

WAYZATA CITY COUNCIL MEETING AGENDA
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, October 3, 2017

WORKSHOP TOPICS FOR DISCUSSION:

1. On Site Summit Park Cemetery Expansion Tour-meet at Cemetery, 500 Wayzata Blvd W, Wayzata MN (5:00 p.m.)
- 5:30 p.m. Dinner Available for Wayzata City Council - Conference Room
2. Discussion of Potential Regulations Pertaining to Vacation Rentals (6:00 p.m. or immediately following)
3. Strategic Plan Update (6:30 p.m. or immediately following)

7:00 PM - CITY COUNCIL MEETING

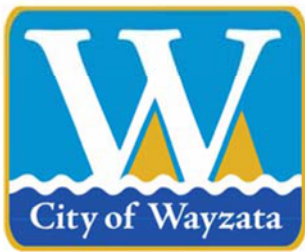
ITEM	DESCRIPTION	PRESENTER	DK	ST	KW	JM	AP	VOTE	PAGE #
1	Call to Order								
2	Pledge of Allegiance								
3	Roll Call								
4	Approve Agenda								
5	Public Forum - 15 Minutes (3 min/person)								
a.	Wayzata School District 284 Presentation on School District Referendum Ballot Questions for the November 7, 2017 Election	Chace Anderson							3
6	New Agenda Items (3 min/councilmember) - 1. Councilmember suggest item to add; 2. Must be seconded by another Councilmember; 3. Determine staff resources, scheduling & timeframe; 4. Discuss & vote to add to future agenda								
a.									
7	Consent Agenda								6
a.	Approval of City Council Regular Meeting Minutes of September 19, 2017								
b.	Approval of Check Register								
c.	Approval of Municipal Licenses								
d.	Approval of Second Reading of Ordinance 774 Amending Chapter 301 of the Wayzata City Code (Traffic Regulations)								
e.	Approval of Resolution No. 43-2017 Authorizing Execution of the MnDOT Community Roadside Landscape Partnership Program Landscape Agreement at the West Bound Loop from TH 12 to Wayzata Boulevard								
f.	Approval of Second Reading of Ordinance 775 Vacating Certain City Right of Way Adjacent to 339 Barry Ave S								
g.	Approval of Kiosk Signs at the Promenade								
h.	Accept Lynn Gruber's Resignation from the Planning Commission								
i.	Building Activity Report								
8	Public Hearing								
a.	PUBLIC HEARING AND CONSIDER APPROVAL of Resolution No. 44-2017 Vacating Drainage and Utility Easements at 143 and 151 Westwood La S	Thomson							60
9	New Business								
a.	Consider Approval of Resolution No. 37-2017 Approving Residential Subdivision at 236 Central Ave S and 1101 Lasalle St	Thomson							65
b.	Consider Approval of Resolution No. 45-2017 in Support of Naming U.S. Highway 12 in Wayzata in Honor of Wayzata Police Officer Bill Mathews	Dahl							71
c.	Consider Approval of Resolution No. 42-2017 Approving the Preliminary Plat Subdivision at 1411 Holdridge Terrace	Thomson							74
10	City Manager's Report and Discussion Items								
11	Public Forum (as necessary)								
12	Adjournment								

Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:

City Council - October 17 & Wednesday, November 1, 2017
Planning Commission - October 16 & 30, 2017



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 5a
TITLE: Wayzata School District 284 Presentation on School District Referendum Ballot Questions for the November 7, 2017 Election	
PROPOSED MOTION: N/A	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

See the attached information sheet as prepared by Wayzata Public Schools.

BACKGROUND:

The Wayzata Public School District will have three referendum questions on the ballot for this year's election. Chace Anderson, Superintendent, will be in attendance to present a summary of the referendum questions with a brief video.

ATTACHMENTS:

1. 2017 Referendum Information Sheet from Wayzata Public Schools



Maintaining Excellence as We Grow

On November 7, Wayzata School District residents will vote on whether to increase funding to support students, staff and schools.

For nearly a year, community-based enrollment growth and finance advisory groups have been working with district staff to analyze what students, staff and the schools need to maintain an excellent educational experience.

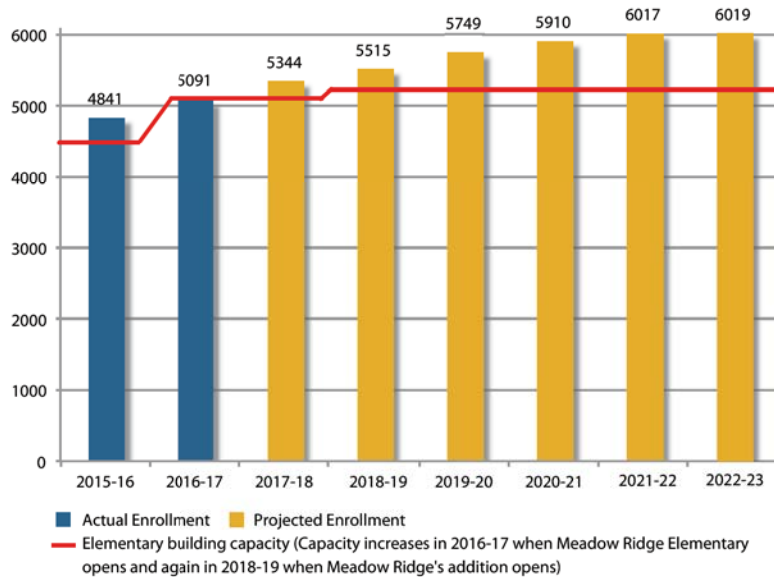
In response to the research, the School Board voted unanimously to put three school funding requests on the November 7, 2017 ballot:

Question 1: Renew and increase the operating levy to maintain educational programs and services

Question 2: Approve bond funding for the district's growth and facilities needs

Question 3: Renew the technology levy to support teaching and learning

Elementary Enrollment vs Building Capacity



Elementary enrollment already exceeds building capacity and is projected to continue growing.

Community Residents Reveal Strong Support for Wayzata Public Schools



94% rate the **quality** of Wayzata Public Schools as **excellent or good**.



90% agree that they receive a **good value** for their investment in the Wayzata Public Schools.



92% believe the high quality of Wayzata Public Schools **increases home values** for residents.

* Results from a May 2017 random sample community phone survey conducted by an independent research firm.

DID YOU KNOW?

Demand for our schools has never been greater.

- If current housing trends continue, Wayzata Public Schools can expect approximately 1,000 new students K-12 by 2019.
- New housing developments are going up 2-3 times more rapidly than developers had projected in the north, and there is continued growth in the southern part of the district as older homes turn over to young families.
- The Growth Task Force recommends a new elementary school be built immediately.
- While there are elementary-level capacity issues, there should be adequate space at the middle schools and high school for several years due to the recent expansion of Wayzata High School and moving early childhood programs out of Central Middle School to make space for middle school students.
- Additional facilities needs include traffic safety issues at several schools, cafeteria

space concerns at Central Middle School, outdated elementary media centers and performing arts space issues at East and West Middle Schools.

Funding is not keeping pace.

- State education funding has not kept up with inflation, nor with increasing educational costs and needs.
- Inadequate funding is putting increased pressure on the district's operating budget, which funds teachers, classrooms and other school operating costs.
- Wayzata Public Schools has cut \$16 million in the past eight years. The district has done its best to keep cuts away from the classroom, but that becomes increasingly difficult.
- Wayzata Public Schools relies on a dedicated source of funding to maintain a technology-rich learning environment in our schools.

BALLOT QUESTIONS

Question 1: Renew and increase the operating levy to maintain class sizes, provide students with needed support services, manage growing enrollment and stabilize the district budget.

Question 2: Approve bond funding to address the district's growth and facilities needs for:

- **Capacity:** Build a new elementary school and enlarge the school cafeteria and food service areas at Central Middle School, the largest of the three middle schools.
- **Safety:** Improve traffic flow and pedestrian safety at district elementary schools and Central Middle School.
- **Academics:** Renovate elementary and middle school media centers to create more flexible learning spaces and provide technology infrastructure; improve performing arts space at East and West Middle Schools.

Question 3: Renew the technology levy to help maintain technology for students and staff to provide a personalized education and access to real-time educational resources.

IF THIS FUNDING IS NOT APPROVED BY VOTERS

- The district would face annual budget cuts of \$1 million or more, impacting staff and programs districtwide.
- Elementary class sizes would increase and all elementary schools would become crowded.
- Schools would face cuts to student support services, such as social workers, guidance counselors, health services and other social/emotional/learning needs.
- We would be unable to replace aging classroom technology equipment and student devices as needed, impacting our ability to support personalized education and access to real-time educational resources for students.
- Traffic safety issues would remain at several schools.
- Updates to elementary and middle school academic spaces would not occur.

TAX IMPACT

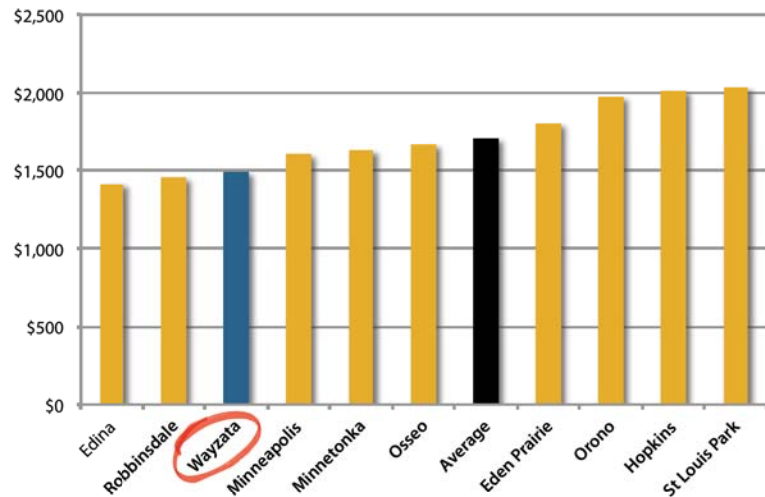
If all three requests are approved by voters, the tax impact on an average homeowner (\$350,000 home) would be **less than \$15 per month**.

Request	Amount	Monthly Tax Impact*
Q1: Operating levy - renew and increase	\$5.5 million per year	\$13.50
Q2: Bond funds	\$70 million (Capacity: \$47.8M; Safety: \$6.6M; Academics: \$15.6M)	\$6.75
Q3: Technology levy - renew	\$4 million per year	\$0
<i>Decrease in other levies if all three funding requests pass</i>		-\$5.75
Total Net Tax Impact*		\$14.50

*Estimated tax impacts are based on district's \$350,000 average value home.

Operating Levy Comparison

Locally approved per-student funding, 2017-18



Wayzata's operating levy is lower than most neighboring districts and \$500 less per student than the amount allowed by state law. The last time the district asked residents to increase the operating levy was more than a decade ago.

VOTING INFORMATION

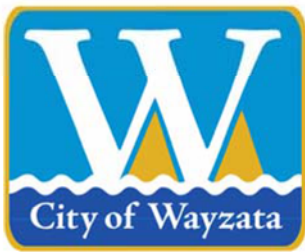
Polls will be open 7 a.m. to 8 p.m. on November 7. Absentee ballots will also be available starting late September. Visit <http://pollfinder.sos.state.mn.us> for your specific polling location or call 763-745-5070 with any voting questions.

LEARN MORE

Visit www.wayzata.k12.mn.us/referendum
Email referendum@wayzata.k12.mn.us
Call 763-745-5050



Excellence. For Each and Every Student.



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7a
TITLE: Approval of City Council Regular Meeting Minutes of September 19, 2017	
PROPOSED MOTION: To Approve the City Council Regular Meeting Minutes of September 19, 2017	
PREPARED BY: Becky Malone, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached draft minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. Draft City Council Meeting Minutes of September 19, 2017

WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
September 19, 2017

AGENDA ITEM 1. Call to Order.

Mayor Willcox called the meeting to order at 7:00 p.m.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Moment of Silence in Memory of Police Officer Bill Mathews.

Mayor Willcox requested a moment of silence in memory of Officer Bill Mathews. In an effort to help Officer Mathew's family, a memorial fund has been set up at Wells Fargo Bank. He expressed appreciation for the way the community came together during this tragic event and read some of the messages he received from other cities.

AGENDA ITEM 4. Roll Call.

Council Members present: Koch, McCarthy, Plechash and Tyacke. Also present: City Manager Dahl, City Engineer Kelly, Director of Planning and Building Thomson, and City Attorney Schelzel.

AGENDA ITEM 5. Approve Agenda.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke, to approve the amended agenda. There was no further discussion. The motion carried 5/0.

AGENDA ITEM 6. Public Forum.

a. Wayzata High School Football Presentation

Mayor Willcox introduced Coach Lambert Brown with the Wayzata High School Football Team. Coach Brown introduced team captains: Matthew Otto, Cody Beaulieu, and Michael Dugan. They reported on their role in the community and how they prepared for the upcoming season.

Mayor Willcox thanked them for representing Wayzata well.

b. Comprehensive Plan Update

Juliana Panetta, Future iQ, provided an update on the Comprehensive Plan process. She reported the project is progressing on track, they have received about 100 Think Tank nominations and 40 confirmed RSVPs, and have had 98 responses to the community survey.

David Beurle, CEO of Future iQ, announced the Think Tank workshop, which provides an opportunity for the community to think deeply about the future, will take place on September 25 and 26 from 6:00 p.m. to 9:00 p.m. They anticipate having 50 to 70 people in attendance. He explained that it is a two-night commitment and highlighted what would be covered each night. They hope to have 300 to 400 responses to the community survey by November. They pulled two issues reported in the community survey for illustration purposes. They are seeing that traffic congestion is a key issue that has a negative impact on the community and one the community perceives they are not prepared for. The second issue reported is that Wayzata has a reputation as a premier suburb of the Twin Cities and this is seen as having a positive impact that the community feels we are well prepared for.

Ms. Panetta stated the survey can be found at www.Wayzata.org/wayzata2040.

Mayor Willcox explained this process is to get everyone thinking about the Comprehensive Plan that the City will be working on in 2018.

c. Presentation of Wayzata Chamber of Commerce Exceptional Service Award to Lunds and Byerlys

Becky Pierson, Greater Wayzata Area Chamber of Commerce, and Mayor Willcox presented Wayzata Chamber's Exceptional Service Award to Rick Repasky from Lunds and Byerlys. Ms. Pierson highlighted how Lunds and Byerlys supports the community and Mayor Willcox thanked them for their work in the community.

Mr. Repasky commented they are flattered to be chosen for this award.

Mr. Willcox invited Jeff Shore to provide comment on Agenda Item No. 10(a).

Jeff Shore, 1030 Circle Drive E, commented the project looks wonderful and will fit the landscape of the East neighborhood.

AGENDA ITEM 7. New Agenda Items.

Mr. Plechash requested they consider adopting a resolution to present to the State to honor Officer Bill Mathews on a segment on Highway 12 going into the Twin Cities. The Council agreed.

AGENDA ITEM 8. Consent Agenda.

Mrs. McCarthy made a motion, seconded by Mr. Plechash, to approve the consent agenda:

- a. Approval of City Council Workshop Meeting Minutes of September 5, 2017 and City Council Regular Meeting Minutes of September 5, 2017
 - b. Approval of Check Register
 - c. Approval of Municipal Licenses
 - d. Approval of First Reading of Ordinance #774 Amending Chapter 301 of the Wayzata City Code (Traffic Regulations)
- There was no further discussion. The motion carried 5/0.

AGENDA ITEM 9. Public Hearing.

a. Public Hearing and Consider Approval of First Reading of Ordinance #775 Vacating Certain City Right of Way and Resolution No. 41-2017 Vacating Utility and Sewer Easements at 259, 269, and 275 Lake Street East and 339 Barry Avenue South

Director of Planning and Building Thomson reported the applicant has submitted an application requesting the City vacate three existing easements on the properties at 259, 269, and 275 Lake Street East and 339 Barry Avenue South. This is the same site subject to the Wayzata Blu project. He provided a rendering of the requested easements and the following information:

1) Sewer easement that bisects the 259 and 269 Lake Street East property. Mr. Thomson explained the existing sewer line would be removed and an easement would no longer be required. The applicant is proposing to provide new sanitary sewer service for the property at 253 Lake Street East from the existing sewer main.

2) Utility easement adjacent to Lake Street East on the south side of the properties. Mr. Thomson stated this was previously part of the dedicated right of way for Lake Street, but the City is not currently using it for public utilities. The applicant is requesting vacation of it and would dedicate approximately six feet of additional right of way for Lake Street to accommodate a 12-foot-wide sidewalk.

