homes.

2  
3 Mr. Pemberton stated he did not have this information, but he could get this for the Commission.

4  
5 Commissioner Gruber stated she would like to know what the price points would be because this  
6 project is proposing to replace duplexes, which are considered affordable housing, with more  
7 expensive single-family homes. She stated she would have liked to have Mr. Chermak in  
8 attendance to address questions because this is an important application.

9  
10 Commissioner Flannigan asked if there was a chance that any of the trees numbered 328, 329, 330,  
11 and 331 could be saved.

12  
13 Mr. Pemberton stated based on the grading plan and discussions with the engineer, they have done  
14 what they could to minimize the tree removal.

15  
16 Commissioner Flannigan asked when the Commission would have a landscape plan or mitigation  
17 plan to review.

18  
19 Mr. Pemberton stated he would discuss this with Mr. Chermak.

20  
21 Chair Iverson added that all of the trees in front of three of the homes would be removed. She  
22 stated she lived a couple of houses from the project area. She said she talked with Mr. Chermak  
23 about saving tree 300, but it now appears this tree would be removed. She challenged Mr. Chermak  
24 to look at the layout and plat of this house, and to do what he can to save tree 300.

25  
26 Mr. Thomson stated tree 300 is not shown on the plans as being removed as part of the project,  
27 and they have shown grading limits outside of the tree. However, the challenge is that the tree is  
28 very large and has an extensive critical root zone. The tree ordinance considers impact to the  
29 critical root zone of a tree, removal of that tree, as it will die over time due to the damage. He  
30 noted that the City can talk to the developer, surveyor and engineer to see what can be done to  
31 change the grading area, so that it is outside of the critical root zone.

32  
33 Chair Iverson suggested the home pad could also be reduced. She asked if the house plans would  
34 be presented to the Commission.

35  
36 Mr. Thomson stated the house plans would not be brought back to the Commission unless  
37 variances are being requested. He explained staff, as part of the building permit process, would  
38 review a landscaping plan. One of the challenges of the tree ordinance is that the City can identify  
39 trees that may be removed, but this is not final until the house plans are approved as part of the  
40 building permit process.

41  
42 Chair Iverson stated she had been to one of the other developments of the developer, where the  
43 developer had clear cut the property and after 5-years, only 3 trees had been replaced. She would  
44 like to make sure this does not happen with this development. She would like to ensure that the  
45 trees are being replaced according to the City's tree ordinance and if they are not, that there are  
46 significant consequences.

1  
2 Chair Iverson opened the public hearing at 7:23 p.m.  
3

4 Mr. Nancy Schussler, 230 Central Ave S, Wayzata, expressed concerns about the heritage trees on  
5 the property being removed. She asked if the tree replacement would occur on the lot that the tree  
6 was removed from, or if it could be replaced on any lot in the project.  
7

8 Mr. Thomson stated the tree ordinance states the tree replacement would have to occur on the site  
9 that the removal occurred to the extent that the site allows. If there is not enough room on a site  
10 then, at its discretion, the City can accept a fee in lieu of replacement. The City can then add  
11 plantings to other areas of the City.  
12

13 Ms. Schussler asked if there were specified trees the developer could use to replace the removed  
14 trees.  
15

16 Chair Iverson stated there is recommended tree replacement list in the tree ordinance.  
17

18 Mr. Thomson stated the replacement tree must also be comparable to the tree that is removed, and  
19 the developer must provide for a diversity of species.  
20

21 Ms. Schussler expressed concerns about decreasing the amount of affordable housing in Wayzata.  
22 She also expressed concerns about the density of the proposal, and the impacts to privacy in the  
23 neighborhood due to the project. She stated Pillar does construct beautiful, quality homes. She  
24 asked if the new homes would be taller than her home, and if there would be any provisions taken  
25 to protect the privacy of other properties. She asked if the neighborhood could participate in the  
26 design of these homes.  
27

28 Mr. Thomson stated that Council would be make the decision about the subdivision application.  
29 If the subdivision were approved, then the zoning regulations for the zoning district would apply  
30 to the construction of the homes, including setbacks, lot coverage, impervious surface coverage  
31 and building heights. There are no additional land use requirements for the homes beyond the R-  
32 3A zoning requirements.  
33

34 Ms. Schussler asked if the cottonwood in the rear of the property would be saved.  
35

36 Chair Iverson stated this particular tree was marked as being saved.  
37

38 Mr. Merrily Babcock, 331 Reno St, Wayzata, stated the age of the oak trees being removed were  
39 133-years, 142-years, 149-years, and 117-years and this is concerning to her. She asked how much  
40 excavation would be going on with this project that would cause these trees along the property line  
41 to be removed, and how much fill would be removed from the site. She stated the alterations to  
42 the land would be too significant, and this is causing the loss of these older trees. She stated it was  
43 disappointing that all the garage doors face the front, and there would be no trees in the front. She  
44 stated the application being presented does not appear to be complete because the Commission is  
45 not provided with the excavation information. She stated the project presented is not of the quality

1 that Mr. Chermak can do and if these are custom homes, they should be able to work around these  
2 trees.

3  
4 Mr. Thomson reviewed the grading plan for the project. He explained that staff reviewed the  
5 proposed change in grade and it is below the City's threshold, and allowed. As house plans are  
6 brought forward, staff would be recommending that the grading be kept as tight as possible to the  
7 footprint of the homes, so that the trees that are intended to be kept are not impacted. Staff will  
8 talk to the developer and builder about tree 300 to see if there is an opportunity to save it, although  
9 he is not optimistic this will be the case.

10  
11 Chair Iverson closed the public hearing at 7:36 p.m.

12  
13 Commissioner Gruber stated in her opinion the application is not ready for a Planning Commission  
14 recommendation. She would like to hear from Mr. Chermak regarding her concerns. The homes  
15 presented are not custom homes, and the project density is too high for this neighborhood. The  
16 loss of trees is concerning, and these trees could be saved by dividing the property into less lots.  
17 The Commission should know how much land or fill will be brought to and removed from the site.  
18 She stated the Commission does not have the house plans to review, and they do not know what  
19 the height would be for these homes. She expressed concerns about the loss of the affordable  
20 housing this project represents.

21  
22 Commissioner Flannigan stated the density of the property would not change since there are two  
23 duplexes on the property currently, and the project is proposing four homes. The previous Pillar  
24 Homes project had been recommended for approval by the Commission and was approved by the  
25 City Council, and these homes are expected to be consistent with those. There is nothing that  
26 should prevent the Commission from moving this project forward to the City Council for review.

27  
28 Commissioner Gruber explained there would be four homes and there could be additional cars.  
29 She is very concerned about the price point for these homes. She would also like to hear from Mr.  
30 Chermak to find out if he had considered dividing the property into fewer parcels. Even though  
31 the ordinance does allow for this property to be subdivided into four parcels, she would like to  
32 know why they are proposing four instead of two or three.

33  
34 Commissioner Murray stated that if the City does not want builders to meet the setbacks, lot  
35 coverage, and impervious surface coverage for the zoning district, then the City needs to change  
36 the zoning ordinances. This application meets all of the setback, lot coverage, and impervious  
37 surface requirements established in the current zoning ordinance. If there are less parcels and the  
38 garages are moved to the back, then there would be more impervious surface on each lot and/or an  
39 increase the number of trees that would be removed. He stated that the project meets the  
40 requirements, and he would not recommend to deny it.

41  
42 Commissioner Flannigan stated he has an issue with the pie shape of the lots, with the narrowness  
43 in the back. He would like to hear from Mr. Chermak and see more information on alternatives  
44 to this project.

1 Commissioner Gonzalez stated she had voted against the previous Pillar Homes project, and she  
2 does not feel there is enough information to make a recommendation at this time. Even though  
3 the developer is not required to provide a storm water management plan, the Comp Plan does  
4 require the Commission to identify water and ecological quality impacts that affect the Lake. In  
5 addition, in this particular area, there has been a recent history of adjacent neighborhoods being  
6 affected when there has been significant grading done. She wants to ensure that the project that  
7 goes on this particular site does not affect the quality of life for the neighbors. She would like to  
8 see a filling and grading plan. The Preliminary Plat criteria states the Commission should consider  
9 that building pads that result from a subdivision shall be located with respect to natural topography.  
10 She stated she would like to know that the developer exhausted all possibilities for preserving the  
11 significant and heritage trees on this site. Even though these are custom homes, in the past the  
12 Commission has been given enough information to know what would be built on the properties  
13 before recommending approval. She also stated four large homes would house more people than  
14 two duplexes, and this would create more traffic.

15  
16 Chair Iverson stated she does not have enough information to make a recommendation. There are  
17 still several significant lots and two non-conforming lots in the neighborhood. She stated until the  
18 Wise properties were developed, there had not been any lots in this neighborhood with 9,000  
19 square-feet. She questioned if this was the direction the City wanted to move in. Changing these  
20 lots from two to four would adversely impact the character of the City and neighborhood. She  
21 stated the subdivision criteria states wetlands should not be adversely impacted, and the  
22 Commission does not understand the grading plan enough to know that these wetlands would not  
23 be impacted. She would like to see Mr. Chermak and his team look at creative options for this  
24 property to save the trees. She stated just because a similar subdivision was approved, does not  
25 make it right. The City has a Comprehensive Plan and Subdivision Ordinance that states the  
26 character of the City should be preserved, and little by little this is being taken away.

27  
28 Commissioner Flannigan stated he would like to have the applicant come back to the  
29 Commission with an option for a 3-lot subdivision.

30  
31 Commissioner Gonzalez stated the Commission's obligation is to the current application that is  
32 being presented.

33  
34 Chair Iverson asked the applicant to provide information on other options that would address the  
35 density concerns.

36  
37 Commissioner Flannigan asked the applicant to also provide information on alternatives to the  
38 homes that would allow some of the trees to be saved, what the homes would look like, and what  
39 the grading would be for the sites.

40  
41 Commissioner Gruber requested the applicant provide additional information on the estimated  
42 price point for the proposed homes.

43  
44 Commissioner Murray stated the applicant could come back to the Commission with the requested  
45 information and the application would still meet the requirements of the zoning ordinance. The  
46 Planning Commission is going beyond what is required by code. He asked what latitude the

1 Commission had to go beyond the written requirements of the City's zoning and subdivision codes.  
2 He would like to see consistency in the additional information requests made by the Commission  
3 for applications.  
4

5 Chair Iverson stated looking at the Comprehensive Plan and the subdivision ordinance, there are  
6 things that go to the concerns brought up by the Commission, including saving trees and impacts  
7 to topography. Some of this information is not included in the application information, and it is  
8 difficult to make a decision when there is no information. There have been proposed subdivisions  
9 where the City Council has requested that the density of homes proposed be decreased, specifically  
10 because of the guidance of the Comprehensive Plan. Even though the proposed subdivision meets  
11 the lot area of the zoning district, it does not meet the character of the neighborhood.  
12

13 Commissioner Murray stated if the Commission requires details such as specifics on the homes to  
14 be built, the number of trucks coming and going, and alternative plans reviewed, then the City  
15 should make this an express requirement of the application process, so that developers know what  
16 they need to present beyond what is in the code.  
17

18 Mr. Thomson stated the applicant makes the decision on what the application is and if they submit  
19 a plan for four lots, then that is what is reviewed. He confirmed that the Commission is requesting  
20 additional information from the Applicant on the current application regarding the price of the  
21 homes to be built, the grading impacts to the trees, specifically tree 300, the amount of cut and fill  
22 on a site by site basis, analysis of the grading limits to see if they can be adjusted to preserve the  
23 trees along the back of the property, clarification on building height, and a drainage plan.  
24

25 Chair Iverson requested the applicant also look at the oak trees along the property line to see if  
26 there was a way to potentially save some of these.  
27

28 Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber, to continue the  
29 discussions on the application for a Preliminary and Final Plat Subdivision at 236 Central Avenue  
30 and 1101 Lasalle Street to the next Planning Commission meeting, and request the applicant be  
31 present and provide the additional information outlined. Motion passed unanimously.  
32

33 **b.) Glea Haven 3<sup>rd</sup> Addition – 190 Gleason Lake Rd and 121 Gleahaven Rd**  
34 **i. Preliminary and Final Plat Subdivision**  
35

36 Director of Planning and Building Thomson stated the applicant, David J. Heil, and the property  
37 owners, David J. Heil and David W Heil, have submitted a development application to subdivide  
38 the properties at 190 Gleason Lake Rd and 121 Gleahaven Rd. The applicant is proposing to  
39 subdivide the two existing properties into five single-family residential lots. The applicant is  
40 requesting approval of a concurrent preliminary and final plat subdivision. The existing home on  
41 the 190 Gleason Lake Rd property would remain on the new Lot 5 and the existing house at 121  
42 Gleahaven Rd would be torn down. New homes would be constructed on Lots 1,2, 3 and 4 and  
43 the proposed plans include preliminary house pads for each new home. The proposed house pads  
44 comply with all requirements of the R-3 zoning district including setbacks, lot coverage, and  
45 impervious surface. The driveway to the existing house that would remain on Lot 5 would be  
46 unchanged. Lots 1 and 2 would have separate driveway access from Gleahaven Rd and Lots 3 and

1 4 would have a shared driveway access from Gleason Lake Rd as recommended by Hennepin  
2 County, which has access authority over Gleason Lake Road/County Rd 15. There are 45 trees  
3 located on the site that are classified as either significant or heritage trees under the tree ordinance.  
4 The proposed plans include no tree removal on Lot 5, since the existing house would be retained  
5 and no construction is proposed; all of the significant and heritage trees would be removed on Lots  
6 2 and 3; only two trees would be preserved on Lot 1; and only one tree would be preserved on Lot  
7 4. The proposed plans indicate that 29 significant and 1 heritage tree would be removed. Based  
8 on the tree preservation ordinance and the proposed removal, 50 inches of replacement trees would  
9 be required for the heritage tree removal and 260 inches of trees would need to be replaced for the  
10 proposed significant tree removal, all for a total of 310 inches of tree mitigation. The proposed  
11 plans do not include a tree replacement plan.  
12

13 Mr. Thomson noted that Hennepin County has reviewed the proposed plat since it is adjacent to a  
14 County Road. Mr. Thomson summarized the County's comments and the City's follow up: 1.) The  
15 County prefers that Lots 3 and 4 have access to Gleahaven Road, rather than to Gleason Lake Road  
16 as proposed, and the County has stated that if access from Gleahaven is not feasible, they would  
17 allow access to Gleason Lake Road upon demonstration of adequate sight distance for vehicles  
18 entering the road, 2.) The County is requesting dedication of seven feet of additional right of way  
19 along Gleason Lake Road to match the full 80-foot full roadway section. The right of way  
20 dedication would impact the proposed lots such that Lots 3 and 4 would no longer meet the lot  
21 area or lot depth requirements of the City's ordinance. In which case, variances would be required  
22 for the proposed subdivision, 3.) The County requests that Stormwater be internally captured on  
23 the site, and would require that the proposed flow rates be less than existing flow rates. City Staff  
24 has reviewed the proposed plans and finds that the majority of Stormwater runoff would be  
25 captured internally. The final confirmation of flow rates would occur with the County when the  
26 building permits would be reviewed for each of the new homes.  
27

28 Commissioner Gonzalez asked if the County could deny the creation of two access points or curb  
29 cuts along Gleason Lake Road unless they get the 7-foot right of way dedication they are  
30 requesting.  
31

32 Mr. Thomson stated State Statute requires the City to notify the County of any subdivisions that  
33 are adjacent to a County highway. This is a notification, and the County then provides comments  
34 to the City. The County has requested the City make this right of way dedication a requirement of  
35 approval because the City has authority under the subdivision ordinance to require this. Any  
36 dedication has to be commensurate with the demand of the subdivision and related to the  
37 subdivision.  
38

39 Commissioner Gonzalez asked what would justify the City requiring the 7-foot right of way  
40 dedication to the County.  
41

42 Mr. Thomson stated if this right of way is consistent with the City's Comprehensive Plan,  
43 Transportation Plan and ordinances, then the City can make this requirement.  
44

45 Commissioner Gonzalez asked if the County had the same right of way beyond this particular  
46 property.

1  
2 Mr. Thomson explained the reason for the 7-foot right of way request is to extend and be consistent  
3 with the already existing 80-foot width of the road and right of way that currently exists along  
4 Gleason Road.

5  
6 The Applicant, Mr. David Heil, 190 Gleason Lake Road, Wayzata, stated his family had acquired  
7 the property with the intention of developing it. He would continue living in the home that would  
8 be on Lot 5 of the proposed subdivision. He explained the proposed grading would level off the  
9 bluff on the existing property so that there would not be any one home overpowering the others.

10  
11 Commissioner Gonzalez asked if Mr. Heil had an alternate plan based on the County's request for  
12 a 7-foot right of way easement.

13  
14 Mr. Heil stated he did not at this time.

15  
16 Chair Iverson opened the public hearing at 8:20 p.m.

17  
18 Mr. Douglas Weston, 106 Gleahaven, Wayzata, expressed concerns about the volume of water  
19 that would come out of the proposed interceptor. He would like to ensure that the City Engineer  
20 looks at these plans to make sure there is the capacity to move the required volume of water without  
21 impacting the neighborhood.

22  
23 Mr. Bob Fisher, 140 Gleahaven Road, Wayzata, expressed concerns about the water flow. The  
24 existing underground chamber that had been installed fills with water and does not work  
25 effectively. He stated he had also sent an email expressing other concerns.

26  
27 Chair Iverson read the email into the record:

28 "I would like to convey my concerns about the proposal to subdivide the properties at 121  
29 Gleahaven Road and 190 Gleason Lake Road to the Planning Commission. The proposal  
30 is for a preliminary and final plat approval but the applicant has not included any  
31 information on what the type, style, size, and value of the homes he intends to build. With  
32 a final plat approval without this information, is the applicant guaranteed carte blanche to  
33 build anything he wants via the building permit process. According to the Wayzata  
34 subdivision ordinance the creation of lots shall not adversely impact the scale, pattern, or  
35 character of the neighborhood. Up until a few years ago, the smallest lot on Gleahaven  
36 Road was 17,572 square-feet. Lots of 9,000 square-feet are a drastic change. Homes along  
37 Gleahaven Road are primarily single story and one-and-a-half story homes. If the applicant  
38 intends to build full two-story homes on these lots, I believe this will also impact the scale  
39 and character of the neighborhood. While I am not against the proposed subdivision, I feel  
40 that before a final approval is given, the applicant should present more information to his  
41 proposal (i.e. reference the Pillar Home proposal that is being presented on the same night).  
42 Thank you. Bob Fisher."

43  
44 Mr. Dan Poss, 133 Gleahaven Road, Wayzata, stated the existing knoll on these properties is quite  
45 high. He is not opposed to the project but is concerned that if the property is lowered to the same



1 level as the surrounding properties, a two-story home would be out character for the neighborhood.  
2 He is also concerned about excess water being directed to his property.  
3

4 Mr. Heil stated LBK built the homes at 108 and 110 Gleahaven, and they are looking to conform  
5 with this same style of home. He also lives in this neighborhood, and wants to ensure the look and  
6 feel of the neighborhood is maintained. This project would be an opportunity to address some of  
7 the drainage problems experienced in the neighborhood. They are not trying to take the grade down  
8 to build up. They are working to slope the property in a more favorable manner. The two smaller  
9 lots are sharing a driveway so the hard surface would be reduced for these lots. He said he has the  
10 ability to review what people are looking to build in the neighborhood prior to selling the lot.  
11

12 Commissioner Gonzalez stated if four homes are added, there would be a significant increase in  
13 the amount of hardcover on the property. This area does have problems with water runoff. The  
14 County is also requesting a additional 7-foot right of way easement, and this would impact his  
15 ability to create four lots. The City Engineer reviewed the storm water management plan. She  
16 asked if this would take care of the runoff on both sides of the property.  
17

18 Mr. Heil stated this had been the intent. He does not have a calculation on the number of truckloads  
19 of fill that would be removed. Leaving the knoll and having steep driveways would not solve any  
20 of the runoff problems for his property or surrounding properties. They would be using the County  
21 Road to do the loading and unloading.  
22

23 Chair Iverson closed the public hearing at 8:36 p.m.  
24

25 Commissioner Flannigan stated the project does not meet the subdivision ordinance because the  
26 lots would adversely impact the scale, pattern and character of the neighborhood. He added that  
27 the design of the lot, building pad and the site layout are not reflective of the surrounding area; the  
28 lot sizes are dissimilar from adjacent lots in the neighborhood; and the subdivision would  
29 depreciate the value of neighboring properties.  
30

31 Commissioner Flannigan stated there is a problem in the neighborhood with the knoll and this  
32 could solve some of the water mitigation in the neighborhood. The proposed lot sizes are smaller,  
33 but there could be a compromise that would meet the drainage and storm water runoff issues in  
34 the neighborhood, and accomplish what the landowner would want in terms of redeveloping a lot  
35 that could be redeveloped. He expressed concerns about the trees being removed, but noted it may  
36 be a situation that in order to correct a problem, these steps need to be taken.  
37

38 Commissioner Murray stated that he would agree with Commissioner Buchanan. This particular  
39 project does have more of a significant change to the neighborhood.  
40

41 Commissioner Gonzalez agreed with Commissioner Buchanan, and stated the project is too much  
42 density for the area and it does not reflect the character of the City. If the applicant were to comply  
43 with the County's request for a 7-foot right of way easement, then they would not be able to create  
44 four conforming lots. The loss of trees is devastating and the code does not allow for significant  
45 changes in topography.  
46

1 Commissioner Gruber agreed with the other commissioners. She noted that the proposed lots are  
2 significantly smaller than surrounding properties. She would recommend reconsidering the  
3 number of lots proposed, the tree removal, and the changes in the topography.

4  
5 Chair Iverson agreed with the Commission and would not support this application at this time.  
6 The plan presented is not the right plan for this property.  
7

8 Commissioner Gonzalez made a motion, seconded by Commission Gruber, to direct staff to  
9 prepare a draft Planning Commission Report and Recommendation, including findings of fact,  
10 recommending denial of the Preliminary and Final Plat Subdivision at 190 Gleason Lake Road  
11 and 121 Gleahaven Road. The motion passed unanimously.  
12

13  
14 **AGENDA ITEM 6. Other Items:**

15  
16 **a.) Review of Development Activities**  
17

18 Director of Planning and Building Thomson stated the City Council had appointed Commissioner  
19 Gonzalez and Commissioner Buchanan to the Advisory Committee for the Comprehensive Plan  
20 Update. There is a community survey currently open on the City's website that would be used  
21 by this Advisory Committee. After this survey is completed, there will be a workshop that will  
22 take the survey results and put together visions for the City. There will be a joint workshop on  
23 September 5 for the City Council, the HRA, and the Planning Commission on the potential  
24 redevelopment of Lake Street between Ferndale and Barry. There are a number of possible  
25 projects in this area, and there have been discussions on potential public funding and tax increment  
26 financing.  
27

28 **b.) Next Meeting is Scheduled for August 21, 2017**  
29

30 Director of Planning and Building Thomson stated the Planning Commission would be  
31 continuing its review of the two projects from this agenda, and begin review of the Wayzata Blu  
32 general plan of development, at the August 21 Planning Commission meeting.  
33

34 Commissioner Gonzalez asked if the Council had approved the additional condominium  
35 requested for the Meyer Brothers projects.  
36

37 Mr. Thomson stated the Council did approve this PUD Amendment and the related development  
38 agreement for the project. The Council also approved the T-Mobile telecommunications  
39 facilities CUP with the conditions recommended by the Planning Commission, and approved the  
40 sign CUP for the Holiday station store.  
41

42 Chair Iverson asked staff to confirm that the air conditioning units on the Landings Hotel that are  
43 currently visible along Lake Street, would be covered.  
44

45  
46 **AGENDA ITEM 7. Adjournment.**

1  
2 Commissioner Flannigan made a motion, seconded by Commissioner Murray, to adjourn the  
3 meeting of the Planning Commission. The motion carried unanimously.  
4

5 The Planning Commission meeting was adjourned at 8:52 p.m.  
6

7 Respectfully submitted,  
8

9 Tina Borg

10 *TimeSaver Off Site Secretarial, Inc.*



**City of Wayzata**  
600 Rice Street  
Wayzata, MN 55391-1734

---

**Mayor:**

Ken Willcox

**City Council:**

Dan Koch  
Johanna McCarthy  
Alex Plechash  
Steven Tyacke

**City Manager:**

Jeffrey Dahl

Date: August 18, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Waytonka East End – 236 Central Ave S and 1101 Lasalle Street

**Application Information**

The applicant, Pillar Homes, and the property owners, AM Partners, LLC and Brian and Lauren Tholen, have submitted a development application to subdivide the properties at 236 Central Ave S and 1101 Lasalle Street. The applicant is proposing to subdivide the two existing properties into four single-family residential lots. The proposal requires preliminary and final plat review.

**Planning Commission Review**

The Planning Commission reviewed the development application and held a public hearing at its meeting on August 7, 2017. The Planning Commission continued the item to the August 21<sup>st</sup> meeting, and requested that the applicant provide the following items and additional information:

- Provide cut/fill amounts calculated on a per lot and total site basis, and the total change in grade for each lot.
- Revise the grading plan to show drainage arrows and any methods that could be used to direct runoff to the back of the lots and not onto adjoining lots.
- Revise the grading plan to pull the grading limits in to minimize impacts to the root zone, and to ensure the trees on the back of the lots, and the north side of Lot 1 are preserved as shown on the tree plan.
- Review the house pads and grading near tree #300 to see if it can be preserved as intended.
- Provide response to estimated home prices and anticipated building height.
- Review if there is any means of preserving the 3 oak trees (trees #329, 330, 332).

**Additional Information**

The applicant has submitted a letter and revised plans to address the Planning Commission's comments.

**Action Steps**

The Planning Commission should direct staff to prepare a *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 Letter

Revised Plans

# PILLAR



# HOMES

8.14.2017

Pillar Homes has and will continue to build homes in a creative fashion blending City zoning and building requirements. We have built 20+ single family homes in Wayzata all meeting this delicate balance.

These new lots all meet the 9000 sq. ft. zoning requirement along with other City details. Pillar Homes believes that four new lots best match the character of the neighborhood - less lots will only promote larger homes that are more expensive and oversized out of scale homes for the area. These right size homes placed nicely on these right sized lots fit more appropriately within this area and meets all zoning. This four lot layout is perfect for this neighborhood and encourages right sized houses.

With the grade changes available to these sites - driveway will be individual per the house. There are many advantages to this:

- 1 Less hardcover
- 2 Grade changes per lot will not permit shared driveways or rear yard garages
- 3 Private backyard, viewing wetlands and privacy

#### Building height and codes

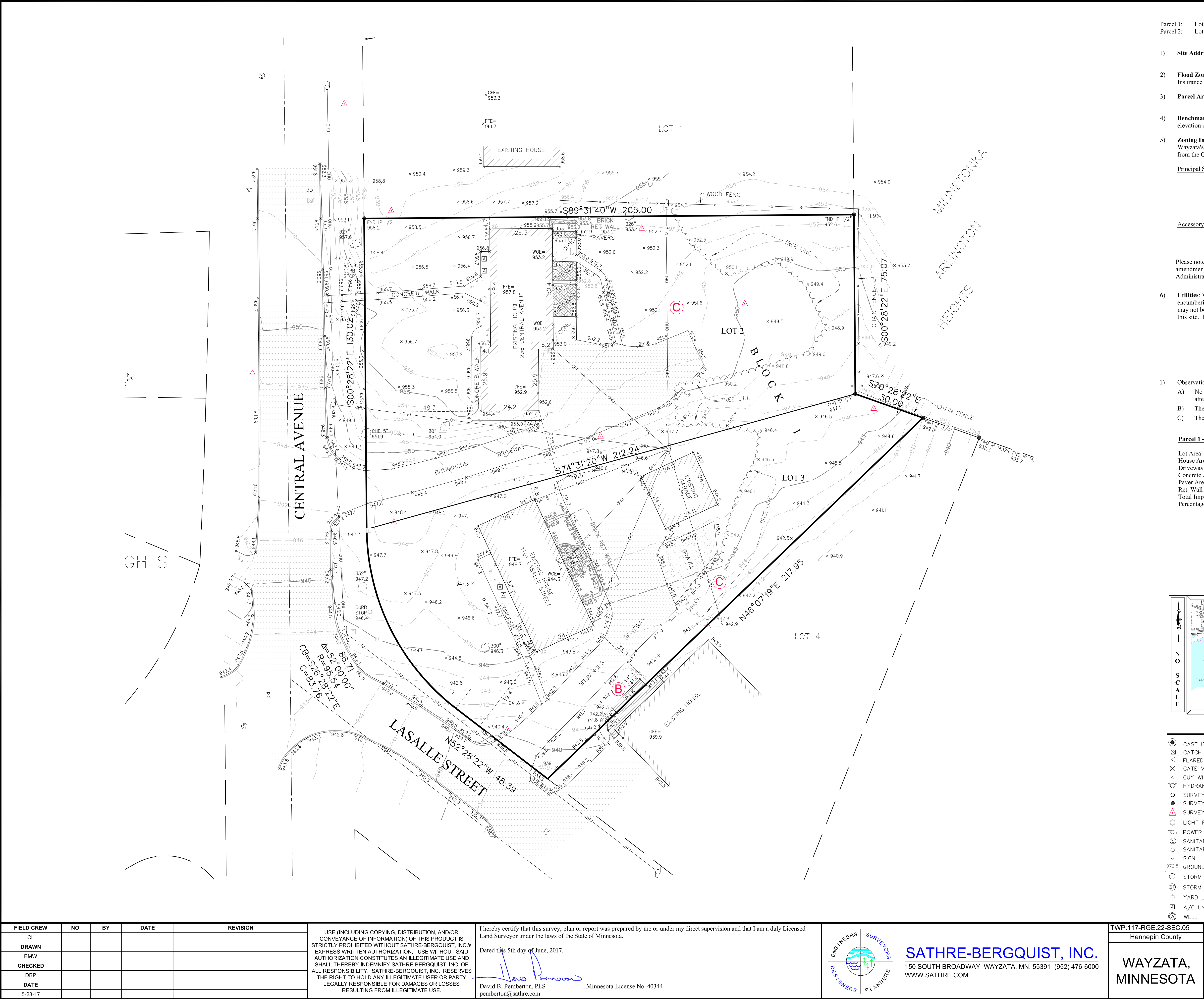
All new homes will meet City building heights and other criteria. Lot size and building/zoning codes will be carefully blended to meet all requirements. The attached elevation examples will meet height requirements and building code criteria. We anticipate home structure prices to be \$750K - \$950K depending on design excluding lot

Pillar Homes has always and will continue to implement construction site practices that help existing trees survive. Pillar Homes would like to propose to keep one of the existing driveways as a construction access, for heavy/large equipment to access the site and control compaction, this practice works and enhances all tree protection with this access for heavy equipment.

- 1 We believe tree 329 can be saved using proposed new driveway locations. It is important to know with our site management skills and using existing access driveways for heavy equipment we have been able to save many trees during our past projects. It works very well!
- 2 Save tree 300, it is about 14' away from present structure on site. Pillar Homes will be at least this distance from the tree, which will help save tree roots and reduce tree interaction - keeping it healthy
- 3 Pillar Homes will help design landscape plans with tree protection involved and plantings on the new lots to best blend with the new homes and existing trees

Pillar Homes Partner, Inc.  
1700 Niagara Lane  
Plymouth, MN 55447  
763-475-1700  
[www.pillarhomes.com](http://www.pillarhomes.com)

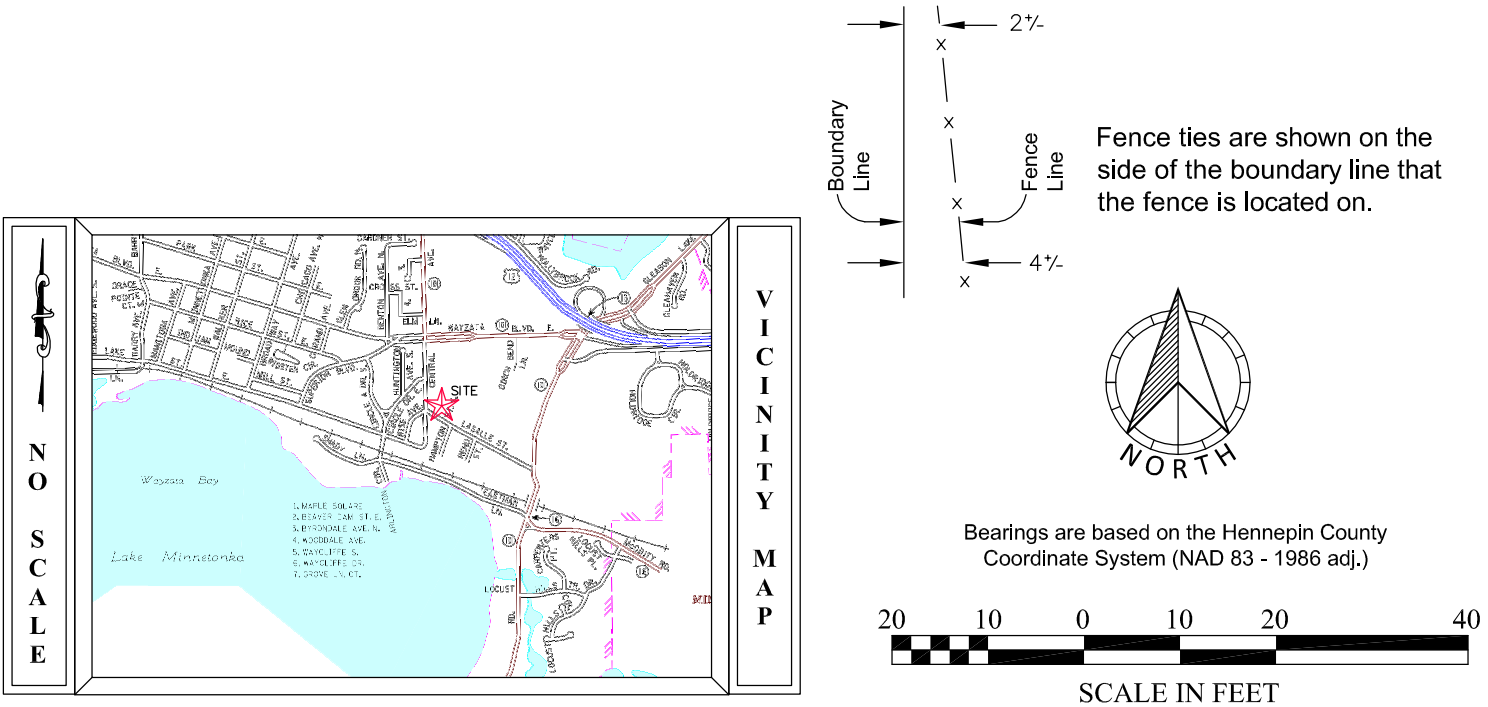




- DESCRIPTION OF PROPERTY SURVEYED
- Parcel 1: Lot 2, Block 1, REDPATH COURT, according to the recorded plat thereof, Hennepin County, Minnesota  
Parcel 2: Lot 3, Block 1, REDPATH COURT, according to the recorded plat thereof, Hennepin County, Minnesota
- 1) **Site Address:** Parcel 1: 236 Central Avenue South, Wayzata, Minnesota 55391  
Parcel 2: 1101 Lasalle Street, Wayzata, Minnesota 55391
- 2) **Flood Zone Information:** These parcels appear to lie in Zone X (Area determined to be outside the 0.2% annual chance flood plain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of November 4th, 2016.
- 3) **Parcel Area Information:** Parcel 1: Gross Area: 21,022 s.f. ~ 0.483 acres  
Parcel 2: Gross Area: 17,184 s.f. ~ 0.394 acres
- 4) **Benchmark:** Elevations are based on top nut of hydrant located on southeast side of Circle Drive just East of Central Avenue which has an elevation of: 950.753 feet (NAVD88).
- 5) **Zoning Information:** The current Zoning for the subject property is R-3A (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28th, 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of June 2nd, 2017 and are as follows:
- Principal Structure Setbacks** - Front: 20 feet  
Side: 10 feet  
Rear: 20 feet  
Height: 32 feet  
Hardcover: 35 percent of lot area
- Accessory Structure Setbacks** - Front: 20 feet  
Side: 5 feet  
Rear: 5 feet
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- 6) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

- SURVEY REPORT
- 1) Observations/Comments noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:
- A) No Title Commitment was provided. There may be easements of record over the subject property that have not been brought to our attention.
- B) There appears to be a deck and concrete sidewalk from the adjoining parcel over the southeasterly property line.
- C) There appears to be overhead utility lines servicing adjoining properties over the subject property with no apparent easement.

| Parcel 1 - Hardcover  |               | Parcel 2 - Hardcover  |               |
|-----------------------|---------------|-----------------------|---------------|
| Lot Area              | = 21,022 S.F. | Lot Area              | = 17,184 S.F. |
| House Area            | = 1,953 S.F.  | House Area            | = 1,519 S.F.  |
| Driveway Area         | = 3,068 S.F.  | Garage Area           | = 579 S.F.    |
| Concrete Area         | = 886 S.F.    | Driveway Area         | = 3,006 S.F.  |
| Paver Area            | = 235 S.F.    | Concrete Area         | = 292 S.F.    |
| Ret. Wall Area        | = 19 S.F.     | Paver Area            | = 96 S.F.     |
| Total Impervious Area | = 6,161 S.F.  | Ret. Wall Area        | = 74 S.F.     |
| Percentage            | = 29.3%       | Total Impervious Area | = 5,566 S.F.  |
|                       |               | Percentage            | = 32.4%       |



| SURVEY LEGEND |                       |  |                             |
|---------------|-----------------------|--|-----------------------------|
|               | CAST IRON MONUMENT    |  | WOE WALKOUT ELEVATION       |
|               | CATCH BASIN           |  | FFE FIRST FLOOR ELEVATION   |
|               | FLARED END SECTION    |  | GFE GARAGE FLOOR ELEVATION  |
|               | GATE VALVE            |  | TOP TOP OF FOUNDATION ELEV. |
|               | GUY WIRE              |  | LOE LOWEST OPENING ELEV.    |
|               | HYDRANT               |  | CABLE TV PEDESTAL           |
|               | SURVEY MONUMENT SET   |  | ELECTRIC TRANSFORMER        |
|               | SURVEY MONUMENT FOUND |  | ELECTRIC MANHOLE            |
|               | SURVEY CONTROL POINT  |  | ELECTRIC METER              |
|               | LIGHT POLE            |  | GAS METER                   |
|               | POWER POLE            |  | GAS VALVE                   |
|               | SANITARY MANHOLE      |  | HAND HOLE                   |
|               | SANITARY CLEANOUT     |  | SOIL BORING                 |
|               | SIGN                  |  | TREE CONIFEROUS             |
|               | GROUND ELEVATION      |  | TREE DECIDUOUS              |
|               | STORM DRAIN           |  | TELEPHONE MANHOLE           |
|               | STORM MANHOLE         |  | TELEPHONE PEDESTAL          |
|               | YARD LIGHT            |  | TRAFFIC SIGNAL              |
|               | A/C UNIT              |  | UTILITY MANHOLE             |
|               | WELL                  |  | UTILITY PEDESTAL            |
|               |                       |  | BITUMINOUS                  |
|               |                       |  | BUILDING SETBACK LINE       |
|               |                       |  | CABLE TV                    |
|               |                       |  | CONCRETE CURB               |
|               |                       |  | CONCRETE                    |
|               |                       |  | CONTOUR EXISTING            |
|               |                       |  | CONTOUR PROPOSED            |
|               |                       |  | GUARD RAIL                  |
|               |                       |  | DT DRAIN TILE               |
|               |                       |  | ELECTRIC UNDERGROUND        |
|               |                       |  | FENCE                       |
|               |                       |  | FIBER OPTIC UNDERGROUND     |
|               |                       |  | GAS UNDERGROUND             |
|               |                       |  | OVERHEAD UTILITY            |
|               |                       |  | RAILROAD TRACKS             |
|               |                       |  | SANITARY SEWER              |
|               |                       |  | STORM SEWER                 |
|               |                       |  | TELEPHONE UNDERGROUND       |
|               |                       |  | UTILITY UNDERGROUND         |
|               |                       |  | WATERMAIN                   |

| FIELD CREW | NO. | BY | DATE | REVISION |
|------------|-----|----|------|----------|
| CL         |     |    |      |          |
| DRAWN      |     |    |      |          |
| EMW        |     |    |      |          |
| CHECKED    |     |    |      |          |
| DBP        |     |    |      |          |
| DATE       |     |    |      |          |
| 5-23-17    |     |    |      |          |

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 5th day of June, 2017.

David B. Pemberton, PLS  
pemberton@sathre.com

Minnesota License No. 40344

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:117-RGE:22-SEC:05  
Hennepin County

**WAYZATA,  
MINNESOTA**

**CERTIFICATE OF SURVEY**

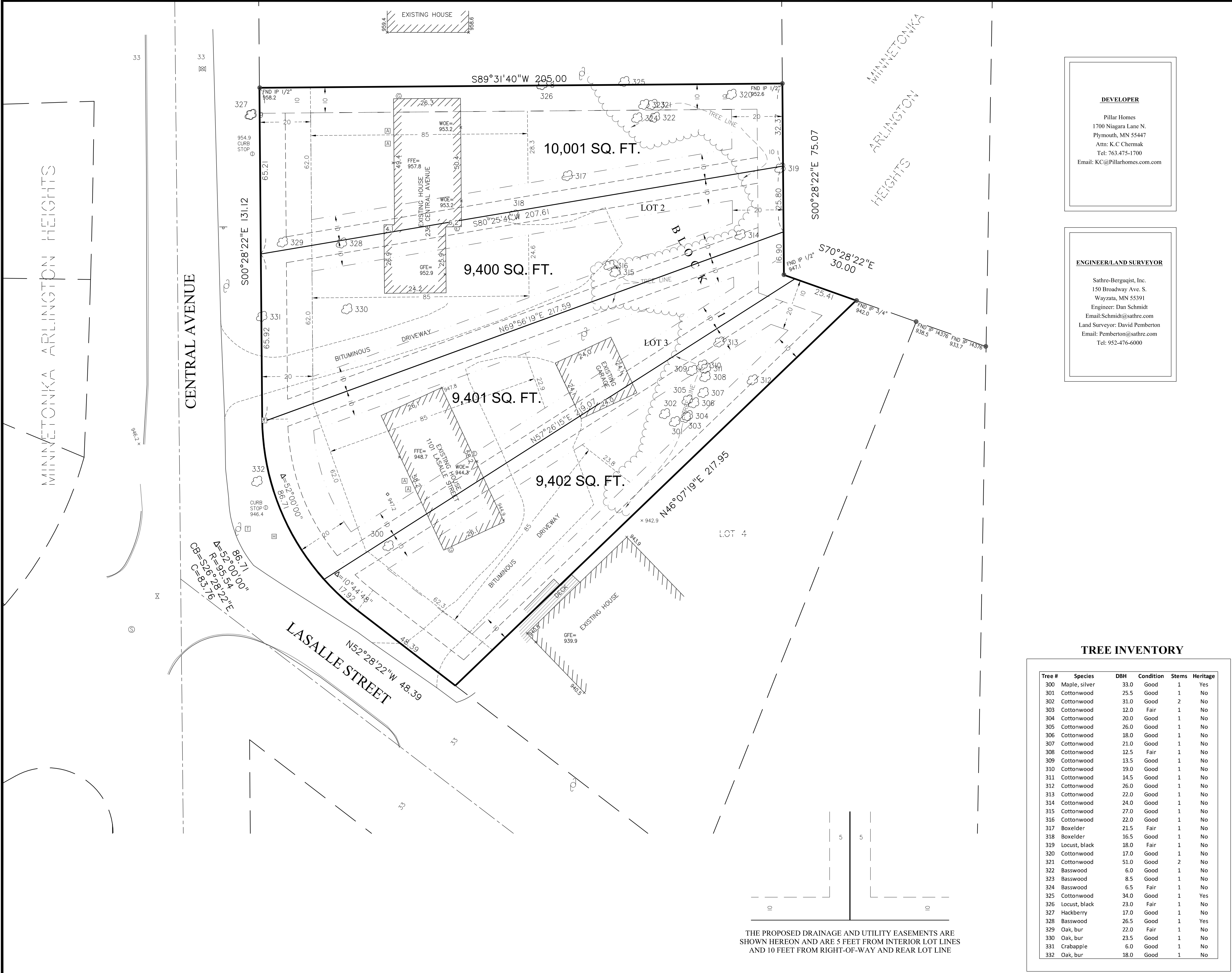
PREPARED FOR:  
**PILLAR HOMES**

FILE NO.  
7056-055

**1**

**1**





THE PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON AND ARE 5 FEET FROM INTERIOR LOT LINES AND 10 FEET FROM RIGHT-OF-WAY AND REAR LOT LINE

TREE INVENTORY

| Tree # | Species       | DBH  | Condition | Stems | Heritage |
|--------|---------------|------|-----------|-------|----------|
| 300    | Maple, silver | 33.0 | Good      | 1     | Yes      |
| 301    | Cottonwood    | 25.5 | Good      | 1     | No       |
| 302    | Cottonwood    | 31.0 | Good      | 2     | No       |
| 303    | Cottonwood    | 12.0 | Fair      | 1     | No       |
| 304    | Cottonwood    | 20.0 | Good      | 1     | No       |
| 305    | Cottonwood    | 26.0 | Good      | 1     | No       |
| 306    | Cottonwood    | 18.0 | Good      | 1     | No       |
| 307    | Cottonwood    | 21.0 | Good      | 1     | No       |
| 308    | Cottonwood    | 12.5 | Fair      | 1     | No       |
| 309    | Cottonwood    | 13.5 | Good      | 1     | No       |
| 310    | Cottonwood    | 19.0 | Good      | 1     | No       |
| 311    | Cottonwood    | 14.5 | Good      | 1     | No       |
| 312    | Cottonwood    | 26.0 | Good      | 1     | No       |
| 313    | Cottonwood    | 22.0 | Good      | 1     | No       |
| 314    | Cottonwood    | 24.0 | Good      | 1     | No       |
| 315    | Cottonwood    | 27.0 | Good      | 1     | No       |
| 316    | Cottonwood    | 22.0 | Good      | 1     | No       |
| 317    | Boxelder      | 21.5 | Fair      | 1     | No       |
| 318    | Boxelder      | 16.5 | Good      | 1     | No       |
| 319    | Locust, black | 18.0 | Fair      | 1     | No       |
| 320    | Cottonwood    | 17.0 | Good      | 1     | No       |
| 321    | Cottonwood    | 51.0 | Good      | 2     | No       |
| 322    | Basswood      | 6.0  | Good      | 1     | No       |
| 323    | Basswood      | 8.5  | Good      | 1     | No       |
| 324    | Basswood      | 6.5  | Fair      | 1     | No       |
| 325    | Cottonwood    | 34.0 | Good      | 1     | Yes      |
| 326    | Locust, black | 23.0 | Fair      | 1     | No       |
| 327    | Hackberry     | 17.0 | Good      | 1     | No       |
| 328    | Basswood      | 26.5 | Good      | 1     | Yes      |
| 329    | Oak, bur      | 22.0 | Fair      | 1     | No       |
| 330    | Oak, bur      | 23.5 | Good      | 1     | No       |
| 331    | Crabapple     | 6.0  | Good      | 1     | No       |
| 332    | Oak, bur      | 18.0 | Good      | 1     | No       |

**DESCRIPTION OF PROPERTY SURVEYED**

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Parcel 2: Lot 3, Block 1, REDPATH COURT, according to the recorded plat thereof, Hennepin County, Minnesota

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Hardcover: 35 percent of lot area

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Rear: 5 feet

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**SURVEY REPORT**

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|                       |               |
|-----------------------|---------------|
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| Concrete Area         | = 886 S.F.    |
| Paver Area            | = 235 S.F.    |
| Ret. Wall Area        | = 19 S.F.     |
| Total Impervious Area | = 6,161 S.F.  |
| Percentage            | = 29.3%       |

**Parcel 2 - Hardcover**

|                       |               |
|-----------------------|---------------|
| Lot Area              | = 17,184 S.F. |
| House Area            | = 1,519 S.F.  |
| Garage Area           | = 579 S.F.    |
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| Ret. Wall Area        | = 74 S.F.     |
| Total Impervious Area | = 5,566 S.F.  |
| Percentage            | = 32.4%       |

**VICINITY MAP**

Scale in feet: 20 10 0 10 20 40

Fence ties are shown on the side of the boundary line that the fence is located on.

**SURVEY LEGEND**

● CAST IRON MONUMENT

▣ CATCH BASIN

◁ FLARED END SECTION

⊠ GATE VALVE

< GUY WIRE

○ SURVEY MONUMENT SET

● SURVEY MONUMENT FOUND

△ SURVEY CONTROL POINT

⚡ LIGHT POLE

⚡ POWER POLE

⊙ SANITARY MANHOLE

⊙ SANITARY CLEANOUT

— SIGN

⊙ GROUND ELEVATION

⊙ STORM DRAIN

⊙ STORM MANHOLE

⊙ YARD LIGHT

⊙ A/C UNIT

⊙ WELL

WOE WALKOUT ELEVATION

FFE FIRST FLOOR ELEVATION

GFE GARAGE FLOOR ELEVATION

TOF TOP OF FOUNDATION ELEV.

LOE LOWEST OPENING ELEV.

⊠ CABLE TV PEDESTAL

⊠ ELECTRIC TRANSFORMER

⊠ ELECTRIC MANHOLE

⊠ ELECTRIC METER

⊠ GAS METER

⊠ GAS VALVE

⊠ HAND HOLE

⊠ SOIL BORING

☼ TREE CONIFEROUS

☼ TREE DECIDUOUS

⊠ TELEPHONE MANHOLE

⊠ TELEPHONE PEDESTAL

— TRAFFIC SIGNAL

⊙ UTILITY MANHOLE

⊠ UTILITY PEDESTAL

BITUMINOUS

— BUILDING SETBACK LINE

— CABLE TV

— CONCRETE CURB

— CONCRETE

— CONTOUR EXISTING

— CONTOUR PROPOSED

— GUARD RAIL

— DRAIN TILE

— ELC ELECTRIC UNDERGROUND

— FENCE

— FO FIBER OPTIC UNDERGROUND

— GAS GAS UNDERGROUND

— OHU OVERHEAD UTILITY

———— RAILROAD TRACKS

— SANITARY SEWER

— STORM SEWER

— TEL TELEPHONE UNDERGROUND

— UTL UTILITY UNDERGROUND

— WATERMAIN

| FIELD CREW | NO. | BY | DATE | REVISION |
|------------|-----|----|------|----------|
| LAKE       |     |    |      |          |
| DRAWN      |     |    |      |          |
| DBP        |     |    |      |          |
| CHECKED    |     |    |      |          |
| DBP        |     |    |      |          |
| DATE       |     |    |      |          |
| 6/12/17    |     |    |      |          |

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I hereby certify that this land survey document was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this \_\_\_ day of \_\_\_, 20\_\_.

SATHRE-BERGQUIST, INC.

**ENGINEERS**

**SURVEYORS**

**DESIGNERS**

**PLANNERS**

**SATHRE-BERGQUIST, INC.**

150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

|                       |                           |
|-----------------------|---------------------------|
| TWP:117-RGE:22-SEC:05 | <b>WAYZATA, MINNESOTA</b> |
| Hennepin County       |                           |

**PRELIMINARY PLAT**

of

**WAYTONKA EAST END**

prepared for

**PILLAR HOMES, INC.**

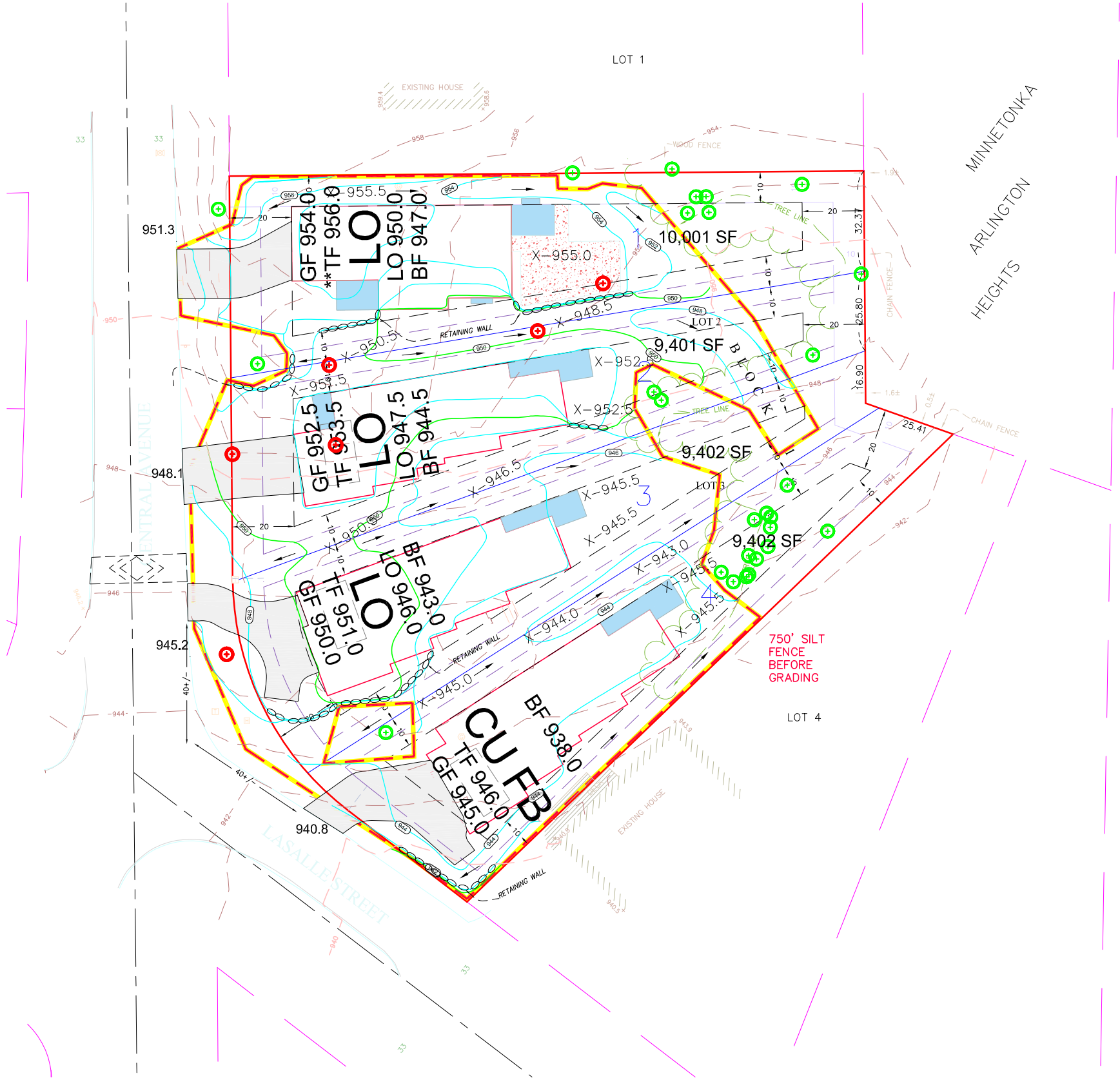
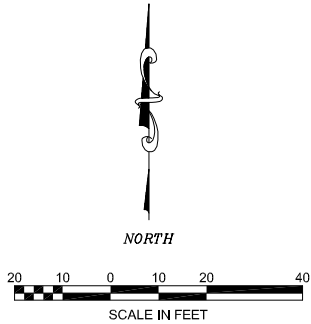
|          |          |
|----------|----------|
| FILE NO. | <b>1</b> |
| 7056-055 |          |

**1**



CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
7. STREET SECTION-  
1.5" WEAR COURSE  
2.0" BASE COURSE  
8" CLASS 5  
12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE
8. DRIVEWAY SLOPES-  
MINIMUM-2.0%  
MAXIMUM-10.0%
9. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
10. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
11. RESTORATION -1.0 ACRES  
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL.  
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.  
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)  
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.  
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.  
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.  
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.  
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
12. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.
13. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.
14. SILT FENCE: BEFORE GRADING - 750 LF  
TREE FENCE - 40 LF
15. WOODFIBER BLANKET - 0 SY
16. EXCAVATION QUANTITIES -  
CUT - 2,000 C.Y.  
FILL - 800 C.Y.  
GRADED AREA = 0.80 ACRES



| DRAWING NAME | NO. | BY  | DATE       | REVISIONS                    |
|--------------|-----|-----|------------|------------------------------|
| REDPATH      | 01  | DLS | 08/16/2017 | PLANNING COMMISSION COMMENTS |
| DRAWN BY     |     |     |            |                              |
| CHF          |     |     |            |                              |
| CHECKED BY   |     |     |            |                              |
| DLS          |     |     |            |                              |
| DATE         |     |     |            |                              |
| 06/22/17     |     |     |            |                              |

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

*Daniel L. Schmidt*

DANIEL L. SCHMIDT, P.E.  
Date: 06-30-2017 Lic. No. 26147

ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

|                                     |
|-------------------------------------|
| CITY PROJECT NO.                    |
| --                                  |
| <b>WAYZATA,</b><br><b>MINNESOTA</b> |

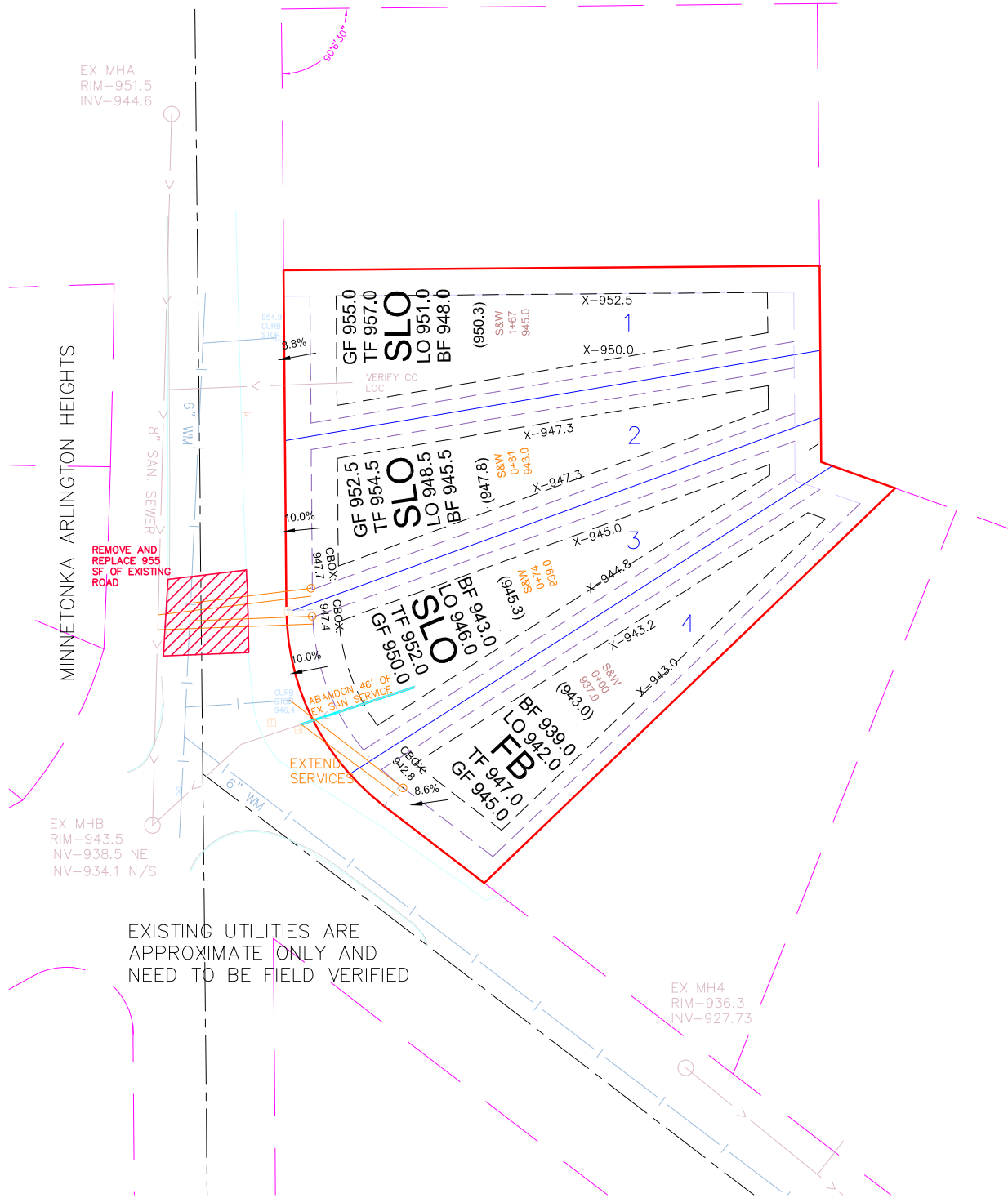
**GRADING PLAN**  
**RED PATH COURT**  
**PILLAR HOMES**

FILE NO.  
7056-055

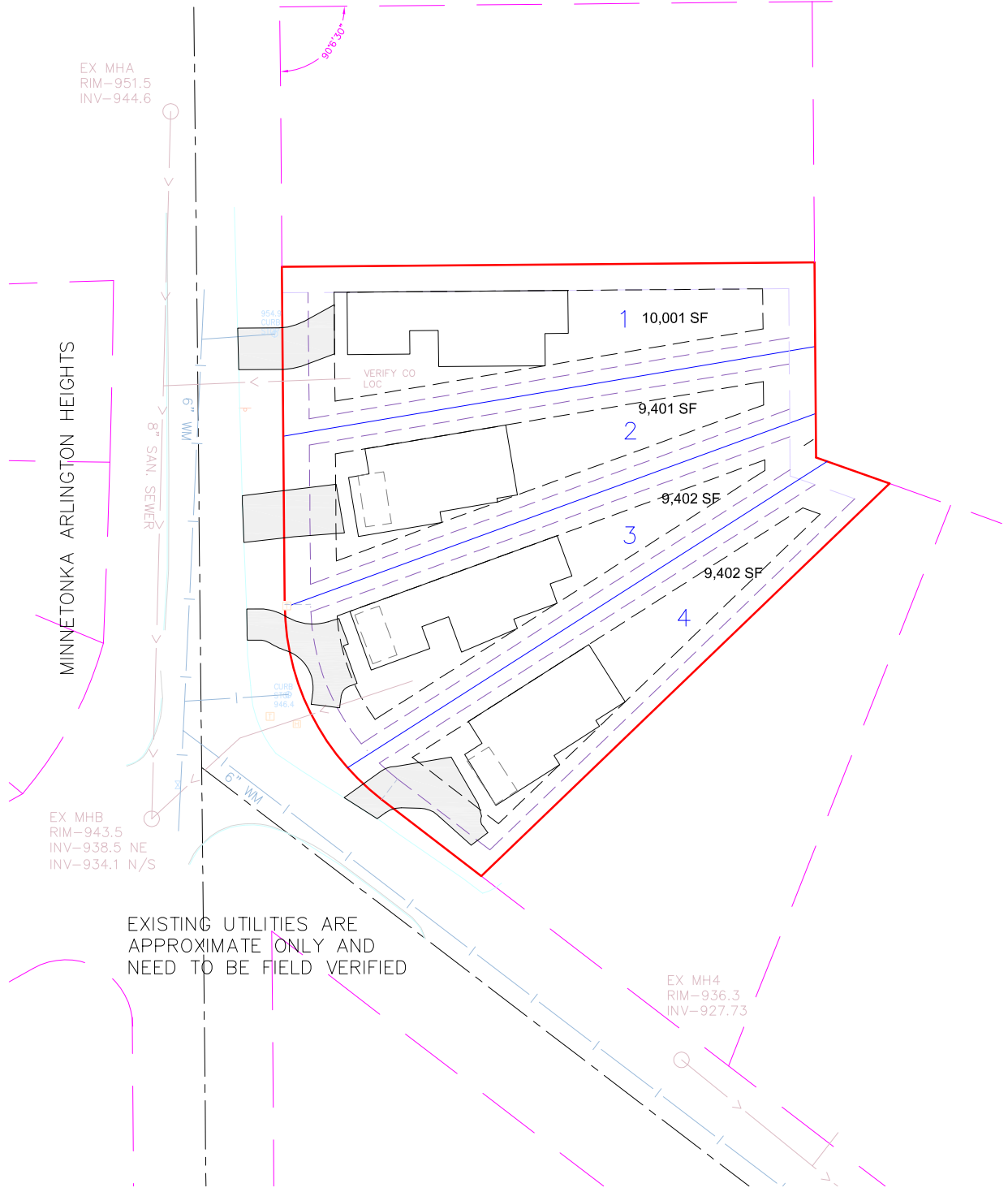
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UTILITY NOTES:

- EXISTING WATER SERVICES TO BE ABANDONED AT MAIN. ANY ABANDONED WATERMAIN TO BE FILLED WITH FLOWABLE FILL AND BULKHEAD. PROVIDE CITY A COPY OF WELL SEALING DOCUMENTATION
- EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES SHALL BE VERIFIED IN THE FIELD.



| DRAWING NAME | NO. | BY | DATE | REVISIONS | USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.<br><i>Daniel L. Schmidt</i><br>DANIEL L. SCHMIDT, P.E.<br>Date: 06-30-2017 | ENGINEERS<br>DESIGNERS<br>SURVEYORS<br>PLANNERS | SATHRE-BERGQUIST, INC.<br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 | CITY PROJECT NO.<br>--<br>WAYZATA,<br>MINNESOTA | UTILITY PLAN<br>RED PATH COURT<br>PILLAR HOMES | FILE NO.<br>7056-055<br>2<br>4 |
|--------------|-----|----|------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------|--------------------------------|
| REDPATH      |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| DRAWN BY     |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| CHF          |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| CHECKED BY   |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| DLS          |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| DATE         |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |
| 06/22/17     |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                 |                                                                                |                                                 |                                                |                                |



HARDCOVER CALCULATION WORKSHEET

CLIENT: Pillar Homes JOB # 7056-055 ADDRESS: Lasalle and Central  
DATE: 8/16/2017 Maximun Hard Cover Allowed Per Lot 35%

| PROPOSED HARDCOVER IN LOT 1 (e xisting) |      |           |          |      |
|-----------------------------------------|------|-----------|----------|------|
| Hardcover Item                          | AREA |           | COMMENTS |      |
| LOT AREA                                | =    | 10,001.00 | S.F.     |      |
| HOUSE                                   | =    | 2,043.00  | S.F.     |      |
| DRIVWAY                                 | =    | 340.00    | S.F.     |      |
| PATIOS AND WALKS                        | =    | 1,040.00  | S.F.     |      |
| Total                                   |      |           | 3,423.0  | S.F. |
| Hardcover Percentage                    |      |           | 34.2%    |      |

| PROPOSED HARDCOVER IN LOT 2 |      |          |          |      |
|-----------------------------|------|----------|----------|------|
| Hardcover Item              | AREA |          | COMMENTS |      |
| LOT AREA                    | =    | 9,401.00 | S.F.     |      |
| HOUSE                       | =    | 2,320.00 | S.F.     |      |
| DRIVWAY                     | =    | 400.00   | S.F.     |      |
| PATIOS AND WALKS            | =    | 300.00   | S.F.     |      |
| Total                       |      |          | 3,020.0  | S.F. |
| Hardcover Percentage        |      |          | 32.1%    |      |

| PROPOSED HARDCOVER IN LOT 3(HOUSES HAVE NOT BEEN DESIGNED YET) |      |          |          |      |
|----------------------------------------------------------------|------|----------|----------|------|
| Hardcover Item                                                 | AREA |          | COMMENTS |      |
| LOT AREA                                                       | =    | 9,402.00 | S.F.     |      |
| HOUSE                                                          | =    |          | S.F.     |      |
| DRIVEWAY+SIDEWALK                                              | =    |          | S.F.     |      |
| Total Allowable Hardcover W/ 35% Max                           |      |          | 3290.7   | S.F. |

| PROPOSED HARDCOVER IN LOT 4 (HOUSES HAVE NOT BEEN DESIGNED YET) |      |          |          |      |
|-----------------------------------------------------------------|------|----------|----------|------|
| Hardcover Item                                                  | AREA |          | COMMENTS |      |
| LOT AREA                                                        | =    | 9,402.00 | S.F.     |      |
| HOUSE                                                           | =    |          | S.F.     |      |
| DRIVEWAY+SIDEWALK                                               | =    |          | S.F.     |      |
| Total Allowable Hardcover W/ 35% Max                            |      |          | 3290.7   | S.F. |

| DRAWING NAME | NO. | BY  | DATE       | REVISIONS                    |
|--------------|-----|-----|------------|------------------------------|
| REDPATH      | 01  | DLS | 08/16/2017 | PLANNING COMMISSION COMMENTS |
| DRAWN BY     |     |     |            |                              |
| CHF          |     |     |            |                              |
| CHECKED BY   |     |     |            |                              |
| DLS          |     |     |            |                              |
| DATE         |     |     |            |                              |
| 06/22/17     |     |     |            |                              |

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*Daniel L. Schmidt*  
DANIEL L. SCHMIDT, P.E.  
Date: 06-30-2017 Lic. No. 26147



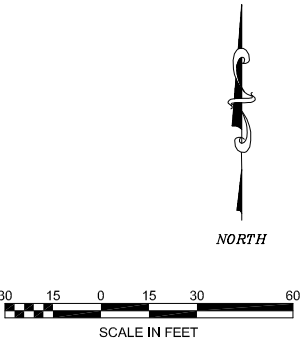
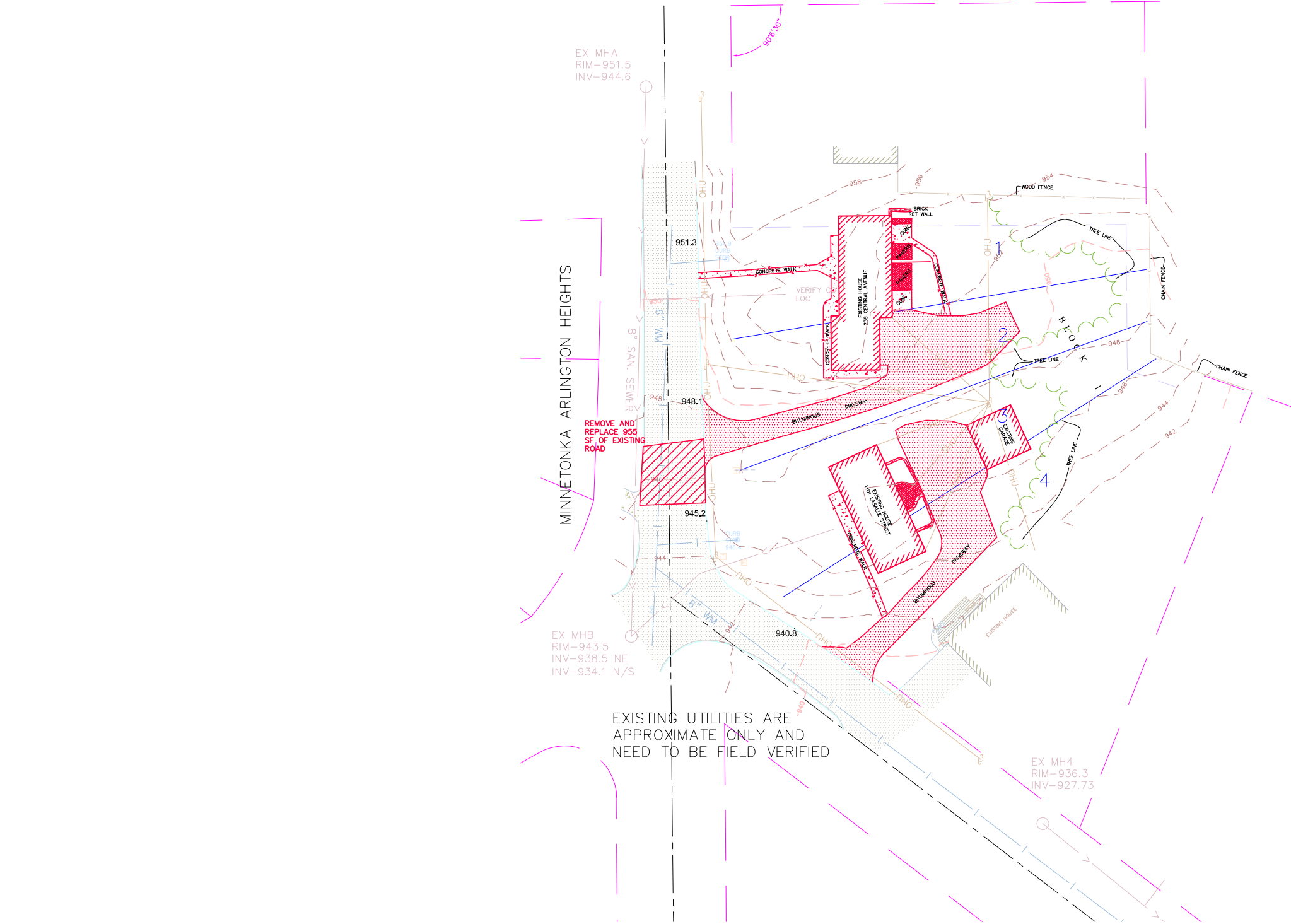
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
--

**WAYZATA,**  
**MINNESOTA**

**HARDCOVER PLAN**  
**RED PATH COURT**  
**PILLAR HOMES**

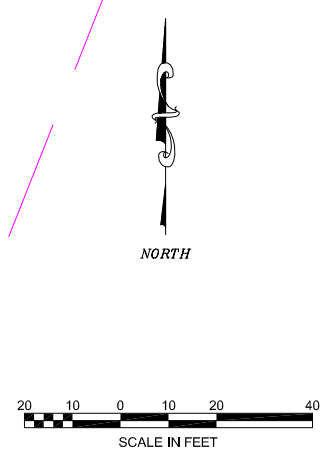
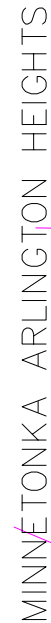
FILE NO.  
7056-055  
**3**  
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| DRAWING NAME | NO. | BY | DATE | REVISIONS | USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.<br><i>Daniel L. Schmidt</i><br>DANIEL L. SCHMIDT, P.E.<br>Date: 06-30-2017 |  ENGINEERS<br>SURVEYORS<br>DESIGNERS<br>PLANNERS | SATHRE-BERGQUIST, INC.<br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 | CITY PROJECT NO.<br>--- | WAYZATA,<br>MINNESOTA | REMOVALS PLAN<br>RED PATH COURT<br>PILLAR HOMES | FILE NO.<br>7056-055<br>4<br>4 |
|--------------|-----|----|------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------|-----------------------|-------------------------------------------------|--------------------------------|
| REDPATH      |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                       |                                                                                |                         |                       |                                                 |                                |
| DRAWN BY     |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                       |                                                                                |                         |                       |                                                 |                                |
| CHF          |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                       |                                                                                |                         |                       |                                                 |                                |
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| DATE         |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                       |                                                                                |                         |                       |                                                 |                                |
| 06/22/17     |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                       |                                                                                |                         |                       |                                                 |                                |



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| Tree #                          | Species       | Condition | Total<br>Cal. In | Exempt<br>Cal. In | Removed<br>Cal. In | Saved<br>Cal. In | Offsite<br>Cal. In |
|---------------------------------|---------------|-----------|------------------|-------------------|--------------------|------------------|--------------------|
| 300                             | Maple, silver | Good      | 33.0             |                   |                    | 33.0             |                    |
| 301                             | Cottonwood    | Good      | 25.5             |                   |                    | 25.5             |                    |
| 302                             | Cottonwood    | Good      | 31.0             |                   |                    | 31.0             |                    |
| 303                             | Cottonwood    | Fair      | 12.0             |                   |                    | 12.0             |                    |
| 304                             | Cottonwood    | Good      | 20.0             |                   |                    | 20.0             |                    |
| 305                             | Cottonwood    | Good      | 26.0             |                   |                    | 26.0             |                    |
| 306                             | Cottonwood    | Good      | 18.0             |                   |                    | 18.0             |                    |
| 307                             | Cottonwood    | Good      | 21.0             |                   |                    | 21.0             |                    |
| 308                             | Cottonwood    | Fair      | 12.5             |                   |                    | 12.5             |                    |
| 309                             | Cottonwood    | Good      | 13.5             |                   |                    | 13.5             |                    |
| 310                             | Cottonwood    | Good      | 19.0             |                   |                    | 19.0             |                    |
| 311                             | Cottonwood    | Good      | 14.5             |                   |                    | 14.5             |                    |
| 312                             | Cottonwood    | Good      | 26.0             |                   |                    | 26.0             |                    |
| 313                             | Cottonwood    | Good      | 22.0             |                   |                    | 22.0             |                    |
| 314                             | Cottonwood    | Good      | 24.0             |                   |                    | 24.0             |                    |
| 315                             | Cottonwood    | Good      | 27.0             |                   |                    | 27.0             |                    |
| 316                             | Cottonwood    | Good      | 22.0             |                   |                    | 22.0             |                    |
| 317                             | Boxelder      | Fair      | 21.5             |                   | 21.5               |                  |                    |
| 318                             | Boxelder      | Good      | 16.5             |                   | 16.5               |                  |                    |
| 319                             | Locust, black | Fair      | 18.0             |                   |                    | 18.0             |                    |
| 320                             | Cottonwood    | Good      | 17.0             |                   |                    | 17.0             |                    |
| 321                             | Cottonwood    | Good      | 51.0             |                   |                    | 51.0             |                    |
| 322                             | Basswood      | Good      | 6.0              |                   |                    | 6.0              |                    |
| 323                             | Basswood      | Good      | 8.5              |                   |                    | 8.5              |                    |
| 324                             | Basswood      | Fair      | 6.5              |                   |                    | 6.5              |                    |
| 325                             | Cottonwood    | Good      | 34.0             |                   |                    | 34.0             |                    |
| 326                             | Locust, black | Fair      | 23.0             |                   |                    | 23.0             |                    |
| 327                             | Hackberry     | Good      | 17.0             |                   |                    | 17.0             |                    |
| 328                             | Basswood      | Good      | 26.5             |                   | 26.5               |                  |                    |
| 329                             | Oak, bur      | Fair      | 22.0             |                   |                    | 22.0             |                    |
| 330                             | Oak, bur      | Good      | 23.5             |                   | 23.5               |                  |                    |
| 331                             | Crabapple     | Good      | 6.0              |                   | 6.0                |                  |                    |
| 332                             | Oak, bur      | Good      | 18.0             |                   | 18.0               |                  |                    |
| Total                           |               |           | 682.0            | 0                 | 112                | 570.0            | 0                  |
| Total Caliper Inches            |               |           | 682.0            |                   |                    |                  |                    |
| Total Caliper Inches Exempt/Off |               |           | 0.0              |                   |                    |                  |                    |
|                                 |               |           | =====            |                   |                    |                  |                    |
| Net Caliper Inches              |               |           | 682.0            |                   |                    |                  |                    |
| Removed Caliper Inches          |               |           | 112.0            |                   |                    |                  |                    |
| Percent Removed                 |               |           | 16.4%            |                   |                    |                  |                    |
| Percent Saved                   |               |           | 83.6%            |                   |                    |                  |                    |

|                                                                  |                        |                |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                   |                                                                            |                      |
|------------------------------------------------------------------|------------------------|----------------|----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------|
| DRAWING NAME                                                     | NO.                    | BY             | DATE     | REVISIONS | USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPLICIT WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.<br><br><br>DANIEL L. SCHMIDT, P.E.<br>Date: 06-22-2017Lic. No. 26147 | <br><b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 | CITY PROJECT NO.<br>--<br><br><b>WAYZATA,</b><br><b>MINNESOTA</b> | <b>TREE SURVEY</b><br><br><b>RED PATH COURT</b><br><br><b>PILLAR HOMES</b> | FILE NO.<br>7056-055 |
| REDPATH DRAWN BY<br>CHF<br>CHECKED BY<br>DLS<br>DATE<br>06/22/17 | 1<br>DLS<br>08/16/2017 | SAVED TREE 329 | TS<br>TS |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                   |                                                                            |                      |



WAYTONKA EAST END

C.R. DOC. NO. \_\_\_\_\_

**KNOW ALL PERSONS BY THESE PRESENTS:** That Pillar Homes Partner, Inc. a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 2 and 3, Block 1, REDPATH COURT

Has caused the same to be surveyed and platted as WAYTONKA EAST END and does hereby dedicate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Pillar Homes Partner, Inc. a Minnesota corporation has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Pillar Homes, Inc. a Minnesota corporation

\_\_\_\_\_  
KC Chermak, President

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by KC Chermak, President of Pillar Homes Partner, Inc. a Minnesota corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, Hennepin County, Minnesota

\_\_\_\_\_  
Notary Printed Name

My Commission Expires \_\_\_\_\_

I, David B. Pemberton 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
David B. Pemberton, Licensed Land Surveyor  
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by David B. Pemberton.