3) Street, utility and sidewalk easements along Barry Avenue. Mr. Thomson reported this easement was given to the City in 1990 by the current property owners at 339 Barry Avenue to allow for nine parking stalls and a sidewalk along the west side of them. If the City vacates this street, utility and sidewalk easement, the nine parking stalls would be removed. In their place, four to five parallel parking stalls would be provided along Barry Avenue

1 with an additional four parking stalls along Lake Street, a new 12-foot public sidewalk
2 would be constructed along Barry Avenue, and the applicant would provide approximately
3 two feet of right of way for Barry Avenue.
4

5 Mr. Tyacke inquired if the nine parking stalls along Barry Avenue were required by the
6 businesses at that location.

7 Mr. Thomson responded they are not required and are considered public parking, but they
8 are not dedicated to the retail tenant at that location. If the Wayzata Blu development is approved,
9 there will be onsite parking and it would not rely on any of the public stalls. It would also provide
10 four or five stalls on Barry Avenue and eight or nine along Lake Street.

11 Mr. Koch inquired if the stalls in front of Judd Frost labeled “customer parking only” are
12 enforced and if the fire hydrant would remain on Barry Avenue.

13 City Engineer Kelly responded he is not aware of proactive enforcement with the Judd
14 Frost customer parking and the fire hydrant would be relocated.

15 Mayor Willcox inquired if voting on this would be subject to approval of the Wayzata Blu
16 project.

17 City Attorney Schelzel responded the vacation of the street right-of-way will be effective
18 in one year. If the project does not get approved, the Council could rescind approval of the vacation
19 of easements.

20 Mayor Willcox opened the public hearing at 7:41 p.m.

21 Jane Cole, 181 East Ridgeview Drive, offered her condolences to Officer Mathew’s family.
22 She expressed concern with the proposal for Wayzata Blu that it is not appropriate for Wayzata or
23 Lake Street. She represents the people of Wayzata that do not want residential development on
24 Lake Street. She requested a moratorium be placed on both sides of Lake Street from Barry Avenue
25 to Ferndale Road towards any new development until the Comprehensive Plan has been completed
26 and implemented.

27 Philip Asao, 307 Monarda Way, Watertown, commented he is a trustee for the property
28 being discussed. He recalled memories of the drug store, and spoke to the character of his dad, who
29 owned the property. His dad gave the City property for easements on Lake Street and Barry Avenue.
30 They are working with David Carlson, the developer of the property, and he believes his dad would
31 favor this project. It has a lot to offer to the community, it will create additional safe public parking,
32 and increase tax revenue. He noted progress cannot come without change and this is a good change.

33 Judy Starkey, 16201 Holdridge Road, commented she does not support the Wayzata Blu
34 project. If the City needs more residential, it should be for middle-class families and include lower
35 income housing. Wayzata has always been a center for commerce and not just a bedroom
36 community for the wealthy. She commented Wayzata’s history is important and the corner of Lake
37 Street and Barry Avenue was the center for business. The City should preserve this corner and
38 showcase it as a historic corner. She agreed that a moratorium be placed on the Wayzata Blu plan
39 until people can discuss Wayzata’s future through the Comprehensive Plan process.

40 There being no further input, Mayor Willcox closed the public hearing at 7:56 p.m.

41 Mayor Willcox advised if this vacation request is approved, the proposed alternate parking
42 will be discussed as part of the Wayzata Blu plan.

43 Mr. Plechash inquired if there were any negative consequences for approving the vacation
44 of these easements.

45 Mr. Thomson responded they are not vacating and giving up anything unless the Wayzata
46 Blu project moves forward.

47 In response to Mayor Willcox, Mr. Schelzel explained the vacation of the street is an
48 ordinance and will require two readings. If the Wayzata Blu project is not approved tonight, there
49 would not be a second reading on the ordinance and the vacation would not happen. If the second
50 reading did happen, the ordinance would be effective one year from now and the Council could
51 rescind it if the Wayzata Blu project is not approved.

Mr. Koch made a motion, seconded by Mr. Plechash, to approve the First Reading of Ordinance No. 775 Vacating Certain City Right of Way adjacent to 339 Barry Avenue South.

Mr. Tyacke inquired when the proposed resolution vacating the utility and sewer easements would take be effective.

Mr. Schelzel responded the resolution would be effective immediately.

Mr. Kelly explained the sewer line is currently being used as a sewer service for the building at 253 Lake Street. If the vacation is approved and the Wayzata Blu project is not, that sewer line would either have to be relocated or the easement would have to be reinstated.

Mr. Thomson recommended they add a condition to the resolution that it is contingent on approval of the project.

Mayor Willcox inquired why the effective date for the ordinance is one year from now.

Mr. Thomson stated they want make sure the project gets completed.

Mr. Tyacke stated there is going to be a loss of one parking stall, but there are public safety benefits and it will make the neighborhood more walkable with a wider sidewalk.

Mr. Plechash commented the improved safety is a reason to approve the vacation.

There was no further discussion. Upon roll call vote, the motion carried 5/0.

Mr. Tyacke made a motion, seconded by Mr. Plechash, to adopt Resolution No. 41-2017 Vacating Utility and Sewer Easements at 259, 269, and 275 Lake Street East, with the added condition that it is contingent on approval of the Wayzata Blu project. There was no further discussion. The motion carried 5/0.

AGENDA ITEM 10. New Business.

a. Consider Approval of Resolution No. 37-2017 Denying Preliminary and Final Plat Subdivision at 236 Central Avenue South and 1101 Lasalle Street

Director of Planning and Building Thomson provided additional comments that were received today to the Council. He reported the applicant submitted a development application to subdivide the properties at 236 Central Avenue South and 1101 Lasalle Street from two existing properties into four single-family residential lots.

Mr. Thomson provided a rendering of the site and the proposed subdivision. He reported all four proposed lots would meet the R-3A zoning requirements and there would be some impacts to the trees on the site. The proposed plan indicates that five significant trees and one heritage tree would be removed, with an additional heritage tree (tree #300) impacted due to grading. There would not be any mitigation required based on removal of significant trees, but the removal of the heritage trees would require 53 inches of replacement. The applicant has also submitted a revised grading plan to include a retaining wall and show the grading limits as far away as possible from tree #300.

Mr. Thomson reported the Planning Commission reviewed this application and requested more information regarding grading, tree removal, and design of the homes. After reviewing the additional information, they voted three in favor and two opposed to recommend denial of the development application. Reasons for the denial include increase in traffic, the density of the project, inconsistency with the character of the neighborhood with the lot size and proximity to the street, and the amount of grading and tree removal. Reasons against the denial recommendation indicate there would not be an increase in number of dwelling units, the proposed lots and homes would meet all R-3A zoning requirements, no variances are requested, and tree removal complies with the City's tree preservation ordinance.

Mr. Tyacke inquired how the grading would be handled with the difference in elevation between to two properties.

City Engineer Kelly responded both lots are elevated three feet from the street and the grade from the front to the back of the house would not change much from what is currently there. The third lot does have a transition down to a lower grade and most of the grading is to tuck the

1 properties into the hill and still provide drainage. Overall, they are proposing to remove 1,200
2 cubic yards of fill from the site, which is between 80 and 100 truckloads.

3 Mayor Willcox inquired about a look out home and the impact on trees if this were
4 subdivided into three lots instead of four.

5 Mr. Thomson explained a look out home is similar to a walk out home, but it cannot be
6 exited from the lower level. They have not seen a plan for three lots, but it would include larger,
7 buildable areas. This could result in bigger house footprints and would probably have similar
8 grading requirements.

9 Mrs. McCarthy inquired about the current and proposed hard cover.

10 Mr. Thomson responded the hardcover on parcel one is 29.3 percent and is 32.4 percent on
11 parcel two. The proposed hardcover would be under 35 percent.

12 K.C. Chermak, 330 Wise Avenue South, reported on other developments he has done,
13 which include Manitoba and Rice Street Homes, Far Hill Development, Grace Pointe Village
14 Homes, and Sailor's Pointe. He pointed out his current proposal requires no variances and meets
15 the comprehensive zoning plan requirements. The development on Manitoba and Rice Street is
16 almost identical to what he is proposing. They both have four new homes stepped with the grade
17 of land, front load garages and private rear yards, stepped grade for water management, and four
18 right sized lots to create right sized homes. Lasalle Street will sit 18 feet lower than the northerly
19 lot. The hardcover is going to be comparable and it can be controlled with the grade of the site and
20 gutters. By removing the hardcover the site has, he will be addressing water filtration and water
21 management, and will do what is best for the site to restore it back to its original state. He agrees
22 with the Planning Commission that significant alterations to the natural topography would be
23 required and he plans to improve what was improperly done years ago.

24 Mr. Chermak reported Wayzata has a very thorough tree ordinance. Tree #331 will be
25 spaded and replanted on site, tree #332 will be saved, and one heritage tree will be removed. Out
26 of 33 trees on the site, only four trees (three significant and one heritage) will need to be removed,
27 which reduces the amount being affected down to 12 percent. If there were less homes allowed on
28 the site, the number of trees impacted would remain the same. Tree #300 is on the lot line between
29 lots three and four, and it will be left alone. They have also adjusted their access to the site to lessen
30 impacts to existing trees. He provided an updated tree chart and summery, and a photo of tree #328
31 that shows the entire base of the tree is rotten.

32 Mr. Chermak reported the existing homes on the lots do not fit into the character of the
33 neighborhood. None of the roads in the neighborhood are straight, so none of the lots are normal.
34 There are at least 30 homes that have been rebuilt or remodeled significantly. He disagreed with
35 the Planning Commission that the character of this neighborhood is being put into shambles by this
36 proposal. It enhances it and is in character with the way the neighborhood is being modified and
37 improved.

38 Mr. Chermak reported the proposed lots are over 200 feet long, 65 feet wide at the curb,
39 and 62 feet wide at the setback where the homes are placed. This unique factor will encourage more
40 creative architecture. He referred to the chart regarding lot sizes on page 47 of the meeting packet.
41 He explained the lot sizes that are bolded represent the lots that are proposed to be split and the lots
42 with larger sizes represent multifamily lots. The proposed subdivision will bring the lot sizes closer
43 to the single-family lot sizes in the neighborhood.

44 Mr. Tyacke inquired if it was possible to build modernized double family homes on these
45 lots.

46 Mr. Chermak responded he has not considered double family homes. His proposal for
47 single family homes is representative of what has been taking place in the neighborhood and feels
48 that the site is better for them.

49 Mr. Koch inquired about the size of the homes.

50 Mr. Chermak responded they will be about 2,200 to 2,800 square feet above grade with the
51 lower level offering approximately an additional 1,000 square feet. A 9,000-square foot lot offers

1 a minimal yard, interaction with the neighborhood, small gardens, and contains the size of the
2 house.

3 Mayor Willcox expressed concern with higher density, a 20-foot setback, and how it will
4 visually look different than what is there now.

5 Mr. Chermak responded it is more neighborly to have the front doors facing the street, it
6 will look just like the homes on Manitoba and Rice, and there is no parking in the back.

7 Mr. Tyacke inquired if the existing homes have front doors facing the street.

8 Mr. Chermak responded most of the home have entrances on the back with front doors
9 facing the street.

10 Mr. Koch commented this proposal is less linear than what is currently there since the four
11 lots will fan out.

12 Mr. Chermak stated this will have a positive effect on noise and will fit more naturally into
13 the setting.

14 Mrs. McCarthy inquired about parking for guests since the streets are narrow.

15 Mr. Chermak stated each house has three parking stalls and they should be able to get four
16 cars at every house with the length of the driveway and the right of way. Also, it is on a public
17 street where people are allowed to park. Lots 3 and 4 already have a turnaround integrated into the
18 site plan that can accommodate two additional parked cars.

19 Mrs. McCarthy expressed concern with construction traffic in the area.

20 Mr. Thomson responded they will review where construction access is and parking. They
21 can also have no parking on one side of the street to ensure the streets will remain clear during
22 construction.

23 Mrs. McCarthy inquired where the existing speed humps were and if the driveway was in
24 the curve.

25 Mr. Kelly explained the speed hump is just north of where Lot 3 would be and the driveway
26 is at the end of the curve. There are two other driveways that come out on the curve which is a
27 similar layout to what is proposed. The speed limit is 25 miles per hour, there are stop signs, and
28 he does not have any concerns with the propose configuration.

29 Mr. Chermak noted the City owns extensive road frontage on Lasalle where he could park,
30 if the City allowed it. He would improve the site in exchange for off road construction parking.

31 Paul Buysa, 247 Central Avenue South, commented he lives across the street from the
32 proposed site. He stated this will be good for the neighborhood and he enthusiastically supports the
33 proposed development.

34 Steve Niehaus, 310 Wise Avenue South, commented they chose to live in Wayzata because
35 of the charm of the neighborhood. He worked with Pillar Homes to build his home and was amazed
36 at the effort that went toward grading, landscaping, quality of construction, and making sure the
37 home fit in the neighborhood. He supports the proposed project.

38 Mr. Plechash inquired if voting against the denial indicates approval.

39 Mr. Thomson responded in order to vote in favor of the project, they would need to come
40 back with a resolution of approval.

41 Mr. Plechash commented he does not understand why the Planning Commission did not
42 approve this. It met all zoning requirements, the density is not increasing, it is not historic, and it
43 improves the neighborhood and home values.

44 Mr. Plechash made a motion, seconded by Mr. Koch, to direct staff to prepare a resolution
45 approving this project.

46 Mr. Tyacke commented Pillar Homes constructs top notch homes. He expressed concern
47 with this development going into an existing neighborhood. It is different, they have to consider
48 what is already there, and the scale and scope of the neighborhood will be changed.

49 Mrs. McCarthy commented it is important to improve the lots. There will not be a
50 significant change in density and she expressed concern with the front yard setback. Overall, the

1 project is reasonable, but she would like to see the homes moved as far back from the front property
2 line as possible.

3 Mr. Koch commented he finds this proposal to be consistent with the Comprehensive Plan
4 for the neighborhood, which calls for five to 12 units per acre for medium density. While they are
5 taking away affordable houses, it is an improvement to the neighborhood and the Comprehensive
6 Plan only provides guidelines for affordable housing. He supports this development because it is
7 consistent with the neighborhood lot sizes and homes in the neighborhood.

8 Mayor Willcox agreed that Pillar Homes constructs great homes. These properties are
9 ready for redevelopment, but they are going to lose four affordable housing units. He expressed
10 concern with the close proximity of the homes to the front property line and how it will look
11 different than what is currently in the neighborhood. He would like to have seen three lots instead
12 of four because it would have allowed the homes to be set back further from the front property line.

13 There was no further discussion. Upon roll call vote, the motion carried 3/2. (Tyacke and
14 Willcox)

15
16 **b. Consider Approval of Resolution No. 38-2017 Denying Preliminary and Final Plat**
17 **Subdivision at 190 Gleason Lake Road and 121 Gleahaven Road**

18 Director of Planning and Building Thomson reported the applicant has submitted a development
19 application to subdivide the properties at 190 Gleason Lake Road and 121 Gleahaven Road into
20 five single-family residential lots. He highlighted the surrounding zoning and Comprehensive Plan
21 land use designations for adjacent properties, and the surrounding neighborhood lot sizes. The
22 proposed lots would meet the minimum lot requirements for the R-3 zoning district.

23 Mr. Thomson reported the existing site has a moderate slope. There is a knoll on the west
24 side of the site, with the top of the knoll located near the existing house at 121 Gleahaven Road. A
25 significant amount of grading is needed to accommodate the proposed house pads and the top of
26 the knoll would be cut down by up to eight feet to flatten the lots.

27 Mr. Thomson reported of the 45 trees on the site, 29 significant trees and one heritage tree
28 would be removed. Based on the proposed removal, 50 inches of replacement trees would be
29 required for the heritage tree removal, and 260 inches of trees would need to be replaced for the
30 proposed significant tree removal, which results in 310 inches of tree replacement.

31 Mr. Thomson reported the Planning Commission unanimously recommended denial of the
32 resolution. Reasons for denial include amount of tree removal, significant alteration to the natural
33 topography of the site, too much density for the area, and lots would adversely impact the scale,
34 pattern and character of the neighborhood since they are significantly smaller than other lots on
35 Gleahaven Road.

36 Mr. Tyacke inquired how some lots were dedicated to Gleahaven Road and not Gleason
37 Lake Road.

38 Mr. Thomson responded the properties with this proposed development are contiguous to
39 the lots on Gleahaven Road and they share access. The lots on the lake itself are larger and zoned
40 R-1. One driveway would come off of Gleason Lake Road to serve two lots in that location. The
41 existing driveway has access to Gleason Lake Road.

42 Mayor Willcox inquired about an easement with the County.

43 Mr. Thomson responded Gleason Lake Road is a County Road. They are required to notify
44 the County anytime there is a subdivision that abuts a County Road. The County reviewed it and
45 requested the City required an additional seven-foot ordinance. It does impact the lot area and lot
46 depths, but is not considered a reason for denial.