\_\_\_\_\_  
Notary Public, Hennepin County, Minnesota

\_\_\_\_\_  
Notary Printed Name

My Commission Expires \_\_\_\_\_

**WAYZATA, MINNESOTA**

This plat of WAYTONKA EAST END was approved and accepted by the City Council of Wayzata, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2017. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, City Clerk

**RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota**

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mark V. Chapin, Hennepin County Auditor

By: \_\_\_\_\_, Deputy

**SURVEY DIVISION, Hennepin County, Minnesota**

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Chris F. Mavis, Hennepin County Surveyor

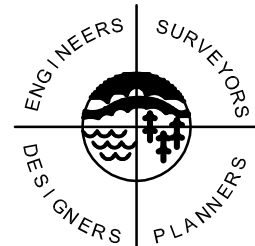
By: \_\_\_\_\_

**COUNTY RECORDER, Hennepin County, Minnesota**

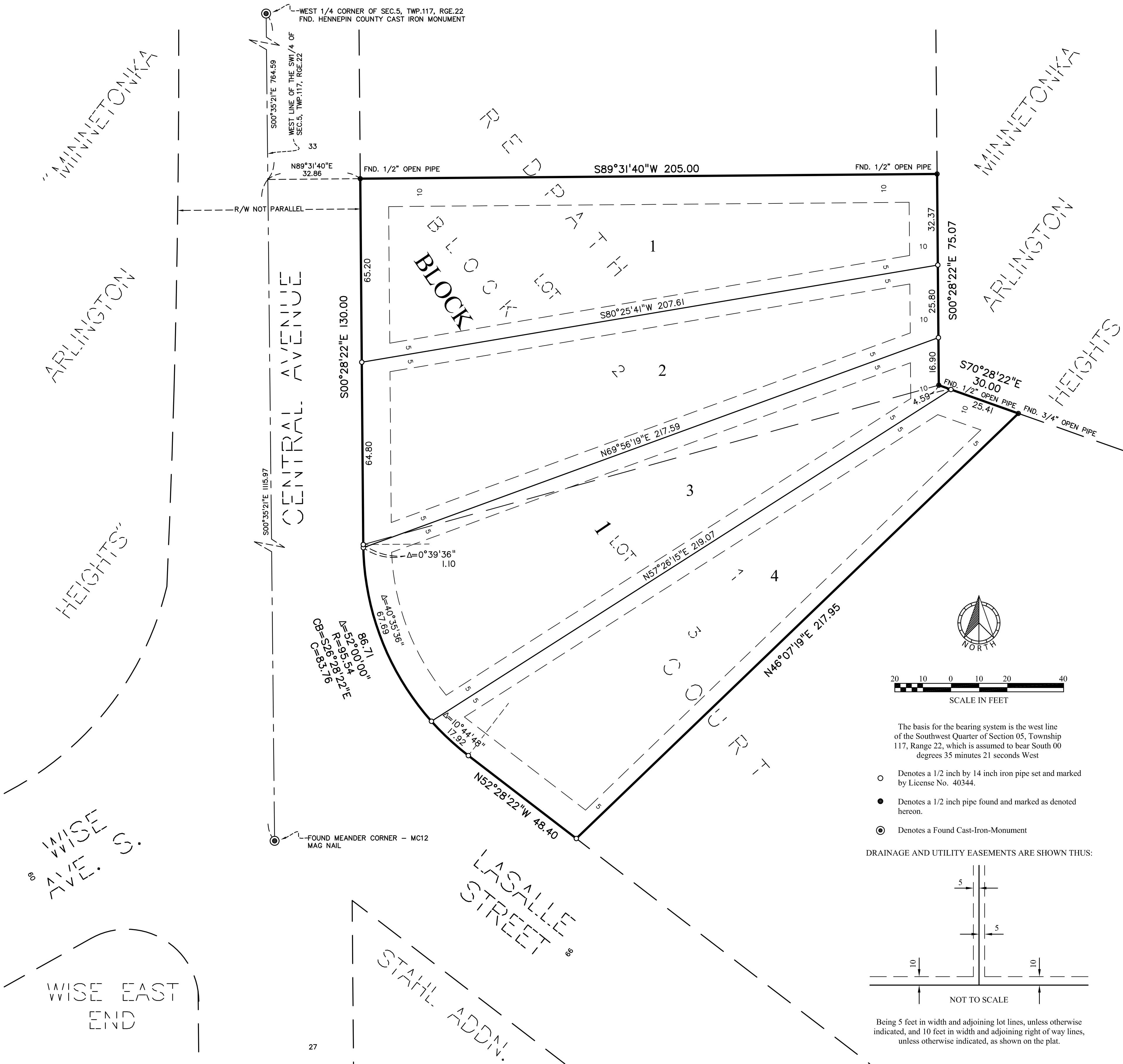
I hereby certify that the within plat of WAYTONKA EAST END was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, County Recorder

By: \_\_\_\_\_, Deputy



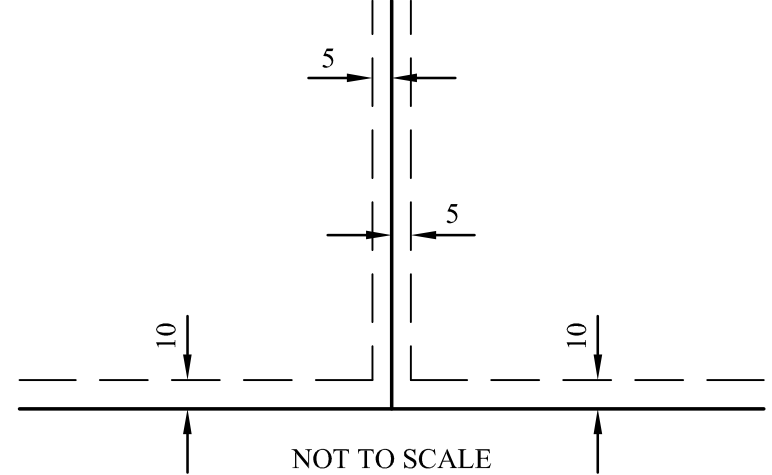
**SATHRE-BERGQUIST, INC.**



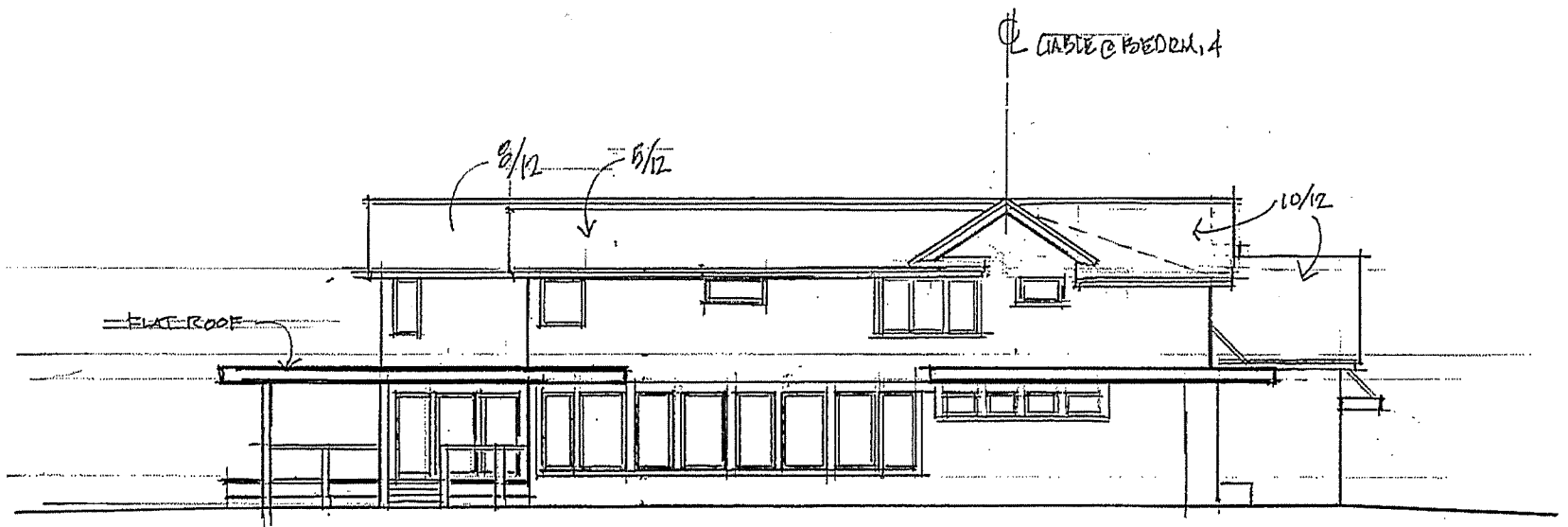
The basis for the bearing system is the west line of the Southwest Quarter of Section 05, Township 117, Range 22, which is assumed to bear South 00 degrees 35 minutes 21 seconds West

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked as denoted hereon.
- ⊙ Denotes a Found Cast-Iron-Monument

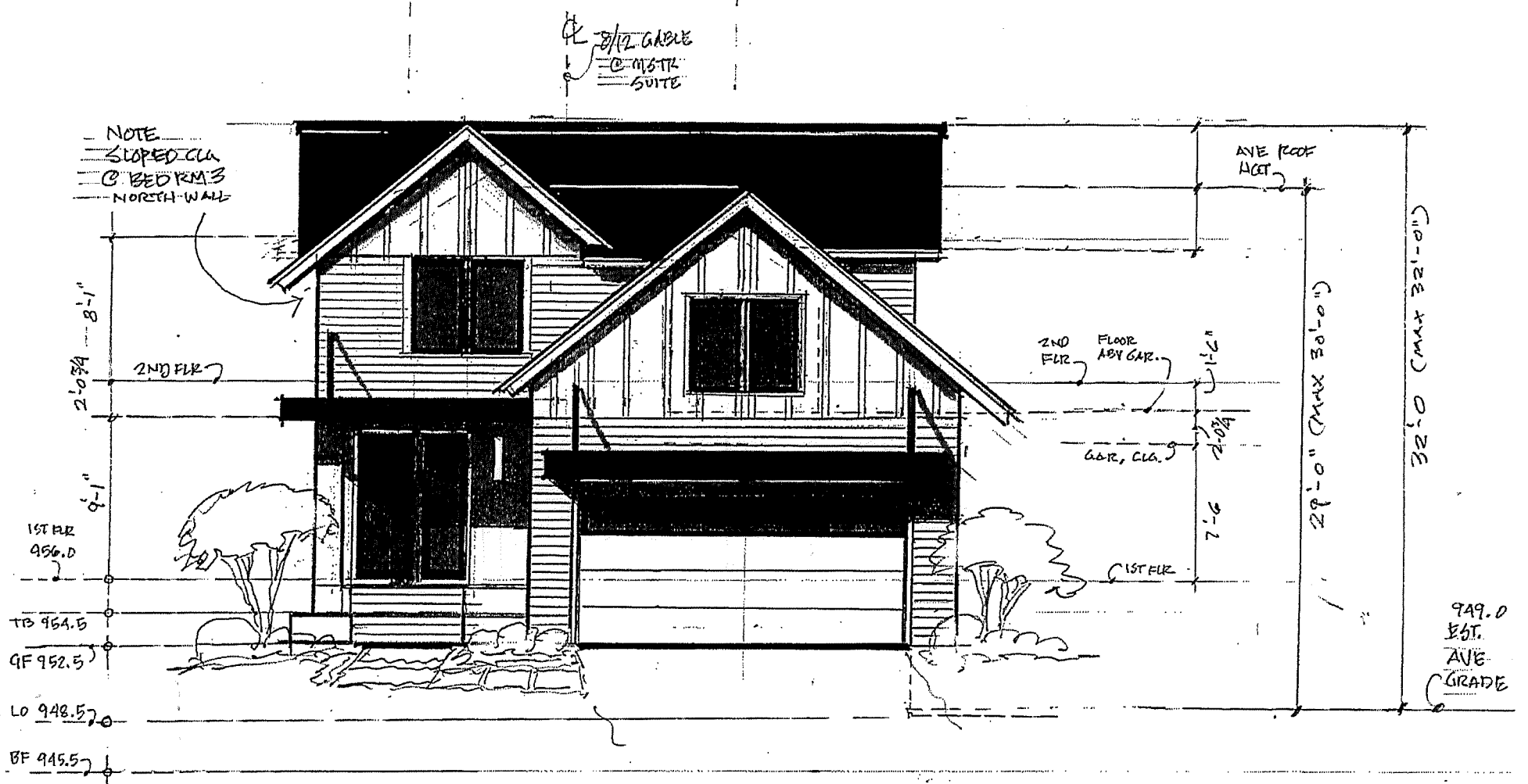
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

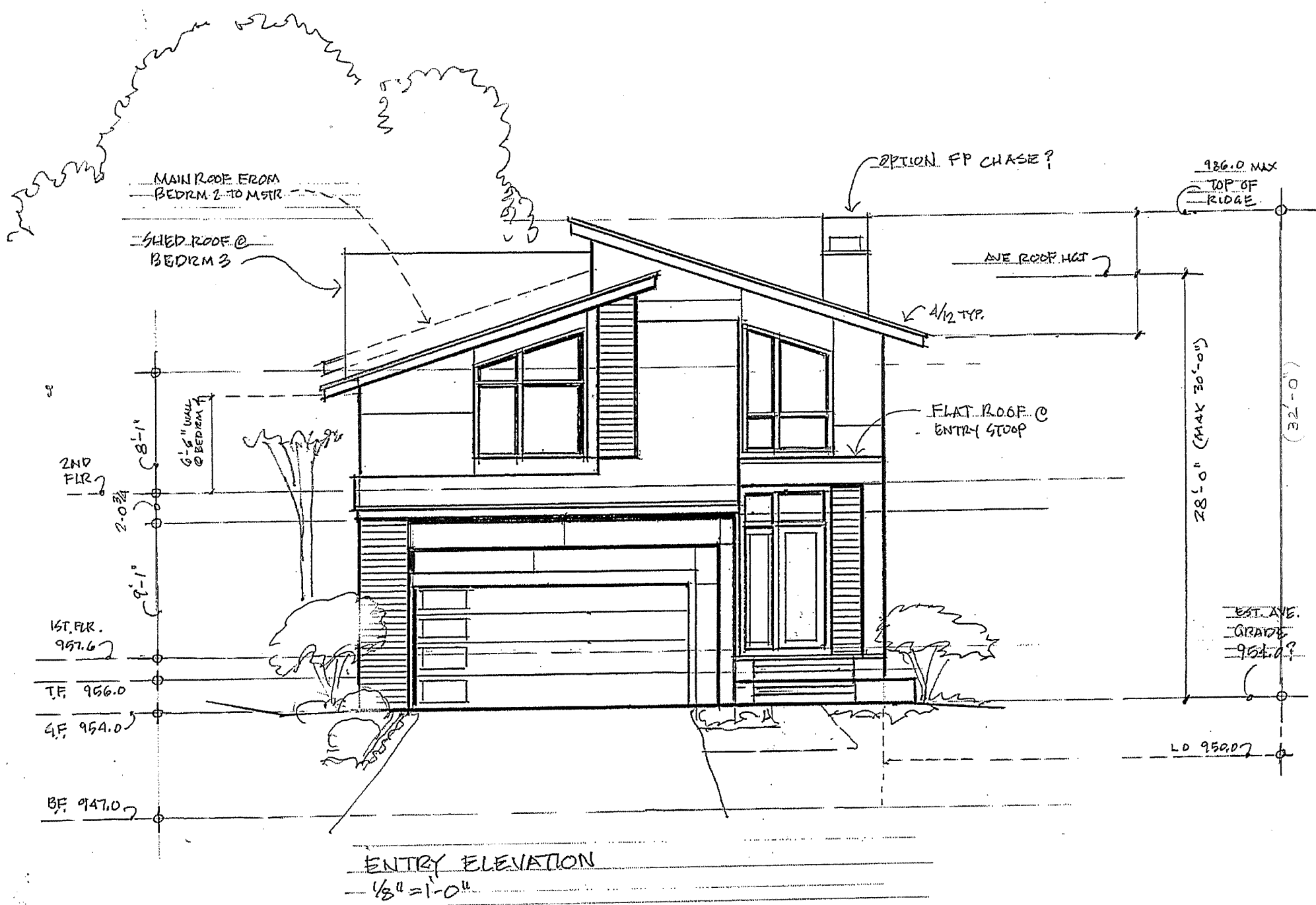
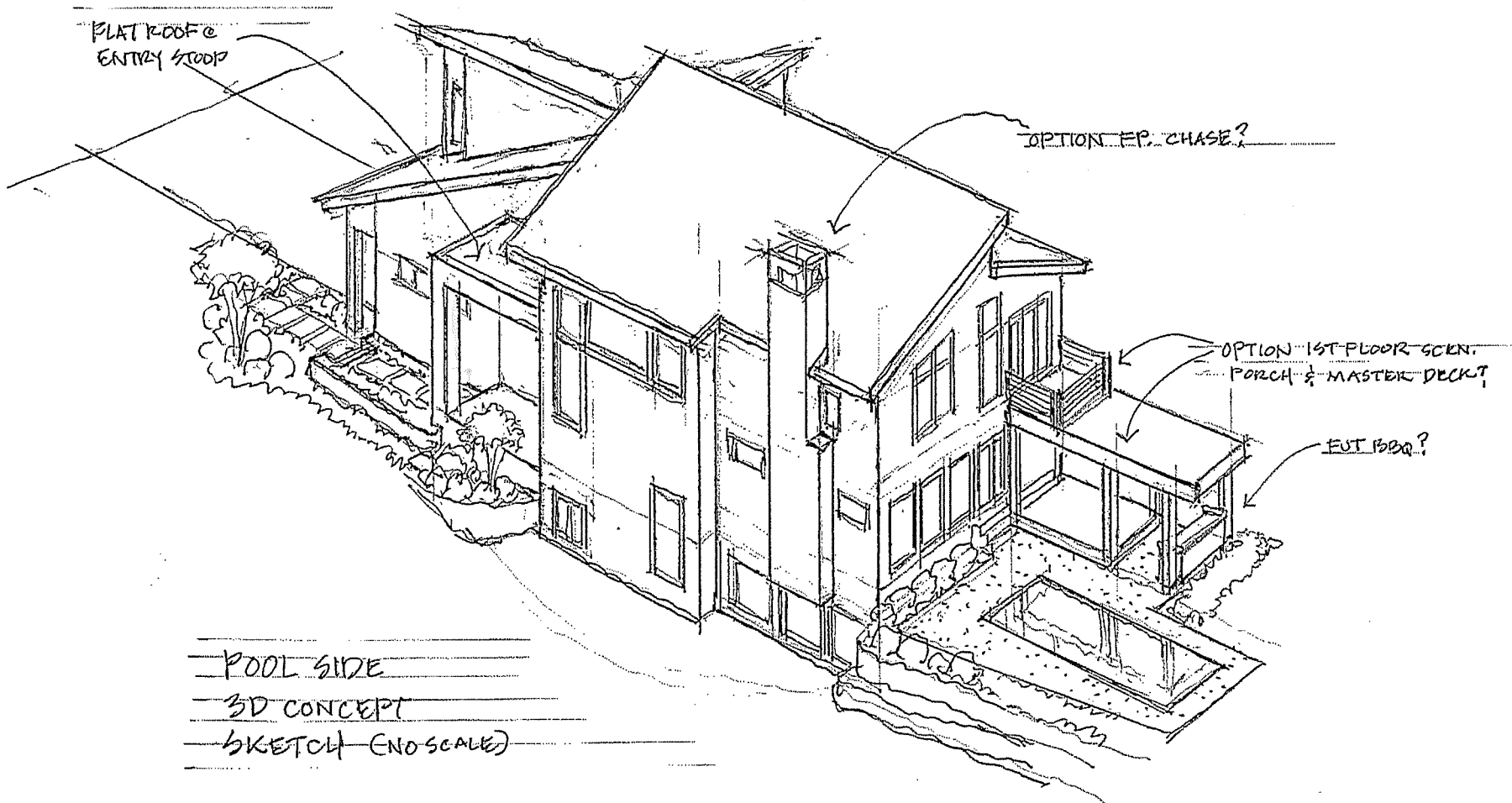


NORTH ELEVATION (FACING LOT 1)  
 $\frac{1}{16}'' = 1'-0''$



ENTRY ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

LOT 2 SAILORS ROW  
 WAYZATA 8.3.17  
 PILLAR HOMES NRDI

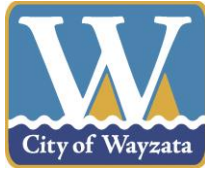


LOT 1 SAILORS ROW  
WA-72ATA

PILLAR  
HOMES

8.3.17  
NRD1





**Staff Report  
Wayzata Planning Commission  
August 21, 2017**

**Project Name:** Wayzata Blu  
**Applicant:** Gatehouse Properties Ltd  
**Addresses of Request:** 259, 269 and 275 Lake St E and 339 Barry Ave S  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**“60 Day” Deadline:** September 17, 2017

---

**Development Application**

Introduction

The applicant, Gatehouse Properties Ltd., has submitted a development application to redevelop the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S. The application includes demolition of the existing commercial buildings on the properties and construction of a new three story mixed use building consisting of office and retail uses and 18 residential condominiums.

Background Information

On February 21, 2017, the City Council approved the rezoning to PUD/Planned Unit Development and PUD concept plan of development for the proposed project. The approved PUD concept plan was for demolition of the existing commercial buildings, and construction of a new three story mixed use building comprising up to 15 residential dwelling units on the upper two levels, and office, residential, and/or retail uses on the street level of the building. The City Council approval included a condition that the street level of the building must contain a minimum of 3,000 square feet of retail, office, or service commercial uses, and the remaining portion of the street level may contain up to two residential dwelling units.

Property Information

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

| Address       | PID               | Owner                          |
|---------------|-------------------|--------------------------------|
| 259 Lake St E | 06-117-22-23-0005 | Flagship Financial Group, Inc. |
| 269 Lake St E | 06-117-22-32-0006 | Theodore T Asao et al Trustees |
| 275 Lake St E | 06-117-22-32-0005 | Theodore T Asao et al Trustees |

|                 |                   |                                |
|-----------------|-------------------|--------------------------------|
| 339 Barry Ave S | 06-117-22-32-0004 | Theodore T Asao et al Trustees |
|-----------------|-------------------|--------------------------------|

The current zoning and comprehensive plan land use designations for the four properties are the same, and are as follows:

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Current zoning:        | PUD/Planned Unit Development*                              |
| Comp Plan designation: | Central Business District                                  |
| Overlay districts:     | S/Shoreland Overlay District<br>W/Wetland Overlay District |

\*The rezoning from C-4A to PUD approved by the City Council on February 21, 2017 is effective only upon approval of the PUD general plan of development.

### Project Location

The properties are located on northwest corner of the Lake St E and Barry Ave S intersection:

*Map 1: Project Location*



### Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:



| Direction | Adjacent Use               | Zoning                                            | Comp Plan Land Use Designation |
|-----------|----------------------------|---------------------------------------------------|--------------------------------|
| North     | Wayzata Villa Condominiums | R-5/Average Density Multiple Residential District | High Density Multiple Family   |
|           | Office Building            | C-1/Office and Limited Commercial District        | Central Business District      |
| East      | Barry Avenue               | N/A                                               | N/A                            |
| South     | Lake Street                | N/A                                               | N/A                            |
| West      | Commercial Building        | C-4A/Limited Central Business District            | Central Business District      |

#### Application Requests

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

- A. PUD General Plan of Development Review: A rezoning to PUD requires both concept and general plan of development review. The City Council approved the PUD concept plan of development in February 2017. The applicant is now requesting approval of the PUD general plan of development. (City Code Section 801.33.6)
- B. Design Review: Construction of a new commercial and multi-family residential building requires design review. (City Code Section 801.09.1.5)
- C. Shoreland Impact Plan/Conditional Use Permit: The proposal plans include 78.5% impervious surface coverage. The shoreland overlay district states that impervious surface coverage may be allowed to exceed 75% by approval of a shoreland impact plan/conditional use permit. (City Code Section 801.91.11.A.1.b)
- D. Preliminary and Final Plat Subdivision: The proposed plans include combining the four existing lots of record into one lot. The City's subdivision ordinance defines subdivision as the division of land into two or more lots or combination of two or more lots. The applicant's proposal to combine the four existing lots into one lot requires subdivision review and approval. (City Code Section 805.14 and 805.15)

#### Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on August 10, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 11, 2017.

## **Project Overview**

The development application includes demolition of the existing commercial buildings and construction of a new three-story building mixed use building. The first floor of the building would include 3,028 square feet of office, retail, or service commercial uses, and two residential condominiums. The upper levels of the building would include 16 residential condominiums – 9 on the second floor and 7 on the third floor. The proposed general plans include one additional unit on third floor from what was approved for the concept plans. The additional unit was created by dividing one of the larger units into two separate and smaller units, which does not increase the size of the building. The proposed building includes 37 enclosed parking spaces within the first floor of the building, which would be dedicated to the 18 residential condominiums.

### Private Parking Easement

There is an existing parking easement on the 259 Lake St E property which benefits the Boatworks property on the opposite side of Lake Street (294 Grove La E). The easement allows the Boatworks property to use the 259 Lake St property for 85 parking stalls for valet and employee parking. As part of the development application, the applicant is proposing to construct a defined parking lot on the back of the site which would include a total of 85 parking stalls. The proposed parking lot layout includes a single drive aisle with 57 standard head-in parking stalls. In addition there are 28 tandem parking stalls that could be utilized by valet parking services, for a total of 85 parking spaces to meet the parking easement.

### Public Parking

There are currently nine on-street parking stalls located on Barry. The nine parking stalls are 90 degree stalls perpendicular to the street, which is not a recommended on-street parking layout. The applicant is requesting that the easement that was dedicated to provide the nine parking stalls be vacated. The easement vacation is a separate application to the City that will be reviewed by the City Council, and does not require review by the Planning Commission.

In lieu of the nine perpendicular stalls, four parallel stalls would be provided along Barry Ave. In addition to the existing stalls on Barry Ave, there are currently four striped parking stalls along Lake Street. The number of stalls along Lake Street would be increased due to the removal of the driveway access. The 13 on-street parking stalls provided on the site plan would be the same as the number of currently striped stalls along the two streets. The proposed stalls would be 22 feet in length along Barry Avenue, 21.5 feet in length along Lake Street, which is slightly less than the typical 23-foot length.

As originally discussed as part of the PUD concept plan review, the applicant is willing to enter into an agreement with the City for an easement that would allow for the construction of a parking structure on the back of the property to provide for additional public parking in the area. The applicant states that the public parking could be done on the subject property, or in conjunction with other development or changes on adjacent properties.

## Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the PUD concept plan, and provides the following analysis and information:

### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The Comprehensive Plan includes the following discussion for the Central Business District:

The Central Business District (CBD) includes the main thoroughfare of Lake Street and is generally referred to as downtown. The CBD continues to evolve into a diverse environment of retail stores, offices, restaurants, and residential land uses. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka, make the CBD a destination place in the region.

### Zoning

The following table outlines the zoning standards for the PUD and Shoreland overlay districts:

|                               | PUD Zoning                               | Shoreland Overlay District                                                   | Proposed PUD                                                  |
|-------------------------------|------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------|
| Height (max.)                 | 3 stories and 35 feet, whichever is less | 35 feet                                                                      | 35 feet*                                                      |
| Floor Area Ratio (max.)       | None                                     | None                                                                         | 0.94                                                          |
| Impervious Surface (max.)     | None                                     | 25%<br>75% with stormwater management<br>100% with shoreland impact plan/CUP | 78.5%                                                         |
| Property Line Setbacks (min.) | None                                     | None                                                                         | North – 27 ft.<br>East – 4 ft.<br>South – 1 ft.<br>West 8 ft. |
| Lot Requirements (min.)       | None                                     | Same as underlying zoning district                                           | 64,964 sq ft                                                  |

\*Per the zoning ordinance, the building height is measured from the average grade along the building footprint to the top of the flat roof. The zoning ordinance also states that within every zoning district, elevator penthouses and parapet walls are allowed to extend five feet above the maximum roof height, up to 40 feet in total height. The proposed plans include an elevator overrun and parapet walls on the roof of the building that would extend

an additional five feet. The proposed building and elevator overrun/parapet walls comply with these zoning ordinance requirements.

#### Density

The PUD zoning district states that the residential area standards of the R-5 zoning district apply to multiple family residential PUD projects, as determined by the City Council. The proposed PUD would meet the residential area requirements of the R-5 zoning district. The R-5 zoning district would require a minimum of 2,000 square feet of lot area per dwelling unit. The proposed PUD would have a lot area per dwelling unit of 3,609 sq. ft. with the proposed 18 dwelling units.

#### Design Review

The project is subject to the design standards for the Lake Street district. A design review critique of the proposed plans is attached to this report. The proposed project does not meet two of the design standards, and the proposal requires the following design deviations:

- Exterior building materials: The design standards state that the primary building materials must consist of brick, stone, cast stone, wood, and/or stucco. The primary building materials include stone, wood, and laminate and metal panels. The laminate and metal panels are not a permitted material and require a deviation.
- Mechanical equipment located on roof deck: The proposed plans include mechanical units on the rooftop. The units would be fully enclosed and screened by a parapet wall comprised of stained cedar and a steel pergola. The location of the mechanical equipment on the roof requires a deviation.

#### Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development. For a multiple family development, the parking ordinance requires a minimum of two fee-free spaces for each dwelling unit, of which one must be enclosed. The proposed building consists of 18 dwelling units and 37 enclosed parking spaces within the enclosed garage. The proposed project provides more than two stalls per dwelling unit, which meets the requirements of the City's parking ordinance.

The enclosed parking garage would be dedicated to the condominium units and would not be available for the retail and office uses on the first level. The retail and office uses require nine off-street parking stalls. The proposed plans allow for the use of nine stalls within the 85-stall surface parking stall to be used from 6:00 a.m. to 6:00 p.m., which meets the City's parking requirement.

#### Site Access and Circulation

The existing driveway access from Lake Street would be removed, and the site access would be provided directly from Barry Avenue. The new 24-ft wide drive aisle would provide two way access to the rear parking lot, enclosed parking for the proposed building,

as well as to the underground parking for the office building to the north at 319 Barry Ave S.

#### Stormwater Management

The proposed plans include two stormwater treatment facilities. The stormwater runoff from the rear parking lot would be channeled by new curb and gutter to a stormwater management basin that would be constructed on the back of the lot. The stormwater basin would treat the stormwater water before it is discharged into the wetland on the back of the lot.

The stormwater runoff from the roof would be directed via roof drains to an underground stormwater management system located underneath the north drive aisle. The underground system would treat the runoff prior to it being discharged into the City's storm sewer system.

#### Landscaping

The proposed plans include a landscape plan for all site landscaping and streetscape improvements. The landscape plan includes landscaped planters along the base of the building, and trees, turf grass, and shrubs along the perimeter of the site and parking lot. In addition, there is a landscaped courtyard on the west side of the building which would consist of a water feature, water "wall", and a granite seating wall. The proposed streetscaping includes 12-foot sidewalk along Lake Street and Barry Avenue that would meet the downtown design guidelines. The streetscaping also includes planters with 10 crabapple trees along Lake Street.

#### Exterior Lighting

The rear parking lot would be lit by four light poles along the west side of the parking lot. The proposed light poles would be 15 feet in height and would include downcast lighting fixtures. The proposed building plans also include exterior wall sconces on the first floor of the building along Lake Street and Barry Avenue. Also along Lake Street and Barry Avenue, the existing street lights would be salvaged and reinstalled along the sidewalk. The proposed plans do not include any lights attached to the building.

#### Proposed Subdivision

The applicant is proposing to combine the four existing lots into one platted lot. The following table outlines the existing and proposed lots:

|                                   | Lot area       | Lot width  | Lot depth  |
|-----------------------------------|----------------|------------|------------|
| PUD Requirement                   | No minimum     | No minimum | No minimum |
| 339 Barry Ave S<br>(existing lot) | 6,363 sq. ft.  | 119 ft.    | 60 ft.     |
| 259 Lake St E<br>(existing lot)   | 52,533 sq. ft. | 123 ft.    | 501 ft.    |
| 269 Lake St E<br>(existing lot)   | 3,895 sq. ft.  | 27 ft.     | 143 ft.    |
| 275 Lake St E                     | 2,401 sq. ft.  | 40 ft.     | 60 ft.     |



|                            |                |         |         |
|----------------------------|----------------|---------|---------|
| (existing lot)             |                |         |         |
| Combined Lot<br>(proposed) | 64,964 sq. ft. | 210 ft. | 501 ft. |

The PUD zoning does not have minimum lot size, width, or depth requirements, and the proposed subdivision would meet the lot requirements of the PUD zoning district.

### **Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *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 Narrative

PUD General Plans

Design Review Critique

City Council Resolution Approving PUD Rezoning and PUD Concept Plans

## **Applicable Code Provisions for Review**

### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The objective of the Central Business District land use category is to promote a diversity of retail, office, service, and residential land uses at a high level of development quality to enhance it as a regional destination. The Comprehensive Plan includes the follow “1<sup>st</sup> Tier” priorities for the Central Business District:

- Allow a mix of commercial, office, and residential uses that strengthen the CBD as the shopping, employment, and entertainment destination of Wayzata.
- Update development standards continually to assure the highest development quality possible for the Central Business District.
- Complement the CBD and its strong sense of place through land use choices, urban design principles, traffic, parking, and architectural style.
- Investigate strategies to increase retail vitality throughout the CBD.
- Define and evaluate on-street/off-street parking needs consistent with land use, and requirements within the CBD so as to emphasize circulation ease and access control.
- Continue to provide a safe, comfortable, and attractive pedestrian scale environment through the enhancement of the pedestrian circulation system by improving sidewalks, walkways and street furniture; mitigating conflicts with traffic and street intersections, and by providing proper demarcation and sign control.
- Enhance the image and identity of the CBD by emphasizing street trees and landscaping elements.
- Plan for an orderly transition between the CBD development and adjacent residential neighborhoods.
- Accommodate traffic without negatively compromising the integrity of the downtown and its adjacent neighborhoods.
- Consider complementing abutting edges, both residential and retail/commercial.
- Consider public financial support that is fiscally responsible and provides value to the City's infrastructure and community systems.
- Consider ways to assist with redevelopment when properties become a liability to the community.

- Commercial buildings on Lake Street, west of Barry Avenue, should not be required to have a first floor retail use, although it is allowed and encouraged. Transparency requirements under the Lake Street District of the Design Standards remain in effect.
- Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

In addition, the Comprehensive Plan includes the following “2<sup>nd</sup> Tier” priorities:

- Plan development of parking so that it is not a focal point but rather placed behind buildings with appropriate buffers and landscaping.
- Adjust City’s Zoning Ordinance to address concerns of sun-orientation on southern side of Lake Street by requiring upper story setbacks for all new construction to avoid shading the north side of Lake Street.
- Continue to evaluate ways to encourage a variety of housing options for upper-story housing.
- Consider 3rd story’ uses with appropriate considerations for design and scale. Commercial and residential uses are allowed as a third story, but the third story must be set back significantly more from the front facade of the floor below.

Purpose of PUDs: Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.

- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 801.33.2.A sets forth the general standards for review of a PUD application. These are:

- A. Health Safety and Welfare. In reviewing the PUD application, the Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area.
- B. Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the Zoning Ordinance.
- C. Ownership. Applicant/s must own all of the property to be included in the PUD.
- D. Comprehensive Plan. The PUD project must be consistent with the City's Comprehensive Plan.
- E. Sanitary Sewer Plan. The PUD project must be consistent with the City's Sanitary Sewer Plan.
- F. Common Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
- G. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
- H. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.

- I. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
- J. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
- K. Setbacks. The front, rear and side yard restrictions on the periphery of the PUD shall be the same as imposed in the respective districts.

Design Standards (City Code Section 801.09): The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

- A. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
- B. To assist the City in reviewing development proposals;
- C. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

With the exception of Section 7 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

- 1. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.
- 2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
- 3. The positive effect of the project on the area in which the project is proposed.
- 4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.

5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Shoreland Impact Plan/Conditional Use Permit: Section 801.91.19.A states that landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Section 801.04 of this Ordinance and a plan of development, hereinafter referred to as "Shoreland Impact Plan", which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose



of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.

Section 801.91.19.C states that all conditional use permits for consideration under the Shoreland District shall be subject to the following stipulations:

1. The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
2. Storm water treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.
5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.
7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.

8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.
- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

General Narrative for:  
**WAYZATA BLU CONDOMINIUMS**

Introduction:

Wayzata Blu is a 3 story building located on the corner of Lake Street and Barry Avenue. It uses two properties as shown on the submitted survey. The building contains office/retail space and 18 condos with 37 enclosed parking spaces and accommodating the 85 car parking easement relating to the Boat Works building. We are requesting concept approval before submission of the General Plan and Design Review.

The current project team includes;

Developer  
Gatehouse Properties Ltd.  
2249 Portico Green  
Wayzata, MN 55391

Design Architect  
ESG Architects  
500 Washington Avenue South  
Minneapolis, MN 55415

Civil Engineering  
Civil Engineering Site Design  
118 East Broadway  
Monticello, MN 55302

Present Site Status:

Gatehouse Properties currently controls the properties pending project approval. The properties are currently zoned C4A. We are requesting a rezoning to a PUD.

Site Conditions:

The property's current status is:

- Essentially a flat site with a slight slope to the north towards a piece of wetland
- A low grade wetland on the north portion of the site as shown on the survey
- There are no significant trees or landscaping currently on the site
- Soil conditions would require soil correction but not a piling system.
- Required utilities are located in the street right of way on Lake and Barry.

Drawings:

- Site Plan/Ground Level Plan
- Floor and unit plans
- Building images and elevations
- Civil drawings

Building;

- 2 condos and office/retail are shown on ground level
- Office/retail use is shown at the west side of the building. The plan shows a 1600 sf retail being accessed from the south and a 1200 sf office accessed from the west.
- Elevator is shown which allow access from the parking area to the condo units.
- Has 37 enclosed parking spaces for the 18 condo units.