47 David Heil, 190 Gleason Lake Road, applicant, reported a lot of the impacted trees are
48 green ash trees and four of them should be removed (Tree Nos. 26, 30, 38, and 45) from the project
49 due to the spread of Emerald Ash Boar. There are four pines in good condition (Tree Nos. 18, 19,
50 42, and 44) and they are confident they can save them if paired with conservative landscaping
51 methods. Tree No. 39 is a Boxelder tree located in the utility easement that is needing constant

1 maintenance due to overhead power lines. Mr. Heil stated 16 trees are actually impacted by the
2 project to the sum of 201 inches instead of 349 inches as stated in the meeting packet. There are
3 two trees over 30 inches that will be removed, no heritage trees will be removed, and seven heritage
4 trees will remain on the site.

5 Mr. Heil provided photos of some trees on the site. He stated the proposed site
6 improvements include reduction of brush to increase driver visibility, lower slope grade to allow
7 stabilization of vegetation on site, reduction in power line maintenance with a large tree growing
8 through supply lines, and enhancement to the area presentation with a new organized tree
9 replacement plan.

10 Mr. Heil reported on the lot and structure characteristics on Gleason Lake Road. They
11 proposed to have a 1.5 story home of 2,800 to 3,600 square feet with a shared driveway and a
12 complete package cost of \$700,000 to \$900,000.

13 Mr. Heil reported on the lot and structure characteristics on Gleahaven Road. The proposed
14 lot sizes are 10,132 square feet and 12,811 square feet. They did look at 200-foot depth lots and
15 dividing them into three. It allowed for a larger lot, but only had 60 to 75-foot lot widths. They are
16 proposing a 1.5 to 2 story home of 3,000 to 4,200 square feet, a two to three car garage, and a
17 complete package cost of \$750,000 to \$950,000.

18 Mr. Heil reported on additional site drainage calculations and a site elevation correction.
19 The existing hardcover on the site is 8,505 square feet for Gleason Lake Road and 5,865 square
20 feet for Gleahaven Road. They are proposing a maximum of 35 percent hard cover and can decrease
21 storm water runoff by 871 cubic feet. The applicant proposes to remove a four-foot crown on the
22 top parcel to correct drainage issues to adjacent properties.

23 Mr. Heil reported if every site had a look out basement, they would need to remove 7,000
24 cubic yards of dirt (500 truckloads). That number would be cut in half if they did a tuck under.
25 Some dirt would be used to fill in the existing basement and all loading would take place on site.

26 Mr. Plechash inquired if they considered dividing one lot into two instead of four and
27 having access from Gleahaven.

28 Mr. Heil responded they did not want to price out lots that would have a higher market
29 price and thus require a \$1,500,000 home to be built on it.

30 John Schleich, owner of 155 Gleahaven Road, commented it is important to maintain the
31 character of the neighborhood and he would prefer to see two homes. He expressed concern with
32 the lot size because it would allow other property owners to subdivide their properties. He
33 understands that things will change, but wants to make sure they change in the right direction.

34 Bob Fisher, 140 Gleahaven Road, commented he is not against the subdivision of the
35 property, but does not support this proposal. It is too dense and there is no real plan. He agrees with
36 the eight negative impacts outlined by the Planning Commission. This proposal shows 20-foot
37 setbacks on Gleahaven Road and his house is set back 67 feet.

38 Mr. Tyacke made a motion, seconded by Mr. McCarthy, to adopt Resolution 38-2017
39 Denying Preliminary and Final Plat and Subdivision at 190 Gleason Lake Road and 121 Gleahaven
40 Road.

41 Mr. Tyacke commented he agrees with the review provided by the Planning Commission
42 and the comments from the neighbors. Five lots are too much for the area, it would change the
43 character of the neighborhood, and the setbacks would be significantly less than the existing homes.

44 Mr. Plechash agreed with Mr. Tyacke and stated this proposal is out of character of the
45 existing neighborhood. It may be property to be considered for development, but not with this plan.
46 The subdivision proposal should also consider including a driveway onto Gleahaven Road, not
47 Gleason Lake Road, to address safety issues.

48 Mr. Koch commented the lot sizes are significantly smaller than other lots in the
49 neighborhood and he supports denial of this application.

50 Mrs. McCarthy agreed with the findings provided by the Planning Commission. She also
51 expressed concern with the amount of fill and trees that would be removed.

1 Mayor Willcox agreed with the Council. He stated it is good to be thinking about
2 affordable housing, but the best way to get that is to preserve what they have rather than carve up
3 neighborhoods into smaller lots that do not match what is already there.

4 There was no further discussion. The motion carried 5/0.

5
6 The Council recessed at 9:43 p.m. and reconvened at 9:53 p.m.

7
8 **c. Consider Approval of Resolution No. 39-2017 Approving Wayzata Blu Project at 259,**
9 **269, and 275 Lake Street East and 339 Barry Avenue South**

10 Director of Planning and Building Thomson reported the applicant has submitted a development
11 application to redevelop the properties located at 259, 269, and 275 Lake Street East and 339 Barry
12 Avenue South. The application includes demolition of the existing commercial buildings and
13 construction of a new three story, mixed-use building consisting of office and retail uses and 18
14 residential condominiums. This proposal requires a PUD general plan of development review,
15 design review with one deviation, shoreland impact plan/conditional use permit that includes an
16 impervious surface greater than 75 percent in the Shoreland District, and preliminary and final plat
17 sub division that will combine four lots into on platted lot.

18 Mr. Thomson provided a rendering of the building and an overview of what is included on
19 each floor. He noted one change is the number of dwelling units has increased from 17 units to 18
20 units which was accommodated by dividing one of the larger units into two smaller units. The
21 building does meet the 35-foot height requirement, but after review by the Planning Commission,
22 the applicant agreed to remove the mechanical equipment and parapet screening walls from the
23 roof of the building and into the interior of the building. The elevator overrun is the only thing that
24 will extend above the height of the building by about five feet.

25 Mr. Thomson reported the building materials include limestone, Ipe wood, metal or glass
26 railings, stucco, and metal and laminate panels. The metal and laminate panels are not allowed in
27 the design standards and a deviation is being requested.

28 Mr. Thomson pointed out the access to the parking garage. The new 85 stall parking lot
29 would be dedicated to the condominium units and the commercial tenants would be able to use
30 them during the daytime hours.

31 Mr. Thomson stated the proposed plan includes two stormwater treatment facilities. The
32 runoff from the rear parking lot will be channeled by new curb and gutter to a stormwater
33 management basin that would be constructed in the back of the lot. The stormwater runoff from the
34 roof would be directed via roof drains to an underground stormwater management system located
35 under the north drive aisle. Both of these systems would treat the stormwater before it is discharged.

36 Mr. Thomson highlighted the landscaping plan and exterior lighting. The streetscape
37 includes 12-foot sidewalks, trees, and other plantings. It will also feature an open-air landscape
38 plaza that includes a water feature and seating wall.

39 Mr. Thomson reported the Planning Commission unanimously voted to recommend
40 approval of this application.

41 Mr. Tyacke referred to the tentative TIF district that was discussed for this area and
42 inquired if it would be negatively affected if this project is approved.

43 City Manager Dahl responded the proposed development would be part of the TIF district.
44 If the taxes go up before the TIF district is established it could hurt the total amount of increment
45 that is generated for the district. The applicant has not shown a need for TIF and any increment
46 needed for this district could go for other properties.

47 Mr. Tyacke inquired when the park dedication fee would be paid to the City.

48 Mr. Thomson responded it is a required before the plat is released for filing at Hennepin
49 County which would be about three to six months from when the project is approved.

50 Mrs. McCarthy inquired if there is a requirement to how the building steps back that has
51 not been met.

1 Mr. Thomson explained the second floor is required to be recessed from the first floor for
2 25 percent of the building and the building corner at Lake Street and Barry Avenue complies with
3 that requirement. The third story is required to be stepped back the entire length of its frontage
4 along any public frontage, and the entire third floor along Lake Street and Barry Avenue is stepped
5 back the required distance.

6 Mrs. McCarthy inquired if there is confirmation that this will include retail space on the
7 main level.

8 Mr. Thomson responded the space is shown as office, retail, or service, but there is not a
9 commitment that a certain type will be in that space. He provided a handout to the Council that
10 included additional comments that were received but not included in the meeting packet.

11 Mr. Koch inquired about the metal and laminate materials proposed to be used as a
12 deviation from the design standards.

13 Mr. Thomson responded the use of metal and laminate panels has increased since the
14 design standards were developed. They are extremely durable, the allowable substitute material of
15 wood requires more maintenance and upkeep, and there is not a huge cost savings in using them.

16 Mr. Koch inquired if the third-floor awning conforms with the step back requirements and
17 if the streetscape proposal is an improvement to the area.

18 Mr. Thomson stated the awning complies with the design standards and step back
19 requirements. The streetscape proposal meets all the design standard requirements.

20 Mr. Koch inquired about concerns raised regarding the parking and driveway easement.

21 Mr. Thomson explained the access drive on the north side of the building also provides
22 access to the underground parking garage to the Norway Building. The concerns with grading,
23 drainage, and construction impacts are handled between the two property owners. The City is
24 requiring an easement over the parking lot in the back for public parking. After review, they do not
25 think it is a conflict of easement rights currently on the property. However, a condition is included
26 that the property owner has the right to give them that access on this part of the agreement.

27 Mayor Willcox commented he is confused by the interest in having a first floor condo
28 facing Lake Street. They require 50 percent glass along Lake Street to provide interest for
29 pedestrians and he questioned if this has been achieved if shades and curtains are pulled for privacy
30 in the first floor condominium.

31 Mr. Thomson responded they would prohibit certain type of glass, but blinds and shades
32 are not prohibited.

33 Mayor Willcox inquired if the corner niche qualifies as the common space required for a
34 PUD.

35 Mr. Thomson responded the PUD language states the applicant has to provide common
36 open space in conformance with the City's Comprehensive Plan. However, the parks and trails plan
37 has not articulated a need for any common open space on this property. The park dedication fee is
38 the means that the City obtains parkland requirements from the project in lieu of providing park
39 land. The plaza is not there to meet a PUD requirement.

40 Mayor Willcox inquired what is preventing the applicant from meeting the 75 percent
41 impervious surface requirement. He also stated he does not like that the new parallel parking stalls
42 are shorter than the standard stalls.

43 Mr. Thomson responded the parking lot is making it hard to meet the impervious surface
44 requirement. Half of the stalls are already compact stalls and they would have to incorporate more
45 compact stalls to get closer to the requirement. Regarding the parallel stalls, if the Council was
46 comfortable with fewer stalls, they could eliminate some and have the remaining stalls be of
47 standard size.

48 David Carlson, 2249 Portico Green, owner of Gatehouse Properties, LTD., introduced
49 Aaron Roseth.

50 Aaron Roseth, President of ESG Architects, provided an overview of the projects they have
51 done in Wayzata. He went over the existing conditions on the site and provided renderings of the

1 proposed project. He stated the louvres on top of the building are in compliance and serve a
2 functional purpose. Regarding the materials on the building, the laminate panels are more expensive
3 than other materials allowed under the design standards. The composition of the building is simple
4 and pure and they are trying to showcase the massing differences in a nice way.

5 Mr. Carlson responded to questions previously brought up by the Council. He stated the
6 average length of the six parking stalls in front of Mr. Zitzloff's building is just under 20 feet in
7 length. If they did five parallel parking spaces on Barry Avenue, they would be 22 feet in length
8 and the stalls on Lake Street East would be 21.5 feet in length. They rearranged the garage entrance
9 to come in from the northwest corner. This provided equal number of spaces in length greater than
10 the ones that are currently on Barry Avenue. Regarding retail in this development, he tried to get
11 Judd Frost, Candlelight Floral and the barber in this space. However, these businesses were able to
12 take advantage of some newer space and are all doing very well. Mr. Carlson stated a one bedroom
13 1,200 square foot condominium is priced at \$599,900 and he provided an example of how a person
14 could live affordably in Wayzata.

15 Mr. Roseth stated the ground floor units work if there is enough patio space, buffer, and
16 transition between the public and private space. By having residences on the ground floor, it creates
17 a 24-hour presence which is a positive thing for Lake Street.

18 Mayor Willcox inquired if the southeast corner would be a better commercial corner.

19 Mr. Carlson responded it would be, but the west side would be less desirable for residential.

20 Mr. Tyacke inquired about the timeline for this project if it passes.

21 Mr. Carlson responded he would like to be in the ground by the end of December and they
22 would hope to be completed by end of 2018 at the earliest.

23 Jane Cole, 181 East Ridgeview Drive, commented she is very aware of the work that has
24 gone into the planning for this project. This project is not compatible with what goes east on Lake
25 Street and would be more fitting in another area. Getting retail in this development is going to be
26 difficult because there are already a lot of empty retail spaces on Lake Street. The purpose of this
27 development is condominiums and is inappropriate for Lake Street. She stated this is a good area
28 to have a lakeshore inn that would accommodate the public, is family oriented, provide immediate
29 access to the bike trail and other amenities, and have a light house for observation.

30 Mrs. McCarthy commented she did not previously vote in favor of this project because she
31 wants to have memorable businesses along Lake Street. She thanked the developer for creating a
32 building that is respectful of their City code and for incorporating retail on the bottom level. She is
33 more in favor of this project today than she was when it was first presented.

34 Mr. Tyacke agreed with Mrs. McCarthy. The building looks beautiful and the materials are
35 attractive. They are operating under the 2030 Comprehensive Plan and this proposal is consistent
36 with that plan. With this mixed use, they could potentially see vibrant living on that end of town.
37 The retail shopping has moved to the east and this will be an excellent project that would aid in
38 future development.

39 Mr. Koch commented he has spent a lot of time walking around this area. Building this
40 project would not impact anyone's lake view except for the third story of Mr. Zitzloff's property.
41 He has also done some reading on the history of Wayzata, and Lake Street has always evolved.
42 They are seeing this with retail moving to the east side of town. This is a good use and he was
43 encouraged to hear from property owners at a recent workshop that they would like to see this type
44 of development as well as commercial, office, and retail on this end of town.

45 Mr. Plechash commented he agreed with what other Councilmembers have said. They need
46 to move forward, this project is reasonable for the location, they do not need more retail, and it
47 seems to be the right place to make a transition.

48 Mayor Willcox commented the building is attractive. He inquired about the standard 23-
49 foot parking stall versus the 21-foot parking stall. He would rather sacrifice a couple of stalls for
50 safety concerns to get larger parking stalls.

Mr. Kelly responded the 22-foot stalls proposed are functional. He expressed concern with the location of parking stall Nos. 1 and 9 adjacent to the existing driveway at 253 Lake Street. If they removed parking stall No. 1, they could then get 23-foot parking stalls.

Mayor Willcox stated the Comprehensive Plan encourages retail in this area, but does not force it. The design deviations make sense and they will have to look at their design standards to accommodate the new materials. This is going to be a big building, he has some concern with the awning on the third floor, he supports the shoreland impact CUP, and is in favor of the project.

Mr. Tyacke made a motion, seconded by Mr. Plechash, to adopt Resolution No. 39-2017 Approving General Plan of Development, Design, Shoreland Impact/Conditional Use Permit, and Preliminary and Final Plat Subdivision at 259, 269, and 275 Lake Street East and 339 Barry Avenue South.

Mr. Willcox inquired if they should include anything in the motion regarding parking.

Mr. Plechash stated cars are getting smaller and they may not need the larger space requirements.

Mr. Kelly stated with the resolution, they have the ability to approve the site plan via the City Engineer. They can look into the size of the parking stalls as they move forward with this project.

There was no further discussion. The motion carried 5/0.

d. Consider Approval Resolution No. 40-2017 Approving a Conditional Use Permit Amendment at 294 Grove Lane East

Director of Building and Planning Thomson reported the 259 Lake Street East property with the Wayzata Blu project is subject to an easement with Boatworks, at 294 Grove Lane East. It is a private easement between the two owners, but the City did approve a CUP for offsite parking facilities for the Boatworks property to utilize the 259 Lake Street East property. This resolution shows that the City has approved redevelopment, they are amending the CUP to strike a condition regarding redevelopment and reflect the changes to the site plan for the amendment.

Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to adopt Resolution No. 40-2017 Approving Parking CUP Amendment for 294 Grove Lane East. There was no further discussion. The motion carried 5/0.

AGENDA ITEM 11. City Manager's Report and Discussion Items.

a. Upcoming Events/Announcements

- A memorial fund has been set up for Office Mathew's family at Wells Fargo Bank, 900 Wayzata Boulevard East. There is a link on the City's website where donations can be made, or at www.youcaring.com.
- Wayzata Gateway Landscape Project will take place on Saturday, September 30 from 9:00 a.m. to 1:00 p.m. at Gleason Lake Road and Highway 12. People can contact Linda McCarthy at volunteers@wayzata.org for more information.
- The Lion's \$2,000,000 Celebration will take place at Brew Works from 4:00 to 5:00 p.m.

b. Police Department Administrative Assistant

Mr. Dahl commented that staff is planning on moving forward with the hiring of a full time administrative assistant for the Police Department, given additional workload, now rather than waiting until January 1.

c. Councilmember Updates/Announcements

Mr. Plechash requested an update regarding Bushaway Road and the issues brought up at the last meeting by a resident.