Site;

- Setback from street—The building is set back from the edge of the curb to allow a 12' wide sidewalk on Lake Street and Barry Avenue.
- Parking on Barry—The perpendicular parking on Barry has been eliminated and replaced by 5 parallel spaces. Removal of perpendicular parking will make the street safer due to vastly improved site lines provided by parallel parking vs backing out blind from the perpendicular spaces. Parking on E. Lake Street---The drive access to the parking lot on the Flagship parcel along with the curb cut on the western portion of the Flagsip site will be replaced with parallel parking spaces. The current condition is 9 perpendicular spaces on Barry and 5 parallel parking spaces on E. Lake Street. The proposed plan results in 9 parallelel parking spaces on E. Lake Street and 5 parallel parking spaces on Barry Ave.
- Access to Zitzloff property and on grade parking
- Outside access to office use—There is a sidewalk from the parking area to Lake Street which would also allow access to the office/retail.
- This development is willing to enter into a agreement for a future easement granted to the City of Wayzata which would allow for a construction of a parking structure for the purpose of providing additional parking which would be open to the public. This could be done on this site or in combination with adjacent sites.
- Boat Works parking easement—
  - As stated earlier we are parking 37 cars enclosed for the 18 condo units.
  - the Boat Works has a perpetual easement dated 26 March 1997 for 85 spaces to be accessed by valet parking. This is

accommodated by showing 85 spaces (with a drive aisle of 26' on grade behind the condo building. Access for this parking is off of Barry with an access drive of 24'. It is the intention of this proposal to meet all the requirements and conditions of the easement agreement. Since the parking it required to be accessed by valet parking we are showing spaces between #32 and #85 as a double row of tandem parking. The Boat Works will have the use of spaces #1 thru #57 without needing to use tandem parking. Spaces #1 thru #9 would be shared with the tennants of the Wayzata Blu Condominium.

#### Second Floor Plan

This floor contains 9 condo units with plan layouts as shown. The elevation facing Lake street is set back 6 feet for 32% of total length. The elevation along Barry Avenue is set back 6 feet for 30% of total length.

#### Third Floor Plan

This floor contains 7 condo units with plan layouts as shown. The floor is set back 10 feet along Lake Street and Barry Street.

#### Step Back Diagram/Building Section

This diagram clearly shows the setbacks of the second and third floors and the general concept of elevation variations on Lake and Barry.

The building section shows the height of the top floor parapet being at the 36.5' level with the 6 foot and 10 foot setbacks at the second and third levels. The allowed height calculation due to changes in grade has been determined by the City Planner to be 36.5'.

#### Site Tabulation:

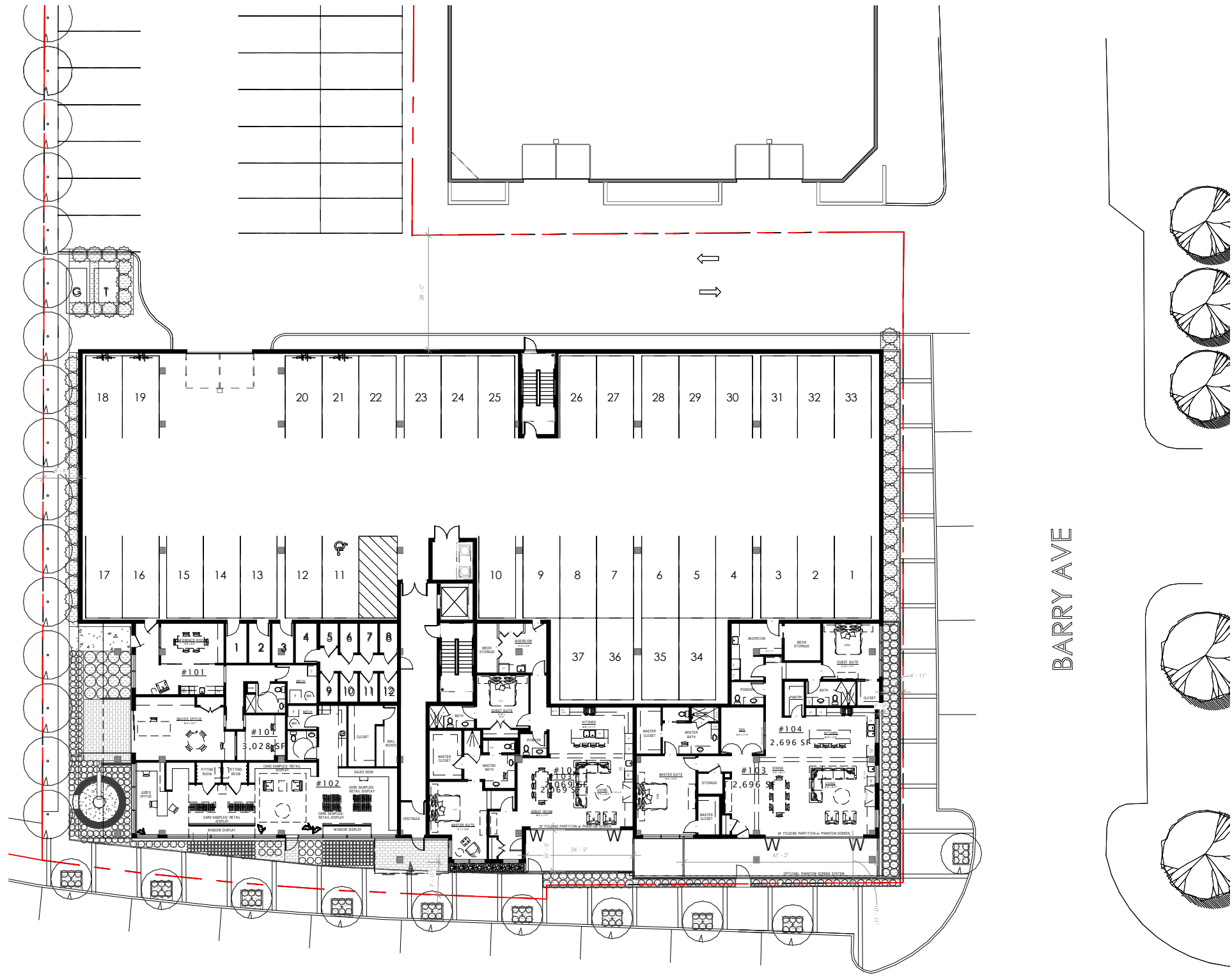
|                     |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| Total site area     | 64,964 sf                                                               |
| Ground floor area   | 20,666 sf                                                               |
| Second floor area   | 21,476 sf                                                               |
| Third floor area    | 19,071 sf                                                               |
| Total building area | 61,213 sf                                                               |
| FAR                 | .94                                                                     |
| Residential density | 3,821 sf/unit                                                           |
| Project schedule    | October 2017 Construction Start Date<br>October 2018 First Move in Date |

#### Conclusion:

We are requesting approval of this General Plan and design review

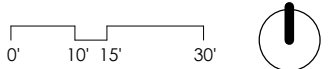


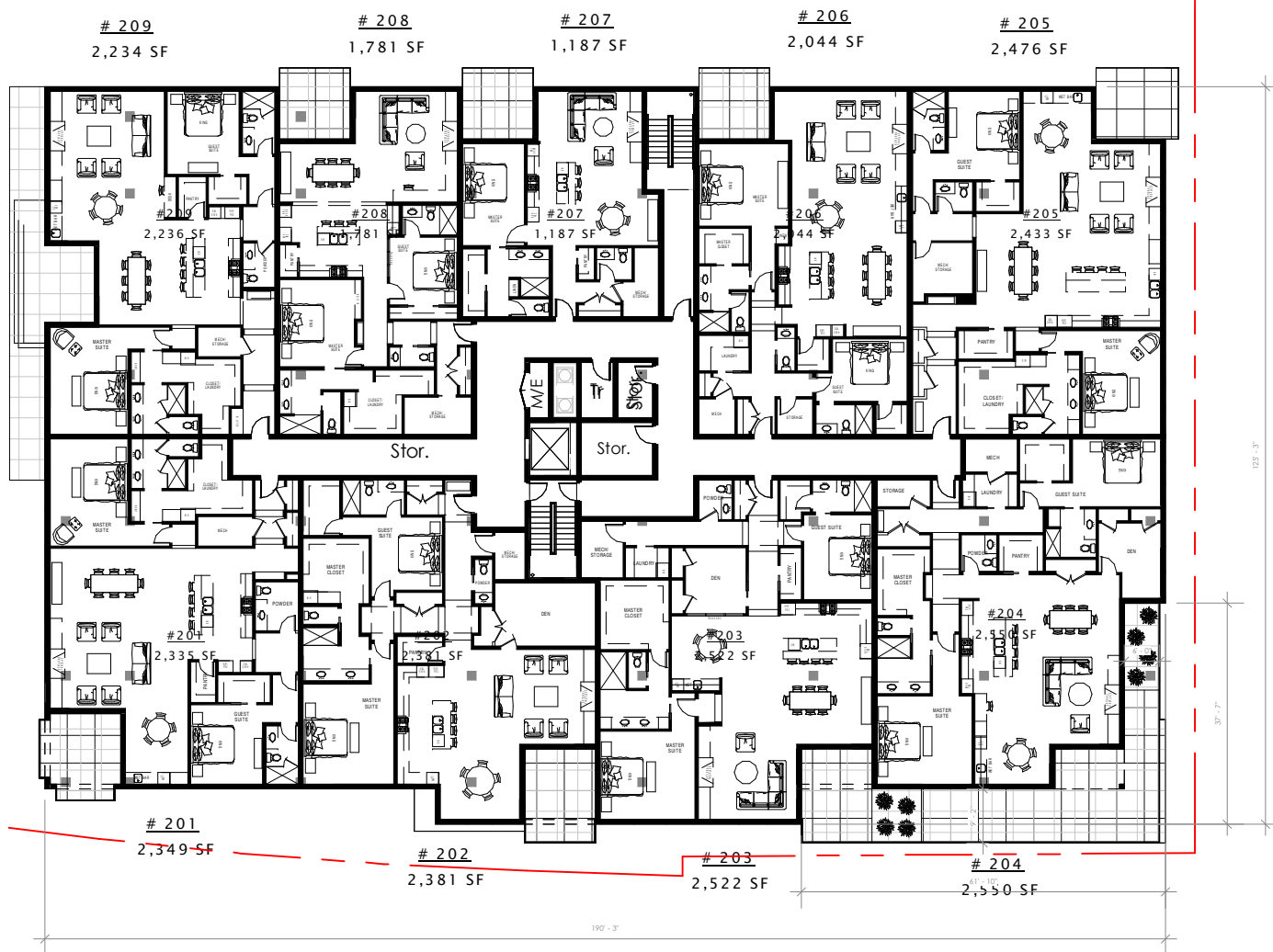
submittal so we can proceed with final construction documents. The submittal will have no requests for variances from the zoning requirements or deviations of the design standards. We believe that this project meets the market demand for this property. It will successfully improve an area of Wayzata that is in need of re-development and provides a potential for shared public parking at the west end of Wayzata into the future.



LAKE STREET

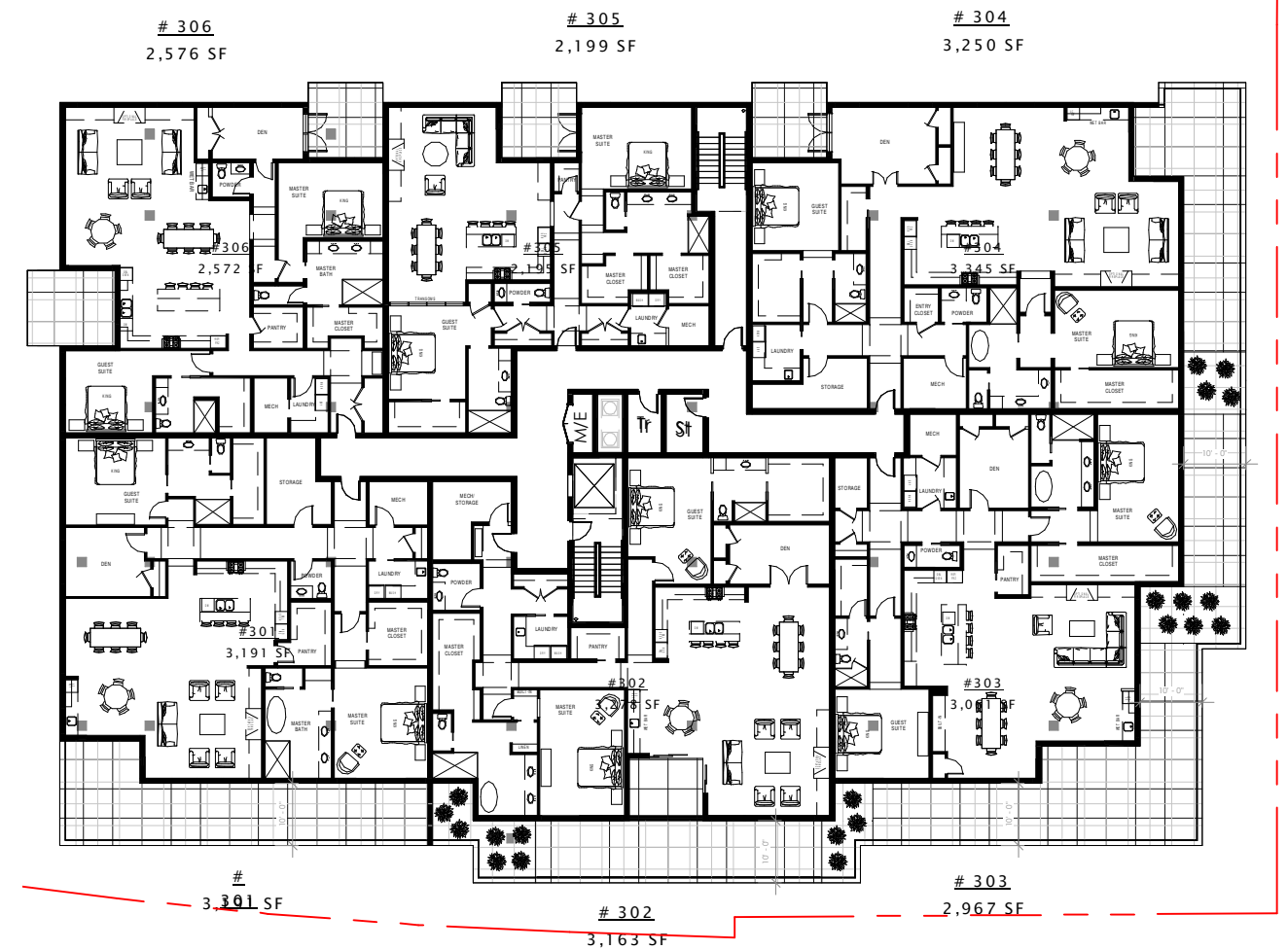
BARRY AVE





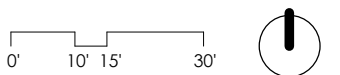
**LEVEL 2 PLAN**

1" = 30'-0"



**LEVEL 3 PLAN**

1" = 30'-0"





NORTH ELEVATION

1/16" = 1'-0"

| GLAZING CALCULATIONS - NORTH |                 |              |
|------------------------------|-----------------|--------------|
| TOTAL AREA                   | AREA OF GLAZING | % OF GLAZING |
| 1,720                        | 449             | 26%          |

| MATERIAL CALCS - NORTH & WEST ELEVATIONS |       |      |
|------------------------------------------|-------|------|
| MATERIAL                                 | NORTH | WEST |
| GLAZING                                  | 30%   | 31%  |
| LIMESTONE                                | 9%    | 26%  |
| STUCCO                                   | 26%   | 0%   |
| IPE                                      | 0%    | 0%   |
| HPL (1)                                  | 9%    | 11%  |
| HPL (2)                                  | 13%   | 8%   |
| MTL PNL (1)                              | 0%    | 1%   |
| MTL PNL (2)                              | 2%    | 1%   |
| MTL PNL (WD)                             | 2%    | 14%  |
| CEDAR (STAIN)                            | 3%    | 1%   |
| MTL PARAPET                              | 5%    | 5%   |
| STL CANOPY                               | 1%    | 1%   |

| GLAZING CALCULATIONS - WEST |                 |              |
|-----------------------------|-----------------|--------------|
| TOTAL AREA                  | AREA OF GLAZING | % OF GLAZING |
| 1,478                       | 373             | 25%          |



WEST ELEVATION

1/16" = 1'-0"





## SOUTH ELEVATION

1/16" = 1'-0"

| GLAZING CALCULATIONS - SOUTH |                 |              |
|------------------------------|-----------------|--------------|
| TOTAL AREA                   | AREA OF GLAZING | % OF GLAZING |
| 2,262                        | 1,130           | 50%          |

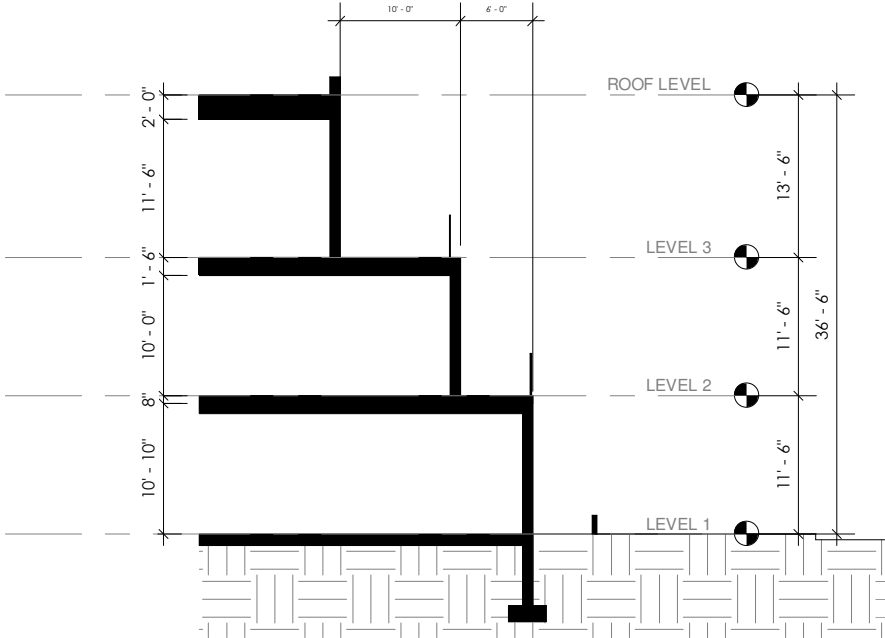
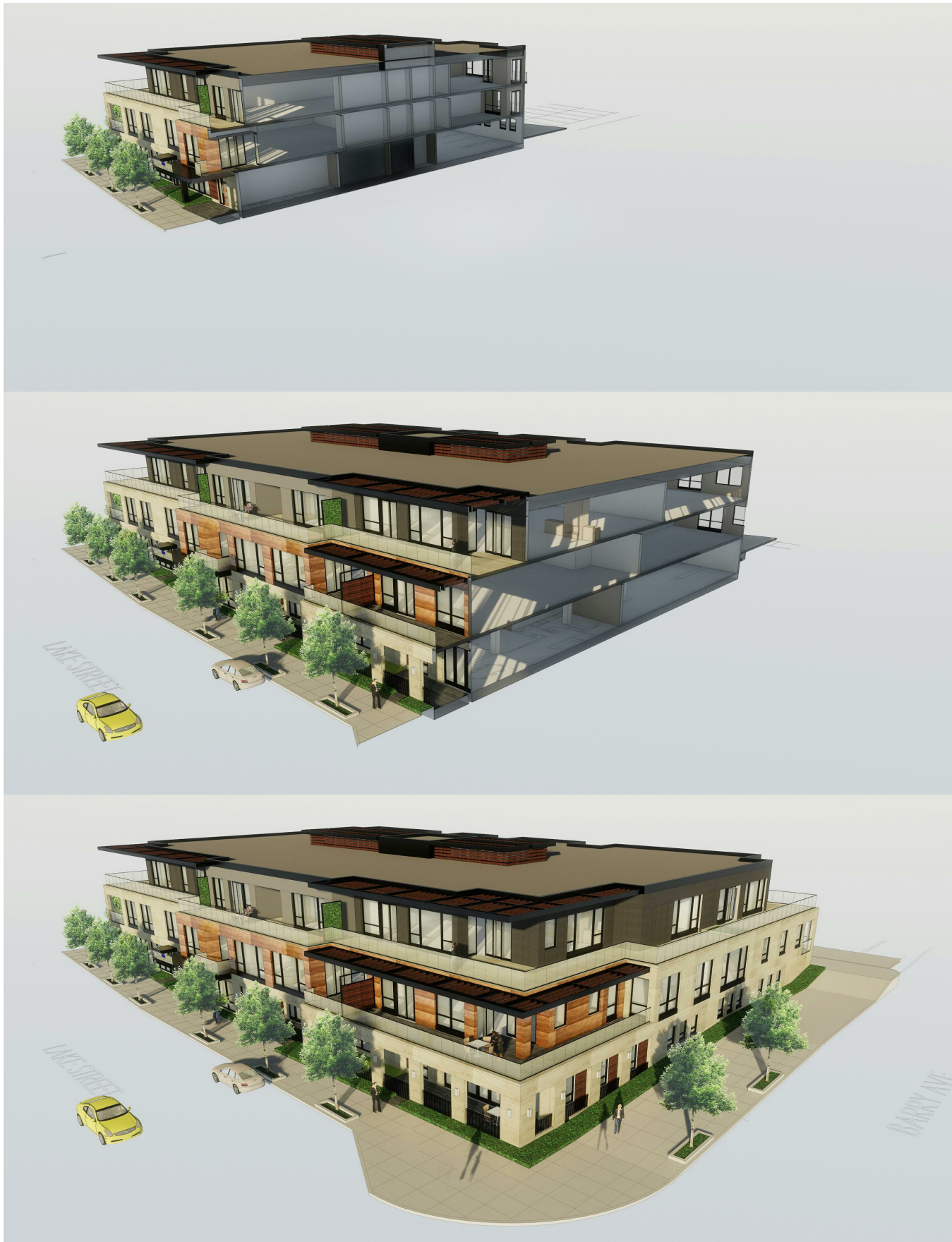
| MATERIAL CALCS - SOUTH & EAST ELEVATIONS |       |      |
|------------------------------------------|-------|------|
| MATERIAL                                 | SOUTH | EAST |
| GLAZING                                  | 44%   | 31%  |
| LIMESTONE                                | 19%   | 34%  |
| STUCCO                                   | 0%    | 0%   |
| IPE                                      | 0%    | 3%   |
| HPL (1)                                  | 10%   | 14%  |
| HPL (2)                                  | 4%    | 3%   |
| MTL PNL (1)                              | 9%    | 6%   |
| MTL PNL (2)                              | 2%    | 0%   |
| MTL PNL (WD)                             | 2%    | 0%   |
| CEDAR (STAIN)                            | 3%    | 1%   |
| MTL PARAPET                              | 5%    | 5%   |
| STL CANOPY                               | 1%    | 2%   |

| GLAZING CALCULATIONS - EAST |                 |              |
|-----------------------------|-----------------|--------------|
| TOTAL AREA                  | AREA OF GLAZING | % OF GLAZING |
| 1,017                       | 260             | 26%          |



## EAST ELEVATION

1/16" = 1'-0"



# DIAGRAM SECTION

1/16" = 1'-0"







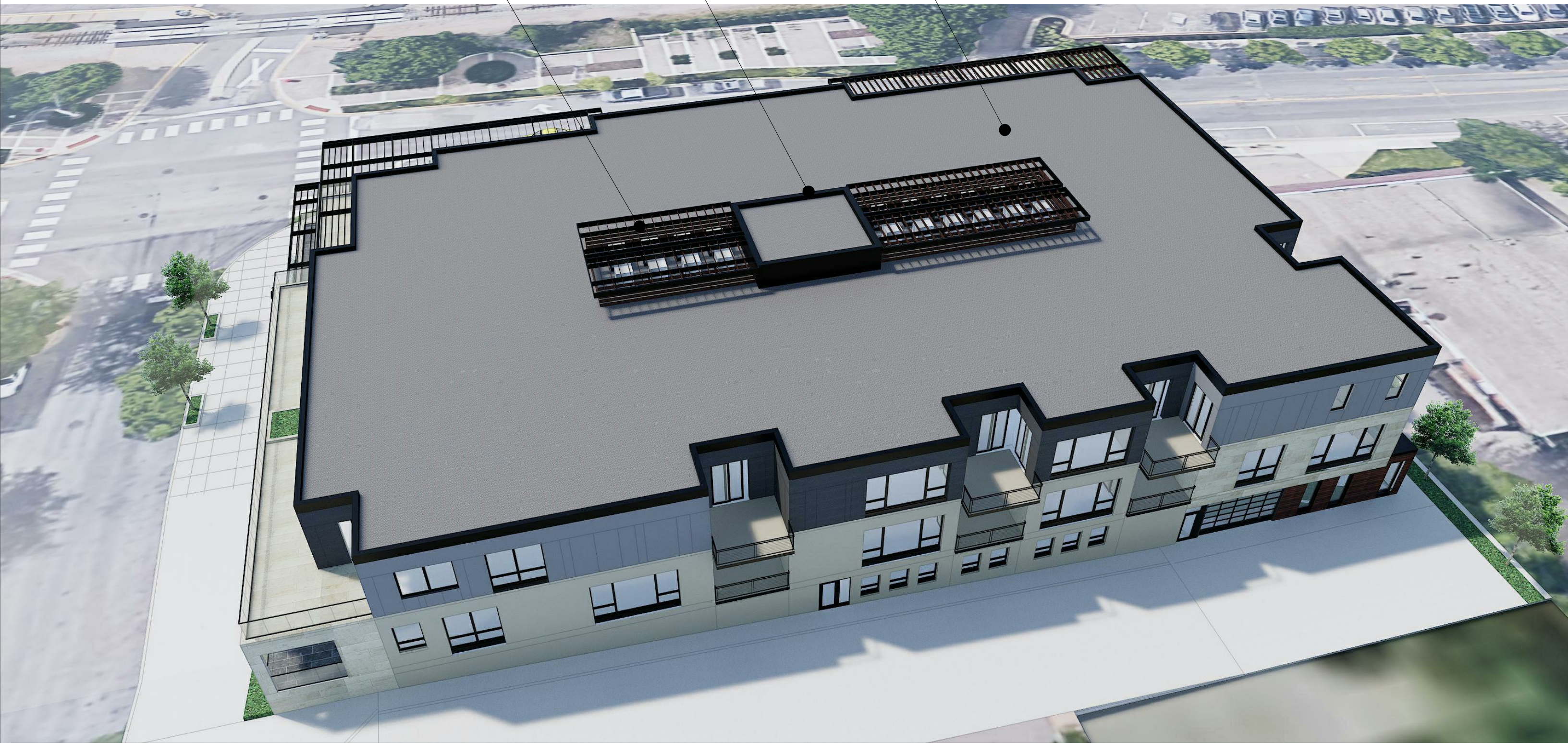




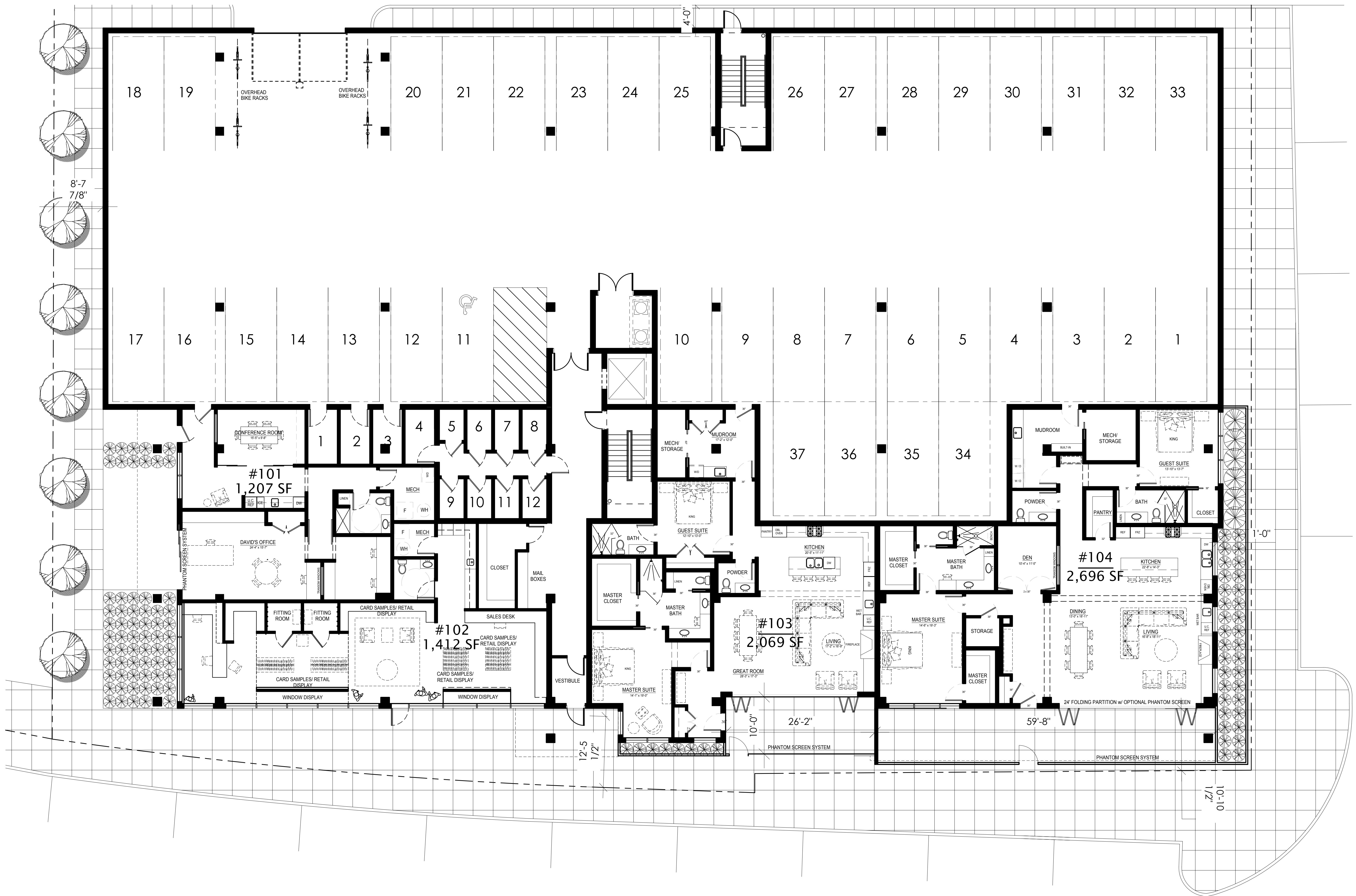
STAINED CEDAR AND  
STEEL PERGOLA TO  
SCREEN ROOFTOP UNITS

ELEVATOR OVERRUN

TREATED SYNTHETIC MEMBRANE  
OR OTHER SIMILAR MATERIAL -  
DARK COLOR









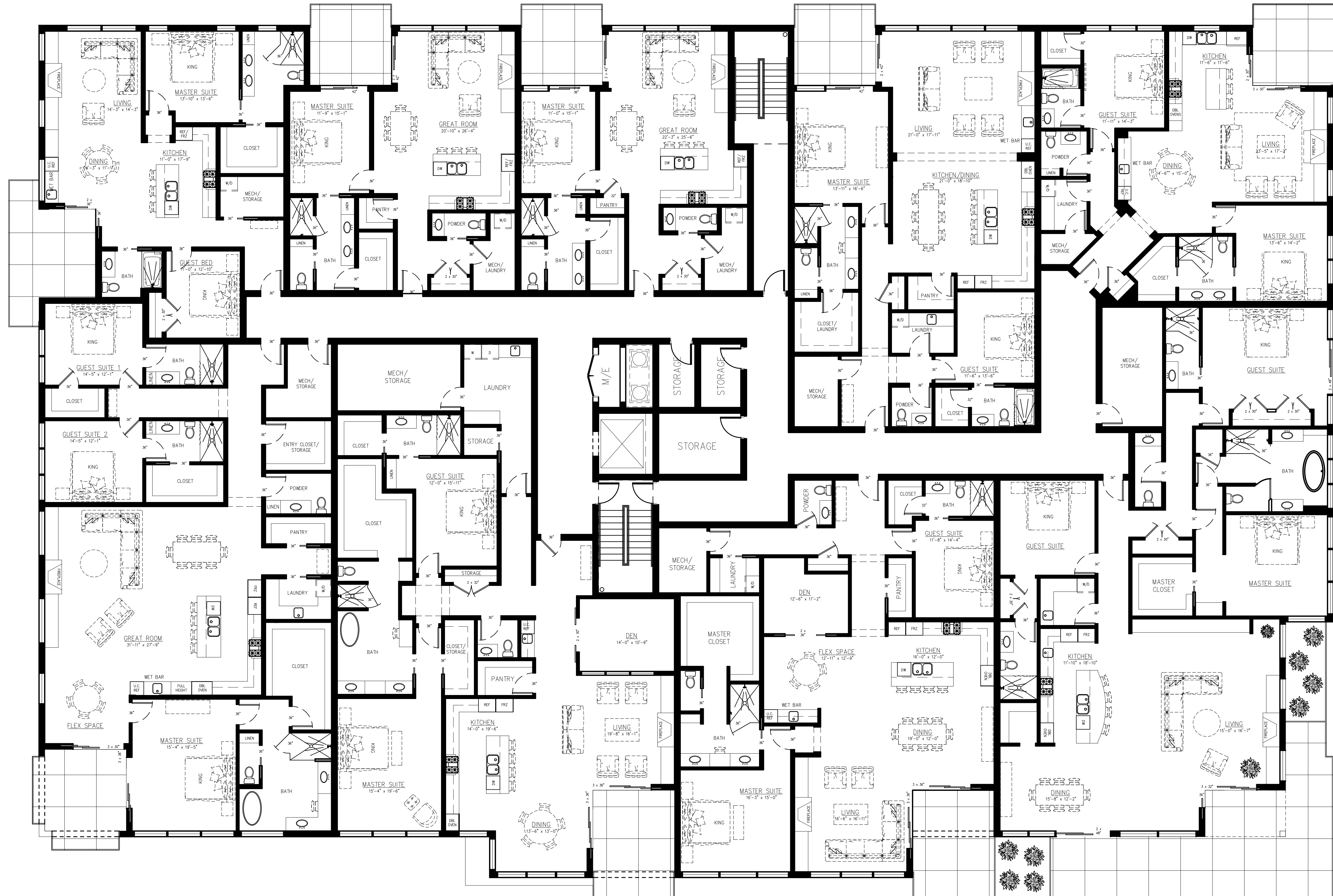
# 209  
1,471 GSF

# 208  
1,207 GSF

# 207  
1,187 GSF

# 206  
2,044 GSF

# 205  
1,637 GSF



# 201  
3,095 GSF

# 202  
2,970 GSF

# 203  
2,522 GSF

# 204  
3,150 GSF

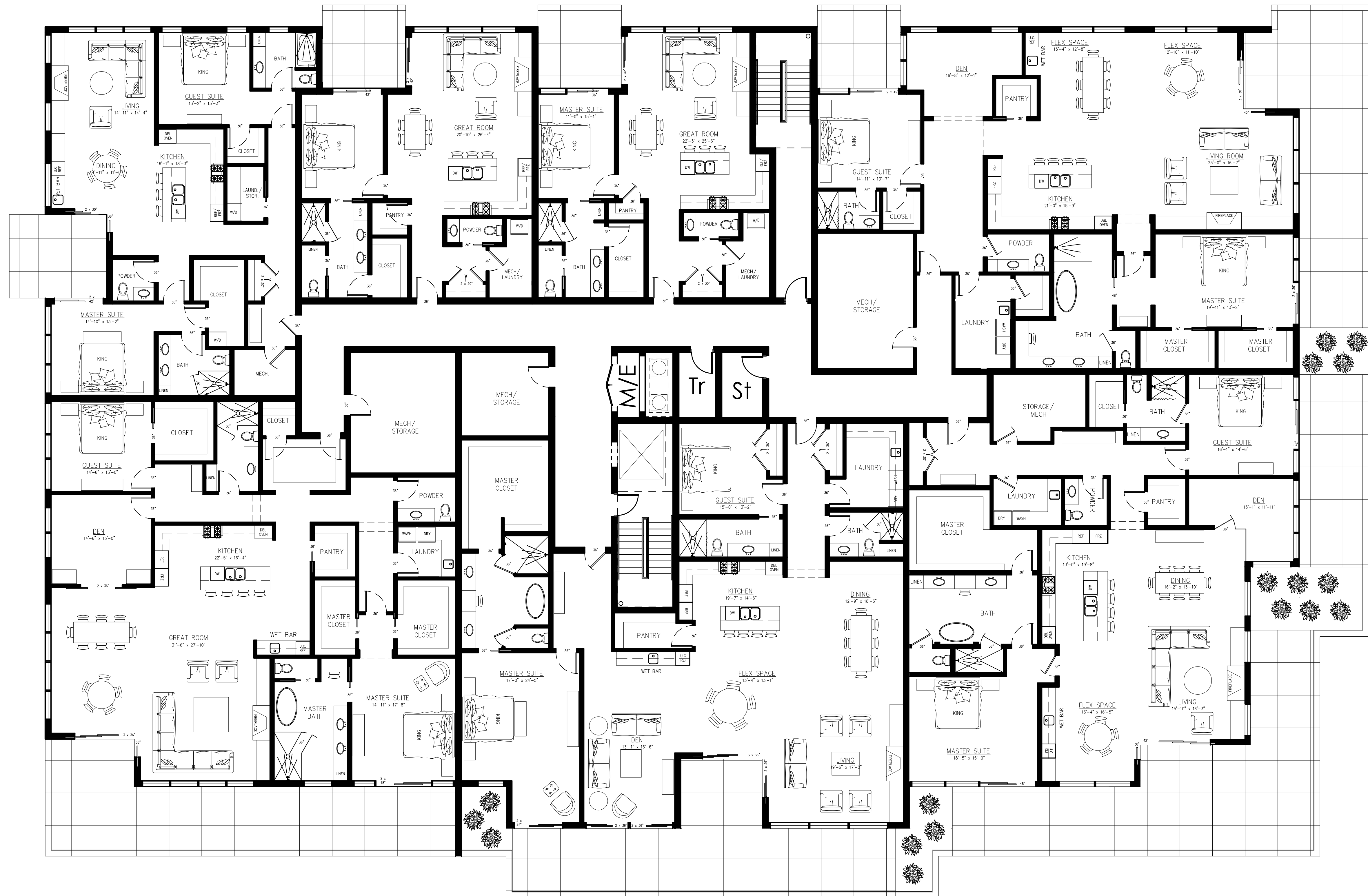


# 307  
1,872 SF

# 306  
1,203 SF

# 305  
1,187 SF

# 304  
3,172 SF



# 301  
3,304 SF

# 302  
3,352 SF

# 303  
2,966 SF

WAYZATA BLU CONDOS  
THIRD LEVEL LAYOUTS







PROJECT LOCATION

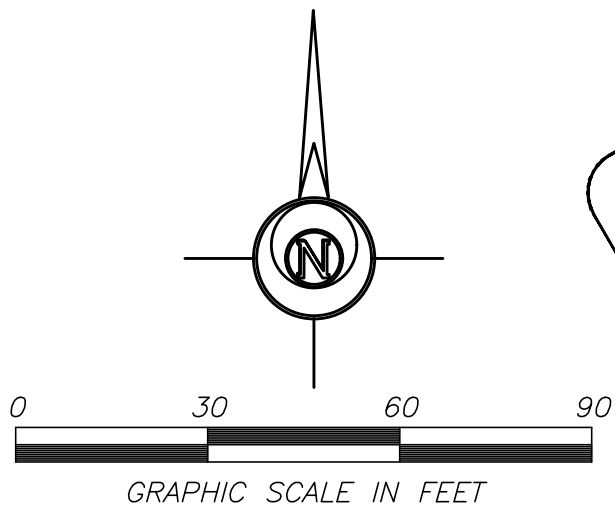
PART OF NW¼ and NE¼,  
SECTION 06 TOWNSHIP 117, RANGE 22,  
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;  
AUDITORS SUBDIVISION NUMBER 184,  
HENNEPIN COUNTY, MINNESOTA.