1 Mr. Dahl responded they sent some direct communications to the County who then
2 guaranteed the work would begin this week. Work started today on the north side of the project and
3 will go down the Bushaway corridor throughout the next couple of weeks.
4

5 Mrs. McCarthy commented the Committee that came together to recognize the Police Department
6 and update the J.W. Anderson Memorial will be reconvening to discuss next steps regarding Officer
7 Mathews passing.
8

9 Mayor Willcox recognized Wayzata City staff and other for all the work they did for Officer
10 Mathews' funeral.
11

12 **AGENDA ITEM 12. Public Forum Continued (if necessary).**

13 There were no comments.
14

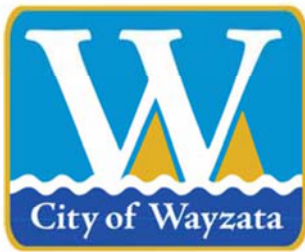
15 **AGENDA ITEM 13. Adjournment.**

16 Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adjourn. There being no further
17 business, Mr. Willcox adjourned the meeting at 11:11 p.m.
18

19 Respectfully submitted,
20
21

22
23 Becky Malone
24 City Clerk
25

26 Drafted by Shannon Schmidt
27 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7b
TITLE: Approval of Check Register	
PROPOSED MOTION: To Approve the Payment of Checks for August & September 2017	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached check register for August & September of 2017.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. Check Detail Register—August & September 2017

***Check Detail Register©**

September 2017

Check Amt Invoice Comment

10100 Anchor BankPaid Chk# 107184 9/26/2017 **ABSOLUTE MECHANICAL**

E 640-48500-404	Repairs/Maint - Machin/Equip	\$246.00	8485	REFRIGERANT LEAK
E 640-48500-404	Repairs/Maint - Machin/Equip	\$216.00	8486	REFRIGERANT LEAK
Total ABSOLUTE MECHANICAL		\$462.00		

Paid Chk# 107185 9/26/2017 **ADVANCED IMAGING SOLUTIONS**

E 640-47000-200	Office Supplies (GENERAL)	\$45.15	INV143912	PRINTER MAINT.
E 640-48000-200	Office Supplies (GENERAL)	\$45.14	INV143912	PRINTER MAINT.
Total ADVANCED IMAGING SOLUTIONS		\$90.29		

Paid Chk# 107186 9/26/2017 **ARTISAN BEER COMPANY**

E 640-47000-253	Beer For Resale	\$532.95	3204533	BEER
E 640-47000-253	Beer For Resale	\$544.30	3206129	BEER
E 640-47000-253	Beer For Resale	\$462.50	3207761	BEER
E 640-47000-253	Beer For Resale	(\$26.70)	397439	BEER
Total ARTISAN BEER COMPANY		\$1,513.05		

Paid Chk# 107187 9/26/2017 **BAKER, BRIAN**

E 640-48000-499	Miscellaneous	\$360.00	JJ HILL2017	JJ HILL SECURITY
Total BAKER, BRIAN		\$360.00		

Paid Chk# 107188 9/26/2017 **BELLBOY BAR SUPPLY CORP.**

E 640-47000-251	Liquor For Resale	(\$60.92)	59881200	LIQUOR
E 640-47000-251	Liquor For Resale	\$1,606.99	60546900	LIQUOR
E 640-47000-259	Freight	\$16.68	60546900	FREIGHT
E 640-47000-251	Liquor For Resale	\$97.75	60653300	LIQUOR
E 640-47000-252	Wine For Resale	\$336.00	60653300	WINE
E 640-47000-259	Freight	\$7.65	60653300	FREIGHT
E 640-47000-251	Liquor For Resale	\$744.00	607459500	LIQUOR
E 640-47000-259	Freight	\$11.32	607459500	FREIGHT
E 640-47000-210	Operating Supplies (GENERAL)	\$14.00	96391900	SUPPLIES
E 640-47000-254	Soft Drinks/Mix For Resale	\$17.00	96407600	MISC.MDSE
E 640-47000-259	Freight	\$2.08	96407600	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale	\$28.50	96448300	MISC.BEV
E 640-47000-210	Operating Supplies (GENERAL)	\$18.21	96448300	SUPPLIES
Total BELLBOY BAR SUPPLY CORP.		\$2,839.26		

Paid Chk# 107189 9/26/2017 **BERNICK'S WINE**

E 640-47000-254	Soft Drinks/Mix For Resale	\$74.60	378773	MISC.BEV
E 640-47000-253	Beer For Resale	\$341.15	378774	BEER
E 640-47000-254	Soft Drinks/Mix For Resale	\$31.15	379868	MISC.BEV
E 640-47000-253	Beer For Resale	\$197.30	379869	BEER
E 640-47000-254	Soft Drinks/Mix For Resale	\$83.60	381228	MISC.BEV
E 640-47000-253	Beer For Resale	\$617.35	381229	BEER
Total BERNICK'S WINE		\$1,345.15		

Paid Chk# 107190 9/26/2017 **BOURGET IMPORTS**

E 640-47000-252	Wine For Resale	\$300.00	144493	WINE
E 640-47000-259	Freight	\$3.00	144493	FREIGHT
E 640-47000-252	Wine For Resale	\$184.00	144628	WINE
E 640-47000-259	Freight	\$1.50	144628	FREIGHT
E 640-47000-252	Wine For Resale	\$120.00	144781	WINE
E 640-47000-259	Freight	\$1.50	144781	FREIGHT
Total BOURGET IMPORTS		\$610.00		

Paid Chk# 107191 9/26/2017 **BREAKTHRU BEVERAGE**

E 640-47000-251	Liquor For Resale	\$2,063.66	1080682588	LIQUOR
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***Check Detail Register©**

September 2017

		Check Amt	Invoice	Comment
E 640-47000-259	Freight	\$16.31	1080682588	FREIGHT
E 640-47000-252	Wine For Resale	\$3,204.58	1080682589	WINE
E 640-47000-259	Freight	\$34.07	1080682589	FREIGHT
E 640-47000-251	Liquor For Resale	\$6,670.09	1080685566	LIQUOR
E 640-47000-259	Freight	\$64.64	1080685566	FREIGHT
E 640-47000-252	Wine For Resale	\$3,367.33	1080685567	WINE
E 640-47000-259	Freight	\$37.70	1080685567	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale	\$35.12	1080685568	MISC.MIX
E 640-47000-259	Freight	\$1.45	1080685568	FREIGHT
E 640-48000-252	Wine For Resale	\$729.67	1080685743	WINE
E 640-48000-251	Liquor For Resale	\$216.00	1080685743	LIQUOR
E 640-47000-251	Liquor For Resale	\$2,166.25	1080689166	LIQUOR
E 640-47000-259	Freight	\$21.74	1080689166	FREIGHT
E 640-47000-252	Wine For Resale	\$3,849.99	1080689167	WINE
E 640-47000-259	Freight	\$55.10	1080689167	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale	\$225.47	1080690636	MISC.MIX
E 640-48000-252	Wine For Resale	\$244.27	1080692273	WINE
E 640-48000-251	Liquor For Resale	\$216.00	1080692273	LIQUOR
Total BREAKTHRU BEVERAGE		\$23,219.44		

Paid Chk# 107192 9/26/2017 **BREAKTHRY BEVERAGE BEER**

E 640-47000-253	Beer For Resale	\$3,252.20	1090754815	BEER
E 640-47000-253	Beer For Resale	\$84.60	1090754816	BEER
E 640-48000-253	Beer For Resale	\$432.00	1090757795	BEER
E 640-47000-253	Beer For Resale	\$2,769.75	1090757931	BEER
E 640-47000-254	Soft Drinks/Mix For Resale	\$56.25	1090757932	BEER
E 640-47000-253	Beer For Resale	\$59.10	1090757933	BEER
E 640-48000-253	Beer For Resale	\$421.00	1090760745	BEER
E 640-47000-253	Beer For Resale	\$3,109.00	1090760835	BEER
E 640-47000-253	Beer For Resale	\$27.70	1090760836	BEER
E 640-48000-253	Beer For Resale	\$189.00	1090762511	BEER
E 640-48000-253	Beer For Resale	\$681.00	1090763602	BEER

Total BREAKTHRY BEVERAGE BEER \$11,081.60Paid Chk# 107193 9/26/2017 **CAPITOL BEVERAGE SALES**

E 640-47000-253	Beer For Resale	\$3,282.90	1981751	BEER
E 640-48000-253	Beer For Resale	\$1,048.00	1986919	BEER
E 640-47000-253	Beer For Resale	\$2,544.15	1986921	BEER
E 640-48000-253	Beer For Resale	\$87.00	1991304	BEER
E 640-48000-253	Beer For Resale	\$433.00	1991986	BEER
E 640-47000-253	Beer For Resale	\$2,356.92	1991988	BEER
E 640-48000-253	Beer For Resale	\$813.00	1997248	BEER

Total CAPITOL BEVERAGE SALES \$10,564.97Paid Chk# 107194 9/26/2017 **CASSIDY, DANIEL**

E 640-48000-499	Miscellaneous	\$240.00	JJ HILL 2017	JJ HILL SECURITY 2017
Total CASSIDY, DANIEL		\$240.00		

Paid Chk# 107195 9/26/2017 **CINTAS CORPORATION**

E 640-48500-210	Operating Supplies (GENERAL)	\$121.70	5008819115	FIRST AID SUPPLIES
Total CINTAS CORPORATION		\$121.70		

Paid Chk# 107196 9/26/2017 **CITY VIEW PLUMBING & HEATING**

E 640-48000-401	Repairs/Maint Buildings	\$509.05	46577	NEW SINK
E 101-41940-401	Repairs/Maint Buildings	\$163.00	46593	BEACH HOUSE REPAIRS
E 640-48000-404	Repairs/Maint - Machin/Equip	\$158.00	46652	DISHWASHER DRAIN

Total CITY VIEW PLUMBING & HEATING \$830.05

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Paid Chk# 107197	9/26/2017	CLEAR RIVER BEVERAGE CO.			
E 640-47000-253	Beer For Resale		\$217.33	69-2370	BEER
Total		CLEAR RIVER BEVERAGE CO.	\$217.33		
Paid Chk# 107198	9/26/2017	COCA-COLA			
E 640-47000-254	Soft Drinks/Mix For Resale		\$401.65	3601204529	MISC.BEV
E 640-47000-254	Soft Drinks/Mix For Resale		\$647.59	3609203830	MISC.BEV
Total		COCA-COLA	\$1,049.24		
Paid Chk# 107199	9/26/2017	COZZINI BROS., INC.			
E 640-48500-415	Other Equipment Rentals		\$55.78	C4179981	KNIFE EXCHANGE
Total		COZZINI BROS., INC.	\$55.78		
Paid Chk# 107200	9/26/2017	CULLIGAN-METRO			
E 640-48500-210	Operating Supplies (GENERAL)		ck voided		SUPPLIES
Total		CULLIGAN-METRO			
Paid Chk# 107201	9/26/2017	DAHLHEIMER DISTRIBUTING CO.			
E 640-47000-253	Beer For Resale		\$1,572.37	1298390	BEER
E 640-47000-253	Beer For Resale		\$739.90	1303243	BEER
E 640-48000-253	Beer For Resale		\$633.00	1303244	BEER
E 640-47000-253	Beer For Resale		\$1,834.70	1303305	BEER
E 640-48000-253	Beer For Resale		\$30.00	1303306	BEER
E 640-48000-253	Beer For Resale		\$273.00	1303364	BEER
Total		DAHLHEIMER DISTRIBUTING CO.	\$5,082.97		
Paid Chk# 107202	9/26/2017	DENNYS 5TH AVENUE BAKERY			
E 640-48500-255	FOODIngredients For Resale		\$104.66	675093	FOOD
E 640-48500-255	FOODIngredients For Resale		\$137.02	675546	FOOD
E 640-48500-255	FOODIngredients For Resale		\$89.90	676002	FOOD
E 640-48500-255	FOODIngredients For Resale		\$144.06	676865	FOOD
E 640-48500-255	FOODIngredients For Resale		\$144.06	677586	FOOD
Total		DENNYS 5TH AVENUE BAKERY	\$619.70		
Paid Chk# 107203	9/26/2017	DIRECTV			
E 640-48000-415	Other Equipment Rentals		\$311.53	32435446905	SERVICE
Total		DIRECTV	\$311.53		
Paid Chk# 107204	9/26/2017	ENKI BREWING COMPANY			
E 640-47000-253	Beer For Resale		\$149.85	7756	BEER
E 640-48000-253	Beer For Resale		\$105.00	7809	BEER
Total		ENKI BREWING COMPANY	\$254.85		
Paid Chk# 107205	9/26/2017	G & K SERVICES			
E 640-48500-217	Uniforms		\$201.78	6013662275	KITCHEN UNIFORMS & SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$62.69	6013662275	KITCHEN UNIFORMS & SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$35.20	6013662275	KITCHEN UNIFORMS & SUPPLIES
E 640-48500-217	Uniforms		\$167.78	6013673311	KITCHEN UNIFORMS & SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$13.18	6013673311	KITCHEN UNIFORMS & SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$62.06	6013673311	KITCHEN UNIFORMS & SUPPLIES
E 640-48500-217	Uniforms		\$151.58	6013684295	KITCHEN UNIFORMS & SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$15.64	6013684295	KITCHEN UNIFORMS & SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$81.74	6013684295	KITCHEN UNIFORMS & SUPPLIES
Total		G & K SERVICES	\$791.65		
Paid Chk# 107206	9/26/2017	GRAPE BEGINNINGS, INC.			
E 640-47000-259	Freight		\$4.50	26468	FREIGHT
E 640-47000-259	Freight		\$3.50	26563	FREIGHT

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E 640-47000-259	Freight		\$4.50	26745	FREIGHT
E 640-47000-259	Freight		\$21.00	27084	FREIGHT
E 640-47000-259	Freight		\$2.25	27085	FREIGHT
E 640-47000-252	Wine For Resale		\$492.00	MN00026468	WINE
E 640-47000-252	Wine For Resale		\$571.98	MN00026563	WINE
E 640-47000-252	Wine For Resale		\$462.00	MN00026745	WINE
E 640-47000-252	Wine For Resale		\$1,319.80	MN00027084	WINE
E 640-47000-252	Wine For Resale		\$96.00	MN00027085	WINE
Total GRAPE BEGINNINGS, INC.			\$2,977.53		
Paid Chk# 107207	9/26/2017	HOHENSTEINS INC.			
E 640-48000-253	Beer For Resale		\$160.00	893605	BEER
E 640-47000-253	Beer For Resale		\$1,094.00	916734	BEER
Total HOHENSTEINS INC.			\$1,254.00		
Paid Chk# 107208	9/26/2017	JJ TAYLOR DISTRIBUTING OF MN			
E 640-47000-253	Beer For Resale		\$2,962.25	2738600	BEER
E 640-47000-253	Beer For Resale		\$1,373.59	2738634	BEER
E 640-47000-253	Beer For Resale		\$3,401.70	2738670	BEER
E 640-48000-253	Beer For Resale		\$1,308.40	2745698	BEER
E 640-48000-253	Beer For Resale		\$496.40	2753055	BEER
Total JJ TAYLOR DISTRIBUTING OF MN			\$9,542.34		
Paid Chk# 107209	9/26/2017	JOHNSON BROS.-ST.PAUL			
E 640-47000-252	Wine For Resale		\$614.25	5211521	WINE
E 640-47000-259	Freight		\$15.12	5211521	FREIGHT
E 640-47000-259	Freight		\$6.52	5710105	FREIGHT
E 640-47000-251	Liquor For Resale		\$568.86	5810105	LIQUOR
E 640-47000-252	Wine For Resale		\$4,792.94	5810106	WINE
E 640-47000-259	Freight		\$55.13	5810106	FREIGHT
E 640-47000-251	Liquor For Resale		\$5,706.97	5811520	LIQUOR
E 640-47000-259	Freight		\$37.27	5811520	FREIGHT
E 640-47000-252	Wine For Resale		\$157.20	5814733	WINE
E 640-47000-259	Freight		\$2.52	5814733	FREIGHT
E 640-47000-252	Wine For Resale		\$204.70	5814734	WINE
E 640-47000-259	Freight		\$2.52	5814734	FREIGHT
E 640-47000-251	Liquor For Resale		\$1,968.76	5816209	LIQUOR
E 640-47000-259	Freight		\$14.49	5816209	FREIGHT
E 640-47000-252	Wine For Resale		\$984.00	5816210	WINE
E 640-47000-259	Freight		\$18.90	5816210	FREIGHT
E 640-47000-251	Liquor For Resale		\$707.92	5817815	LIQUOR
E 640-47000-259	Freight		\$9.03	5817815	FREIGHT
E 640-47000-252	Wine For Resale		\$919.00	5817816	WINE
E 640-47000-259	Freight		\$16.38	5817816	FREIGHT
E 640-47000-251	Liquor For Resale		\$693.25	5820914	LIQUOR
E 640-47000-259	Freight		\$8.82	5820914	FREIGHT
E 640-47000-252	Wine For Resale		\$7,529.40	5820915	WINE
E 640-47000-259	Freight		\$102.06	5820915	FREIGHT
E 640-47000-251	Liquor For Resale		\$2,510.72	5822314	LIQUOR
E 640-47000-259	Freight		\$14.79	5822314	FREIGHT
E 640-47000-252	Wine For Resale		\$986.60	5822315	WINE
E 640-47000-259	Freight		\$18.90	5822315	FREIGHT
E 640-47000-251	Liquor For Resale		\$228.99	5823456	LIQUOR
E 640-47000-259	Freight		\$1.26	5823456	FREIGHT
E 640-47000-251	Liquor For Resale		(\$195.65)	641199	LIQUOR
E 640-47000-251	Liquor For Resale		(\$452.52)	642056	LIQUOR
E 640-47000-252	Wine For Resale		(\$9.71)	643758	WINE

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Total JOHNSON BROS.-ST.PAUL			\$28,239.39		
Paid Chk#	107210	9/26/2017	KARLSBURGER FOODS, INC.		
E 640-48500-255	FOOD	Ingredients For Resale	\$368.30	000447354	FOOD
Total KARLSBURGER FOODS, INC.			\$368.30		
Paid Chk#	107211	9/26/2017	KROPP, PATRICK		
E 640-48000-499	Miscellaneous		\$180.00	JJ HILL 2017	JJ HILL SECURITY 2017
Total KROPP, PATRICK			\$180.00		
Paid Chk#	107212	9/26/2017	LIBATION PROJECT		
E 640-47000-252	Wine For Resale		\$1,486.00	10251	WINE RESALE
E 640-47000-259	Freight		\$9.00	10251	FREIGHT
E 640-47000-252	Wine For Resale		\$1,976.00	10468	WINE RESALE
E 640-47000-259	Freight		\$4.50	10468	FREIGHT
Total LIBATION PROJECT			\$3,475.50		
Paid Chk#	107213	9/26/2017	LTD BREWING, LLC		
E 640-47000-253	Beer For Resale		\$264.00	1487	BEER
Total LTD BREWING, LLC			\$264.00		
Paid Chk#	107214	9/26/2017	M.AMUNDSON LLP		
E 640-47000-256	MISC.MDSE.RESALE		\$1,154.33	243941	CIGARETTES
E 640-47000-256	MISC.MDSE.RESALE		\$163.02	244110	CIGARETTES
E 640-47000-256	MISC.MDSE.RESALE		\$831.99	244325	CIGARETTES
E 640-47000-256	MISC.MDSE.RESALE		\$849.77	244756	CIGARETTES
E 640-47000-256	MISC.MDSE.RESALE		\$827.69	245282	CIGARETTES
Total M.AMUNDSON LLP			\$3,826.80		
Paid Chk#	107215	9/26/2017	MCINTOSH, GREGORY		
E 640-48000-499	Miscellaneous		\$300.00	JJ HILL 2017	JJ HILL SECURITY 2017
Total MCINTOSH, GREGORY			\$300.00		
Paid Chk#	107216	9/26/2017	MIDWEST GREASE		
E 640-48500-404	Repairs/Maint - Machin/Equip		\$200.00	PI.194952	SERVICE
Total MIDWEST GREASE			\$200.00		
Paid Chk#	107217	9/26/2017	MOOD MEDIA		
E 640-48000-415	Other Equipment Rentals		\$108.86	53517874	SERVICE
Total MOOD MEDIA			\$108.86		
Paid Chk#	107218	9/26/2017	NEGOCE, LLC		
E 640-47000-259	Freight		\$6.00	152731	FREIGHT
E 640-47000-259	Freight		\$4.50	152734	FREIGHT
E 640-47000-252	Wine For Resale		\$720.00	INV152731	WINE
E 640-47000-251	Liquor For Resale		\$575.88	INV152734	LIQUOR
Total NEGOCE, LLC			\$1,306.38		
Paid Chk#	107219	9/26/2017	NETWORK BUSINESS SUPPLIES		
E 640-47000-210	Operating Supplies (GENERAL)		\$103.12	00107427	SUPPLIES
Total NETWORK BUSINESS SUPPLIES			\$103.12		
Paid Chk#	107220	9/26/2017	NEW FRANCE WINE COMPANY		
E 640-47000-252	Wine For Resale		\$340.00	123552	WINE RESALE
E 640-47000-259	Freight		\$7.50	123552	FREIGHT
E 640-47000-252	Wine For Resale		\$648.00	123617	WINE RESALE
E 640-47000-259	Freight		\$9.00	123617	FREIGHT
E 640-47000-252	Wine For Resale		\$770.06	123724	WINE RESALE
E 640-47000-259	Freight		\$10.50	123724	FREIGHT

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Total	NEW FRANCE WINE COMPANY	\$1,785.06		
Paid Chk#	107221	9/26/2017	NORTHWESTERN FRUIT COMPANY	
E 640-48500-255	FOOD	Ingredients For Resale	\$140.45	869169 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	(\$84.05)	869327 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	\$55.60	869347 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	\$217.80	869442 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	\$198.50	869571 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	\$301.95	8699174 FOOD
E 640-48500-255	FOOD	Ingredients For Resale	\$300.30	870247 FOOD
Total	NORTHWESTERN FRUIT COMPANY	\$1,130.55		
Paid Chk#	107222	9/26/2017	OMNI BREWING COMPANY LLC	
E 640-47000-253	Beer For Resale		\$89.00	E-1162 BEER
E 640-47000-253	Beer For Resale		\$89.00	E-1188 BEER
Total	OMNI BREWING COMPANY LLC	\$178.00		
Paid Chk#	107223	9/26/2017	PAUSTIS & SONS	
E 640-47000-252	Wine For Resale		(\$4.67)	8601174CM WINE RESALE
E 640-47000-252	Wine For Resale		\$1,204.69	8602140 WINE RESALE
E 640-47000-259	Freight		\$12.50	8602140 FREIGHT
E 640-47000-252	Wine For Resale		\$1,415.00	8602825 WINE RESALE
E 640-47000-259	Freight		\$15.00	8602825 FREIGHT
E 640-47000-252	Wine For Resale		\$594.00	8603675 WINE RESALE
E 640-47000-259	Freight		\$10.50	8603675 FREIGHT
Total	PAUSTIS & SONS	\$3,247.02		
Paid Chk#	107224	9/26/2017	PEPSI-COLA	
E 640-47000-254	Soft Drinks/Mix For Resale		\$115.20	26484859 MISC.BEV
E 640-47000-254	Soft Drinks/Mix For Resale		\$205.10	28896157 MISC.BEV
E 640-47000-254	Soft Drinks/Mix For Resale		\$136.20	29926253 MISC.BEV
E 640-47000-254	Soft Drinks/Mix For Resale		\$3.12	LF1707182000 MISC.BEV
Total	PEPSI-COLA	\$459.62		
Paid Chk#	107225	9/26/2017	PHILLIPS WINES & SPIRITS	
E 640-47000-251	Liquor For Resale		\$745.40	2222473 LIQUOR RESALE
E 640-47000-259	Freight		\$10.08	2222473 FREIGHT
E 640-47000-252	Wine For Resale		\$1,835.45	2222474 WINE RESALE
E 640-47000-259	Freight		\$23.10	2222474 FREIGHT
E 640-47000-251	Liquor For Resale		\$199.75	2225407 LIQUOR
E 640-47000-259	Freight		\$2.52	2225407 FREIGHT
E 640-47000-252	Wine For Resale		\$1,690.50	2225408 WINE
E 640-47000-259	Freight		\$19.11	2225408 FREIGHT
E 640-47000-252	Wine For Resale		\$306.00	2226416 WINE
E 640-47000-259	Freight		\$2.52	2226416 FREIGHT
E 640-48000-251	Liquor For Resale		\$478.08	2227371 LIQUOR
E 640-47000-251	Liquor For Resale		\$654.98	2229566 LIQUOR
E 640-47000-259	Freight		\$5.78	2229566 FREIGHT
E 640-47000-252	Wine For Resale		\$1,285.25	2229567 WINE
E 640-47000-259	Freight		\$21.52	2229567 FREIGHT
E 640-47000-252	Wine For Resale		\$56.75	2230613 WINE
E 640-47000-259	Freight		\$1.26	2230613 FREIGHT
E 640-48000-251	Liquor For Resale		\$587.69	2234825 LIQUOR
E 640-47000-252	Wine For Resale		(\$308.52)	273652 WINE
E 640-47000-252	Wine For Resale		(\$6.67)	274329 WINE
E 640-47000-252	Wine For Resale		(\$9.33)	274330 WINE
Total	PHILLIPS WINES & SPIRITS	\$7,601.22		

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Paid Chk# 107226	9/26/2017	PIETRINI, KRISTA			
E 640-48000-499	Miscellaneous		\$182.00	JJ HILL 2017	JJ HILL TENT 2017
	Total	PIETRINI, KRISTA	\$182.00		
Paid Chk# 107227	9/26/2017	PLUNKETT S PEST CONTROL			
E 640-48000-409	Maint services & Improv		\$120.41	5762918	SERVICE
	Total	PLUNKETT S PEST CONTROL	\$120.41		
Paid Chk# 107228	9/26/2017	QUALITY SERVICE, INC.			
E 640-48500-404	Repairs/Maint - Machin/Equip		\$366.28	32740	SOUP WARMER REPAIRS
E 640-48500-404	Repairs/Maint - Machin/Equip		\$289.90	32783	SANDWICH COOLER REPAIRS
	Total	QUALITY SERVICE, INC.	\$656.18		
Paid Chk# 107229	9/26/2017	RED BULL DISTRIBUTION COMPANY			
E 640-47000-254	Soft Drinks/Mix For Resale		\$317.00	17355-0994	MISC.BEV
E 640-47000-254	Soft Drinks/Mix For Resale		\$415.00	17355-1309	MISC.BEV
	Total	RED BULL DISTRIBUTION COMPANY	\$732.00		
Paid Chk# 107230	9/26/2017	RJM DISTRIBUTING			
E 640-47000-254	Soft Drinks/Mix For Resale		\$18.75	IND014569	MISC.BEV
	Total	RJM DISTRIBUTING	\$18.75		
Paid Chk# 107231	9/26/2017	ROOTSTOCK WINE COMPANY			
E 640-47000-252	Wine For Resale		\$154.04	17-16273	WINE RESALE
E 640-47000-259	Freight		\$1.75	17-16273	FREIGHT
E 640-47000-252	Wine For Resale		\$636.12	17-16359	WINE RESALE
E 640-47000-259	Freight		\$4.50	17-16359	FREIGHT
	Total	ROOTSTOCK WINE COMPANY	\$796.41		
Paid Chk# 107232	9/26/2017	SANDBERG, PAUL			
E 640-48000-499	Miscellaneous		\$180.00	JJ HILL 2017	JJ HILL SECURITY 2017
	Total	SANDBERG, PAUL	\$180.00		
Paid Chk# 107233	9/26/2017	SAVAGE TOBACCO			
E 640-47000-256	MISC.MDSE.RESALE		\$539.88	1001	CIGARS
	Total	SAVAGE TOBACCO	\$539.88		
Paid Chk# 107234	9/26/2017	SEABLOOM, MICHAEL			
E 640-48000-499	Miscellaneous		\$360.00	JJ HILL 2017	JJ HILL SECURITY 2017
	Total	SEABLOOM, MICHAEL	\$360.00		
Paid Chk# 107235	9/26/2017	SHAMROCK GROUP			
E 640-47000-254	Soft Drinks/Mix For Resale		\$141.15	2156173	ICE
E 640-47000-254	Soft Drinks/Mix For Resale		\$81.82	2157502	ICE
E 640-47000-254	Soft Drinks/Mix For Resale		\$94.57	2158544	ICE
E 640-47000-254	Soft Drinks/Mix For Resale		\$204.56	2160620	ICE
E 640-47000-254	Soft Drinks/Mix For Resale		\$195.50	2161324	ICE
E 640-47000-254	Soft Drinks/Mix For Resale		\$103.20	2162483	ICE
	Total	SHAMROCK GROUP	\$820.80		
Paid Chk# 107236	9/26/2017	SMALL LOT MN			
E 640-47000-252	Wine For Resale		\$240.00	16056	WINE
	Total	SMALL LOT MN	\$240.00		
Paid Chk# 107237	9/26/2017	SOUTHERN GLAZER'S OF MN			
E 640-47000-252	Wine For Resale		\$1,328.00	1585012	WINE
E 640-47000-259	Freight		\$7.68	1585012	FREIGHT
E 640-47000-251	Liquor For Resale		\$5,242.80	1585013	LIQUOR
E 640-47000-259	Freight		\$51.52	1585013	FREIGHT

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E 640-47000-252	Wine For Resale	\$5,462.00	1585014	WINE
E 640-47000-259	Freight	\$85.76	1585014	FREIGHT
E 640-47000-251	Liquor For Resale	\$4,946.40	1587389	LIQUOR
E 640-47000-259	Freight	\$35.30	1587389	FREIGHT
E 640-47000-251	Liquor For Resale	\$33.19	1587390	LIQUOR
E 640-47000-259	Freight	\$0.21	1587390	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale	\$135.00	1587391	MISC.BEV
E 640-47000-259	Freight	\$6.40	1587391	FREIGHT
E 640-47000-252	Wine For Resale	\$1,772.00	1587392	WINE
E 640-47000-259	Freight	\$28.16	1587392	FREIGHT
E 640-47000-252	Wine For Resale	\$1,128.00	1587393	WINE
E 640-47000-259	Freight	\$8.96	1587393	FREIGHT
E 640-47000-259	Freight	\$1.28	1590016	FREIGHT
E 640-47000-251	Liquor For Resale	\$4,830.52	1590017	LIQUOR
E 640-47000-259	Freight	\$35.73	1590017	FREIGHT
E 640-47000-252	Wine For Resale	\$1,981.26	1590018	WINE
E 640-47000-259	Freight	\$13.55	1590018	FREIGHT
E 640-47000-252	Wine For Resale	\$2,986.00	1590019	WINE
E 640-47000-259	Freight	\$32.86	1590019	FREIGHT
E 640-47000-251	Liquor For Resale	(\$30.00)	9114216	LIQUOR
E 640-47000-251	Liquor For Resale	(\$160.00)	9114226	LIQUOR
Total SOUTHERN GLAZER'S OF MN		\$29,962.58		
Paid Chk# 107238	9/26/2017	SPENCER JANITORIAL		
E 640-48000-409	Maint services & Improv	\$2,261.51	10647	MONTHLY CLEANING
Total SPENCER JANITORIAL		\$2,261.51		
Paid Chk# 107239	9/26/2017	STEEL TOE BREWING		
E 640-47000-253	Beer For Resale	\$230.00	17339	BEER
Total STEEL TOE BREWING		\$230.00		
Paid Chk# 107240	9/26/2017	STRATEGIC EQUIPMENT AND		
E 640-48500-210	Operating Supplies (GENERAL)	\$198.36	162132	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	(\$42.05)	163040	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$53.55	2939023	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$28.21	2942604	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$4.53	2942605	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)	\$181.46	2942607	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$266.62	2942611	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)	\$439.16	2942611	BAR SUPPLIES
E 640-48000-342	Promotions - Food/Drinks	\$78.39	2942611	PROMO FOOD
E 640-48000-210	Operating Supplies (GENERAL)	\$23.75	2942614	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$12.85	2945653	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$348.21	2945658	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)	\$302.37	2945658	BAR SUPPLIES
E 640-48000-342	Promotions - Food/Drinks	\$52.26	2945658	PROMO FOOD
Total STRATEGIC EQUIPMENT AND		\$1,947.67		
Paid Chk# 107241	9/26/2017	SUNBURST CHEMICALS, INC.		
E 640-48500-415	Other Equipment Rentals	\$92.37	0009954	DISHWASHER LEASE
E 640-48500-210	Operating Supplies (GENERAL)	\$581.46	0393599	SUPPLIES
Total SUNBURST CHEMICALS, INC.		\$673.83		
Paid Chk# 107242	9/26/2017	T.D. ANDERSON INC.		
E 640-48000-409	Maint services & Improv	\$100.00	544556	BEER LINE SERVICE
Total T.D. ANDERSON INC.		\$100.00		
Paid Chk# 107243	9/26/2017	THEILER, JOSEPH		