LEGEND:

- EXISTING BOUNDARY
- EXISTING WETLAND BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS



PRELIMINARY  
NOT FOR  
CONSTRUCTION

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A 3/4" EXPANSION JOINT.
- CONTRACTOR SHALL VERIFY ALL CONDUIT REQUIREMENTS FOR SITE LIGHTING, COMMUNICATION, SPRINKLER, ETC WITH OWNER PRIOR TO PAVING.
- ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS CENTERED ON STALLS. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY ON STALL.
- CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG AND MNDOT STANDARDS INCLUDING CONTRASTING DETECTABLE WARNING METAL TRUNCATED DOME PANELS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE IF NEEDED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.
- ALL NEW UTILITIES MUST BE UNDERGROUND. COORDINATE LOCATIONS WITH LOCAL UTILITY COMPANIES.
- SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPE OF 1.5% WITH ADJUSTMENT +/- 0.5%. SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION. ANY SIDEWALK EXCEEDING 2.0% CROSS SLOPE WILL NEED TO BE REPLACED AT CONTRACTORS EXPENSE.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 DEVELOPMENT SITE PLAN
- C2 GRADING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 STORM WATER POLLUTION PREVENTION PLAN
- C6 EXISTING CONDITIONS AND REMOVALS PLAN
- C7 DETAILS
- C8 DETAILS

SITE DATA:

|                                                                               |           |
|-------------------------------------------------------------------------------|-----------|
| DEVELOPMENT LOT AREA:                                                         | 64,964 SF |
| PROPOSED BUILDING FOOTPRINT AREA:                                             | 23,520 SF |
| PROPOSED IMPERVIOUS AREA:<br>(proposed bldg and pav't within ex lot boundary) | 51,026 SF |
| PROPOSED IMPERVIOUS AREA PERCENT:<br>(% of gross lot area)                    | 78.5 %    |
| EXISTING IMPERVIOUS AREA:<br>(building, sidewalk, & pavement)                 | 52,734 SF |
| EXISTING IMPERVIOUS AREA PERCENT:<br>(% of gross lot area)                    | 81.2 %    |
| PROPOSED DISTURBED AREA:<br>(within ex lot boundary and adjacent properties)  | 65,262 SF |

PARKING DATA:

PROVIDED PARKING STALL ON-SITE INSIDE BUILDING:

STANDARD 9' x 20' = 37 SPACES

PROVIDED PARKING STALLS ON-SITE PARKING LOT:

STANDARD 9' x 20' = 13 SPACES  
STANDARD 9' x 18' = 27 SPACES  
COMPACT 8' x 20' = 15 SPACES  
COMPACT 8' x 18' = 30 SPACES  
85 SPACES

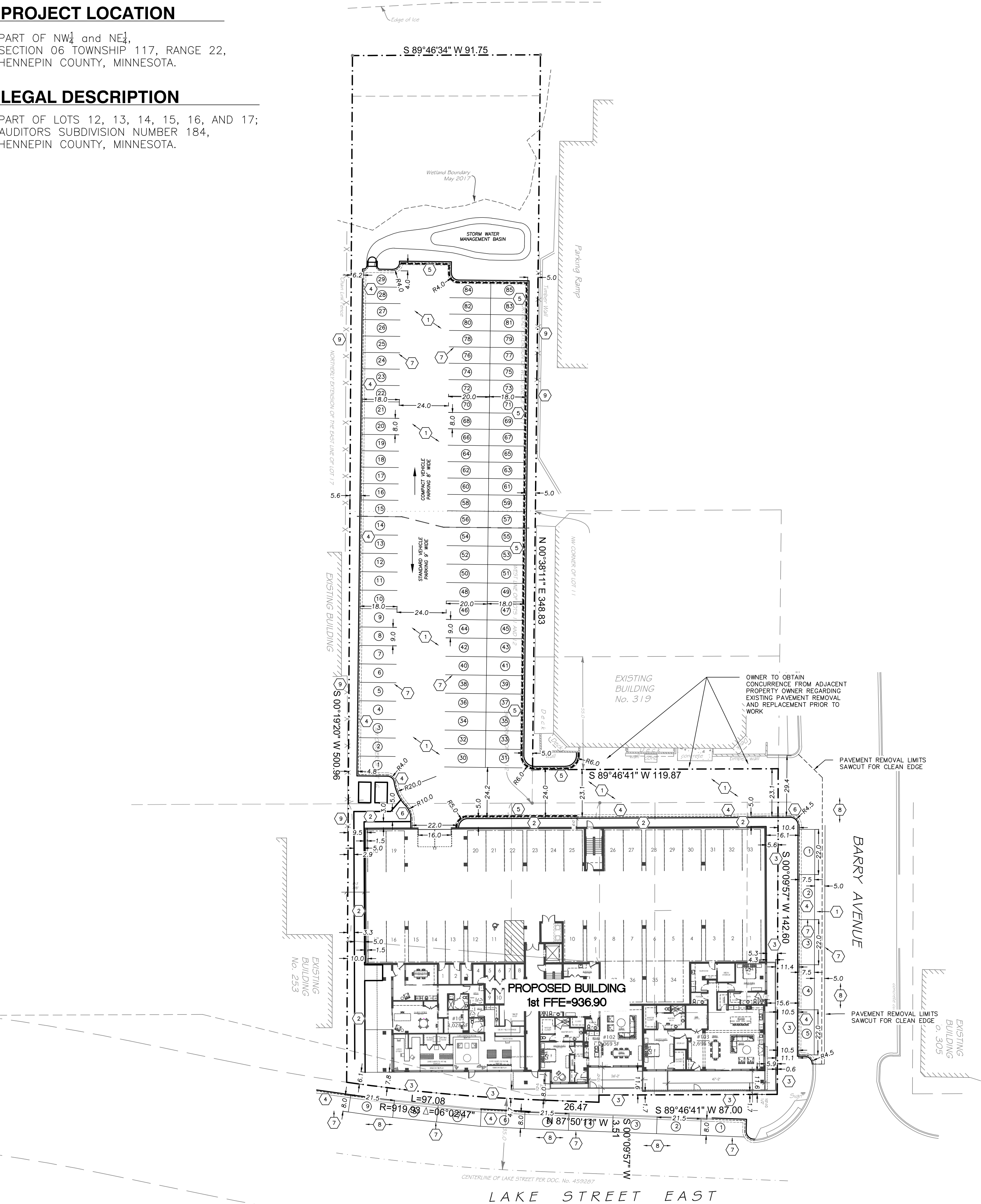
TOTAL ON-SITE = 37 + 85 = 122 SPACES

PROVIDED PARKING STALLS ON-STREET:

PARALLEL 7.5' x 22.0' = 5 SPACES (BARRY AVE.)  
PARALLEL 8.0' x 21.5' = 9 SPACES (LAKE ST.)

KEY NOTES:

- 1 BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- 2 CONCRETE PAVEMENT LIGHT DUTY, WIDTH VARIES. 4" CONCRETE W/6"x6"-#10/10 W.W.M. (CONST. JTS @ 12' O.C.) OVER 4" CLASS 5 AGGREGATE BASE. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- 3 PUBLIC SIDEWALK CONCRETE PAVEMENT. CONSTRUCT MEETING CITY OF WAYZATA SPECIFICATIONS WITH EXPOSED AGGREGATE FINISH AND BANDING. 4" CONCRETE OVER 4" CLASS 5 AGGREGATE BASE. NO REINFORCEMENT. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- 4 B612 CONCRETE CURB & GUTTER MIX 3Y22A FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3Y32A FOR MANUAL PLACEMENT (MnDOT 2461)
- 5 B612 CONCRETE CURB WITH TIP-OUT GUTTER MIX 3Y22A FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3Y32A FOR MANUAL PLACEMENT (MnDOT 2461)
- 6 PED. RAMP - IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT & MnDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
- 7 PAINT 4" SOLID STRIPE - WHITE LATEX PAINT. REMOVE EXISTING STRIPING THAT MAY CONFLICT.
- 8 EXISTING PAVEMENT TO REMAIN.
- 9 EXISTING ADJACENT OWNERS FENCE TO REMAIN IN PLACE.



CLIENT:

Gatehouse  
Properties Ltd.

2249 Portico Green  
Wayzata, MN 55391

David Carlson

612-275-8255

david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL

DEVELOPMENT PROJECT

275 Lake Street East

Wayzata, MN 55391

DEVELOPMENT SITE PLAN

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.

Date: 08/10/17 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilesd.com

REVISIONS

02/12/17 ADDED ON-STREET PARKING LAKE ST.

08/10/17 MODIFY ON-STREET PARKING LAKE ST.

VERTICAL SCALE  
1 inch = feet

HORIZONTAL SCALE  
1 inch = 30 feet  
(SEE SHEET 23.1, 34)

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00625

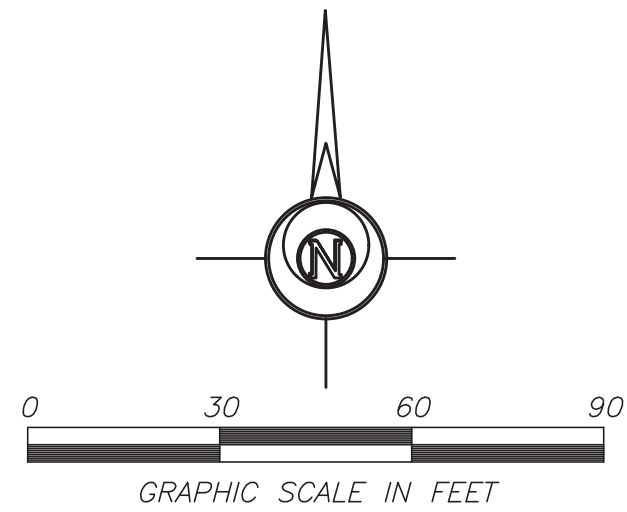
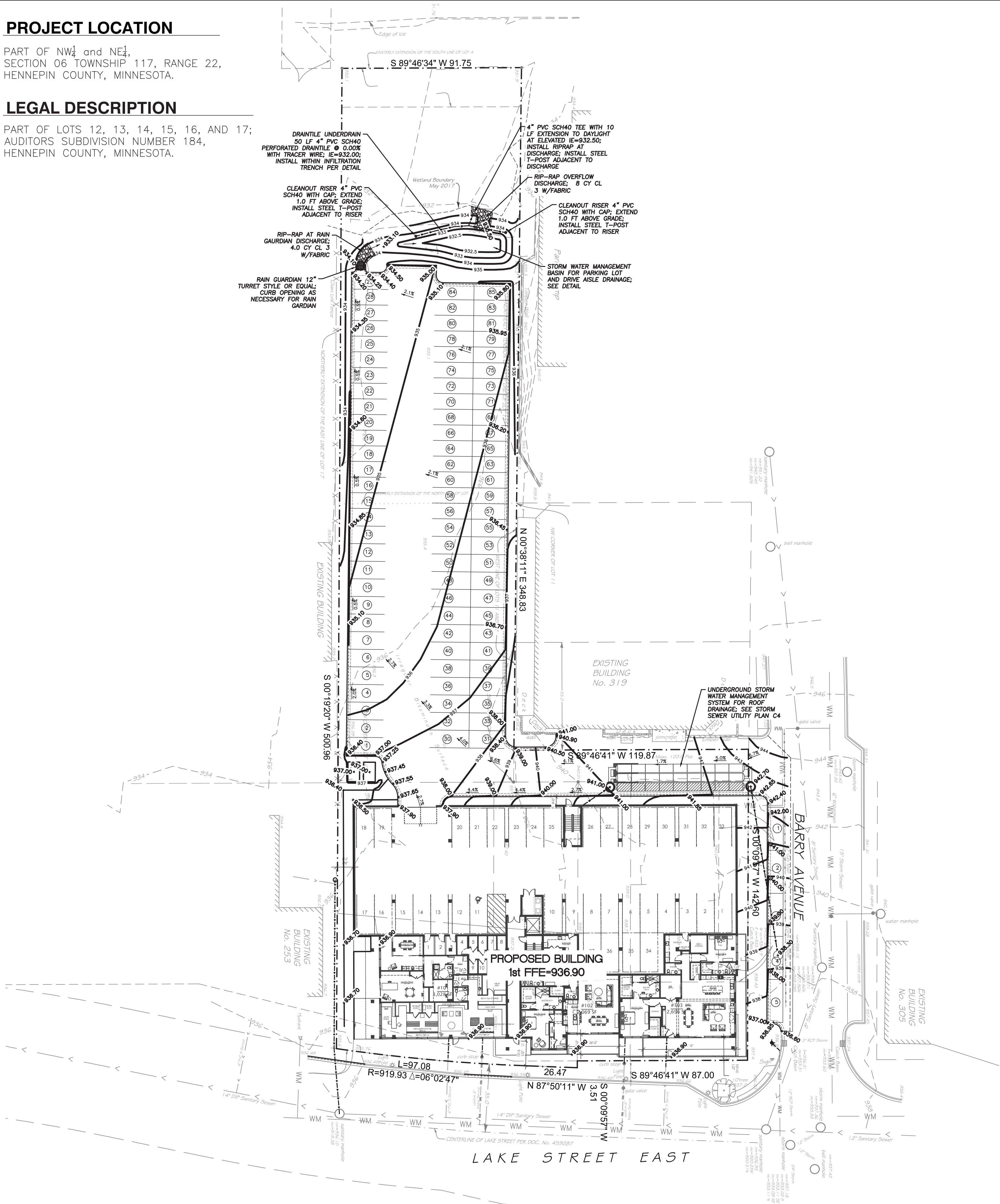
C1

Development Site Plan



PART OF NW<sup>1</sup><sub>4</sub> and NE<sup>1</sup><sub>4</sub>,  
SECTION 06 TOWNSHIP 117, RANGE 22,  
HENNEPIN COUNTY, MINNESOTA.

PART OF LOTS 12, 13, 14, 15, 16, AND 17;  
AUDITORS SUBDIVISION NUMBER 184,  
HENNEPIN COUNTY, MINNESOTA.



SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

DATED: DECEMBER 30, 2016

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF WAYZATA AND THE LATEST VERSION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EXCEPT WHERE HEREIN MODIFIED BY THESE DOCUMENTS.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING OPERATIONS. ANY EROSION CONTROL ITEMS NECESSARY TO PROTECT ADJACENT PROPERTIES SHALL BE CONSTRUCTED BY THE GRADING CONTRACTOR.
6. EROSION CONTROL MEASURES SHALL BE PERFORMED BY THE GRADING CONTRACTOR AND REMOVED AS PER THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE ENGINEER, FOLLOWED BY ALL NECESSARY RESTORATION OF DISTURBED AREAS. THIS WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MATTER. DENSITY TESTS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1", BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
  - B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15".
8. THE FINAL PLAT OR CERTIFIED SURVEY SHALL GOVERN FOR EASEMENTS AND LOT DIMENSIONS.
9. ALL AREAS OF UNSUITABLE SOILS FOUND IN THE PAD DESCRIBED ABOVE THAT CANNOT BE CORRECTED SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AT NO COST TO THE OWNER. THE GRADING CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THESE AREAS AND PROVIDE INFORMATION AS TO THEIR SIZE AND LOCATION.
10. THE GRADING CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO THE SITE AT ALL TIMES.
11. THE GRADING CONTRACTOR SHALL KEEP PUBLIC STREETS AND TRAVEL WAYS CLEAR OF SOIL AND DEBRIS. DAILY CLEANING AT THE CONSTRUCTION ENTRANCE SHALL BE PERFORMED.
12. ALL PROPOSED SPOT ELEVATIONS ARE TO FOLLOW LINE OF CURB OR THE FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED.
13. ALL GRASS AND TOPSOIL ARE TO BE REMOVED FROM BUILDING, PAVEMENT, AND CURB AREAS.

C0 PROJECT LOCATION PLAN  
C1 DEVELOPMENT SITE PLAN  
C2 GRADING PLAN  
C3 SANITARY AND WATER UTILITY PLAN  
C4 STORM SEWER UTILITY PLAN  
C5 STORM WATER POLLUTION PREVENTION PLAN  
C6 EXISTING CONDITIONS AND REMOVALS PLAN  
C7 DETAILS  
C8 DETAILS

CLIENT:

*Gatehouse  
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**RESIDENTIAL**  
**DEVELOPMENT PROJECT**  
275 Lake Street East  
Wayzata, MN 55391

---

GRADING PLAN

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Sat Dulka

---

Date: 07/07/17 Reg. No. 24348

RED BY:  **CIVIL ENGINEERING  
SITE DESIGN**

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
[www.civilsdi.com](http://www.civilsdi.com)

|                                                                             |                                                                                   |                                                                          |                                       |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------|
| DATE <u>07/07/17</u><br><br>DRAWN BY <u>SD</u><br><br>DESIGNED BY <u>SD</u> | REVISIONS<br>_____<br>_____<br>_____<br>_____<br>_____<br>_____<br>_____<br>_____ | HORIZONTAL SCALE<br>1 inch = <u>30</u> feet<br>(FULL SIZE SHEET 22 x 34) | VERTICAL SCALE<br>1 inch = _____ feet |
|                                                                             | CHECKED BY <u>SD</u>                                                              |                                                                          |                                       |

FILE NO. 00625

*C2*

## Grading Plan

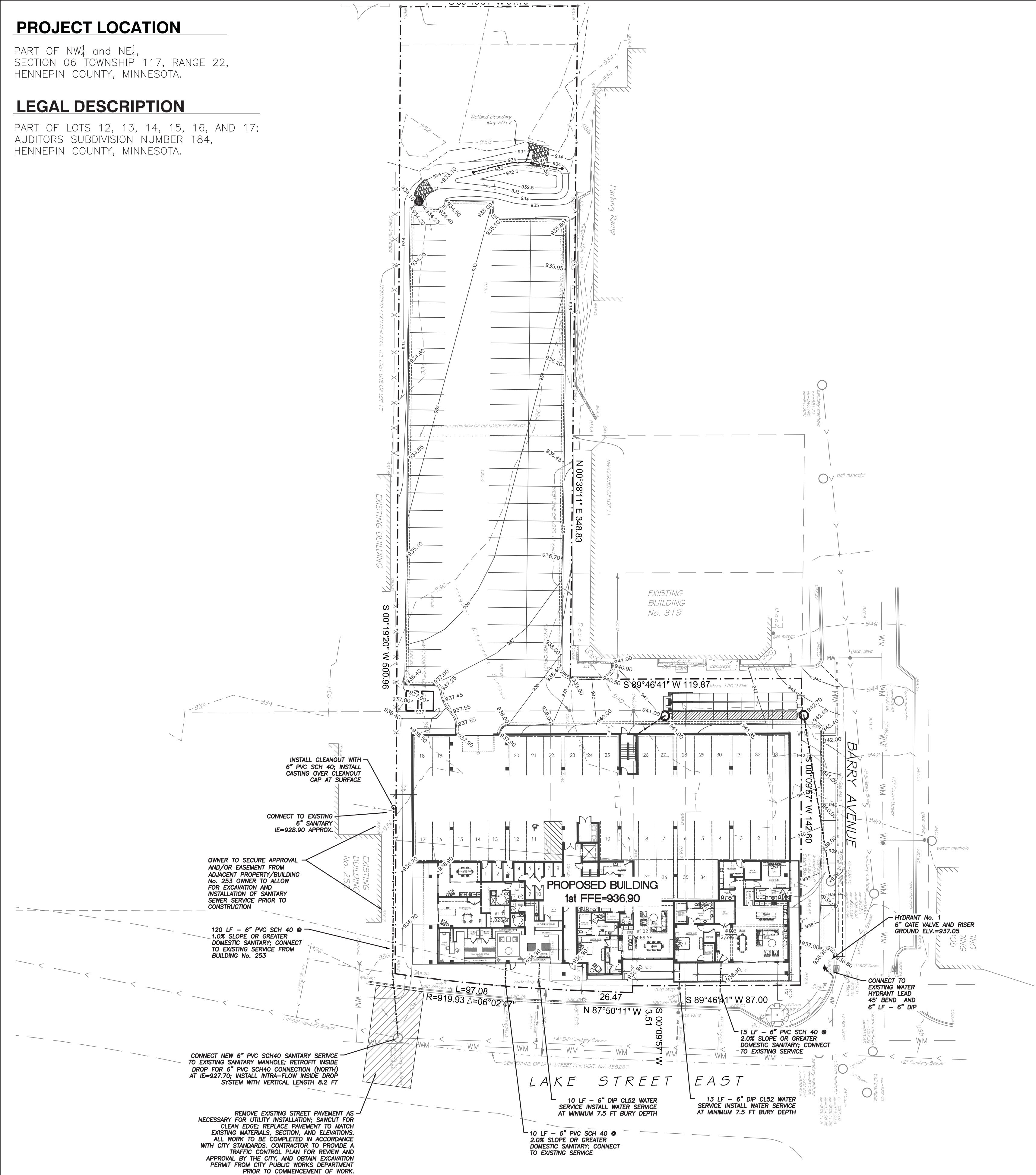


PROJECT LOCATION

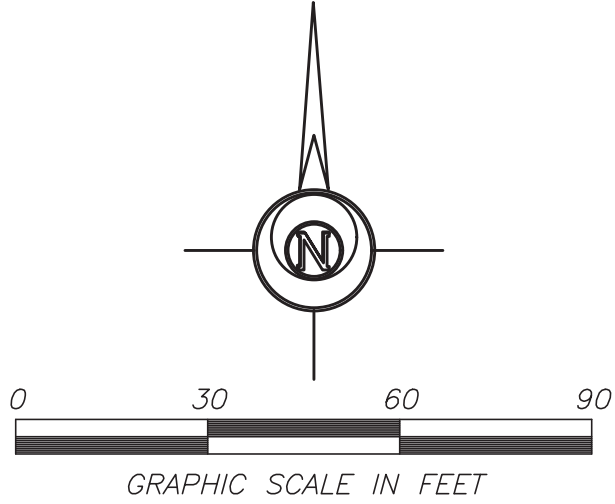
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LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;  
AUDITORS SUBDIVISION NUMBER 184,  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428  
DATED: DECEMBER 30, 2016

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INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
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- C2 GRADING PLAN
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CLIENT:  
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David Carlson  
612-275-8255  
david@gatehousepropertiesltd.com

**WAYZATA BLU**  
**RESIDENTIAL  
DEVELOPMENT PROJECT**  
**275 Lake Street East  
Wayzata, MN 55391**  
  
SANITARY AND WATER  
UTILITY PLAN

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Date: 07/07/17 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING  
SITE DESIGN**

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilesd.com

REVISIONS

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00625

**C3**

Sanitary and Water  
Utility Plan

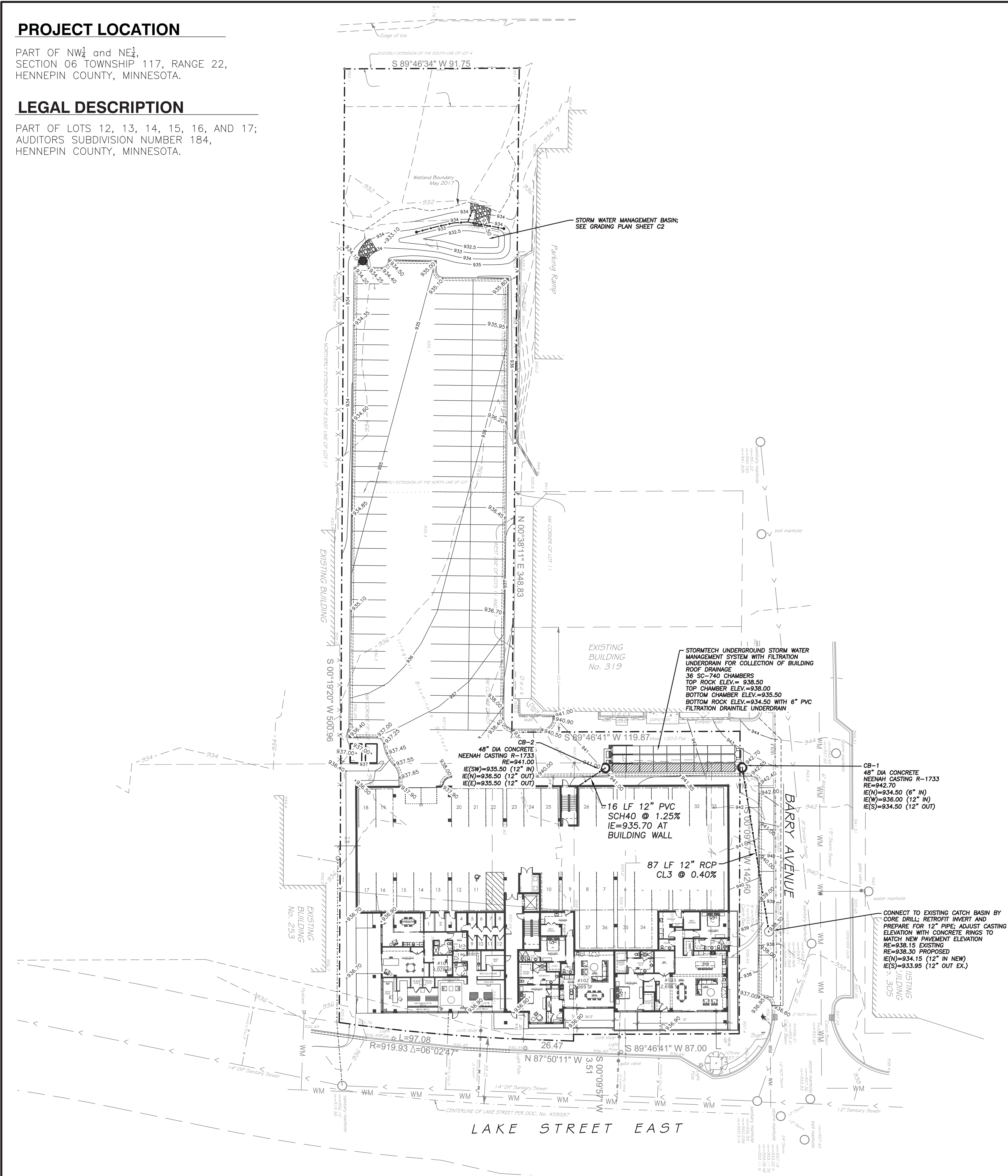


PROJECT LOCATION

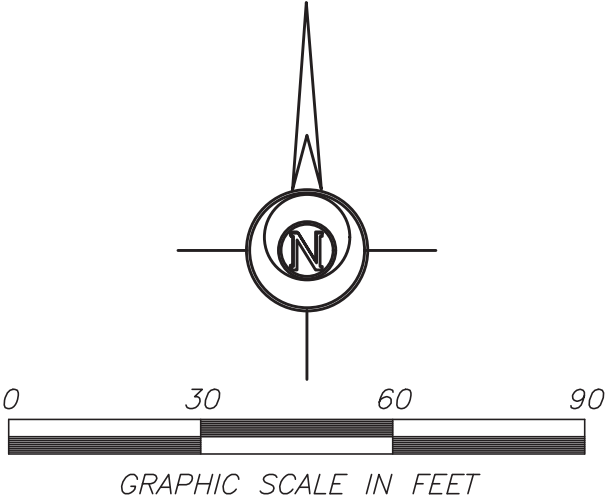
PART OF NW $\frac{1}{4}$  and NE $\frac{1}{4}$ ,  
SECTION 06 TOWNSHIP 117, RANGE 22,  
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

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AUDITORS SUBDIVISION NUMBER 184,  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428  
DATED: DECEMBER 30, 2016

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**WAYZATA BLU**  
RESIDENTIAL  
DEVELOPMENT PROJECT  
275 Lake Street East  
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STORM SEWER  
UTILITY PLAN

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.  
**Sam Dula**  
Date: 07/07/17 Reg. No. 24348  
PREPARED BY: **CIVIL ENGINEERING**  
**SITE DESIGN**  
118 East Broadway St.  
PO Box 566  
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Phone: 763-314-0929  
www.civilesd.com

| REVISIONS | VERTICAL SCALE   |                                             |
|-----------|------------------|---------------------------------------------|
|           | HORIZONTAL SCALE | 1 inch = 30 feet<br>(CALL SEE SHEET 23, 34) |

| DATE | 07/07/17 | DRAWN BY | SD | DESIGNED BY | SD | CHECKED BY | SD |
|------|----------|----------|----|-------------|----|------------|----|
|------|----------|----------|----|-------------|----|------------|----|

FILE NO. 00625  
**C4**  
Storm Sewer  
Utility Plan

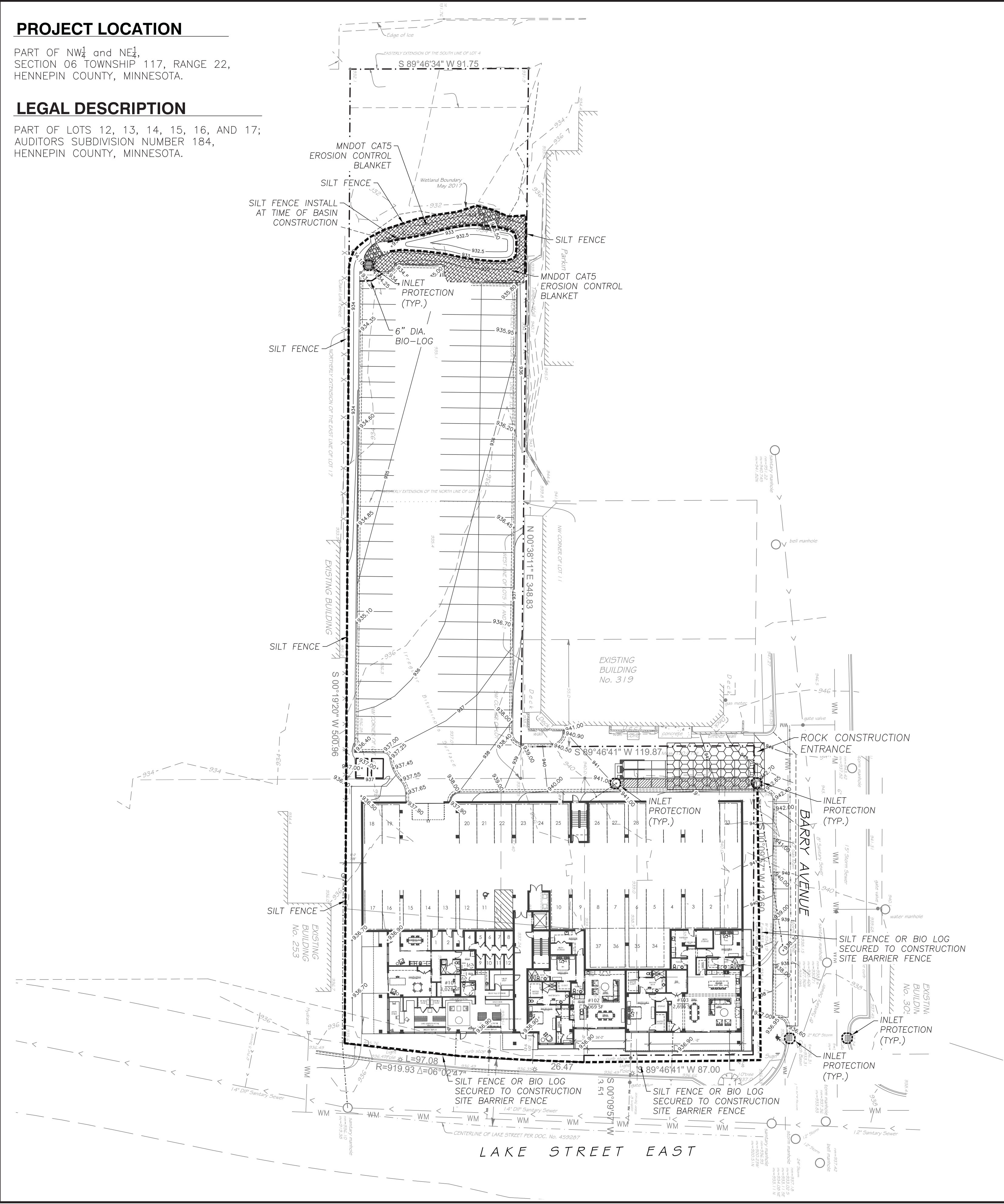


PROJECT LOCATION

PART OF NW¼ and NE¼,  
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LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;  
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IMPERVIOUS AND DISTURBANCE AREAS

|                              |                                 |
|------------------------------|---------------------------------|
| EXISTING IMPERVIOUS AREA     | 52,734 SF = 1.21 ACRES          |
| PROPOSED IMPERVIOUS AREA     | 51,026 SF = 1.71 ACRES >> 78.5% |
| NET IMPERVIOUS AREA DECREASE | 1,708 SF = 0.04 ACRES           |
| PROPOSED PERVIOUS AREA       | 13,949 SF = 0.32 ACRES >> 21.5% |
| DISTURBANCE AREA             | 65,262 SF = 1.50 ACRES          |

EROSION CONTROL QUANTITIES

| ITEM:               | QUANTITY | UNIT |
|---------------------|----------|------|
| ROCK ENTRANCE       | 1        | EA   |
| SILT FENCE          | 682      | LF   |
| INLET PROTECTION    | 5        | EA   |
| BIOLOG 6" DIA       | 352      | LF   |
| BLANKET MNDOT CAT 5 | 1,291    | SF   |

SWPP NARRATIVE

This project construction will consist of building demolition, site clearing, grading, utilities, building construction, parking lot, drive aisles, and storm water management features.

First, perimeter silt fence and inlet protection shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

RUNOFF ROUTING OFFSITE

Downstream water bodies receiving storm water runoff from the project site:

Storm water from a smaller portion of the site southeast portion of the site is routed into existing city storm sewer within Barry Avenue.

Discharge from city storm sewer in Barry Avenue drains south approximately 500 feet and discharges to Lake Minnetonka.

Storm water from the larger remainder portion of the site surface drains to the north and northwest in sheet drain fashion to an existing wetland area adjacent to the north boundary of this property and north boundary of adjacent properties.

Discharge from the existing wetland basin drains to the west and southwest part of the wetland area and discharges through a combination of open ditch and city storm sewer to the south approximately 750 feet to Lake Minnetonka.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

SOIL BED PREPARATION

Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil.

Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment.

Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in high may remain in place for seeding operations.

Soil clods, lumps and tillage ridges 1.5 inch high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements.

EROSION CONTROL NOTES

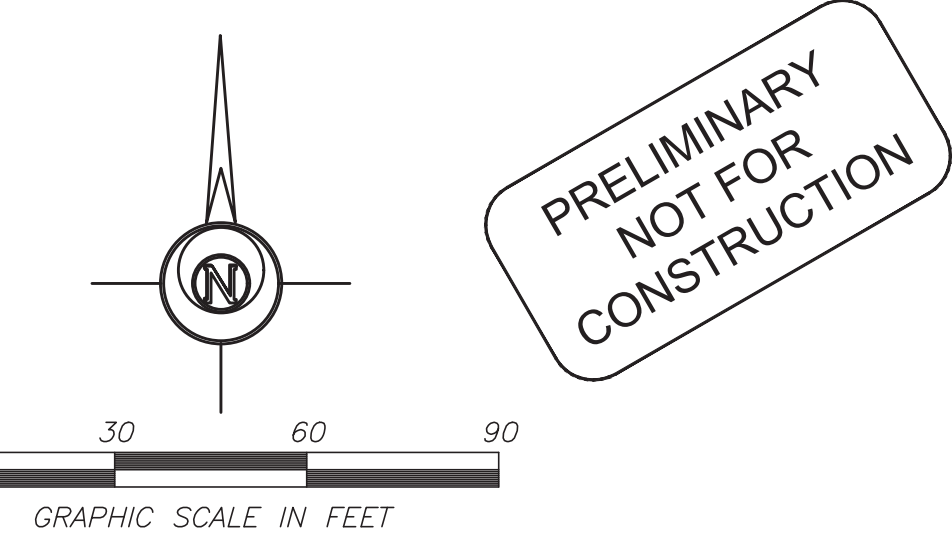
1. All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, etc.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personell, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slob" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 4" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic shall be seed and mulched or sodded within 72 hours of final grading.

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 DEVELOPMENT SITE PLAN
- C2 GRADING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 STORM WATER POLLUTION PREVENTION PLAN
- C6 EXISTING CONDITIONS AND REMOVALS PLAN
- C7 DETAILS
- C8 DETAILS



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CLIENT:

Gatehouse  
Properties Ltd.

2249 Portico Green  
Wayzata, MN 55391

David Carlson  
612-275-8255

david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL

DEVELOPMENT PROJECT

275 Lake Street East  
Wayzata, MN 55391

STORM WATER POLLUTION  
PREVENTION PLAN

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.

07/07/17

Reg. No.

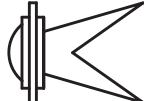
24348

PREPARED BY:

CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civildesign.com



REVISIONS

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00625

C5

Storm Water Pollution  
Prevention Plan

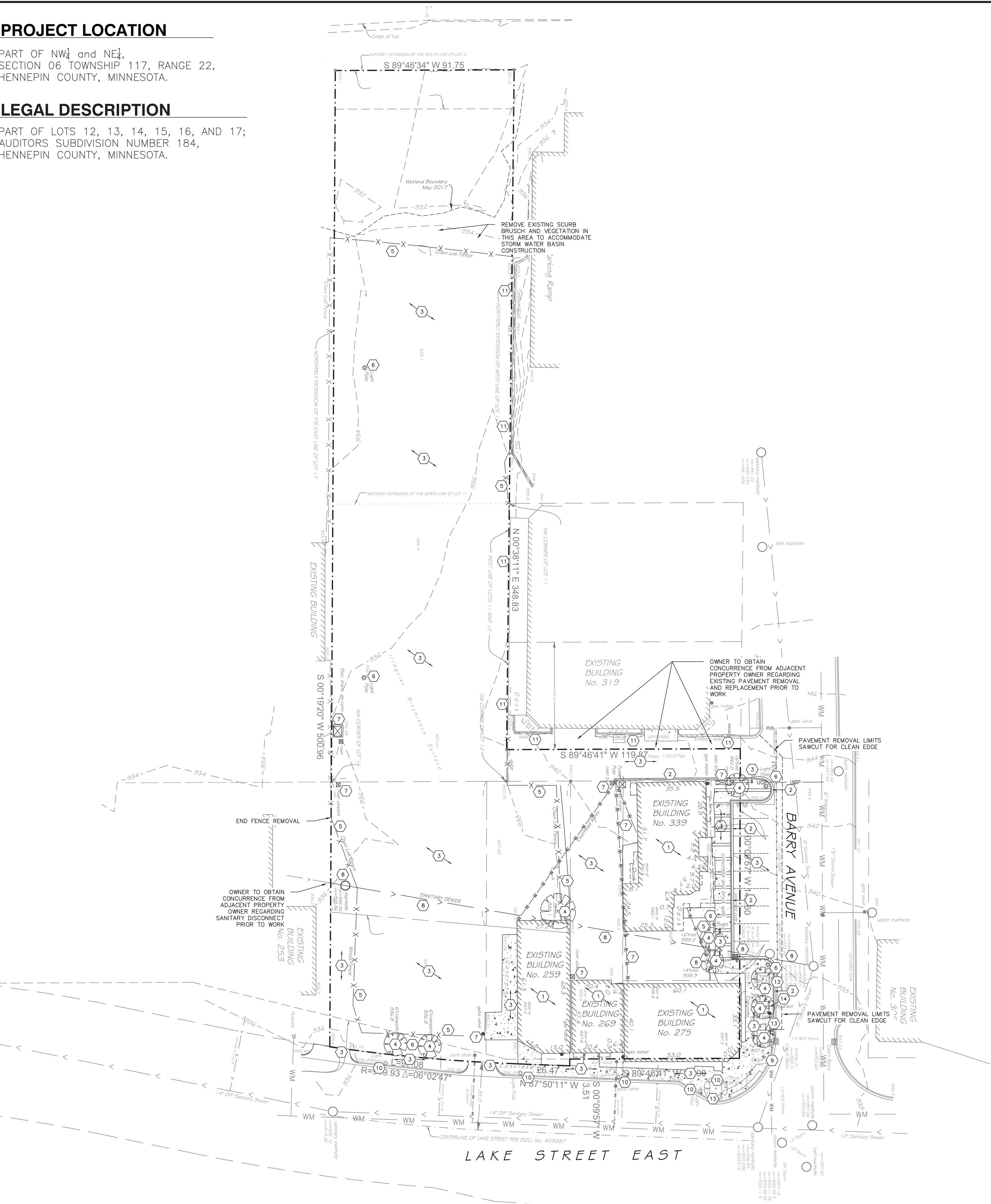


PROJECT LOCATION

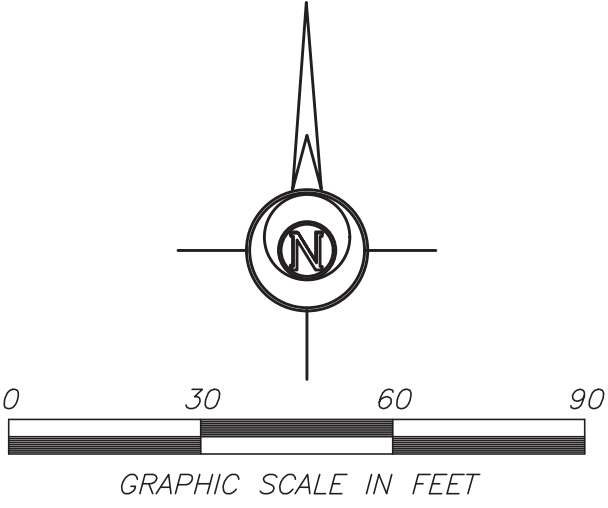
PART OF NW¼ and NE¼,  
SECTION 06 TOWNSHIP 117, RANGE 22,  
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;  
AUDITORS SUBDIVISION NUMBER 184,  
HENNEPIN COUNTY, MINNESOTA.



PRELIMINARY  
NOT FOR  
CONSTRUCTION



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:  
LOT SURVEYS COMPANY, INC  
7601 73rd AVENUE NORTH  
BROOKLYN PARK, MN 55428  
  
DATED: DECEMBER 30, 2016

DEMOLITION NOTES

1. Do not begin demolition until perimeter sediment and erosion controls are in place.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Use approved inlet protection at all active storm sewer inlets.
4. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal as necessary.
5. Obtain all necessary permits for demolition of existing buildings and site features.
6. Remove or relocate all existing structures and site features that interfere with the proposed construction.
7. Contractor to obtain sanitary sewer and water service disconnect permits as required from the City of Wayzata. Sanitary sewer service and water service must be disconnected and inspected prior to starting building demolition. Verify location of water and sanitary service. Location of water and sanitary services in street are approximate based on City record plan information, location of services from property line to existing building is unknown. Contractor to confirm size and location of services and report findings to owner and Engineer. Temporary cap lines at proposed connections per utility plan and remove pipes to the existing building. Remove the water meter prior to building demolition and return to the City of Wayzata or authorized water system operator.
8. Remove demolition debris within 24 hours. Brokerage of salvaged material is not permitted on site.
9. Protect existing site features that are to remain in place during construction. Replace anything damaged with new construction.
10. Pavement shall be saw cut at limits of removal unless noted otherwise. Removal may occur at nearest construction joint beyond limit at no cost to the owner.
11. Do not impede existing traffic circulation to adjacent businesses or streets.
12. Sufficient topsoil shall be stockpiled to allow for the replacement of topsoil for disturbed areas to be re-vegetated.
13. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
14. Storage of materials or equipment shall not be allowed within public Right-of-Way or on private street.
15. Access to adjacent north property underground parking to be maintained at all times, or as provided in written agreement with adjacent property owner.

KEY NOTES

- 1 REMOVE EXISTING BUILDING/STRUCTURE AND/OR SITE FEATURE.
- 2 REMOVE EXISTING CONCRETE CURB & GUTTER.
- 3 REMOVE EXISTING BITUMINOUS AND CONCRETE PAVEMENT.
- 4 REMOVE AND DISPOSE OF EXISTING TREES.
- 5 REMOVE EXISTING FENCE.
- 6 REMOVE EXISTING SITE FEATURE AND ASSOCIATED COMPONENTS.
- 7 COORDINATE WITH UTILITY SERVICE PROVIDER FOR RELOCATION, DISCONNECTION, TEMPORARY CAP AND/OR REMOVAL AS NECESSARY.
- 8 DISCONNECT AND REMOVE EXISTING SANITARY SEWER SERVICE OR STORM SEWER. INSTALL BULKHEAD OR CAP AS APPROVED BY CITY. CONFIRM OWNER HAS OBTAINED CONCURRENCE FROM ADJACENT PROPERTY OWNER FOR SANITARY SEWER REMOVAL PRIOR TO START OF WORK.
- 9 SALVAGE, STORE, PROTECT, AND RE-INSTALL EXISTING STREET SIGN AS NECESSARY TO ACCOMMODATE FIRE HYDRANT RELOCATION.
- 10 PROTECT EXISTING UTILITY OR EXISTING SITE FEATURE IN PLACE.
- 11 PROTECT EXISTING RETAINING WALL ON ADJACENT PROPERTY IN PLACE.
- 12 PROTECT EXISTING CURB AND/OR BITUMINOUS PAVEMENT IN PLACE. CONTRACTOR RESPONSIBLE FOR DAMAGED CURB AND/OR DAMAGED BITUMINOUS PAVEMENT. CONTRACTOR RESPONSIBLE FOR DAMAGE REPAIR AT NO COST TO OWNER.
- 13 REMOVE EXISTING LANDSCAPE IRRIGATION SYSTEM. CONFIRM SUPPLY LINE DISCONNECT AND RE-CONNECT LOCATIONS WITH CITY.
- 14 REMOVE EXISTING FIRE HYDRANT, VALVE, AND EXCESS WATER PIPE. PREPARE FOR NEW HYDRANT AND GATE VALVE, SEE SHEET C3.

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CLIENT:  
**Gatehouse  
Properties Ltd.**  
  
2249 Portico Green  
Wayzata, MN 55391  
  
David Carlson  
612-275-8255  
david@gatehousepropertiesltd.com

**WAYZATA BLU**  
**RESIDENTIAL  
DEVELOPMENT PROJECT**  
**275 Lake Street East  
Wayzata, MN 55391**  
  
EXISTING CONDITIONS  
AND REMOVALS PLAN

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.

Date: 07/07/17 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilesd.com

REVISIONS

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

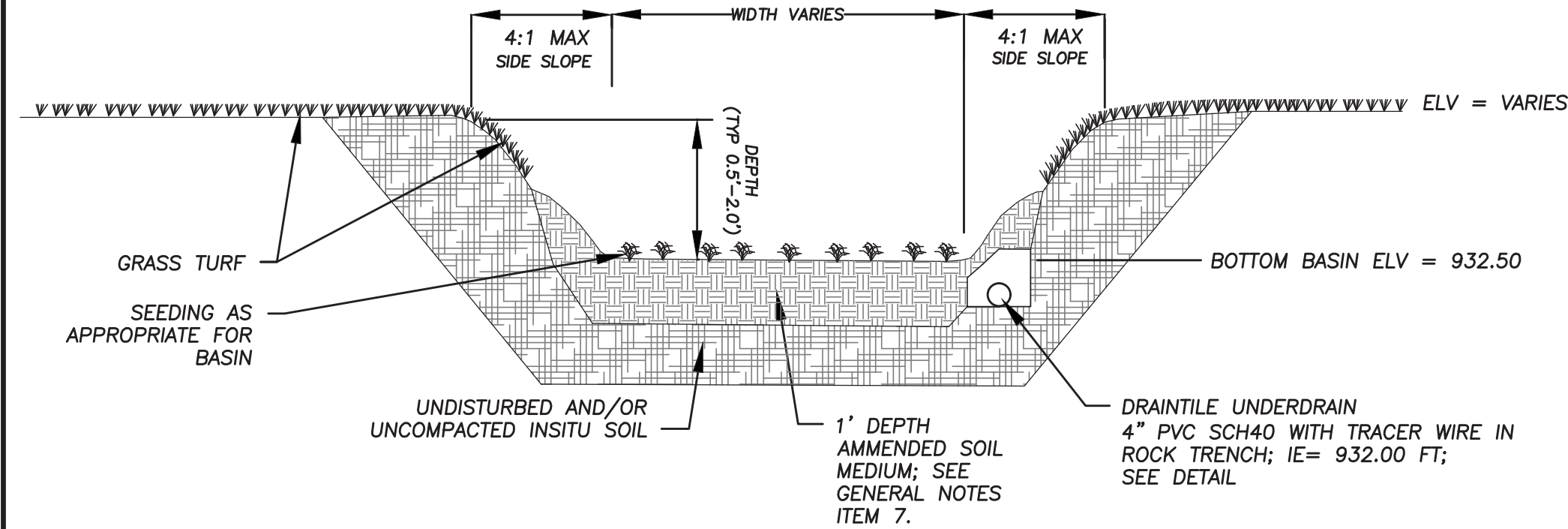
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FILE NO. 00625

C6

Existing Conditions  
and Removals Plan

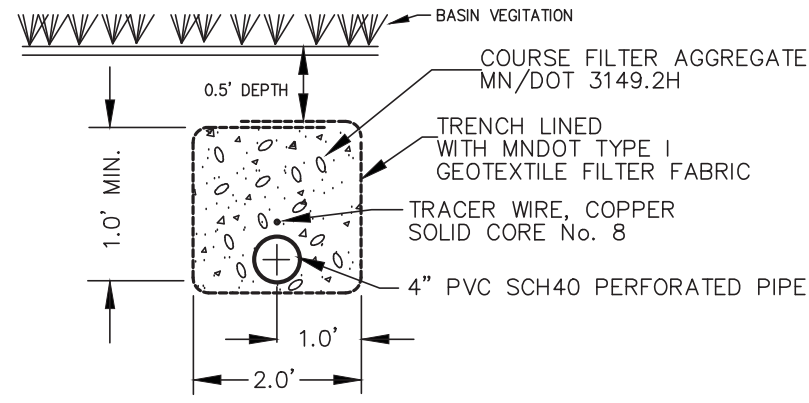




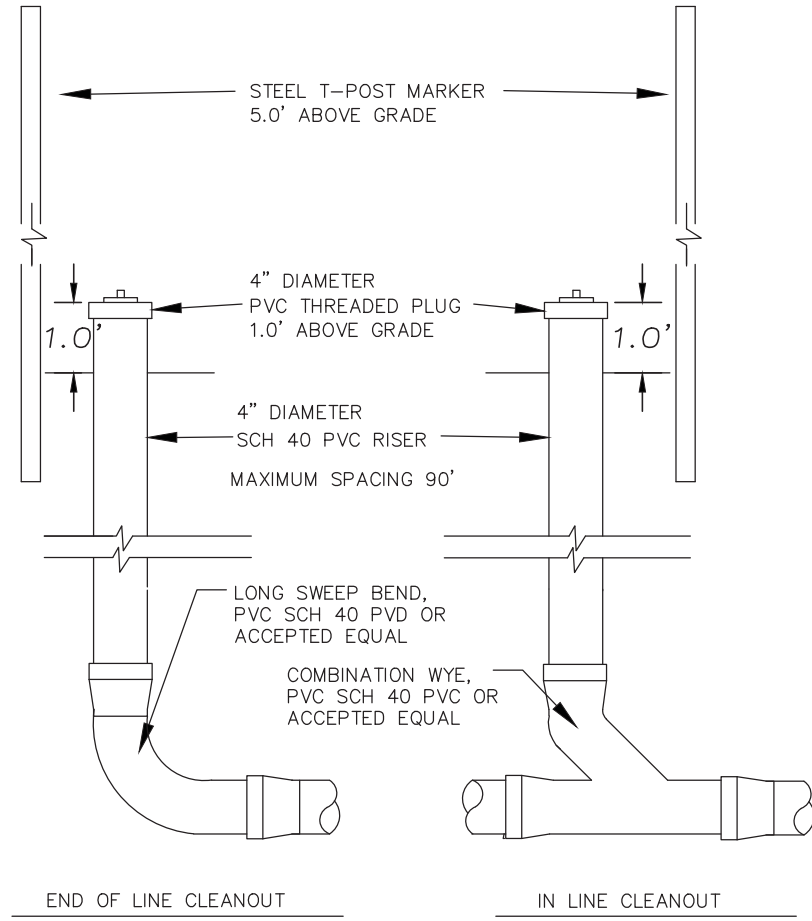
TYPICAL INFILTRATION BASIN CROSS-SECTION  
NOT TO SCALE

INFILTRATION BASIN GENERAL NOTES:

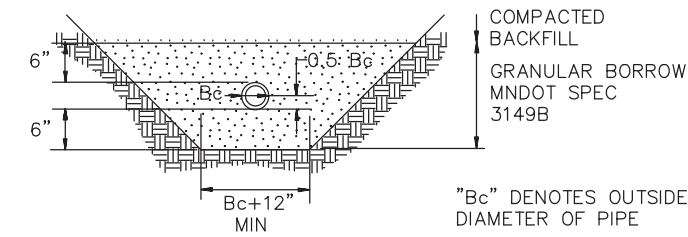
- 1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
- 2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
- 3) THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.
- 4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
- 5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER; SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
- 7) INFILTRATION BASINS SHALL BE OVER-EXCAVATED TO SPECIFIED DEPTH AND FILLED WITH A WELL BLENDED MIXTURE OF 70%-80% SEMI-COURSE WASHED SAND; 20%-30% MnDOT GRADE 2 COMPOST.
- 8) INFILTRATION BASIN TO BE SEEDDED AND MULCHED AS SPECIFIED ON PROJECT LANDSCAPE PLAN OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.



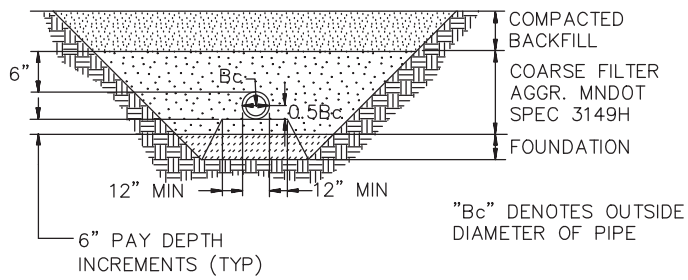
PERFORATED DRAISILE UNDERDRAIN  
TYPICAL DETAIL



DRAISILE CLEANOUTS

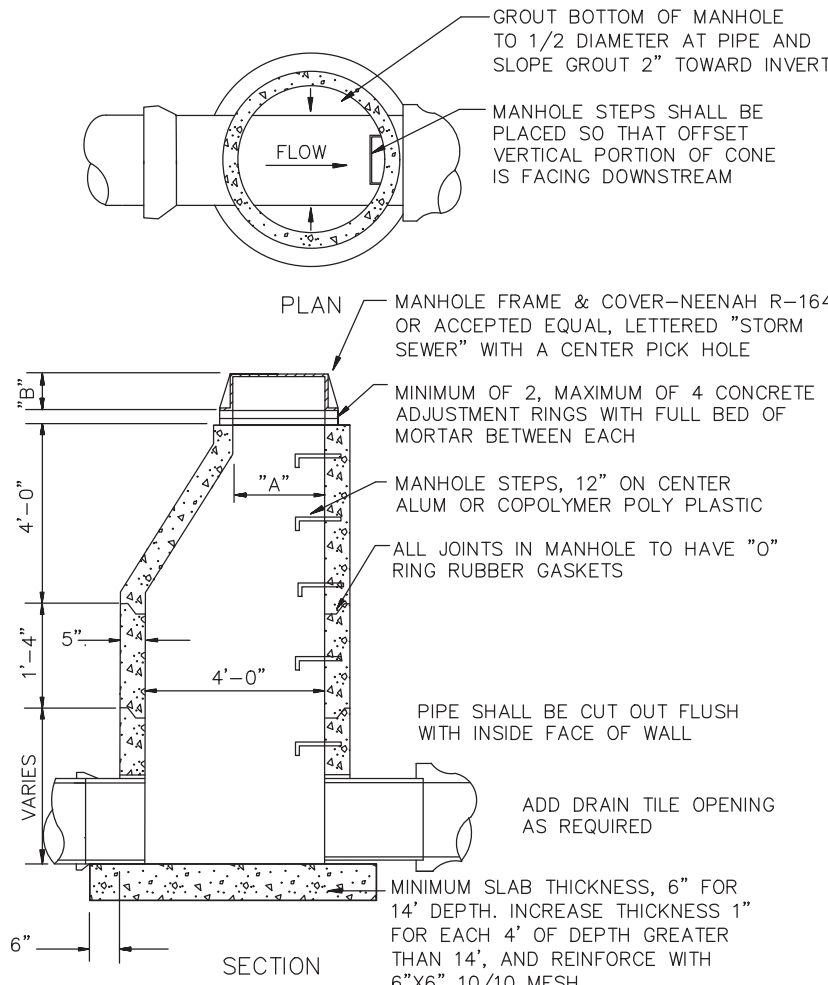


PIPE FOUNDATION & BEDDING IN GOOD SOILS

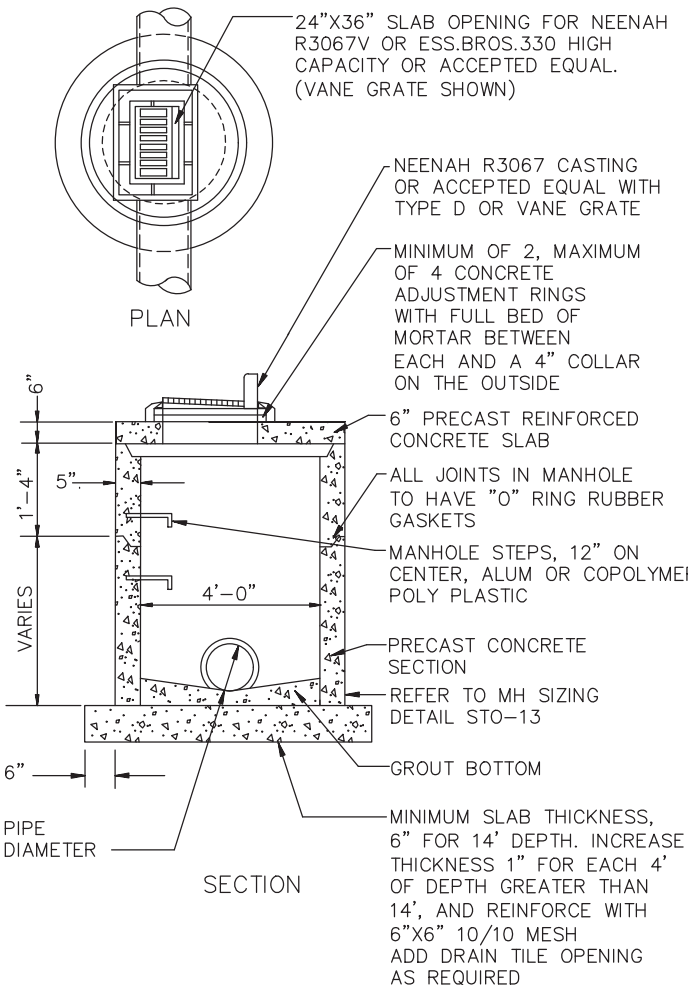


PIPE FOUNDATION & BEDDING IN POOR SOILS

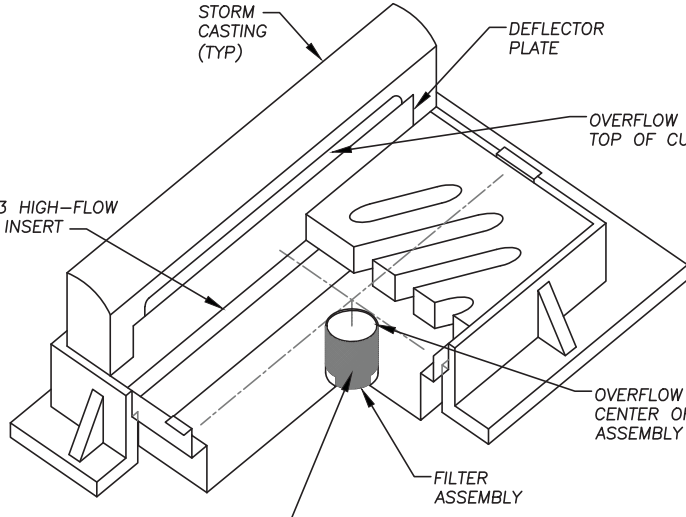
BEDDING METHODS FOR PVC



STORM SEWER MANHOLE

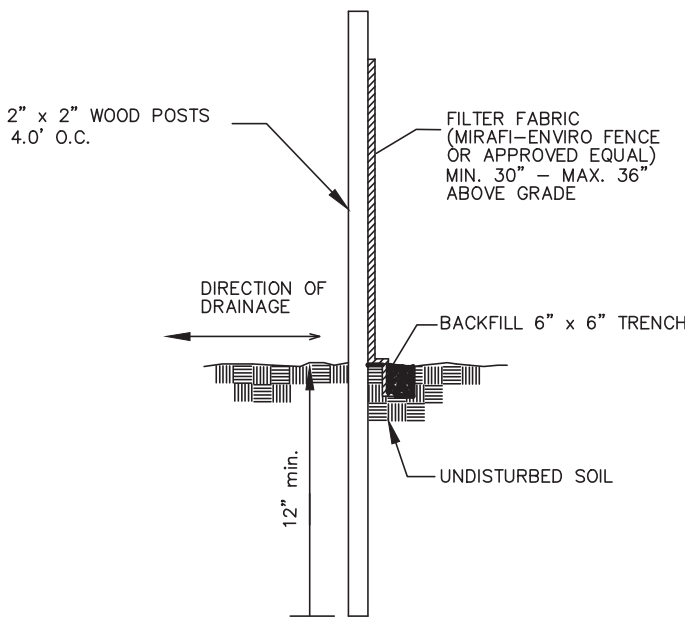


CATCH BASIN MANHOLE



- NOTES:
- 1) CONTRACTOR OPTION TO USE WMCO INLET PROTECTION INSERT OR EQUAL.

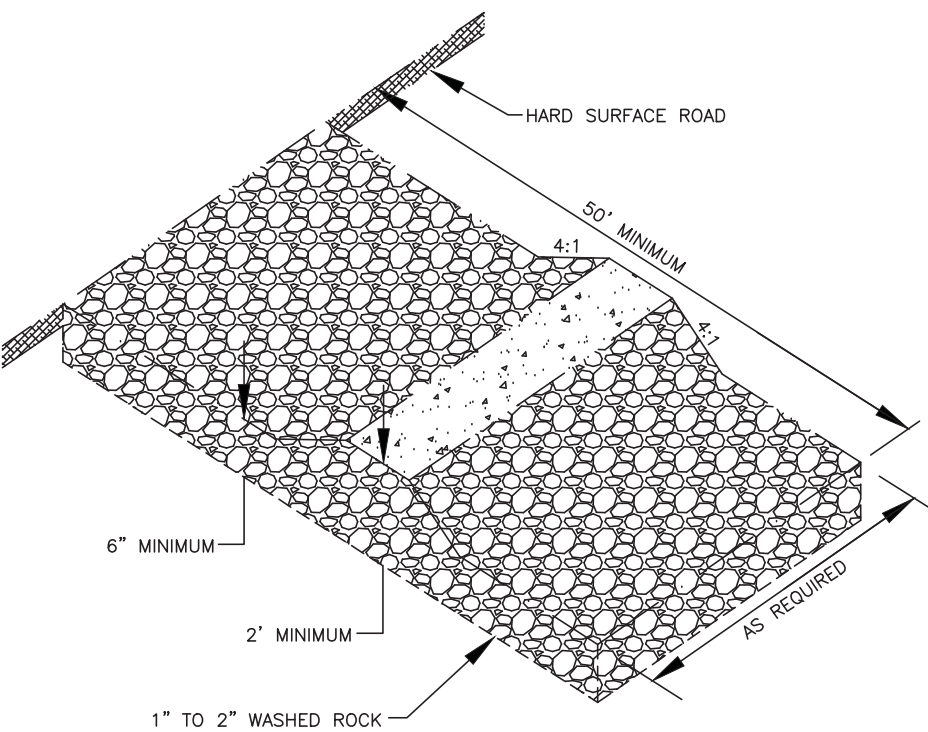
INLET PROTECTION DETAIL



SILT FENCE NOTES:

1. SILT FENCE SHALL BE BLACK IN COLOR.
2. DIG A 6\"/>
3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
4. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
5. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART TO SUPPORT THE FABRIC.
6. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.
7. HEAVY DUTY SILT FENCE TO HAVE STEEL T-POSTS AND WIRE MESH BACKING.

SILT FENCE DETAIL

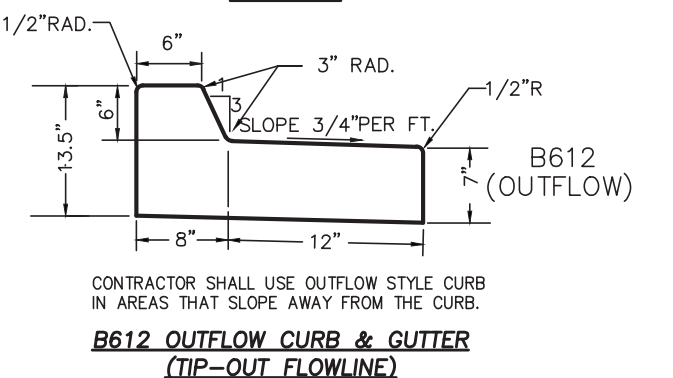
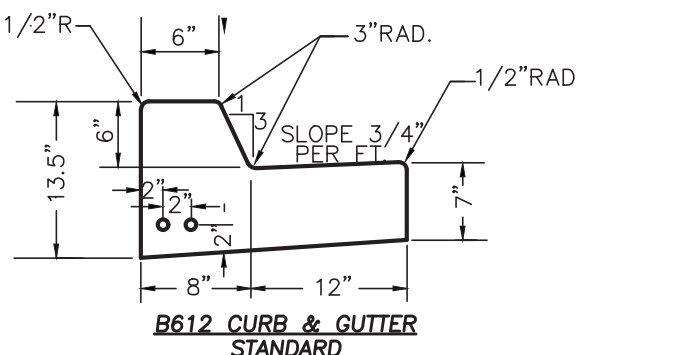
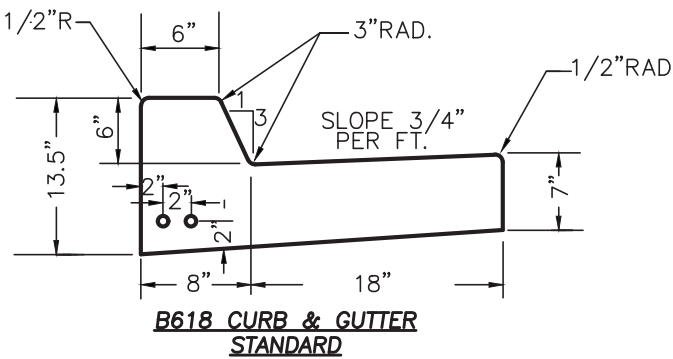


NOTES:

- ROCK SIZE SHOULD BE 1\"/>

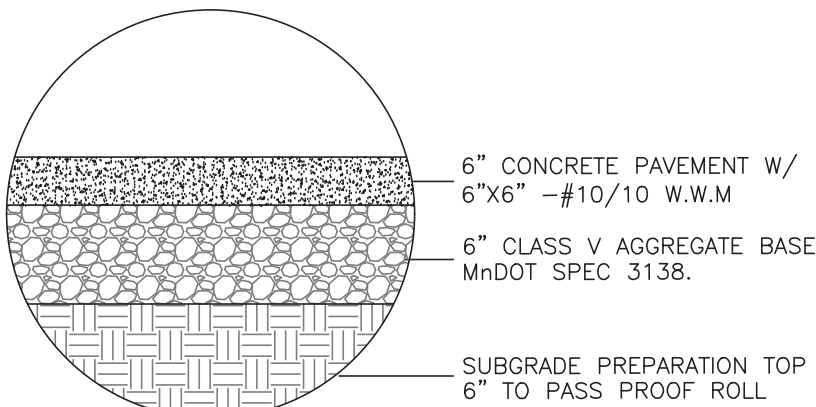
- A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

ROCK CONSTRUCTION ENTRANCE DETAIL



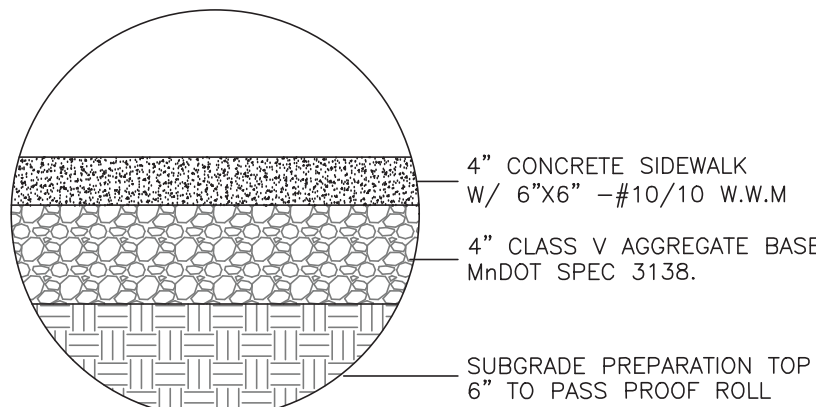
- NOTES:
- 1) CONTROL JOINTS SHALL BE 7' MAXIMUM AND STABBED FRONT AND BACK.
  - 2) AT ALL TRENCHES 2#4 REINFORCING RODS SHALL BE PLACED IN THE LOWER PORTION OF THE CURB 20 FEET IN LENGTH.
  - 3) 2-#4 REINFORCING RODS AT CATCH BASINS NO LESS THEN 10 FEET IN LENGTH.

CONCRETE CURB AND GUTTER DETAILS



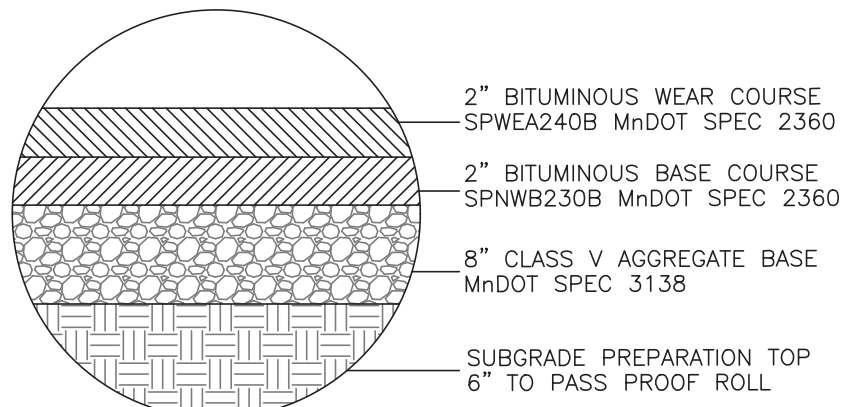
- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MnDOT SPEC. 2461 MIX No. 3Y22A FOR SLURFFORM PLACEMENT MIX No. 3Y32A FOR MANUAL PLACEMENT
  2. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0\"/>
  3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT APPROXIMATE 48.0 FOOT SPACING. EXPANSION JOINT MATERIAL TO BE 1/2\"/>

CONCRETE PAVEMENT HEAVY DUTY



- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MnDOT SPEC. 2461 MIX No. 3Y22A FOR SLURFFORM PLACEMENT MIX No. 3Y32A FOR MANUAL PLACEMENT
  2. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0\"/>
  3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT APPROXIMATE 48.0 FOOT SPACING. EXPANSION JOINT MATERIAL TO BE 1/2\"/>
  4. EXCLUDE W.W.M. IN SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.

CONCRETE PAVEMENT LIGHT DUTY



- NOTES:
1. CLASS V AGGREGATE BASE TO EXTEND 1.0 FEET BEHIND BACK OF CURB.
  2. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS.

BITUMINOUS PAVEMENT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

INDEX OF CIVIL SITE DRAWINGS:

- |    |                                       |
|----|---------------------------------------|
| C0 | PROJECT LOCATION PLAN                 |
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| C8 | DETAILS                               |

CLIENT:

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David Carlson

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david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL  
DEVELOPMENT PROJECT  
275 Lake Street East  
Wayzata, MN 55391

DETAILS

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.

Signature

Date: 07/07/17 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilesd.com

REVISIONS

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

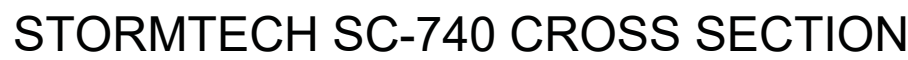
CHECKED BY SD

FILE NO. 00625

C7

Details





- # STORMTECH GENERAL NOTES



- ## STORMTECH PRODUCT SPECIFICATIONS

- ## STORMWATER CHAMBER SPECIFICATIONS

- ## INDEX OF CIVIL SITE DRAWINGS:

- C8

### Details

CLIENT:

Gatehouse  
Properties Ltd.