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E 640-48000-499	Miscellaneous	\$240.00	JJ HILL 2017	JJ HILL SECURITY 2017
	Total THEILER, JOSEPH	\$240.00		
Paid Chk# 107244	9/26/2017	TOLL GAS & WELDING SUPPLY		
E 640-48000-210	Operating Supplies (GENERAL)	\$52.09	10207800	SUPPLIES
	Total TOLL GAS & WELDING SUPPLY	\$52.09		
Paid Chk# 107245	9/26/2017	TRUE BRANDS		
E 640-47000-254	Soft Drinks/Mix For Resale	\$179.43	255088	MISC MDSE
E 640-47000-210	Operating Supplies (GENERAL)	\$87.39	255088	SUPPLIES
E 640-47000-254	Soft Drinks/Mix For Resale	\$284.34	257406	MISC MDSE
E 640-47000-210	Operating Supplies (GENERAL)	\$47.49	257406	SUPPLIES
E 640-47000-254	Soft Drinks/Mix For Resale	\$109.46	259584	MISC MDSE
E 640-47000-210	Operating Supplies (GENERAL)	\$71.19	259584	SUPPLIES
	Total TRUE BRANDS	\$779.30		
Paid Chk# 107246	9/26/2017	US FOODS		
E 640-48500-255	FOODIngredients For Resale	\$3,858.33	4273822	FOOD
E 640-48500-210	Operating Supplies (GENERAL)	\$448.95	4273822	SUPPLIES
E 640-48000-254	Soft Drinks/Mix For Resale	\$310.60	4273822	MISC.BEV
E 640-48000-342	Promotions - Food/Drinks	\$60.58	4273822	PROMO FOOD
E 640-48000-251	Liquor For Resale	\$75.71	4273822	LIQUOR
E 640-48500-255	FOODIngredients For Resale	\$3,861.90	4305459	FOOD
E 640-48000-210	Operating Supplies (GENERAL)	\$81.72	4305459	SUPPLIES
E 640-48000-342	Promotions - Food/Drinks	\$61.36	4305459	PROMO FOOD
E 640-48000-254	Soft Drinks/Mix For Resale	\$152.80	4305459	MISC.BEV
E 640-48500-210	Operating Supplies (GENERAL)	\$296.39	4305459	SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)	\$107.77	4359683	SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)	\$87.53	4359683	SUPPLIES
E 640-48000-342	Promotions - Food/Drinks	\$68.34	4359683	PROMO FOOD
E 640-48000-254	Soft Drinks/Mix For Resale	\$707.56	4359683	MISC.BEV
E 640-48000-251	Liquor For Resale	\$189.59	4359683	LIQUOR
E 640-48500-255	FOODIngredients For Resale	\$6,499.72	4359683	FOOD
E 640-48500-210	Operating Supplies (GENERAL)	\$70.64	4396789	SUPPLIES
E 640-48000-342	Promotions - Food/Drinks	\$42.40	4401080	PROMO FOOD
E 640-48000-251	Liquor For Resale	\$76.46	4401080	LIQUOR
E 640-48500-210	Operating Supplies (GENERAL)	\$45.44	4401080	SUPPLIES
E 640-48500-255	FOODIngredients For Resale	\$5,615.88	4401080	FOOD
E 640-48000-255	FOODIngredients For Resale	\$3,318.76	4439246	FOOD
E 640-48000-254	Soft Drinks/Mix For Resale	\$159.85	4439246	MISC.BEV
E 640-48000-251	Liquor For Resale	\$23.65	4439246	LIQUOR
E 640-48000-342	Promotions - Food/Drinks	\$106.52	4439246	PROMO FOOD
E 640-48000-210	Operating Supplies (GENERAL)	\$53.64	4439246	SUPPLIES
E 640-48500-255	FOODIngredients For Resale	\$5,758.90	4496926	FOOD
E 640-48000-251	Liquor For Resale	\$99.76	4496926	LIQUOR
E 640-48500-210	Operating Supplies (GENERAL)	\$300.25	4496926	SUPPLIES
E 640-48000-254	Soft Drinks/Mix For Resale	\$84.94	4496926	MISC.BEV
E 640-48000-210	Operating Supplies (GENERAL)	\$53.64	4496926	SUPPLIES
E 640-48500-255	FOODIngredients For Resale	\$2,979.26	4535644	FOOD
E 640-48000-254	Soft Drinks/Mix For Resale	\$241.55	4535644	MISC.BEV
E 640-48000-342	Promotions - Food/Drinks	\$61.36	4535644	PROMO FOOD
E 640-48000-251	Liquor For Resale	\$32.99	4535644	LIQUOR
E 640-48500-255	FOODIngredients For Resale	\$2,798.95	4573105	FOOD
E 640-48000-342	Promotions - Food/Drinks	\$61.36	4573105	PROMO FOOD
E 640-48500-210	Operating Supplies (GENERAL)	\$98.59	4573105	SUPPLIES
E 640-48000-251	Liquor For Resale	\$78.82	4573105	LIQUOR
E 640-48500-255	FOODIngredients For Resale	\$40.25	4587857	FOOD
E 640-48500-255	FOODIngredients For Resale	\$40.25	4588640	FOOD

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E 640-48500-255	FOOD	Ingredients For Resale	\$4,487.57	4633230	FOOD
E 640-48000-210	Operating Supplies (GENERAL)		\$53.64	4633230	SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$199.60	4633230	SUPPLIES
E 640-48000-342	Promotions - Food/Drinks		\$21.20	4633230	PROMO FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$68.20	4633230	MISC.BEV
E 640-48000-251	Liquor For Resale		\$142.24	4633230	LIQUOR
E 640-48500-210	Operating Supplies (GENERAL)		\$16.62	4633231	SUPPLIES
Total US FOODS			\$44,102.03		
Paid Chk# 107247	9/26/2017	VINOCOPIA			
E 640-47000-251	Liquor For Resale		(\$40.00)	0187202CM	LIQUOR
E 640-47000-251	Liquor For Resale		\$163.41	0187582	LIQUOR
E 640-47000-251	Liquor For Resale		\$793.28	0188266	LIQUOR
E 640-47000-252	Wine For Resale		\$584.00	0188266	WINE
E 640-47000-254	Soft Drinks/Mix For Resale		\$120.00	0188266	MSIC.MIX
E 640-47000-259	Freight		\$18.00	0188266	FREIGHT
E 640-47000-251	Liquor For Resale		\$326.99	0188681	LIQUOR
E 640-47000-259	Freight		\$5.00	0188681	FREIGHT
Total VINOCOPIA			\$1,970.68		
Paid Chk# 107248	9/26/2017	WAYZATA BREW WORKS LLC			
E 640-48000-253	Beer For Resale		\$278.00	MU015	BEER
Total WAYZATA BREW WORKS LLC			\$278.00		
Paid Chk# 107249	9/26/2017	WEAVER, BROCK			
E 640-48000-499	Miscellaneous		\$364.00	JJ HILL 2017	JJ HILL TENT 2017
Total WEAVER, BROCK			\$364.00		
Paid Chk# 107250	9/26/2017	WINE COMPANY			
E 640-47000-252	Wine For Resale		(\$101.65)	46387	WINE
E 640-47000-252	Wine For Resale		\$136.00	46585	WINE
E 640-47000-252	Wine For Resale		\$1,660.00	46862	WINE
E 640-47000-259	Freight		\$19.80	46862	FREIGHT
E 640-47000-252	Wine For Resale		\$1,914.66	47449	WINE
E 640-47000-259	Freight		\$21.45	47449	FREIGHT
E 640-47000-252	Wine For Resale		\$1,816.00	48139	WINE
E 640-47000-259	Freight		\$23.10	48139	FREIGHT
Total WINE COMPANY			\$5,489.36		
Paid Chk# 107251	9/26/2017	WINE MERCHANT			
E 640-47000-252	Wine For Resale		\$2,363.00	7146641	WINE
E 640-47000-259	Freight		\$15.12	7146641	FREIGHT
E 640-47000-252	Wine For Resale		\$660.00	7147337	WINE
E 640-47000-259	Freight		\$6.10	7147337	FREIGHT
E 640-47000-252	Wine For Resale		\$180.00	7147391	WINE
E 640-47000-259	Freight		\$1.26	7147391	FREIGHT
E 640-47000-252	Wine For Resale		\$2,140.00	7147392	WINE
E 640-47000-259	Freight		\$6.30	7147392	FREIGHT
E 640-47000-252	Wine For Resale		\$180.00	7148331	WINE
E 640-47000-259	Freight		\$1.22	7148331	FREIGHT
E 640-47000-252	Wine For Resale		\$1,209.00	7148403	WINE
E 640-47000-259	Freight		\$7.56	7148403	FREIGHT
E 640-48000-252	Wine For Resale		\$725.54	7148617	WINE
E 640-47000-252	Wine For Resale		\$1,765.61	7149437	WINE
E 640-47000-259	Freight		\$15.22	7149437	FREIGHT
E 640-48000-252	Wine For Resale		\$1,433.08	7149602	WINE
E 640-47000-252	Wine For Resale		(\$531.78)	715396	WINE
E 640-47000-252	Wine For Resale		(\$60.00)	715696	WINE

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E 640-47000-252	Wine For Resale	(\$48.00)	715701	WINE
E 640-47000-252	Wine For Resale	(\$241.26)	715743	WINE
Total WINE MERCHANT		\$9,827.97		
Paid Chk# 107252	9/26/2017	WRS IMPORTS LLC		
E 640-47000-251	Liquor For Resale	\$198.00	1423	LIQUOR
Total WRS IMPORTS LLC		\$198.00		
Paid Chk# 107253	9/26/2017	Z WINES USA LLC		
E 640-47000-252	Wine For Resale	\$160.00	18391	WINE RESALE
E 640-47000-259	Freight	\$5.00	18391	FREIGHT
E 640-47000-252	Wine For Resale	\$160.00	18420	WINE RESALE
E 640-47000-259	Freight	\$5.00	18420	FREIGHT
Total Z WINES USA LLC		\$330.00		
Paid Chk# 107254	9/27/2017	ADOLFSON & PETERSON MIDWEST		
E 401-40000-309	Contractual Services	\$15,000.00	10	PARKING RAMP
Total ADOLFSON & PETERSON MIDWEST		\$15,000.00		
Paid Chk# 107255	9/27/2017	AEM FINANCIAL SOLUTIONS		
E 610-49100-302	Consultants	\$3,250.00	389179	UTILITY RATE STUDY
E 620-49100-302	Consultants	\$3,250.00	389179	UTILITY RATE STUDY
Total AEM FINANCIAL SOLUTIONS		\$6,500.00		
Paid Chk# 107256	9/27/2017	ALLIED BLACKTOP COMPANY		
E 232-40000-409	Maint services & Improv	\$4,000.00	1064	SUMMIT PARK
Total ALLIED BLACKTOP COMPANY		\$4,000.00		
Paid Chk# 107257	9/27/2017	ANCHOR BANK-CARDMEMBER SERV.		
E 101-41500-331	Mileage & Expense Account	\$109.05		MTG.MEALS
E 101-41500-433	Dues, Licensing & Seminars	\$29.00		SUBSCRIPTION RENEWAL
E 101-41100-493	Volunteer program	\$493.00		JJ HILL TENT - VOLUNTEER
E 101-45200-499	Miscellaneous	\$493.00		JJ HILL TENT - PARKS & TRAILS
E 239-40000-499	Miscellaneous	\$493.00		JJ HILL TENT - COMP PLAN
E 630-40000-433	Dues, Licensing & Seminars	\$29.95		MV DUES
E 630-40000-331	Mileage & Expense Account	\$146.49		MV MTG
E 101-41500-433	Dues, Licensing & Seminars	\$92.76		WEB HOSTING
E 101-42100-200	Office Supplies (GENERAL)	\$24.32		PD SUPPLIES
E 640-47000-497	Credit Card Fees	\$184.74		STORE CC PROCESSING
E 101-41910-433	Dues, Licensing & Seminars	\$635.00		PLANNING CONF.
E 101-42400-433	Dues, Licensing & Seminars	\$220.00		BLDG.CONF.
E 640-48000-210	Operating Supplies (GENERAL)	\$252.94		BAR SUPPLIES
E 101-41100-499	Miscellaneous	\$292.49		GOPHER EVENT
E 235-40000-210	Operating Supplies (GENERAL)	\$80.45		WCTV RM SUPPLIES
E 407-40000-499	Miscellaneous	\$41.39		TELECOM MTG.
E 101-45200-227	Plantings	\$44.99		PLANTINGS
E 101-45200-433	Dues, Licensing & Seminars	\$149.25		PARKS CONF.
E 101-43100-331	Mileage & Expense Account	\$127.42		STREETS MTG
E 101-45200-331	Mileage & Expense Account	\$50.64		PARKS MTG
E 101-45200-404	Repairs/Maint - Machin/Equip	\$22.53		PARKS VEH.MAINT.
Total ANCHOR BANK-CARDMEMBER SERV.		\$4,012.41		
Paid Chk# 107258	9/27/2017	BABCOCK, MERRILY		
E 101-45200-227	Plantings	\$78.82	REIMB.	PARKS & TRAILS BD SUPPLIES
Total BABCOCK, MERRILY		\$78.82		
Paid Chk# 107259	9/27/2017	BANK OF AMERICA		
E 101-42200-210	Operating Supplies (GENERAL)	\$318.58		FD SUPPLIES

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E 101-42200-499	Miscellaneous	\$97.43		FD MTG.
E 101-42200-306	Personnel Expense	\$400.00		BOAT CERTIFICATION
Total BANK OF AMERICA		\$816.01		
Paid Chk# 107260	9/27/2017	BARCO MUNICIPAL PRODUCTS		
E 610-40000-210	Operating Supplies (GENERAL)	\$194.06	226259	UTILITY MARKING PAINT
E 620-40000-210	Operating Supplies (GENERAL)	\$195.06	226259	UTILITY MARKING PAINT
Total BARCO MUNICIPAL PRODUCTS		\$389.12		
Paid Chk# 107261	9/27/2017	BEST & FLANAGAN		
G 802-20342	326 & 332 BROADWAY PLACE	\$206.25	466702	BROADWAY PLACE ESCROW PROJECT
G 802-20363	649 Ferndale Rd - Hemsley	\$206.25	466704	649 FERNDAL ESCROW PROJECT
E 101-41500-304	Legal Fees	\$866.25	466706	PLANNING COMM.MTGS
E 101-41500-304	Legal Fees	\$1,443.75	466708	ORDINANCES
E 407-40000-304	Legal Fees	\$4,620.00	466710	CELL TOWER
E 101-41500-304	Legal Fees	\$660.00	466711	CONTRACT REVIEW
E 620-40000-304	Legal Fees	\$247.50	466711	CONTRACT REVIEW
G 802-20332	MEYER BROS DEV.	\$453.75	466713	MEYER BROS ESCROW PROJECT
E 407-40000-304	Legal Fees	\$701.25	466715	SCHOOL DISTRICT CELL TOWER LEASE
G 802-20349	Wayzata Blu Condominium projec	\$3,258.75	466716	WAYZ.BLU ESCROW PROJECT
G 802-20350	1350/1430 LASALLE	\$165.00	466717	1350/1430 LASALLE ESCROW PROJECT
G 802-20354	1325 WAYZATA BLVD.EAST	\$123.75	466718	1325 WAYZ.ESCROW PROJECT
G 802-20355	800 WAYZATA BLVD.EAST	\$371.25	466719	800 WAYZ ESCROW PROJECT
G 802-20360	236 CENTRAL/1101 LASALLE	\$825.00	466721	236 CENTRAL/1101 LASALLE ESCROW PROJECT
G 802-20353	190 GLEASON LAKE RD	\$701.25	466722	190 GLEASON ESCROW PROJECT
Total BEST & FLANAGAN		\$14,850.00		
Paid Chk# 107262	9/27/2017	BIFFS, INC.		
E 101-45200-415	Other Equipment Rentals	\$62.50	W651599	PARKS SERVICE
Total BIFFS, INC.		\$62.50		
Paid Chk# 107263	9/27/2017	BOTHAM, BRIAN		
E 101-42200-499	Miscellaneous	\$65.00	REIMB.	FD MTG.MEALS
Total BOTHAM, BRIAN		\$65.00		
Paid Chk# 107264	9/27/2017	BROOKDALE CHRYSLER, JEEP,DODGE		
E 101-42100-404	Repairs/Maint - Machin/Equip	\$81.34	305938	SQUAD MAINT.
Total BROOKDALE CHRYSLER, JEEP,DODGE		\$81.34		
Paid Chk# 107265	9/27/2017	BRUNKEN, JOSHUA		
E 101-42200-499	Miscellaneous	\$171.67	REIMB.	FD SUPPLIES
Total BRUNKEN, JOSHUA		\$171.67		
Paid Chk# 107266	9/27/2017	CLAREY S SAFETY EQUIPMENT		
E 101-42200-240	Small Tools and Minor Equip	\$275.83	173348	FD TOOLS
Total CLAREY S SAFETY EQUIPMENT		\$275.83		
Paid Chk# 107267	9/27/2017	COMMERCIAL ASPHALT CO.		
E 430-40000-309	Contractual Services	\$309.22	170915	ASPHALT
Total COMMERCIAL ASPHALT CO.		\$309.22		
Paid Chk# 107268	9/27/2017	CORE & MAIN		
E 670-40000-409	Maint services & Improv	\$300.00	H818165	STORM SEWER MAINT.
Total CORE & MAIN		\$300.00		
Paid Chk# 107269	9/27/2017	CRAIG RAPP, LLC		
E 101-41500-302	Consultants	\$3,516.66	9-04-17	ORG STUDY
Total CRAIG RAPP, LLC		\$3,516.66		