2249 Portico Green  
Wayzata, MN 55391

David Carlson  
612-275-8255

david@gatehousepropertiesltd.com

# WAYZATA BLU

RESIDENTIAL  
DEVELOPMENT PROJECT

275 Lake Street East  
Wayzata, MN 55391

## DETAILS

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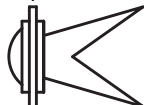
PREPARED BY: **CIVIL ENGINEERING**

## SITE DESIGN

18 East Broadway St.

PO Box 566  
Anticalla Mo 55362

ne: 763-314-0929  
www.civilesd.com



## REVISIONS

DATE 07/07/17

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DESIGNED BY SD

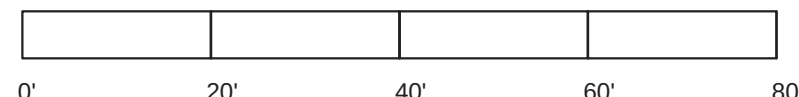
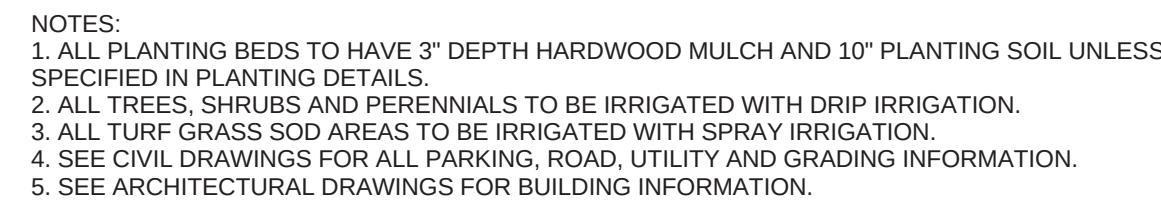
**VERTICAL SCALE**  
1 inch = \_\_\_\_\_ feet

HORIZONTAL SCALE  
1 inch = 30 feet

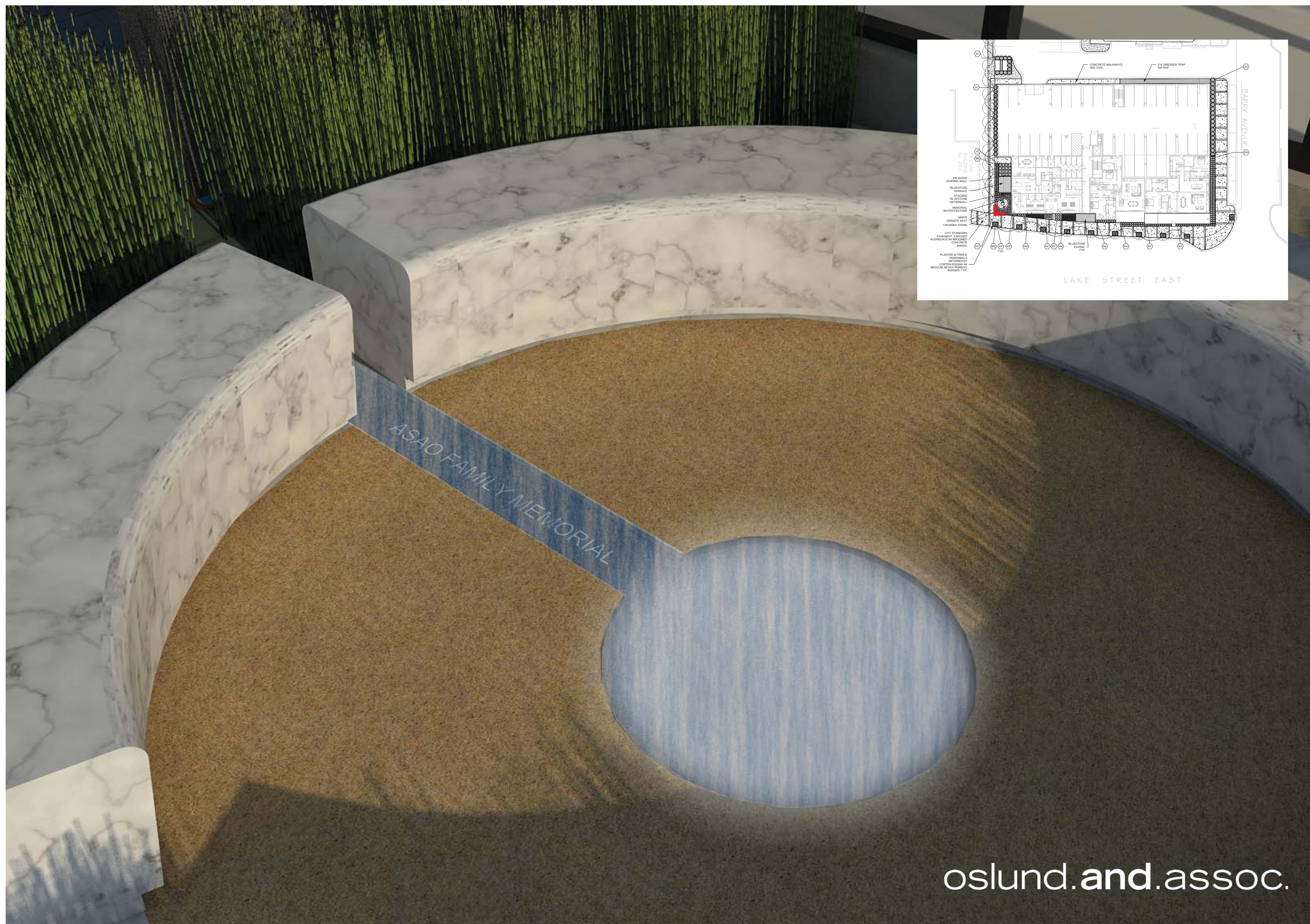
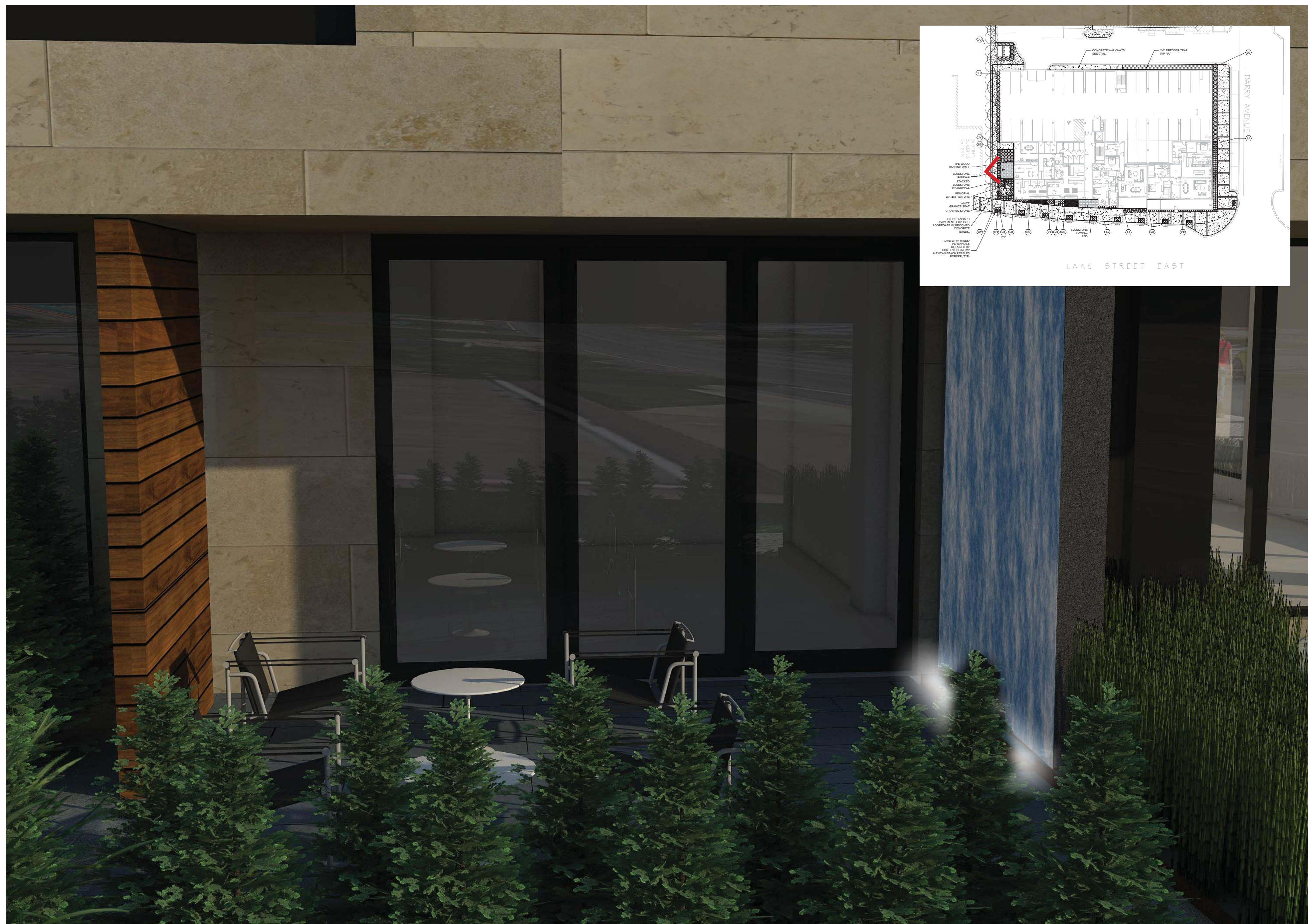
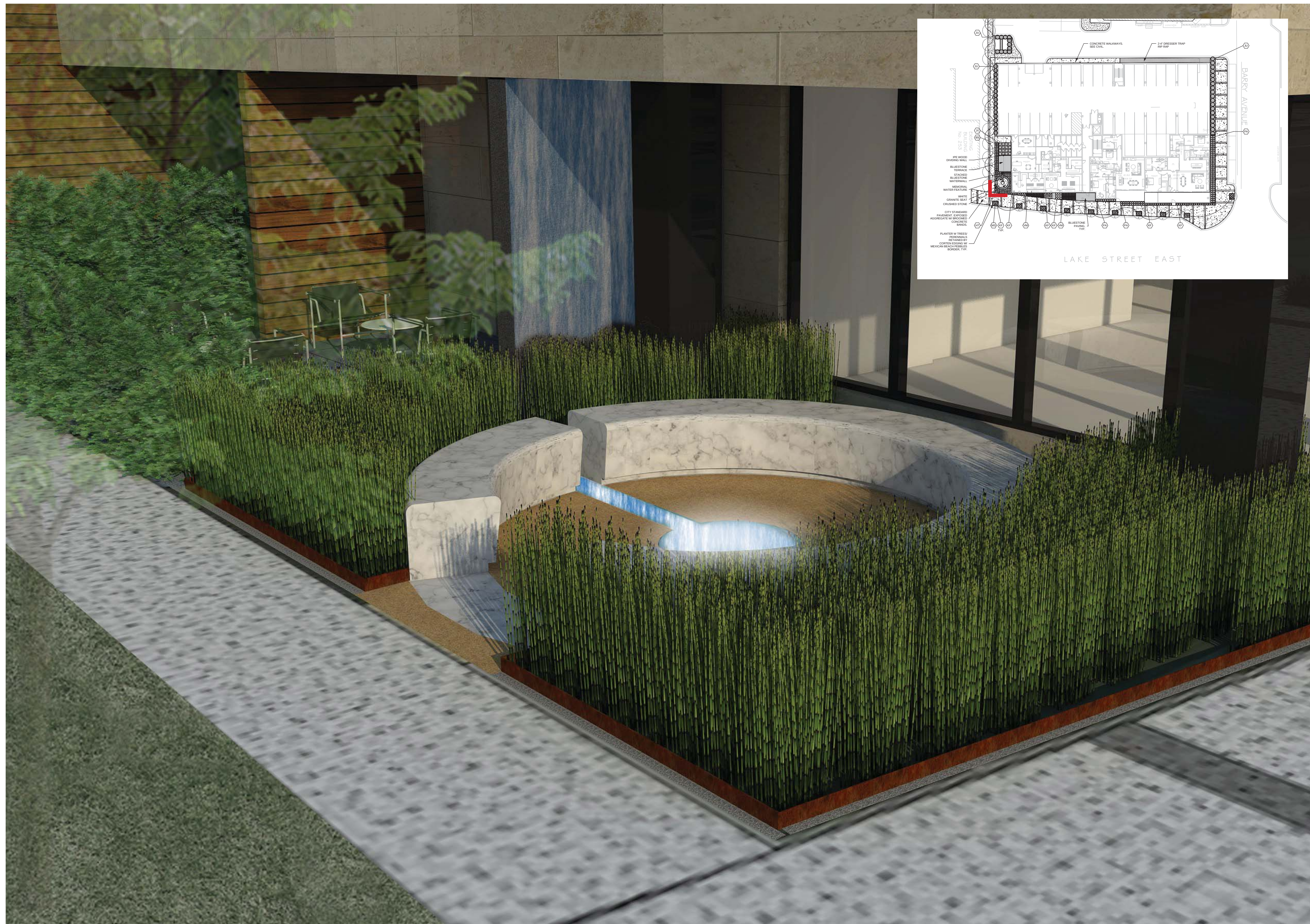
FILE NO. 00625

C8















### Legal Description

PARCEL 1:  
Lot 13, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

PARCEL 2:  
Lot 14, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

PARCEL 3:  
The East 27 feet, front and rear, of Lot 15, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

**PARCEL A:**  
That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit:  
Beginning at a point on the South line of said Lot 10 which is the Northwest corner of Lot 16 of said subdivision; thence Easterly along said South line a distance of 90 feet to a point which is the southwest corner of Lot 12 of said subdivision; thence North along the west line of Lots 12 and 11 of said subdivision a distance of 142.6 feet to the northwest corner of Lot 11; thence West along an extension of the North line of said Lot 11, a distance of 90 feet; thence South to the point of beginning.

Lot 15, except the East 27 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vacated lying between the front line of said Lot 15 and the center line of said street and between the extensions across it of the side lines of said part of Lot 15.

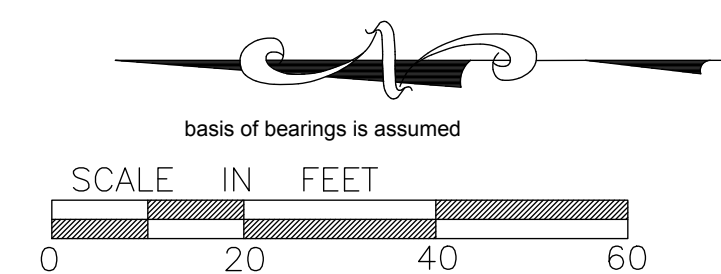
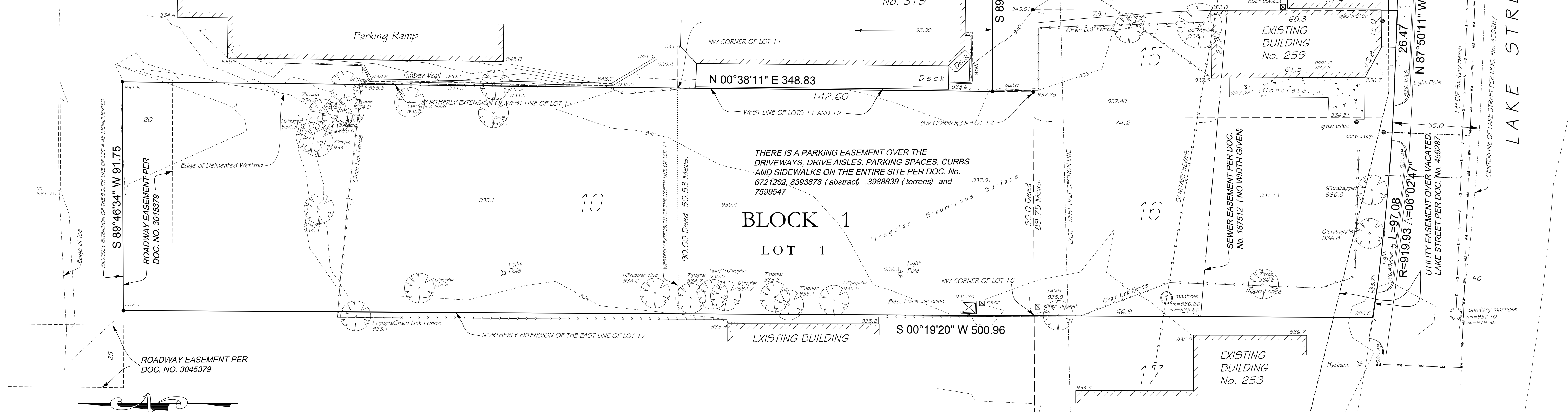
Lot 16 of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street vacated, lying between the front lot line of said lot and the center line of said street and between extensions across said strip of land on the side lines of said Lot 16.

**PARCEL B:**

All that part of the tract of land hereinafter described lying East of the Northerly extended East line of Lot 17, Auditor's Subdivision Number 184, and West of the Northerly extended West line of Lot 11, of Auditor's Subdivision Number 184, said tract of land being described as follows, to wit:

Commencing at the Northeast corner of Lot 11, Auditor's Subdivision Number 184, Hennepin County, Minnesota; thence West along the North line of Lot 11 and an extension thereof a distance of 315.85 feet; thence South a distance of 142.6 feet to the Northeast corner of Lot 18; thence West along the North line of said Lot 18 a distance of 50 feet to the Northwest corner of Lot 18; thence South along the East line of said Lot 18 a distance of 2.6 feet; thence West parallel with the South line of Lot 18 a distance of 7 feet; thence North parallel with the West line of Lot 10 to the point of intersection with the Easterly extended South line of Lot 4, Auditor's Subdivision Number 184; thence East along the Easterly extension of said South line of Lot 4, Auditor's Subdivision Number 184 to the point of intersection of said South line of Lot 4, as so extended, with the Westerly line of Watertown Road; thence Southerly and Southwesterly along the West line of Watertown Road to the point of beginning.

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, except the North 55 feet thereof.



MN 1 Legal description and easements for Parcels 1, 2 and 3 per title commitment from Land Title, Inc., LT File No. 546425, dated October 12, 2016. Legal description and easements for Parcels A and B per title commitment from Land Title, Inc., LT File No. 540239, dated June 4, 2016.

**Property Address:**  
 275 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-32-0005)  
 269 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-32-0006)  
 259 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-23-0005)  
 339 Barry Ave. S., Wayzata, MN 55391 (pid no. 06-117-22-32-0004)

MN 3 Area of Parcel = 64,964± sq ft

MN 3 Property is in Flood Zone "X" (an area of minimal flooding) per FEMA panel map number 27053C0307F, dated November 4, 2016.

**MAN 4** Above ground utility locations have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 163360697. However some of the utility companies failed to field locate underground utility locations. In those cases, utilities as shown are from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811)

**ZONING CLASSIFICATION AND STANDARDS:**

Current Zoning Classification - C-4A Limited Central Business District

Setback Requirements per Zoning Ordinance:

- Main Structure Only
  - Front - 30 feet
  - Interior Side - 10 feet House and 5 feet for accessory structure (garage)
  - Corner Side Street - 20 feet (house and garage)
  - Rear - 30 feet

(refer to City Code for more specifics)

Minimum Lot Requirements:

Minimum Lot Requirements:  
 Lot Area - 10,800 sq.ft  
 Lot Width - 80 feet  
 Lot Depth - not listed  
 Building Height - 3 stories or 40 feet.

The lowest floor elevation must be at least 3 feet above 100 Year Flood Elevation of 874.0 feet  
 also subject to results of soils tests.

Maximum Building Area = 25% of Lot area.

### PROPOSED LOT INFORMATION

Proposed Number of Lots = 1  
Area of Lot 1, Block 1 = 64964 sq.ft.

Owner & Developer  
Gatehouse Properties  
2249 Portico green  
Wayzata, MN 55391

Civil Engineer  
Civil Engineering Site Design  
118 East Broadway St.  
Monticello, MN  
phone 763-314-0929

Survey Prepared By  
The Gregory Group, Inc. d.b.a.  
Lot Surveys Company, Inc.  
7601 73rd Avenue N.  
Brooklyn Park, MN 55428  
phone 763-560-3093  
fax 763-560-3522

## Certification

The only easements shown are from plats of record or information provided by client.

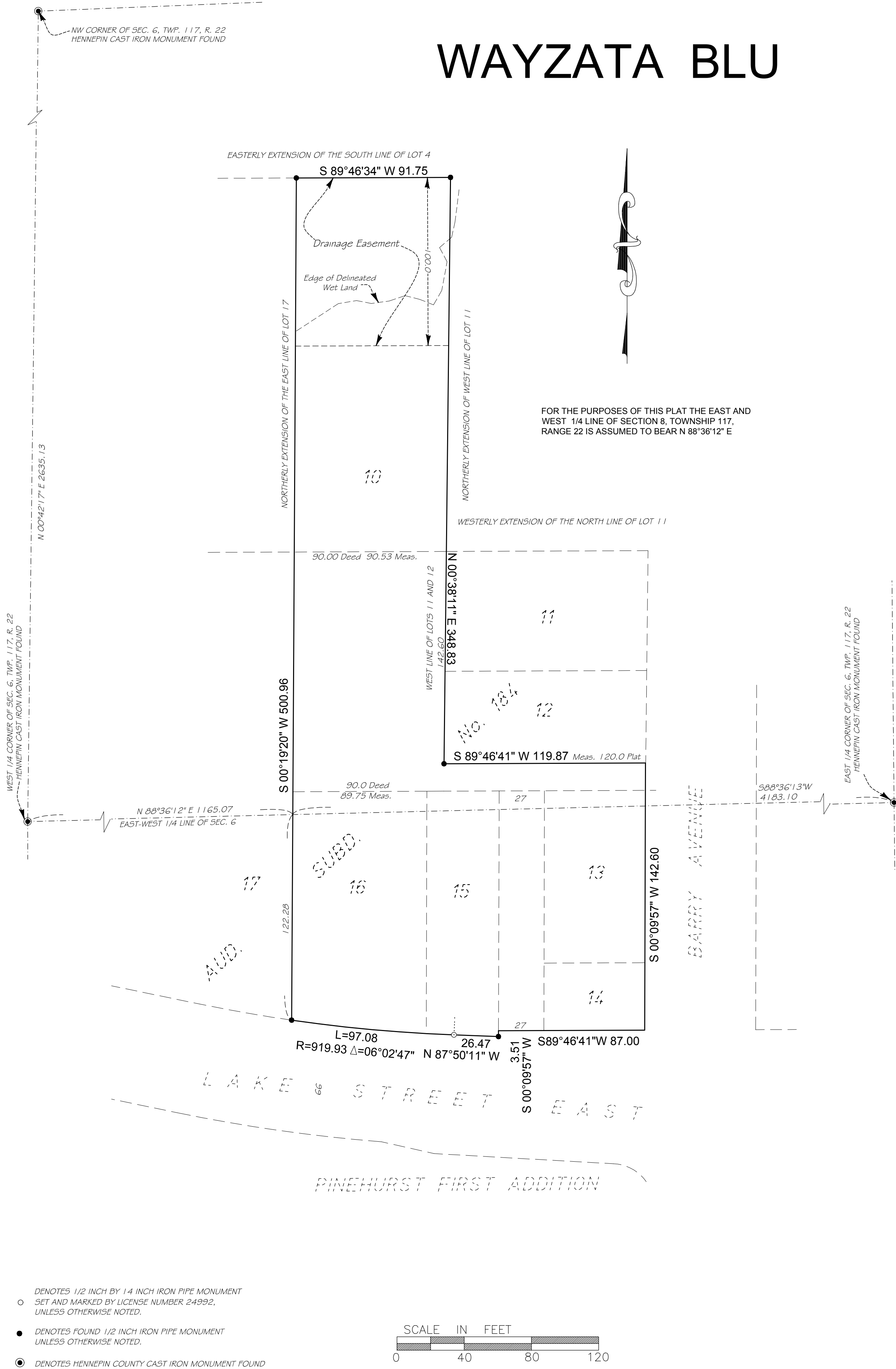
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.  
Field work completed December 30, 2016.

Prepared this 2nd day of June, 2017.  
Rev.7-6-17, 6" trees or larger located

Signed: Gregory R. Frasch  
Gregory R. Frasch/Registration No. 24992



# WAYZATA BLU



KNOW ALL PERSONS BY THESE PRESENTS: That Gatehouse Properties, Ltd., a Minnesota corporation, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Lot 13, Auditor's Subdivision No. 184, Lot 14, Auditor's Subdivision No. 184, and the East 27 feet, front and rear, of Lot 15, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

And

That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit:  
Beginning at a point on the South line of said Lot 10 which is the Northwest corner of Lot 16 of said subdivision; thence Easterly along said South line a distance of 90 feet to a point which is the southwest corner of Lot 12 of said subdivision; thence North along the west line of Lots 12 and 11 of said subdivision a distance of 142.6 feet to the northwest corner of Lot 11; thence West along an extension of the North line of said Lot 11, a distance of 90 feet; thence South to the point of beginning.

Lot 15, except the East 27 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vacated lying between the front line of said Lot 15 and the center line of said street and between the extensions across it of the side lines of said part of Lot 15.

Lot 16 of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street vacated, lying between the front lot line of said lot and the center line of said street and between extensions across said strip of land on the side lines of said Lot 16.

And

All that part of the tract of land hereinafter described lying East of the Northerly extended East line of Lot 17, Auditor's Subdivision Number 184, and West of the Northerly extended West line of Lot 11, of Auditor's Subdivision Number 184, said tract of land being described as follows, to wit:  
Commencing at the Northeast corner of Lot 11, Auditor's Subdivision Number 184, Hennepin County, Minnesota; thence West along the North line of Lot 11 and an extension thereof a distance of 315.85 feet; thence South a distance of 142.6 feet to the Northeast corner of Lot 18; thence West along the North line of said Lot 18 a distance of 50 feet to the Northwest corner of said Lot 18; thence South along the West line of said Lot 18 a distance of 2.6 feet; thence West parallel with the South line of Lot 19 a distance of 7 feet; thence North parallel with the West line of Lot 10 to the point of intersection with the Easterly extended South line of Lot 4, Auditor's Subdivision Number 184; thence East along the Easterly extension of said South line of Lot 4, Auditor's Subdivision Number 184 to the point of intersection of said South line of Lot 4, as so extended, with the Westerly line of Watertown Road; thence Southerly and Southwesterly along the West line of Watertown Road to the point of beginning.

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, except the North 55 feet thereof.

Have caused the same to be surveyed and platted as WAYZATA BLU and do hereby dedicate to the public for public use forever the easements for drainage purposes as shown on the plat.

In witness whereof Gatehouse Properties, Ltd., a Minnesota corporation has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Gatehouse Properties, Ltd.

By \_\_\_\_\_  
President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, President of Gatehouse Properties, Ltd., a Minnesota corporation, on behalf of the company.

\_\_\_\_\_  
(Notary's signature) (Notary's printed name)  
Notary Public, \_\_\_\_\_ County, Minnesota, My Commission Expires \_\_\_\_\_

I Gregory R. Prasch 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 boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Gregory R. Prasch, Land Surveyor  
Minnesota License No. 24992

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Gregory R. Prasch.

\_\_\_\_\_  
(Notary signature) (Notary's printed name)  
Notary Public, \_\_\_\_\_ County, Minnesota, My Commission Expires \_\_\_\_\_

WAYZATA, MINNESOTA  
This plat of WAYZATA BLU was approved and accepted by the City Council of the City of Wayzata, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

WAYZATA, MINNESOTA

By \_\_\_\_\_, Mayor By \_\_\_\_\_, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota  
I hereby certify that the taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mark V. Chapin, Hennepin County Auditor By \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota  
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Chris F. Mavis, Hennepin County Surveyor By \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota  
I hereby certify that the within plat of WAYZATA BLU was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, Hennepin County Registrar of Titles By \_\_\_\_\_ Deputy

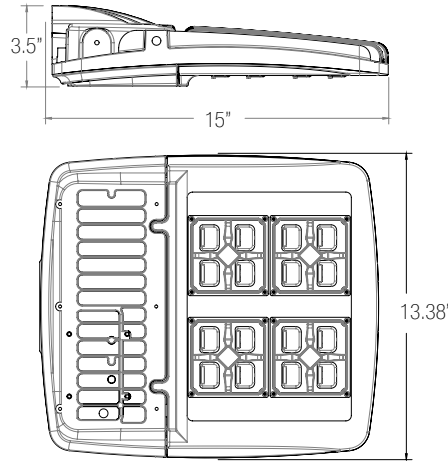
COUNTY RECORDER, Hennepin County, Minnesota  
I hereby certify that the within plat of WAYZATA BLU was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, Hennepin County Recorder By \_\_\_\_\_ Deputy

The Gregory Group, Inc. d.b.a.  
**LOT SURVEYS COMPANY**  
LAND SURVEYORS DTE

# D824-LED

## Low Profile Gladetino Luminaire



| Length with Mount (L): |        |
|------------------------|--------|
| Pole Mount (PM):       | 19.3"  |
| Wall Bracket (WB):     | 15.81" |
| Large Yoke (LYM):      | 18"    |
| Yoke (YM):             | 20.81" |
| Slip Fitter (SF):      | 22.43" |
| Pole Mount Arm (PMA):  | 19.1"  |

### Description

Style combined with elegance. The Gladetino luminaire provides an aesthetically pleasing addition to any roadway or parking lot with its smooth, defined curves and highly functional optics that provide maximum lumen output while ensuring beam uniformity. The combination of form and function blend together to make Gladetino the premier outdoor lighting fixture. Dark Sky compliant when ordered at 3000K color temperature.

### Ordering Information

Example: (D824-LED-120-40-UNV-LP-T5-PM-BZ-MS)

#### D824-LED

| Series                                    | Wattage   Lumens |                              | Color Temp. |                    | Voltage |                   | Body |             | Optics         |                  | Mounting                        |                                       | Finish |                     | Option |                                           |
|-------------------------------------------|------------------|------------------------------|-------------|--------------------|---------|-------------------|------|-------------|----------------|------------------|---------------------------------|---------------------------------------|--------|---------------------|--------|-------------------------------------------|
| Gladetino Area Luminaire                  | 20               | 18W*   2688 <sup>3</sup>     | 30          | 3000K              | UNV     | 120-277V          | LP   | Low Profile | T2             | Type II          | PM                              | Pole Mount                            | BZ     | Bronze <sup>1</sup> | PC     | Photocell (Twist Lock)                    |
|                                           | 30               | 26W*   4049 <sup>3</sup>     | 35          | 3500K              | 347     | 347V              |      |             | T3             | Type III         | WB                              | Wall Bracket                          | BL     | Black               | MS     | Motion Sensor (with Dimming) <sup>5</sup> |
|                                           | 40               | 35W*   5356 <sup>3</sup>     | 40          | 4000K              | 480     | 480V <sup>6</sup> |      |             | T4             | Type IV          | RPMA                            | Round Pole Mount Adapter <sup>8</sup> | WH     | White               | SP     | Surge Protection                          |
|                                           | 60               | 56W*   8249 <sup>3</sup>     | 50          | 5000K <sup>4</sup> |         |                   |      |             | T4A            | Front Row        |                                 |                                       | SL     | Silver              | 95     | 95 CRI                                    |
|                                           | 80               | 75W*   10041 <sup>3,7</sup>  |             |                    |         |                   |      |             | T5             | Type V           | LYM                             | Heavy Duty Large Yoke Mount           | CU     | Custom <sup>2</sup> | GS     | Glare Shield / House Side Shield          |
|                                           | 100              | 104W*   14131 <sup>3</sup>   |             |                    |         |                   |      |             |                |                  |                                 |                                       |        |                     | 7P     | NEMA 7-Pin Receptacle                     |
|                                           | 120              | 113W*   15383 <sup>3,7</sup> |             |                    |         |                   |      |             | 40             | 40° Narrow Flood | YM                              | Yoke Mount                            |        |                     | 7R     | NEMA 7-Pin Receptacle & Photocell         |
|                                           | 150              | 149W*   17934 <sup>3,7</sup> |             |                    |         |                   |      |             | 55             | 55° Medium Flood | SF                              | Slip Fitter                           |        |                     |        |                                           |
|                                           |                  |                              |             |                    |         |                   |      | 70          | 70° Wide Flood | PMA              | Pole Mounting Arm Adapter 2-3/8 |                                       |        |                     |        |                                           |
| *System wattages are from 5000K test data |                  |                              |             |                    |         |                   |      |             |                |                  |                                 |                                       |        |                     |        |                                           |

<sup>1</sup> Standard for fixture

<sup>2</sup> Contact factory for custom finish

<sup>3</sup> Delivered Lumens (T3 optics at 5000K)

<sup>4</sup> Standard Color Temp.

<sup>5</sup> 20ft mounting height lens standard. Contact factory for higher mounting.

<sup>6</sup> 480V option only available on models 60W and higher.

<sup>7</sup> DLC Listed Wattages (View DLC Matrix on Page 7 for models currently listed)

<sup>8</sup> Must be ordered in conjunction with the Pole Mount Bracket



Other Views



DLC Listed

|       | 120-277V UNV Voltage |     |    |      |     |    |      |     |    |
|-------|----------------------|-----|----|------|-----|----|------|-----|----|
|       | 80W                  |     |    | 120W |     |    | 150W |     |    |
|       | T3                   | T4A | T5 | T3   | T4A | T5 | T3   | T4A | T5 |
| 3000K | X                    | X   | X  | X    | X   | X  | X    | X   | X  |
| 3500K | X                    | X   | X  | X    | X   | X  | X    | X   | X  |
| 4000K | X                    | X   | X  | X    | X   | X  | X    | X   | X  |
| 5000K | X                    | X   | X  | X    | X   | X  | X    | X   | X  |



## SQUARE NON-TAPERED STEEL (SS)

### POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

### HANDHOLE

An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

### FINISH

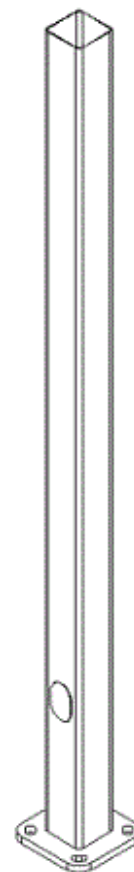
Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.

### BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

### ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.



| SS4001115-BZ-DM10-BC  |                               |                               |                                |                                      |                      |
|-----------------------|-------------------------------|-------------------------------|--------------------------------|--------------------------------------|----------------------|
| CATALOG LOGIC         |                               | CODE                          | EXPLANATION                    |                                      |                      |
| Series:               |                               | SS                            | Square Non-Tapered Steel Poles |                                      |                      |
| Base Diameter:        |                               | 400                           | 4.0" Base Bottom Diameter      |                                      |                      |
| Gauge:                |                               | 11                            | 11 gauge thickness             |                                      |                      |
| Nominal Height:       |                               | 15                            | 15 feet tall                   |                                      |                      |
| Finish:               |                               | BZ                            | Bronze                         |                                      |                      |
| Mounting Designation: |                               | DM10                          | Drilled for 1 Luminaire        |                                      |                      |
| Options:              |                               | BC                            | Base Cover                     |                                      |                      |
| HEIGHT<br>(ft.)       | POLE SHAFT<br>(in.) x (ft.)   | GAUGE                         | HANDHOLE SIZE<br>(in.)         | ANCHOR BOLT<br>(in.) x (in.) x (in.) | BOLT CIRCLE<br>(in.) |
| 15                    | 4.0 x 15.0                    | 11                            | 3" x 5"                        | 0.75 x 17 x 3                        | 8                    |
| EPA                   | 80 MPH<br>(ft. <sup>2</sup> ) | 90 MPH<br>(ft. <sup>2</sup> ) | 100 MPH<br>(ft. <sup>2</sup> ) | WEIGHT                               | SHIP WT.<br>(lbs.)   |
|                       | 20                            | 16                            | 12                             |                                      | 119                  |



## Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S  
August 17, 2017

The Design Review Critique is based on the following plans submitted by the applicant:

1. Street Level Plan prepared by ESG Architecture & Design and dated August 17, 2017
2. Upper Level Plans prepared by ESG Architecture & Design and dated August 17, 2017
3. Exterior Elevations prepared by ESG Architecture & Design and dated August 17, 2017
4. Stepback Diagrams prepared by prepared by ESG Architecture & Design and dated August 17, 2017
5. Pedestrian View prepared by prepared by ESG Architecture & Design and dated August 17, 2017
6. Birdseye View prepared by ESG Architecture & Design and dated August 17, 2017
7. Development Site Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 10, 2017
8. Grading Plan prepared by Civil Engineering Site Design and dated July 7, 2017
9. Sanitary and Water Utility Plan prepared by Civil Engineering Site Design and dated July 7, 2017
10. Storm Sewer Utility Plan prepared by Civil Engineering Site Design and dated July 7, 2017
11. Stormwater Pollution Prevention Plan prepared by Civil Engineering Site Design and dated July 7, 2017
12. Existing Conditions and Removal Plan prepared by Civil Engineering Site Design and dated July 7, 2017
13. Details prepared by Civil Engineering Site Design and dated July 7, 2017
14. Landscape plan prepared by Oslund and Associates and dated \_\_\_\_\_
15. Illumination Plan prepared by \_\_\_\_\_ and dated \_\_\_\_\_
16. Preliminary Plat prepared by Lot Surveys Compay, Inc. and dated June 2, 2017
17. Final Plat prepared by Lot Surveys Company, Inc.

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments                                  | Compliance     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------|
| <b>Building Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                           |                |
| <u>801.09.2.1 – Lake Street District</u><br>All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint. | The site is located west of Barry Avenue. | Not Applicable |

## Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 17, 2017

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                                                                                                              | Compliance |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Building Recesses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                       |            |
| <u>801.09.3.1.A – All Districts</u><br>Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level                                                                                                                                                                                                                                                                                                                                                                                              | The proposed building includes building recesses on all sides of the building, which provide articulation of the façades.                                                                                                                             | Yes        |
| <u>801.09.3.1.B</u><br>Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.                                                                                                                                                                                                                                                                                                                                                                                                                                        | The proposed plans include a landscaped courtyard on the west side of the site. The courtyard would consist of a water feature, water “wall”, and a granite seating wall.                                                                             | Yes        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                       |            |
| <b>Building Width</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                       |            |
| <u>801.09.4.1 All Districts – New Buildings</u><br>In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design:<br><br><ol style="list-style-type: none"><li>1. Window bays</li><li>2. Special treatment at entrances</li><li>3. Variations in roof lines or parapet detailing</li><li>4. Awnings</li><li>5. Building setbacks or articulation of the facade</li><li>6. Rhythm of elements</li></ol> | The proposed building includes variations in roof lines, building setbacks and articulation of the façade, and a rhythm of elements to reduce the scale of longer facades. The proposed building design does not include long horizontal expressions. | Yes        |



## Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 17, 2017

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comments                                                                                                                                                                                                                                                                                                                                                                   | Compliance |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Upper Story Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                            |            |
| <u>801.09.5.1.A – All Districts – New Buildings</u><br><br>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 <sup>rd</sup> ) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 <sup>rd</sup> story height from the second (2 <sup>nd</sup> ) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 <sup>rd</sup> story structure shall be closer than six (6) feet to the 2 <sup>nd</sup> story façade. The 3 <sup>rd</sup> story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 <sup>rd</sup> story façade. | The third level is fully recessed from the lower levels of the building along the entire length of the public right of way frontages. The third floor is stepped back 10 feet along both Lake Street and Barry Avenue.<br><br>The third story includes railings and variations in the building line and exterior materials to break up the third story façade.             | Yes        |
| <u>801.09.5.1.B – All Districts – New Buildings</u><br><br>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.                                                                                                                                                                                                                                                                                                                                                                | The building is greater than 60 feet in width along Lake Street and Barry Avenue. The second floor of the building is stepped back at the Lake Street and Barry intersection. Along Lake Street, the second floor is stepped back six feet for 32% of the building width, and along Barry Avenue, the second floor is stepped back six feet for 30% of the building width. | Yes        |
| <u>801.09.5.1.C – All Districts – New Buildings</u><br>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposed building would comply with the maximum height requirement of the PUD district. The proposed building height is similar to surrounding buildings, and would not impact neighboring properties.                                                                                                                                                                 | Yes        |

## Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 17, 2017

|                                                                                                                                                                                                                                                                                                                                                                                                                         | Comments                                                                                                                                                                     | Compliance         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Roof Design</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                              |                    |
| <u>801.09.6.1 – All Districts</u><br>“Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.                                                                                                                                                                                                                                                                      | The proposed building does not include any green roofs.                                                                                                                      | Not Applicable     |
| <u>801.09.6.2.A – All Districts – Roof Materials</u><br>The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.<br><br><u>801.09.6.2.B – All Districts – Roof Materials</u><br>The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors. | The proposed building has a flat roof which would consist of a dark colored membrane material.                                                                               | Yes                |
| <b>Screening of Rooftop Equipment</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                              |                    |
| <u>801.09.7.1 – Lake Street and Bluff Districts</u><br>No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.                                                                                                                                                                                                      | The proposed plans include mechanical units on the rooftop. The units would be fully enclosed and screened by a parapet wall comprised of stained cedar and a steel pergola. | Deviation Required |



## Design Review Critique

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| <b>Facade Transparency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                            |            |
| <p>801.09.8.2 – Lake Street District</p> <p>No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.</p>                                                                                                                                                          | <p>The proposed building is comprised of 50% glass on the ground level along Lake Street, and 26% glass along Barry Avenue.</p>                                                            | <p>Yes</p> |
| <b>Ground Level Expression</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            |            |
| <p>801.09.9.1 – All Districts</p> <p>In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements:</p> <ol style="list-style-type: none"> <li>1. An intermediate cornice line</li> <li>2. A difference in building materials or detailing</li> <li>3. An offset in the façade</li> <li>4. An awning, trellis, or loggia</li> <li>5. Arcade</li> <li>6. Special window lintels</li> <li>7. Brick/stone corbels</li> </ol> | <p>The proposed building includes a difference in building material, an offset of the façade, and an arcade to distinguish between the first and second floors of the building.</p>        | <p>Yes</p> |
| <b>Entries</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            |            |
| <p>801.09.10.1 – All Districts</p> <p>The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.</p>                                                                                                                                                                                                                                                                     | <p>The proposed landscape plans include planting beds along both public street frontages.</p> <p>The main entrances to the ground floor of the building are located along Lake Street.</p> | <p>Yes</p> |

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| <b>Building Materials and Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                |                    |
| <u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u><br>Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:<br><ol style="list-style-type: none"><li>1. Brick</li><li>2. Stone</li><li>3. Cast stone</li><li>4. Factory finished and certified wood, including, but not limited to:<ol style="list-style-type: none"><li>a. Wood shingles (cedar shingles six (6) inch maximum exposure)</li><li>b. Lap-siding (six (6) inch maximum width)</li></ol></li><li>5. Stucco</li></ol> | <p>The non-glass surfaces of the building are comprised of limestone, ipe wood, laminate panel, and metal panel. The north side elevation also includes stucco as a primary building material.</p> <p>The use of laminate and metal panels requires a deviation from the design standards.</p> | Deviation Required |
| <u>801.09.11.1.B – Façade Coverage – All Districts</u><br>The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The proposed building includes the same materials – stone, wood, laminate and metal panel – on all four sides of the building. The north elevation of the building also includes the use of stucco, which is a permitted building material.                                                    | Yes                |
| <u>801.09.11.1.C – Type of Brick – All Districts</u><br>On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The proposed building does not include any brick.                                                                                                                                                                                                                                              | Not Applicable     |



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| <u>801.09.11.1.D – Façade Detail – All Districts</u><br>1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints.<br><br>2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable. | The stone detail would be reviewed with the final building design. | Yes            |
| <u>801.09.11.1.E – Brick Joints – All Districts</u><br>1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick.<br><br>2. All brick walls must be built to avoid efflorescence                                                                                                                                                                                                 | The proposed building does not include any brick.                  | Not Applicable |
| <u>801.09.11.1.F – Stone Joints – All Districts</u><br>Stone joints shall be no larger than one-fourth (1/4) inch.                                                                                                                                                                                                                                                                                                                                                                               | The stone detail would be reviewed with the final building design. | Yes            |

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| <p><u>801.09.11.1.G – Accent Materials – All Districts</u><br/>Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade:</p> <ol style="list-style-type: none"><li>1. Stone</li><li>2. Cast stone</li><li>3. Copper (untreated)</li><li>4. Rock faced stone</li><li>5. Aluminum or painted steel structural shapes</li><li>6. Fiber cement board</li><li>7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir.</li><li>8. EIFS</li></ol> | <p>The proposed building design does not include lintels, bases, cornices, or decorative accent trims. The window sills would be aluminum.</p> | <p>Yes</p> |
| <p><u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u></p> <ol style="list-style-type: none"><li>1. Only the following materials may be used for parapets, flashing and coping:<ol style="list-style-type: none"><li>a. copper (untreated)</li><li>b. brick</li><li>c. stone</li><li>d. cast stone</li><li>e. premium grade wood.</li></ol></li><li>2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.</li></ol>                                                                                                                                                                | <p>The parapet wall on top of the building is comprised of stained cedar, which is a premium grade wood.</p>                                   | <p>Yes</p> |