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Paid Chk# 107270	9/27/2017	CULLIGAN-METRO			
E 640-48500-210	Operating Supplies (GENERAL)		\$76.22	1197011	SUPPLIES
	Total CULLIGAN-METRO		\$76.22		
Paid Chk# 107271	9/27/2017	DELTA DENTAL OF MINNESOTA			
G 101-21717	Dental Insurance		\$1,592.90	7038550	DENTAL INS.
	Total DELTA DENTAL OF MINNESOTA		\$1,592.90		
Paid Chk# 107272	9/27/2017	DORSEY & WHITNEY LLP			
E 401-40000-304	Legal Fees		\$831.60	3372823	DOWNTOWN PARKING DISTRICT
	Total DORSEY & WHITNEY LLP		\$831.60		
Paid Chk# 107273	9/27/2017	ECM PUBLISHERS, INC.			
E 101-42100-350	Printing & Publishing		\$90.00	715047	PD - BACK TO SCHOOL PSA
	Total ECM PUBLISHERS, INC.		\$90.00		
Paid Chk# 107274	9/27/2017	EHLERS			
E 401-40000-304	Legal Fees		\$470.00	74823	DOWNTOWN PARKING
E 316-40000-301	Auditing and Acct g Services		\$352.50	74824	TIF CONSULTING
E 314-40000-304	Legal Fees		\$5,000.00	74825	TIF #3
E 314-40000-304	Legal Fees		\$5,000.00	74826	TIF #3
	Total EHLERS		\$10,822.50		
Paid Chk# 107275	9/27/2017	EMERGENCY RESPONSE SOLUTIONS			
E 101-42200-241	Safety equip/testings		\$2,098.47	9415	FD SAFETY EQUIP
	Total EMERGENCY RESPONSE SOLUTIONS		\$2,098.47		
Paid Chk# 107276	9/27/2017	EMERYS TREE SERVICE, INC.			
E 404-40000-227	Plantings		\$997.50	21563	TREE & STUMP REMOVAL
	Total EMERYS TREE SERVICE, INC.		\$997.50		
Paid Chk# 107277	9/27/2017	FERGUSON WATERWORKS			
E 610-40000-225	Repair & Maint - System		\$728.92	B088105	PARTS
E 610-40000-225	Repair & Maint - System		(\$603.21)	CM023137	PARTS
	Total FERGUSON WATERWORKS		\$125.71		
Paid Chk# 107278	9/27/2017	FITZCO, INC.			
E 101-42100-210	Operating Supplies (GENERAL)		\$88.81	55508	PD SUPPLIES
	Total FITZCO, INC.		\$88.81		
Paid Chk# 107279	9/27/2017	FUTURE IQ, INC.			
E 239-40000-302	Consultants		\$16,000.00	264	COMP PLAN
	Total FUTURE IQ, INC.		\$16,000.00		
Paid Chk# 107280	9/27/2017	GALLS			
E 101-42100-217	Uniforms		\$404.98	008230130	PD UNIFORMS
	Total GALLS		\$404.98		
Paid Chk# 107281	9/27/2017	H&L MESABI			
E 101-43100-220	Repair/Maint Supply (GENERAL)		\$880.16	98988	PARTS
	Total H&L MESABI		\$880.16		
Paid Chk# 107282	9/27/2017	HENN.CNTY.ACCTG.SERVICES			
E 101-42120-304	Legal Fees		\$398.77	1000098156	PRISONER PROCESSING
G 101-20300	Deposits Payable		\$297.80	1000098156	PRISONER PROCESSING
	Total HENN.CNTY.ACCTG.SERVICES		\$696.57		
Paid Chk# 107283	9/27/2017	HENN.CNTY.INFO.TECH.DEPT.			
E 101-42200-323	Radio Units		\$1,114.35	1000098081	RADIO CONNECTION

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			Check Amt	Invoice	Comment
E 101-42100-323	Radio Units		\$985.71	1000098082	RADIO CONNECTION
Total	HENN.CNTY.INFO.TECH.DEPT.		\$2,100.06		
Paid Chk#	107284	9/27/2017	HENNEPIN COUNTY TAX SERVICES		
E 101-41940-499	Miscellaneous		\$2,905.10	52140	2ND HALF DEPOT PROPERTY TAXES
Total	HENNEPIN COUNTY TAX SERVICES		\$2,905.10		
Paid Chk#	107285	9/27/2017	HGA		
E 401-40000-309	Contractual Services		\$11,317.58	181434	PARKING RAMP
	Total HGA		\$11,317.58		
Paid Chk#	107286	9/27/2017	HOLIDAY		
E 101-42100-212	Motor Fuels		\$34.43		PD FUEL
	Total HOLIDAY		\$34.43		
Paid Chk#	107287	9/27/2017	HOME DEPOT		
E 101-45200-210	Operating Supplies (GENERAL)		\$155.09		PARKS SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$187.84		BAR SUPPLIES
	Total HOME DEPOT		\$342.93		
Paid Chk#	107288	9/27/2017	IMPACT MAILING & FULFILLMENT		
E 610-40000-322	Postage		\$2,000.00		ON ACCOUNT UTILITY BILLING/MAILING SERVICES
E 620-40000-322	Postage		\$2,000.00		ON ACCOUNT UTILITY BILLING/MAILING SERVICES
	Total IMPACT MAILING & FULFILLMENT		\$4,000.00		
Paid Chk#	107289	9/27/2017	INTEGRATED FIRE & SECURITY		
E 101-41940-401	Repairs/Maint Buildings		\$455.00	70483	FIRE PANEL REPAIRS
	Total INTEGRATED FIRE & SECURITY		\$455.00		
Paid Chk#	107290	9/27/2017	INTERNATIONAL CODE INSTITUTE		
E 101-42400-433	Dues, Licensing & Seminars		\$135.00	3165247	DUES
	Total INTERNATIONAL CODE INSTITUTE		\$135.00		
Paid Chk#	107291	9/27/2017	J.H. LARSON COMPANY		
E 101-41940-210	Operating Supplies (GENERAL)		\$150.00	S101558563.0	SUPPLIES
E 101-41940-210	Operating Supplies (GENERAL)		\$92.05	S101558567.0	SUPPLIES
	Total J.H. LARSON COMPANY		\$242.05		
Paid Chk#	107292	9/27/2017	JIMMY'S JOHNNYS		
E 101-45200-415	Other Equipment Rentals		\$560.00	122489	SERVICE
	Total JIMMY'S JOHNNYS		\$560.00		
Paid Chk#	107293	9/27/2017	KLAPPRICH, KEVIN		
E 101-42200-409	Maint services & Improv		\$504.41	REIMB	CARPETS CLEANED
E 101-42200-499	Miscellaneous		\$47.32	REIMB	SUPPLIES
	Total KLAPPRICH, KEVIN		\$551.73		
Paid Chk#	107294	9/27/2017	LAMBERT, JEFFREY W.		
E 101-42120-304	Legal Fees		\$2,431.75	9/25/17	LEGAL
	Total LAMBERT, JEFFREY W.		\$2,431.75		
Paid Chk#	107295	9/27/2017	LANO EQUIPMENT, INC.		
E 610-40000-415	Other Equipment Rentals		\$250.00	03-477667	EQUIP.RENTAL
	Total LANO EQUIPMENT, INC.		\$250.00		
Paid Chk#	107296	9/27/2017	LARSON, ALICIA		
E 101-41100-499	Miscellaneous		\$20.00		EVENT PHOTOGRAPHY
	Total LARSON, ALICIA		\$20.00		

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			Check Amt	Invoice	Comment
Paid Chk#	107297	9/27/2017	LAW ENFORCEMENT LABOR SERVICES		
	G 101-21707	Police union dues	\$441.00	SEPT.2017	PD DUES-SEPT.2017
	al	LAW ENFORCEMENT LABOR SERVICES	\$441.00		
Paid Chk#	107298	9/27/2017	LEAGUE OF MN.CITIES		
	E 101-41100-433	Dues, Licensing & Seminars	\$45.00	261899	WILCOX REGISTRATION
	E 101-41500-433	Dues, Licensing & Seminars	\$75.00	261899	DAHL REGISTRATION
	E 101-41100-433	Dues, Licensing & Seminars	\$45.00	261935	PLECHASH REGISTRATION
	Total	LEAGUE OF MN.CITIES	\$165.00		
Paid Chk#	107299	9/27/2017	LEXISNEXIS RISK DATA		
	E 101-42100-309	Contractual Services	\$66.00	121455020170	PD SERVICE
	Total	LEXISNEXIS RISK DATA	\$66.00		
Paid Chk#	107300	9/27/2017	LOFFLER COMPANIES, INC.		
	E 640-47000-404	Repairs/Maint - Machin/Equip	\$345.00	CW73589	STORE REPAIRS
	Total	LOFFLER COMPANIES, INC.	\$345.00		
Paid Chk#	107301	9/27/2017	MACQUEEN EQUIPMENT, INC.		
	E 101-43100-220	Repair/Maint Supply (GENERAL)	\$51.70	P08586	PARTS
	E 101-43100-220	Repair/Maint Supply (GENERAL)	\$176.08	P08635	PARTS
	Total	MACQUEEN EQUIPMENT, INC.	\$227.78		
Paid Chk#	107302	9/27/2017	MANSFIELD OIL COMPANY		
	E 101-49200-212	Motor Fuels	\$404.51	20429349	FUEL
	E 101-49200-212	Motor Fuels	\$446.81	20429413	FUEL
	E 101-49200-212	Motor Fuels	\$645.01	20429466	FUEL
	Total	MANSFIELD OIL COMPANY	\$1,496.33		
Paid Chk#	107303	9/27/2017	MEDIACOM		
	E 101-41940-321	Telephone	\$309.95		SERVICE
	Total	MEDIACOM	\$309.95		
Paid Chk#	107304	9/27/2017	METERING & TECHNOLOGY SOLUTION		
	E 610-40000-211	Meter supplies	\$47.50	9913	WATER METER
	E 620-40000-211	Meter supplies	\$47.50	9913	WATER METER
	tal	METERING & TECHNOLOGY SOLUTION	\$95.00		
Paid Chk#	107305	9/27/2017	METRO WEST INSPECTION SERVICES		
	E 101-42400-309	Contractual Services	\$4,037.50	1192	AUGUST INSPECTIONS
	otal	METRO WEST INSPECTION SERVICES	\$4,037.50		
Paid Chk#	107306	9/27/2017	MILLER, FRED		
	E 235-40000-302	Consultants	\$1,600.00	0170170	WCTV
	E 239-40000-309	Contractual Services	\$300.00	0170170	THINK TANK
	Total	MILLER, FRED	\$1,900.00		
Paid Chk#	107307	9/27/2017	MN BATTERY LLC		
	E 101-42100-404	Repairs/Maint - Machin/Equip	\$89.75	18462	PD SQUAD MAINT.
	Total	MN BATTERY LLC	\$89.75		
Paid Chk#	107308	9/27/2017	MN CHIEFS OF POLICE ASSOC.		
	E 101-42100-434	Training and schools	\$40.00	2864	CONF.REGISTRATION
	Total	MN CHIEFS OF POLICE ASSOC.	\$40.00		
Paid Chk#	107309	9/27/2017	MN NCPERS LIFE INSURANCE		
	G 101-21715	PERA Term Life	\$48.00	10/2017	LIFE INS.
	Total	MN NCPERS LIFE INSURANCE	\$48.00		

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			Check Amt	Invoice	Comment
Paid Chk#	107310	9/27/2017	NAPA AUTO PARTS-WATERTOWN		
E 101-43100-220	Repair/Maint Supply (GENERAL)		\$176.81	485629	PARTS
Total	NAPA AUTO PARTS-WATERTOWN		\$176.81		
Paid Chk#	107311	9/27/2017	OFFICE DEPOT		
E 630-40000-540	Equipment		\$939.99	960412955001	LAPTOP
E 101-41500-200	Office Supplies (GENERAL)		\$129.31	960779187001	SUPPLIES
E 101-42100-200	Office Supplies (GENERAL)		\$40.32	960779187001	SUPPLIES
E 630-40000-200	Office Supplies (GENERAL)		\$240.40	960779187001	SUPPLIES
E 101-42100-200	Office Supplies (GENERAL)		\$2.89	960779714001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)		\$230.78	963888046001	SUPPLIES
Total	OFFICE DEPOT		\$1,583.69		
Paid Chk#	107312	9/27/2017	PHILIPS MEDICAL SYSTEMS		
E 101-42100-240	Small Tools and Minor Equip		\$228.71	935321424	PD TOOLS
Total	PHILIPS MEDICAL SYSTEMS		\$228.71		
Paid Chk#	107313	9/27/2017	PIRTEK		
E 101-45200-222	Repair & Maint - Equip		\$127.77	S2567678.001	PARTS
Total	PIRTEK		\$127.77		
Paid Chk#	107314	9/27/2017	PITNEY BOWES		
E 101-49200-322	Postage		\$429.85		POSTAGE METER RENTAL & SUPPLIES
Total	PITNEY BOWES		\$429.85		
Paid Chk#	107315	9/27/2017	PLYMOUTH AUTOMOTIVE INC.		
E 240-40000-499	Miscellaneous		\$265.10	17-1515	DWI TOWING
E 240-40000-499	Miscellaneous		\$265.10	17-1516	DWI TOWING
Total	PLYMOUTH AUTOMOTIVE INC.		\$530.20		
Paid Chk#	107316	9/27/2017	POPP TELECOM		
E 640-47000-321	Telephone		\$100.00		SERVICE
E 640-48000-321	Telephone		\$100.00		SERVICE
E 101-41940-321	Telephone		\$299.24		SERVICE
E 610-40000-323	Radio Units		\$91.08		SERVICE
E 620-40000-323	Radio Units		\$33.20		SERVICE
E 101-42100-309	Contractual Services		\$33.75		SERVICE
Total	POPP TELECOM		\$657.27		
Paid Chk#	107317	9/27/2017	PRAIRIE RESTORATIONS, INC.		
E 404-40000-309	Contractual Services		\$287.50	9093	SERVICE
Total	PRAIRIE RESTORATIONS, INC.		\$287.50		
Paid Chk#	107318	9/27/2017	RANDY S SANITATION		
E 650-47500-384	Refuse/Garbage Disposal		\$8,797.45		LABOR
E 650-47500-384	Refuse/Garbage Disposal		\$43.55		STICKERS
E 650-47500-384	Refuse/Garbage Disposal		\$1,560.00		KARTS
E 650-47500-384	Refuse/Garbage Disposal		\$1,072.41		DRIVE UP
E 650-47500-386	Other Utilities		\$4,204.75		DISPOSAL
E 101-41940-386	Other Utilities		\$745.59		CH & PW SERVICE
E 650-47600-309	Contractual Services		\$3,947.40		RECYCLING
E 650-47800-384	Refuse/Garbage Disposal		\$6,591.90		ORGANICS
E 650-47800-386	Other Utilities		\$42.30		ORGANICS DISPOSAL
E 640-47000-384	Refuse/Garbage Disposal		\$150.00		STORE
E 640-48000-384	Refuse/Garbage Disposal		\$489.92		BAR
Total	RANDY S SANITATION		\$27,645.27		
Paid Chk#	107319	9/27/2017	RENEE'S ROYAL VALET		