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| <u>801.09.11.1.I – Awnings – All Districts</u><br>1. Only the following types of awnings may be used:<br><br>a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process<br>b. Highly detailed, ornate metal in dark colors<br>c. Glass awnings<br><br>2. Backlit awnings are prohibited.<br><br>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance. | The proposed building plans do not include any awnings.                                                                                                                                                                    | Not Applicable |
| <u>801.09.11.1.J – Balconies – All Districts</u><br>Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.                                                                                                                                                                                                                       | The proposed building includes balconies on all sides of the building, which would not extend over property lines and would be accessible. The balconies would be surrounded by either dark metal railing or glass panels. | Yes            |
| <u>801.09.11.1.K – Glass – All Districts</u><br>Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects                                      | The proposed glass would not be mirrored, reflective, or darkened.                                                                                                                                                         | Yes            |

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| <p><u>801.09.11.1.L – Door Systems – All Districts</u><br/>         Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.</p>                                                                                                                                                                                                                                                                                                                                                         | <p>The proposed entry doors would be glass.</p>                   | <p>Yes</p>               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Comments</b></p>                                            | <p><b>Compliance</b></p> |
| <p><b>Franchise Architecture</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |                          |
| <p><u>801.09.12.1 – All Districts</u><br/>         A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.<br/><br/>         B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application</p> | <p>The proposed building would not be franchise architecture.</p> | <p>Not Applicable.</p>   |



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| <b>Walkways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                         |                                          |
| <u>801.09.13.1 – Lake Street District</u><br>A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages.<br><br>B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.<br><br>C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench.<br><br>D. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street. | The proposed site plan includes a 12-foot sidewalk along Lake St and an 11-foot sidewalk along Barry Ave. There is a short segment along Lake Street where the sidewalk is reduced in width. City staff has requested the applicant revise the plans to include a full 12-foot sidewalk along both Lake St and Barry Ave. The proposed sidewalk meets the Lake Street design standards. | Yes, based on revisions by the applicant |
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| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                      |            |
| <u>801.09.14.1 – All Districts</u>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                      |            |
| A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.                                                               | The proposed landscape plan includes landscaped planters with seasonal plantings at the building entrance and along Lake Street and Barry Avenue.                    | Yes        |
| B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.                                                                                                                                                                                          | The proposed streetscaping along Lake Street includes planters with 10 crabapple trees. The trees would be planted 22 feet on center and would be 12 feet in height. |            |
| C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.                                                                                                                                                                                                       |                                                                                                                                                                      |            |
| D. Streetscaping shall include all of the following:<br>1. Boulevard species trees, with at least three (3) caliper inches.<br>2. Exposed aggregate sidewalks with brick accents<br>3. Street lights<br>4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs.<br>5. Flowers |                                                                                                                                                                      |            |
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| <p><u>801.09.14.2 – Lake Street District</u></p> <p>A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used.</p> <p>B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.</p> | <p>The proposed sidewalk along Lake Street meets the design guidelines for downtown.</p> <p>The proposed streetscaping along Lake Street includes planters with 10 crabapple trees. The trees would be planted 22 feet on center and would be 12 feet in height.</p> | <p>Yes</p> |
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| <b>Parking Lot Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                |
| <u>801.09.15.1 – All Districts</u><br>A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.                                                                                                                                                                                                                                                                                                                                               | The proposed parking lot is located to the rear of the building and site, and is not located adjacent to a street or public sidewalk. | Not Applicable |
| <b>Surface Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |                |
| <u>801.09.16.1 – All Districts</u><br>A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.<br><br>B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.<br><br>C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.<br><br>D. Front yard parking is prohibited.<br><br>E. There shall be no corner parking. | The proposed parking lot is located to the rear of the building, and is not located with the side or front yard.                      | Yes            |



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| <u>801.09.16.2 – All Districts – Bicycle Parking</u><br>Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.                                                                                                                                                                                                                                                                                                                                                                                                                | City staff has requested the applicant revise the plans to include bicycle parking.      | Yes, based on revisions by the applicant |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                          |                                          |
| <b>Parking Structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |                                          |
| <u>801.09.17.1 – All Districts</u><br>Parking structures shall meet the following standards, along with all other applicable building code standards:<br><br>A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.<br><br>B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.<br><br>C. Windows or openings shall be similar to those of surrounding buildings.<br><br>D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure. | This section is not applicable, as there is no parking ramp associated with the project. | Not Applicable                           |

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| <p><u>801.09.17.2 – Lake Street District</u></p> <p>A. If any part of a parking structure abuts Lake Street, that entire portion of the ground floor façade shall be occupied by at least eighty percent (80%) retail usage, extending to a depth of at least thirty (30) feet.</p> <p>B. The ground floor level of a parking structure shall not come within forty (40) feet of Lake Street.</p> <p>C. The top decks of parking structures visible from adjacent properties shall be designed with trellises and landscaping sufficient to screen at least fifty percent (50%) of the visible area.</p> | <p>This section is not applicable, as there is no parking ramp associated with the project.</p> | <p>Not Applicable</p> |
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| <b>Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                       |            |
| <u>801.09.18.1 – All Districts</u><br>A. Compatibility <ol style="list-style-type: none"> <li>Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.</li> <li>A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.</li> <li>When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.</li> <li>Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.</li> </ol> | The building includes two wall signs on the ground floor elevation of the building along Lake Street to identify the condominium entrance and the commercial tenants. | Yes        |
| <u>801.09.18.2 – Permitted Signs – Lake Street District</u><br>A. Only the following types of signs are permitted in the Lake Street District: <ol style="list-style-type: none"> <li>Awning, canopy or marquee signs</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The proposed signs are both wall signs.                                                                                                                               | Yes        |

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| 2. Wall signs<br>3. Monument or ground signs<br>4. Projecting signs<br>5. Window signs (small accent signs)<br>6. Roof signs if located on pitched-roof buildings, below<br>the peak of the roof |  |  |  |
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| <b>Parking Lot and Building Lighting</b>                                                                                                                                                                                                                 |                                                                                                                                                                                            |            |
| <u>801.09.19.1 – All Districts</u>                                                                                                                                                                                                                       |                                                                                                                                                                                            | Yes        |
| A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.                                                                                                                                       | The parking lot would be lit by four light poles along the west side of the parking lot. The proposed light poles would be 15 feet in height and would include downcast lighting fixtures. |            |
| B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.                                                                                                  |                                                                                                                                                                                            |            |
| C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. | The existing street lights along Lake Street and Barry Ave would be salvaged and reinstalled along the sidewalk.                                                                           |            |
| D. Light posts shall be of a dark color.                                                                                                                                                                                                                 | The proposed plans also include wall sconces on the first floor of the building along Lake Street and Barry Avenue.                                                                        |            |
| E. Lighting fixtures shall be compatible with the architecture of the building.                                                                                                                                                                          |                                                                                                                                                                                            |            |
| F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.                                                                   |                                                                                                                                                                                            |            |
| G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.                                                                                                                                                            |                                                                                                                                                                                            |            |

## **RESOLUTION NO. 07-2017**

### **RESOLUTION APPROVING PUD REZONING AND PUD CONCEPT PLAN OF DEVELOPMENT FOR NEW THREE-STORY MIXED-USE DEVELOPMENT AT 259, 269 AND 275 LAKE ST E AND 339 BARRY AVE S**

**WHEREAS**, Gatehouse Properties, Ltd., (the "Applicant") has submitted a development application (the "Application") to develop the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S (collectively, the "Property"), involving the demolition of the existing commercial buildings on the Property, and construction of a new three story mixed use building, comprising up to 15 residential dwelling units on the upper two levels, and office, residential, and/or retail uses on the street level of the building (the "Project"); and

**WHEREAS**, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, has held a public hearing on the Application, made findings of fact on each of the land use requests in the Application, and delivered a Report and Recommendation to the City Council, attached to this Resolution as Attachment A (the "PC Report");

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

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

B. Based on the foregoing, the following requests in the Application are **HEREBY APPROVED**, subject to the conditions listed in Section C of this Resolution:

1. PUD Concept Plan of Development for a three-story mixed-use building development, comprising up to 15 residential dwelling units on the upper two levels, and office, residential, and/or retail uses on the street level of the building. The following plans, submitted by the Applicant and included with the Application, constitute the Concept Plans of Development:
  - a. Conceptual Rendering dated December 19, 2016
  - b. Exterior Elevations dated February 9, 2017
  - c. Street Level Plan dated January 16, 2017
  - d. Street Level Floor Plan dated December 20, 2016



- e. Upper Level Plans dated December 19, 2016
- f. Setback Diagram and Section dated December 19, 2016
- g. Schematic Utility Plan dated December 16, 2016

- 2. Rezoning from C-4A to PUD/Planned Unit District for new mixed use development as defined in the PUD Concept Plan of Development, effective only upon approval of the PUD General Plan of Development and the adoption of a Zoning Ordinance Amendment therefor.

C. The approvals listed in Section B of this Resolution are subject to and conditioned upon the following:

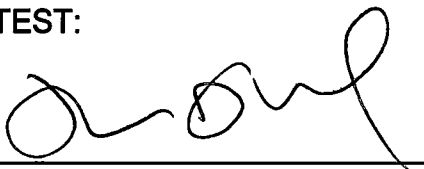
- 1. The Applicant must submit a development application for General Plan of Development within six (6) months of the date of this Resolution, or the approvals of the PUD Concept Plan and Rezoning in this Resolution shall expire. The street level of the building must contain a minimum of 3,000 square feet of retail, office, or service commercial uses. The remaining portion of the street level may contain up to two (2) residential dwelling units.
- 2. All expenses of the City of Wayzata related to the review and processing of the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 21<sup>st</sup> day of February, 2017.



Mayor Ken Willcox

ATTEST:



City Manager Jeffrey Dahl

**ACTION ON THIS RESOLUTION:**

Motion for adoption: Plechash

Seconded by: Tyacke

Voted in favor of: Koch, Plechash, Tyacke

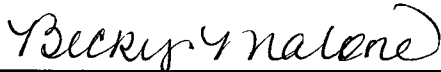
Voted against: McCarthy, Willcox

Abstained: None

Absent: None

Resolution: Adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 21, 2017.

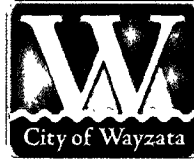


Becky Malone, Deputy City Clerk  
SEAL

Attachment A

Planning Commission Report and Recommendation, dated February 6, 2017





## WAYZATA PLANNING COMMISSION

February 6, 2017

### REPORT AND RECOMMENDATION OF APPROVAL OF PUD REZONING AND PUD CONCEPT PLAN OF DEVELOPMENT FOR NEW THREE STORY MIXED USE DEVELOPMENT AT 259, 269 AND 275 LAKE ST E AND 339 BARRY AVE S

---

#### **SUMMARY OF RECOMMENDATION**

1. **Approval** of Rezoning from C-4A to PUD/Planned Unit District for new mixed residential/office condominium development
  2. **Approval** of PUD Concept for new mixed residential/office condominium development
- 

#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 **Project.** The applicant, Gatehouse Properties, Ltd., (the "Applicant") has submitted a development application (the "Application") to develop the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S (collectively, the "Property"). The development involves the demolition of the existing commercial buildings on the Property, and construction of a three story mixed use building, consisting of ground level office and 17 residential condominiums (the "Project").
- 1.2 **Application Requests.** As part of the Application, the Applicant is requesting approval of the following land use requests:
  - A. **Rezoning from C-4A to PUD/Planned Unit Development:** The Property is currently zoned C-4A, and the Applicant is requesting a rezoning to PUD (the "Rezoning" or "Zoning Amendment").
  - B. **PUD Concept Plan of Development:** A rezoning to PUD requires both concept and general plan of development review. The applicant is requesting concept plan as part of the Application ("PUD Concept Plan").
- 1.3 **Property.** The address, property identification number and owners of the parcels

comprising the subject property (the "Property") are:

| Address       | PID               | Owner                          |
|---------------|-------------------|--------------------------------|
| 259 Lake St E | 06-117-22-23-0005 | Flagship Financial Group, Inc. |
| 259 Lake St E | 06-117-22-32-0006 | Theodore T Asao et al Trustees |
| 259 Lake St E | 06-117-22-32-0005 | Theodore T Asao et al Trustees |
| 259 Lake St E | 06-117-22-32-0004 | Theodore T Asao et al Trustees |

- 1.4 Land Use Designations. The Property falls within the following land use districts:

|                        |                                        |
|------------------------|----------------------------------------|
| Current zoning:        | C-4A/Limited Central Business District |
| Comp plan designation: | Central Business District              |

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on January 5, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on January 6, 2017. The required public hearing was held at the January 13, 2017 Planning Commission meeting.

## **Section 2. STANDARDS**

### **2.1 Zoning Ordinance Amendments / Rezoning.**

In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

### **2.2 Planned Unit Developments (PUDs).**

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
  2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
  3. More convenience in location and design of development and service facilities.
  4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
  5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
  6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
  7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
  8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also



shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.

2. Ownership. Applicant/s must own all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
  9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
  10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
  11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
  12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
  13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
  14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.
- C. Residential and Non-Residential PUD Standards. Sections 801.33.3 and 4 set forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential and non-residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as

are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.

D. PUD Procedure.

1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 801.33.5.B.
2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 801.33.5.C.

### Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendments / Rezoning. The proposed use associated with the Project (the "Proposed Use") would not have an adverse effect on surrounding properties or the community, and meets the standards for a zoning ordinance amendment:
  - A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan for the Central Business District (CBD), which call for a mix of commercial, office, and residential uses in the area; high quality development; design and architecture that compliments the area; ease of vehicular and pedestrian traffic; improvements to sidewalks, walkways and street furniture; enhanced street trees and landscaping elements; orderly transition between commercial/office areas of the CBD and adjacent residential neighborhoods; upper story housing with third floor setbacks; and redevelopment of property in need of redevelopment.
  - B. The Proposed Use is consistent with current and future land uses in the area.
  - C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance.
  - D. The Proposed Use would not adversely impact surrounding properties.
  - E. The Proposed Use would not negatively impact property values in the area.



- F. The existing transportation facilities can meet the traffic demand of the Proposed Use.
  - G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.
- 3.2 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance.
- A. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
  - B. The PUD meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
  - C. The PUD creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District.
- 3.3 PUD General Standards. The Application meets all of the PUD general standards listed in Section 801.33.2.A and in Section 2.2.B of this Report and Recommendation. The Application includes review of the Concept Plan of development. If the City Council approves the Concept Plan, the PUD would require subsequent review of the General Plans, which would be reviewed for compliance with the PUD general standards.
- 3.4 PUD Procedure. The Application contains the information and materials listed in Section 801.33.5.C.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the following land use requests in the Application:
- 1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development, effective only upon approval of the PUD General Plan of Development.
  - 2. PUD Concept of Development for a three story mixed use building which includes up to 15 residential dwelling units on the upper two levels, and office, residential, and/or retail uses on the street level of the building. The following plans, submitted by the Applicant and included with the Application, constitute the Concept Plans of Development:

- a. Conceptual Rendering dated December 19, 2016
- b. Street Level Plan dated December 19, 2016
- c. Street Level Floor Plan dated December 20, 2016
- d. Upper Level Plans dated December 19, 2016
- e. Setback Diagram and Section dated December 19, 2016
- f. Schematic Utility Plan dated December 16, 2016

4.2 Recommended Conditions of Approval. The Planning Commission recommends the above approvals be conditioned upon the following:

- 1. The Applicant must submit a development application for General Plan of Development within six months of the City Council approval of the Concept Plans, or the PUD Concept Plan and Rezoning expires.
- 2. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

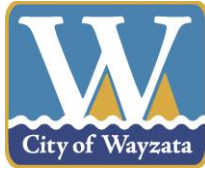
Adopted by the Wayzata Planning Commission this 6<sup>th</sup> day of February, 2017.

Voting In Favor: Buchanan, Flannigan, Gonzalez, Gruber, Iverson

Voting Against: None

Abstaining: None

Absent: Murray, Young



**Staff Report  
Wayzata Planning Commission  
August 21, 2017**

**Project Name:** Boatworks Parking  
**Applicant:** Gatehouse Properties, Ltd. And Boatworks II, LLC  
**Addresses of Request:** 259 Lake St E and 294 Grove La E  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**“60 Day” Deadline:** September 17, 2017

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**Development Application**

Introduction

The applicant, Gatehouse Properties, Ltd. and Boatworks II, LLC, and the property owners, Flagship Financial Group, Inc. and Boatworks II, LLC, have submitted a development application to amend the existing conditional use permit for shared parking facilities between 259 Lake St E and 294 Grove La E.

Property Information

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

| Address        | PID               | Owner                          |
|----------------|-------------------|--------------------------------|
| 259 Lake St E  | 06-117-22-23-0005 | Flagship Financial Group, Inc. |
| 294 Grove La E | 06-117-22-32-0023 | Boatworks II, LLC              |

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

|                        | 294 Grove La E                 | 259 Lake St E                                              |
|------------------------|--------------------------------|------------------------------------------------------------|
| Current zoning:        | C-4B/Central Business District | PUD/Planned Unit Development                               |
| Comp Plan designation: | Central Business District      | Central Business District                                  |
| Overlay districts:     | S/Shoreland Overlay District   | S/Shoreland Overlay District<br>W/Wetland Overlay District |



### Project Location

The property is located near the Lake St E and Barry Ave S intersection:

*Map 1: Project Location*



### Application Requests

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

- A. Conditional Use Permit: Off-street parking facilities provided on a site elsewhere than the principal use requires a conditional use permit (CUP) by Section 801.20.8.A of the zoning ordinance. The applicant has applied to amend the CUP that was approved for off-street parking facilities in 1997.

### Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on August 10, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 11, 2017.

### **Background Information**

In 1997, the City granted a conditional use permit for off-site parking for the Boatworks property (294 Grove La E) to be located on the Lake Street property (259 Lake St E), since the Boatworks property does not have enough on-site parking for the uses that occupy the building. The CUP approval was to “allow reduced number of required parking

spaces, off-site parking spaces on [259 Lake St E] site and for joint facilities use.” The City granted the CUP to allow the use of the Lake Street property to be used for valet and employee parking for the restaurant within the Boatworks building.

A condition of the CUP approval stated that, “the [259 Lake St E] property shall not be considered as part of a future redevelopment area unless said redevelopment includes a parking ramp that allocates at least 72 parking spaces for use by the Boat Works site.” In 2002, the City Council approved an amendment to the approvals for the Boatworks property which resulted in the increasing the number of parking stalls on 259 Lake St E from 72 stalls to 85 stalls.

The applicants and property owners have applied to amend the existing conditional use permit due to the proposed redevelopment of the 259 Lake St E property for the Wayzata Blu project.

### **Proposed Changes to Shared Parking Facilities**

As part of the Wayzata Blu development application, the Gatehouse Properties is proposing to construct a defined parking lot on the back of the 259 Lake St E property which would include a total of 85 parking stalls. The proposed parking lot layout includes a single drive aisle with 57 standard head-in parking stalls. In addition there are 28 tandem parking stalls that could be utilized by valet parking services, for a total of 85 parking spaces to comply with the existing Boatworks conditional use permit.

### **Applicable Code Provisions for Review**

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Off-Street Parking Facilities Provided on a Site Elsewhere than the Principal Use: Section 801.20.8.A states that when parking is provided on a site other than the lot or tract upon which a principal use is located, said parking area shall be in the ownership of and remain in the possession of the owner of the principal use for which it is designated. No authorization for separate parking facilities shall be given until such time as the City Council is reasonably certain that the ownership and use of the parking area will continue and that the site will be well maintained. Off-site parking facilities may only be allowed by conditional use permit and shall be subject to the following conditions:

1. Ordinance Compliance. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.
2. Access. Reasonable improved access from off-street parking facilities to the use being serviced shall be provided.
3. Proximity to Multiple Residence. Off-site parking for multiple family dwellings shall not be located more than one hundred (100) feet from any normally used entrance of the principal use serviced.
4. Proximity for Non-Residential Uses. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the main entrance of the principal use being served. No more than one (1) main entrance shall be recognized for each principal building.

### **Action Steps**

After considering the items outlined in this report, the Planning Commission should direct staff to prepare a *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 Narrative  
1997 Conditional Use Permit



**Letter of Understanding regarding the Parking Easement Agreement dated July 9, 2004,  
Attached as Exhibit "A".**

Gatehouse Properties Ltd ( GP) is in the process of applying to the City of Wayzata for entitlements (approvals) for the construction of a 18 unit Condominium building on the parcel of land known as 259 East Lake Street , Wayzata. Said parcel of land is encumbered with an 85 space parking easement, in favor of Boatworks II, LLC (BW).

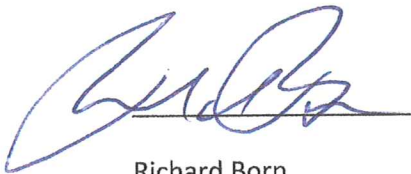
BW agrees to allow the 85 spaces to be in the configuration as shown on the attached Development Site Plan "C-1".

Upon the anticipated purchase of the property at 259 East Lake Street, GP agrees to, at it expense, pay for the resurfacing, Lighting, Landscaping and any other improvements required by the development approval conditions as it relates to the space that will be covered by the parking easement area.

The future Cost Reimbursement items as outlined in paragraph "c.", page 3 of the attached Exhibit "A" will be paid for in the following manner:

GP (or assigns) 100%, BW 0%. This is based on 9 spaces of the 85 may be used during the hours of 6Am to 6pm by the Tennants of the proposed Wayzata Blu Condominium.

BW agrees to sign the City of Wayzata Development Application for the Conditional Use Permit, a requirement of the City of Wayzata. All expenses associated with the application shall be paid by GP.



Richard Born

Boatworks II

7/10/2017

Date



David Carlson

Gatehouse Properties LTD

7/10/17

Date

**CITY OF WAYZATA  
HENNEPIN COUNTY, MINNESOTA**

**PLANNED UNIT DEVELOPMENT/CONDITIONAL USE PERMIT**

1. Permit. Subject to the terms and conditions set forth herein, the City of Wayzata ("City") hereby grants the following to Boatworks Development Company, Inc., a Minnesota corporation ("Applicant") for:

- a. Planned Unit Development/Conditional Use Permit (PUD/CUP) for the Minnetonka Boatworks and City marina and beach area including Concept Plan and General Plan of Development approval.
- b. CUP for Marina and Restaurant uses.
- c. Shoreland Impact Plan/Conditional Use Permit for impervious surface coverage.
- d. Shoreland Impact Plan/Conditional Use Permit/Variance for the beach bathhouse and deck setbacks.
- e. Floodplain Conditional Use Permit for filing/removal within the floodplain.
- f. CUP to allow reduced number of required parking spaces, off-site parking spaces on Shaver/McCarthy site and for joint facilities use.
- g. Deviations as allowed by the PUD/CUP process from the parking lot design standards, including setback of 10 feet from property lines, parking ingress and egress on Grove Lane right-of-way, and eighteen foot parking stalls on interior parking lot.

2. Property. The permit is for the following described property ("Property") located in the City of Wayzata, Hennepin County, Minnesota:

See "Exhibit A-1" attached, except that the restaurant itself shall only be located on Parcel 1 ("Boat Works Site"), located at 294 East Grove Lane, Wayzata, Minnesota as outlined on attached Exhibit A-1.

3. Conditions. The permit is issued subject to the following conditions:

- A. The project ("Project") shall be constructed and operated according Exhibit B-1 attached hereto and in accordance with the Developme

Agreement of even date herewith between Applicant and the City ("Development Agreement"). The restaurant located on the Boat Works Site shall be a full service restaurant with a total square footage not to exceed 6,300 SF. Such restaurant may open no earlier than 5:00 a.m., but may not serve beer, wine or liquor before 9:00 a.m. Such restaurant shall close no later than:

|                            |            |
|----------------------------|------------|
| Except holidays, Monday    | 11:00 p.m. |
| Except holidays, Tuesday   | 11:00 p.m. |
| Except holidays, Wednesday | 11:00 p.m. |
| Except holidays, Thursday  | 11:00 p.m. |
| Friday                     | 1:00 a.m.  |
| Saturday                   | 1:00 a.m.  |
| Sunday                     | Midnight   |
| On holidays                | Midnight   |

Notwithstanding the restaurant closing hours stated above, restaurant users arriving by boat shall only be allowed to dock at the dock up until one hour before restaurant closing time. Thereafter no additional boats shall be allowed to dock. Boats which have docked in accordance with this limitation may remain until the restaurant closing hour.

- B. The restaurant may serve wine, beer or liquor according to City licenses when and if applied for and issued by the City in accordance with applicable City and State regulations. Any bar area shall be limited to 18 seats. It is anticipated that the selected restaurant operator will be applying for a liquor license.
- C. The City and Applicant agree to enter into a permanent joint cross easement for joint use of parking and pedestrian access over all parking areas, sidewalks and trails on the Property and City Park properties as shown in Exhibit C-1 except those spaces shown on Exhibit D-1 shall be dedicated for beach/marina use only. In addition, City and Applicant shall enter into a pedestrian easement along the lake shore from the beach area to the Depot property. In consideration of the City granting said easement, Applicant agrees to construct a new bath house as shown in Exhibit E-1, construct a new storm water detention pond, regrade and repave the parking and road areas, repair the lawn sprinkler system, and replace or relocate landscaping all as shown on Exhibit B-1. Said easements shall be recorded against and run with the land and be drafted by the City Attorney. The parties agree that if Applicant defaults under the Development Agreement for the Project or the terms of this Permit, and fails to cure said default within an applicable cure period, then Applicant's rights under the easements shall terminate, although the City's



easement rights over Applicant's property shall remain. The easements are attached as Exhibits F-1 and G-1.

- D. The two portions of the Property described respectively, on attached Exhibit A-1, as the "Boat Works Site" and the "Shaver & McCarthy Site" shall be considered for the purposes of this PUD/CUP Permit, as integrated property such that there may be no change in ownership or use of either site without the adoption of a new conditional use permit, or such other necessary City requirements or necessary approval from the City Council. The two sites are integrated in that the Shaver & McCarthy Site provides overflow and employee parking for the restaurant use on the Boat Works Site. The Shaver & McCarthy Site shall not be considered as part of a future redevelopment area unless said redevelopment includes a parking ramp that allocates at least 72 parking spaces for use by the Boat Works site. Applicant agrees to participate in any redevelopment efforts relating to the properties north of Lake Street and west of Barry Avenue. Applicant also acknowledges that if the redevelopment plans include a public parking ramp, Applicant's cost participation will take into consideration the inclusion of the required 72 parking spaces needed for the Project and/or parking required for the expanded restaurant option. Applicant agrees that the Property shall not be put to a more intensive use (including expansion of the restaurant) without addressing the parking shortage to the satisfaction of the City.
- E. Should the City find that a parking problem exists subsequent to the completion of the Project, the City has the right to require the Applicant to install at Applicant's expense all or a portion of the "proof of parking" stalls as shown on Exhibit H-1. Applicant understands that the westerly portion of Grove Lane is now a one-way street, and that it is the City's intention to maintain the one-way arrangement up to the point of the proposed new cul-de-sac as shown in Exhibit B-1. Applicant agrees to reconstruct Grove Lane as shown on Exhibit B-1, in compliance with construction standards provided by the City, at Applicant's sole expense.
- F. Permanent dockage shall continue to be subject to and licensed under Lake Minnetonka Conservation District standards and procedures, and the standards and procedures of other government units with jurisdiction, if any, and none of the obligations or the parties hereto shall be conditional upon such licensing or regulation. Applicant shall at all times remain in compliance with the requirements of the Lake Minnetonka Conservation District and the standards and procedures of other government units with jurisdiction, if any.
- G. No more than 25 "transient" boats shall be parked in slips at the Property at one time. "Transient boat parking" shall be designated within the

"dock use area" which area shall be shown on the final plans. All other permitted boat slips shall be available only for the seasonal use of a single specified user for each such slip. No restaurant transient parking shall be permitted on either side of the most westerly dock located on the Property.

- H. There shall be no boats stored on the Shaver & McCarthy Site, with the exception of the temporary location of boats from the Boat Display/Public Gathering Area of the Boat Works Building during special events held during non-peak times (evenings and week-ends).
- I. Proper permits shall be obtained for movement of all oversized boats on the public roads.
- J. No loud music or other noxious noise shall be allowed to emanate from the Property at any time. Between 10:00 p.m. and 7:00 a.m. Minnesota Pollution Control Agency (MPCA) Noise Pollution Control standards and/or applicable City Ordinances shall limit noise from the restaurant on the Boat Works Site, or other locations on the Property, as measured in accordance with the applicable standard or ordinance. Noise shall be measured by the MPCA at the request of the City, but at no expense to the City. If the MPCA declines to provide such measurements at no cost to the City, the City may employ, at Applicant's cost, an agency or individual to make such measurements, but no more often than three times in any calendar year. In the event any noise measurements evidence a violation of MPCA standards, Applicant shall erect suitable improvements on the perimeter of the Property to avoid future violations, or reduce or eliminate the noise generating activity.
- K. To further control noise emanating from the Property, Applicant shall have one employee with security authority assigned to monitor activity on the Property, including, but not limited to, boat noise, marina activity and parking lot activity.
- L. The most westerly dock shall have no boat parking, transient or otherwise on its westerly side. City shall have the right to attach the Wayzata Beach buoys to the lake end of such westerly dock to keep boats away from the Wayzata Beach.
- M. Applicant shall clean up the Property and properly dispose of litter generated by Applicant's use of the Property, whether such litter is located on the Property, off the Property or on Lake Minnetonka so as to keep the area neat and clean. Applicant shall not permit a nuisance to exist at the site.

- N. Applicant agrees that this PUD/CUP limits the restaurant on the Boat Works Site to a total of 6,300 SF. The reserved space of 3,000 SF (which is not included in the 6,300 SF) can only be converted to restaurant space upon the action of the City Council as an amendment to this PUD/CUP. The City acknowledges that it may, but is not obligated to give consideration to such conversion when and if a parking ramp is constructed on the north side of Lake Street west of Barry Ave. Applicant may leave this space vacant or convert it to office/retail use upon meeting applicable City Code Requirements.
- O. Applicant agrees to limit the seating area where food service is available on the public deck area (south side of the east wing) to no more than one-half of the deck area and limit any food service to after 5:30 p.m. on week days and 10:00 a.m. on week ends.
- P. The PUD/CUP for Marina and Restaurant uses is issued specifically for the Project and for no other project. Any material change, in the sole opinion of the City, in the use or structure of the Property from that described on Exhibit B-1 shall obligate Applicant, or its successor in title, to apply for and obtain an amendment to the Conditional Use Permit.
- Q. The CUP shall be subject to amendment or cancellation by the City if Applicant fails to comply with any conditions set forth herein or fails to complete or maintain the Improvements as provided in Exhibit B-1 or fails to comply with the terms of the Development Agreement for the Project.
- R. It is specifically agreed that the Property and all improvements on the Property shall be constructed, maintained and operated in compliance with all laws, ordinances, regulations and specifications of City, Hennepin County, the State of Minnesota, and the United States of America, which compliance shall be determined by the City Manager, City Building Inspector, City Engineer and/or City Attorney, as applicable.
- S. The City staff shall approve the final plans and specifications for building, drainage, curb and gutters, parking lot and landscape.
- T. The Applicant shall obtain any required approvals of the Minnesota Department of Natural Resources, Minnehaha Creek Watershed District, and other relevant governmental agencies, if any, to the Project.
- U. The Applicant shall perform all of its obligations hereunder.
- V. The Applicant shall redesign and construct the pedestrian connection to the Depot property by moving the access closer to the shoreline (than as proposed to the Council at its October 15, 1996 meeting). Said plans



shall be submitted to City staff for approval. The cost responsibility of Applicant for construction costs associated with the Depot property shall be limited to an amount reasonably necessary to complete said work.

- W. The area between the upper lagoon and the west edge of the parking lot retained as a pedestrian access along the entire length of the parking lot with a connection to the path near the proposed beach boathouse. The path shall be surfaced with a permeable, hard surface material such as aggregate and adequate tree protection shall be provided.
- X. The bike path shall be removed from the landscaped area north of the Boat Works Site building to provide additional width to the sidewalk directly adjacent to the front of said building.
- Y. Applicant shall design the primary pedestrian/bike access adjacent to the Boat Works Site building with appropriate lighting and landscaping as a promenade that emphasizes this as the primary access to the beach. Said plans shall be submitted to City staff for approval.
- Z. The nine parking spaces facing south adjacent to the storm water pond (as shown in the site plan submitted to the City Council at its October 15, 1996 meeting) shall be removed from the site plan. These nine stalls shall be replaced on the site in accordance with attached Exhibit I-1. Plans for said parking changes shall be submitted to City staff for approval.
- AA. Landscaping shall be provided along the Lake Street edge of the Shaver & McCarthy Site. Landscape materials and design shall be consistent with the Lake Street streetscape and subject to the review and approval of the City Forester and City Engineer.
- BB. Valet parking shall be available for the restaurant patrons during all hours of operation. All valet parking shall be done at the Shaver & McCarthy Site.
- CC. Restaurant employees and managers shall be required to park in the Shaver & McCarthy Site lot at all times.
- DD. Fifty-seven parking spaces shall be designated as "beach/marina use only" on weekdays from 8:00 a.m. to 5:00 p.m., and an additional 32 parking space designated as "beach/marina use only" on the weekends, all as shown on attached Exhibit J-1. At least ten of the west parking spaces adjacent to the beach shall be signed as "beach/marina use only" all year, 24 hours per day. The responsibility for policing said stalls shall be that of the Applicant.

- EE. Chemicals, including but not limited to gasoline, oil, grease, paint and solvents, shall be properly stored and disposed of in accord with Minnesota PCA laws, rules and regulations.
- FF. Applicant shall allow public access through the common area of the building located on the Boat Works Site for access to Lake Minnetonka and to the public portion of the second floor deck on the south side of the east wing for general seating and viewing of Lake Minnetonka during normal business hours.
- GG. Both parties acknowledge that at the time of execution of this Agreement the necessary easements from Burlington Northern Railroad have not been obtained. Boatworks Development Company agrees to continue to negotiate in good faith with the railroad to obtain the necessary easements over the approximately eight foot wide strip of land owned by the railroad. If as of September 1, 1997, such negotiations are unsuccessful, the City agrees to allow the construction of Alternative Parking Plan B, as shown in Exhibit K-1, on the condition that item #A of the Planned Unit Development/Conditional Use Permit be modified to change the maximum size of the restaurant to 5,000 SF, and the office square footage of the east wing to no more than 9,700 SF.

4. Default by Applicant. Failure of Applicant to adhere to and abide by the obligations herein shall be a default. In the event of such default City shall have such following specific remedies as are applicable under the circumstances:

- A. City may exercise all of its rights and remedies previously described herein, including amendment or cancellation of this Conditional User Permit; and/or
- B. City, its officers, employees or authorized agents may enter upon said Property and correct the default or such part or parts hereof as shall be correctable all at the expense of Applicant, which shall be reimbursed to the City immediately upon request, including reasonable attorneys' fees; and/or
- C. City may restrain by injunction or other appropriate legal process a threatened default or may seek similar redress to compel correction of any existing default by the defaulting party, with Applicant reimbursing the City for all enforcement costs, including reasonable attorneys' fees.
- D. City may seek any other judicial relief as may be available and appropriate.

5. Default by City. Failure of City to adhere to and abide by its obligations herein shall be a default. In such case Applicant may enforce the terms and conditions of this Conditional Use Permit by any relief or proceeding, either in law or equity, available to it, or, at its election, not proceed with the Project or the Improvements.

6. Reliance. Each party has carefully reviewed the terms and conditions and each agrees that such terms and conditions are reasonable. It is the present intention of the City Council not to alter or amend the land use rights provided to Applicant herein, other than through the remedy provisions of this Agreement, and the City Council further acknowledges and agrees that it will not treat these negotiated land use rights in an arbitrary or capricious fashion.

7. Severability. In the event any one or more terms of this Conditional Use Permit shall be held to be void or unenforceable by any court of competent jurisdiction for any reason such clauses or paragraphs shall be deemed null and void so long as the effect thereof is not substantially to alter the terms of this Agreement and the respective rights of the parties to the consideration herein provided, and all other provisions of this Conditional Use Permit shall remain valid and in full force and effect.

8. Waiver. Any waiver by one party of a breach of this Agreement by the other party shall not be deemed to be a waiver of any subsequent breach nor any estoppel to enforce its rights for subsequent breach.

9. Recordation. This PUD/CUP must be recorded by Applicant, at Applicant's cost with a recorded copy provided to the City. This permit shall run with the land, until terminated, and shall be binding upon subsequent owners of Property.

10. Governing Law. This PUD/CUP shall be governed by and construed according to the laws of the State of Minnesota; and it shall be binding upon and inure to the benefit of the administrators, executors, heirs, assigns and successors of the respective parties hereto.

[NEXT PAGE IS SIGNATURE PAGE]



Date this 26<sup>th</sup> day of March, 1997.

CITY OF WAYZATA

By Bob Ambrose  
Bob Ambrose, Mayor Pro Tem

By Allan Orsen  
Allan Orsen, City Manager

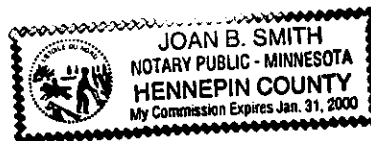
STATE OF MINNESOTA

COUNTY OF Hennepin } ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 1997 by ~~Barry Petit, Mayor~~, and by Allan Orsen, City Manager of the City of Wayzata, a Minnesota municipal corporation, on behalf of the corporation.

Bob Ambrose, Mayor Pro Tem

Joan B. Smith  
Notary Public



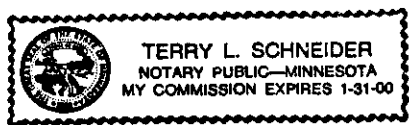
Date this 22nd day of January, 1997.

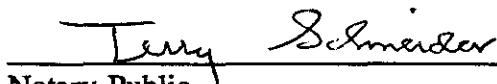
BOATWORKS DEVELOPMENT COMPANY,  
INC.

By   
Richard Born, its President

STATE OF MINNESOTA }  
COUNTY OF Hennepin } ss.

The foregoing instrument was acknowledged before me this 22nd day of January, 1997, by Richard Born the President of Boatworks Development Company, a Minnesota corporation, on behalf of the corporation.



  
Notary Public

This instrument drafted by:

Paul E. Kaminski  
BEST & FLANAGAN  
Professional Limited Liability Partnership  
4000 First Bank Place  
601 Second Avenue South  
Minneapolis, MN 55402-4331

**CERTIFICATION**

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

} ss.

I hereby certify that the foregoing PUD/CUP is a true and correct copy of the permit presented to and adopted by the City Council of the City of Wayzata at a duly authorized meeting thereof held on the 25<sup>th</sup> day of March, 1997, as shown by the minutes of said meeting in my possession.

  
\_\_\_\_\_  
City Clerk



## EXHIBIT LIST \*

- Exhibit A-1 - Property Legal Description
- Exhibit B-1 - Project Requirements
- Exhibit C-1 - Parking/Pedestrian/Trail Easement Area
- Exhibit D-1 - Parking Area Dedicated for Beach/Marina
- Exhibit E-1 - Bath House Plans
- Exhibit F-1 - Easement for Parking/Pedestrian/Trail
- Exhibit G-1 - Easement for Lake Boardwalk
- Exhibit H-1 - Additional Parking Area
- Exhibit I-1 - Parking Area for Nine Replacement Stalls
- Exhibit J-1 - Parking Plan for Beach/Marina
- Exhibit K-1 - Alternative Plan B

\*See Development Agreement