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E 101-49200-496	Contingencies		\$2,242.50	1086	FUNERAL VALET SERVICE
	Total RENEE'S ROYAL VALET		\$2,242.50		
Paid Chk# 107320	9/27/2017	SCHANKE, SUZIE			
E 101-42200-409	Maint services & Improv		\$145.00	SEPT.2017	FD MONTHLY CLEANING
	Total SCHANKE, SUZIE		\$145.00		
Paid Chk# 107321	9/27/2017	SCHRADER S LAW ENFORCEMENT SUP			
E 101-42100-217	Uniforms		\$275.00	17-077A	PD UNIFORMS
	al SCHRADER S LAW ENFORCEMENT SUP		\$275.00		
Paid Chk# 107322	9/27/2017	SECURITY PRODUCTS COMPANY			
E 101-41940-401	Repairs/Maint Buildings		\$62.50	1142821	CITY HALL PANEL
E 233-40000-401	Repairs/Maint Buildings		\$1,154.00	182020	BEACH HOUSE MONITOR
	Total SECURITY PRODUCTS COMPANY		\$1,216.50		
Paid Chk# 107323	9/27/2017	SHORT ELLIOTT HENDRICKSON INC.			
E 407-40000-302	Consultants		\$1,906.90	338354	CELL TOWER
	Total SHORT ELLIOTT HENDRICKSON INC.		\$1,906.90		
Paid Chk# 107324	9/27/2017	SOUTHWEST ASSESSING			
E 101-41550-302	Consultants		\$4,033.33	9/25/17	OCTOBER ASSESSING SERVICES
E 101-41550-210	Operating Supplies (GENERAL)		\$47.45	9/25/17	SUPPLIES
	Total SOUTHWEST ASSESSING		\$4,080.78		
Paid Chk# 107325	9/27/2017	SPRINT			
E 101-42100-323	Radio Units		\$354.52	134573312-19	PD SERVICE
	Total SPRINT		\$354.52		
Paid Chk# 107326	9/27/2017	SPRINT			
E 101-42200-323	Radio Units		\$338.37	523093316-19	FD SERVICE
	Total SPRINT		\$338.37		
Paid Chk# 107327	9/27/2017	SRF CONSULTING GROUP, INC.			
E 101-43100-303	Engineering Fees		\$1,794.73	09331.00-6	SPEED HUMP STUDY
E 430-40000-302	Consultants		\$1,500.00	10612.00-1	BRIDGE INSPECTION
	Total SRF CONSULTING GROUP, INC.		\$3,294.73		
Paid Chk# 107328	9/27/2017	STREICHER S			
E 101-42100-217	Uniforms		\$29.99	I1262498	PD UNIFORMS
E 101-42100-217	Uniforms		\$125.98	I1272319	PD UNIFORMS
E 101-42100-217	Uniforms		\$109.98	I1279471	PD UNIFORMS
E 101-42100-217	Uniforms		\$2.99	I1279474	PD UNIFORMS
E 101-42100-217	Uniforms		\$165.84	I1279476	PD UNIFORMS
E 101-42100-217	Uniforms		\$18.98	I1279477	PD UNIFORMS
E 101-42100-217	Uniforms		\$421.90	I1279486	PD UNIFORMS
E 101-42100-217	Uniforms		\$126.98	I1280019	PD UNIFORMS
	Total STREICHER S		\$1,002.64		
Paid Chk# 107329	9/27/2017	STRUCTURAL TOWER SERVICES			
E 407-40000-309	Contractual Services		\$66,206.93	3	CELL TOWER
	Total STRUCTURAL TOWER SERVICES		\$66,206.93		
Paid Chk# 107330	9/27/2017	SW NEWS MEDIA			
E 101-41500-350	Printing & Publishing		\$33.25	1959318	SHAKE & BAKE NOTICE
E 101-41500-350	Printing & Publishing		\$128.25	1960552	TIF DISCLOSURE
G 802-20349	Wayzata Blu Condominium projec		\$38.00	1960553	WAYZ.BLU NOTICE
G 802-20349	Wayzata Blu Condominium projec		\$52.25	1960554	WAYZ.BLU NOTICE
E 101-41500-350	Printing & Publishing		\$114.00	1961670	TIF NOTICE

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			Check Amt	Invoice	Comment
G 802-20356	1411 WAYZATA BLVD.EAST		\$38.00	1962689	1411 HOLD TER NOTICE
G 802-20349	Wayzata Blu Condominium projec		\$42.75	1963784	WAYZ.BLU NOTICE
Total SW NEWS MEDIA			\$446.50		
Paid Chk# 107331	9/27/2017	THE TOMATO VINE			
E 101-41500-306	Personnel Expense		\$275.00	9/20/17	WELLNESS PROGRAM
Total THE TOMATO VINE			\$275.00		
Paid Chk# 107332	9/27/2017	TIME SAVER			
E 101-41100-302	Consultants		\$624.30	M23211	MTG.MINUTES
Total TIME SAVER			\$624.30		
Paid Chk# 107333	9/27/2017	TRAFFIC MARKING SERVICE, INC.			
E 101-43100-409	Maint services & Improv		\$5,392.31	9516	YRLY MAINLINE STREET STRIPING
Total TRAFFIC MARKING SERVICE, INC.			\$5,392.31		
Paid Chk# 107334	9/27/2017	ULINE			
E 101-41500-200	Office Supplies (GENERAL)		\$118.62	90777861	SUPPLIES
Total ULINE			\$118.62		
Paid Chk# 107335	9/27/2017	US HEALTH WORKS MEDICAL GROUP			
E 101-42100-306	Personnel Expense		\$94.00	0073430-MN	PD VACCINE
otal US HEALTH WORKS MEDICAL GROUP			\$94.00		
Paid Chk# 107336	9/27/2017	USA SAFETY SUPPLY CORP			
E 101-45200-241	Safety equip/testings		\$178.46	118721	SAFETY VESTS
Total USA SAFETY SUPPLY CORP			\$178.46		
Paid Chk# 107337	9/27/2017	VALLEY-RICH CO., INC.			
E 640-49100-520	Buildings and Structures		\$7,698.00	24496	GREASE TRAP REPLACEMENT
E 610-40000-405	Maint/Replac - System		\$10,800.00	24654	CURB STOP - BUSHAWAY RD
E 610-40000-405	Maint/Replac - System		\$5,200.00	24655	FIRE HYDRANT REPLACEMENT
Total VALLEY-RICH CO., INC.			\$23,698.00		
Paid Chk# 107338	9/27/2017	VAN PAPER COMPANY			
E 101-45200-210	Operating Supplies (GENERAL)		\$95.20	436921-00	SUPPLIES
E 101-45200-210	Operating Supplies (GENERAL)		\$95.20	436921-01	SUPPLIES
E 101-41940-210	Operating Supplies (GENERAL)		\$135.98	437481-00	SUPPLIES
Total VAN PAPER COMPANY			\$326.38		
Paid Chk# 107339	9/27/2017	VERIZON WIRELESS			
E 101-42100-323	Radio Units		\$200.05	9792618469	PD SERVICE
Total VERIZON WIRELESS			\$200.05		
Paid Chk# 107340	9/27/2017	VILLAGE CHEVROLET			
E 101-43100-220	Repair/Maint Supply (GENERAL)		\$33.18	305596	PARTS
E 101-43100-220	Repair/Maint Supply (GENERAL)		\$68.43	305598	PARTS
Total VILLAGE CHEVROLET			\$101.61		
Paid Chk# 107341	9/27/2017	WARNING LITES			
E 101-43100-415	Other Equipment Rentals		\$3,610.10	170375	JJ HILL DAYS EQUIP
Total WARNING LITES			\$3,610.10		
Paid Chk# 107342	9/27/2017	WAYZATA CHAMBER OF COMMERCE			
E 640-48000-341	General Promotions		\$6,090.00	JJ HILL 2017	JJ HILL DAY BAR REV.SHARING
Total WAYZATA CHAMBER OF COMMERCE			\$6,090.00		
Paid Chk# 107343	9/27/2017	WBC HOLDINGS, INC.			
E 101-42100-404	Repairs/Maint - Machin/Equip		\$102.60	1180	SQUAD MAINT.

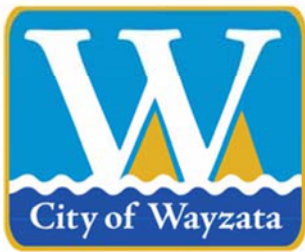
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			Check Amt	Invoice	Comment
Total WBC HOLDINGS, INC.			\$102.60		
Paid Chk# 107344	9/27/2017	WILSON, MICHAEL			
E 101-42200-499	Miscellaneous		\$63.99	REIM	FD SUPPLIES
Total WILSON, MICHAEL			\$63.99		
Paid Chk# 107345	9/27/2017	ZERO WASTE USA			
E 101-45200-210	Operating Supplies (GENERAL)		\$199.98	174798	SUPPLIES
Total ZERO WASTE USA			\$199.98		
10100 Anchor Bank			\$581,677.48		

Fund Summary

<u>10100 Anchor Bank</u>	
101 GENERAL FUND	\$57,651.65
232 CEMETARY	\$4,000.00
233 LAKFRONT IMPROVE	\$1,154.00
235 CABLE TV	\$1,680.45
239 COMP PLAN - LAND USE	\$16,793.00
240 DWI FORFIETURES	\$530.20
314 WIDSTEN	\$10,000.00
316 BAY CENTER	\$352.50
401 PERM IMPROVEMENT	\$27,619.18
404 PARK AND TRAIL CIP	\$1,285.00
407 CELL TOWER	\$73,476.47
430 STREET CIP	\$1,809.22
610 WATER FUND	\$21,958.35
620 SEWER FUND	\$5,773.26
630 MOTOR VEHICLE	\$1,356.83
640 LIQUOR	\$323,195.36
650 SOLID WASTE	\$26,259.76
670 STORMWATER	\$300.00
802 ESCROW PROJECTS	\$6,482.25
	\$581,677.48



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7c
TITLE: Approval of Municipal Licenses	
PROPOSED MOTION: To approve the Municipal Licenses as attached	
PREPARED BY: Lori Krismer, Office Assistant	
REVIEWED BY: Becky Malone, City Clerk	

ACTION REQUESTED:

Staff recommends approval of the Municipal Licenses.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. List of Municipal Licenses Which Received Administrative Approval (informational only) and Municipal Licenses for City Council Approval

10/03/2017

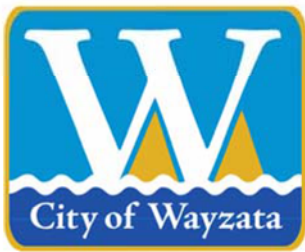
**THE FOLLOWING MUNICIPAL LICENSES
WERE APPROVED ADMINISTRATIVELY**

2017 Tree Removal & Treatment License	
Nic's Works LLC Tree Service	East Gull Lake, MN

LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

Recommended for approval, pending staff review for completeness of application materials

2017 THERAPEUTIC MASSAGE PERSONAL LICENSE	
Frances Diaz - Wayzatz Salon & Day Spa on the Bay	Wayzata, MN



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7d
TITLE: Approval of Second Reading of Ordinance No. 774 Amending Chapter 301 of the Wayzata City Code (Traffic Regulations)	
PROPOSED MOTION: Approval of the Second Reading of Ordinance No. 774	
PREPARED BY: Nichole Fernandez, Administrative Records Specialist	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the second reading of Ordinance No. 774.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

The requested housekeeping amendments to the City's traffic regulations code regarding parking on sidewalks and are based upon the recommendations made by the Hennepin County Court.

The amendments will provide more clarity in enforcing its traffic regulations. The first reading was approved at the September 19, 2017 City Council. Upon approval of the second reading, the ordinance will be active once it is published.

ATTACHMENTS:

1. Ordinance 774

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA

DRAFT - ORDINANCE NO. 774

**AN ORDINANCE AMENDING CHAPTER 301 OF THE WAYZATA CITY CODE
(TRAFFIC REGULATIONS)**

THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment. Section 09 of Chapter 301 of the Wayzata City Code (Traffic Regulations) is hereby amended and restated to read as follows (~~struck~~ text deleted; underlined text added):

301.09. Vehicles on Sidewalks.

a. No person shall drive ~~,or~~ ride ~~or park~~ any automobile, motorcycle, motor scooter, motorized bicycle or other motor vehicle upon any sidewalk within the City, except for crossing a sidewalk at an alley, driveway or other authorized location.

b. No person shall stop, stand or park any automobile, motorcycle, motor scooter, motorized bicycle or other motor vehicle upon any sidewalk within the City.

Section 2. Findings. The amendments made hereby are based upon the recommendations set forth in the Hennepin County Court.

Section 3. Effective Date. This Ordinance will become effective upon passage and publication.

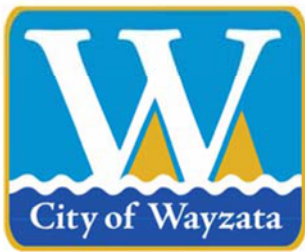
Adopted by the City Council this ____ day of _____, 2017.

Ken Willcox
Mayor

ATTEST:

Jeffrey Dahl
City Manager

First Reading: September 19, 2017
Second Reading: October 3, 2017
Publication:



City of Wayzata City Council Agenda Report

MEETING DATE: October 03, 2017	AGENDA ITEM: 7e
TITLE: Approve Resolution No. 43-2017, Authorizing Execution of the MnDOT Community Roadside Landscape Partnership Program Landscape Agreement at the West Bound Loop from TH 12 to Wayzata Boulevard	
PROPOSED MOTION: To Approve Resolution No. 43-2017, Community Roadside Landscape Partnership Program Authorizing Payment by the State to the City for Acquisition of Landscape Materials for Landscaping Along the West Bound Loop from TH 12 to Wayzata Boulevard	
PREPARED BY: David Dudinsky, Director of Public Service	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached resolution.

FINANCIAL OR BUDGET CONSIDERATION:

MnDOT's Community Roadside Landscape Partnership Program will pay for all planting and related materials for this project. The estimated materials cost is \$12,000. Public Works will spend a few hours assisting in the preparation of the planting beds. The labor for the installation of all plant and related materials will be performed by Wayzata Landscape Committee Volunteers.

BACKGROUND:

A similar resolution was approved at the August 15th, 2017 City Council Meeting. However, MnDOT requested additional information within the resolution. With the adoption of the attached resolution, MnDOT will be authored to provide payment to the City for the acquisition of landscape materials to be placed adjacent to TH 12 from 100 feet west of Gleason Lake Road to Gleason Lake Road not to exceed \$12,000.

ATTACHMENTS:

1. Resolution No. 43-2017

CITY OF WAYZATA

RESOLUTION NO. 43-2017

**COMMUNITY ROADSIDE LANDSCAPE PARTNERSHIP PROGRAM AUTHORIZING
PAYMENT BY THE STATE TO THE CITY FOR ACQUISITION OF LANDSCAPE MATERIALS
FOR LANDSCAPING ALONG THE WEST BOUND LOOP FROM TH 12 TO WAYZATA
BOULEVARD**

WHEREAS, the City made a request to MnDOT in March of 2016 for Landscape Design Assistance along the west bound loop from TH 12 to Wayzata Boulevard; and

WHEREAS, on August 15, 2017, the Wayzata City Council approved that the City of Wayzata, Minnesota enter into an Agreement with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the State to the City for the acquisition of landscape materials to be placed adjacent to Trunk Highway 12 at Gleason Lake Road for State Project Number 2714-969A.

NOW, THEREFORE, BE IT RESOLVED that the City of Wayzata enter into MnDOT Agreement No. 1029287 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the State to the City for the acquisition of landscape materials to be placed adjacent to Trunk Highway No. 12 from 100 feet west of Gleason Lake Road to Gleason Lake Road under State Project No. 2714-969A (T.H. 12-1010).

BE IT FURTHER RESOLVED that the Mayor and the City Manager are authorized to execute the Agreement and any amendments to the Agreement.

Adopted by the Wayzata City Council this 3rd day of October, 2017.

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

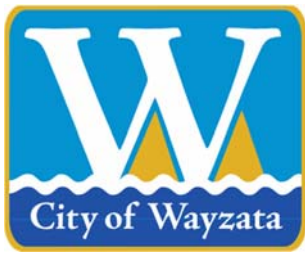
Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 43-2017 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on October 3, 2017.

City Clerk Becky Malone

SEAL



City of Wayzata City Council Agenda Report

MEETING DATE: October 3 2017	AGENDA ITEM: 7f
TITLE: Approval of Second Reading of Ordinance No. 775 Vacating Certain City Right of Way Adjacent to 339 Barry Ave S	
PROPOSED MOTION: Adopt the Second Reading of Ordinance No. 775	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approving the second reading of the ordinance.

FINANCIAL OR BUDGET CONSIDERATION:

The vacation does not have any impact on the City's operating budget, but the vacation of the easements may result in a minor increase to the taxable market values of the properties. All of the City's improvements, including sidewalk and utilities, that would be removed and reconstructed within the easement areas would be paid for by the applicant. The City would not be responsible for any of the construction costs.

BACKGROUND:

This item was approved at the September 19, 2017 City Council Meeting. Because the Planning Application for Wayzata Blu was also approved, the second reading should be considered. Please note that the Ordinance will be effective on Sept 19, 2018. If the development does not happen within that time, the Council reserves the right to reconsider the ordinance.

ATTACHMENTS:

1. Ordinance No. 775---An Ordinance Vacating Certain City Right of Way Adjacent to 339 Barry Avenue S

**CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE NO. 775

**AN ORDINANCE VACATING CERTAIN CITY RIGHT OF WAY
ADJACENT TO 339 BARRY AVE S**

WHEREAS, Gatehouse Properties, Ltd., (the “Applicant”) has submitted a development application (the “Application”) for multiple land use approvals to redevelop the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S, involving the 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 (the “Project”); and

WHEREAS, the Application was approved by the Wayzata City Council pursuant to City Council Resolution No. 39-2017, subject to certain conditions therein, including the vacation of certain easements necessary for the Project (the “Condition”);

WHEREAS, the Applicant has submitted an application (the “Application”) related to the Condition, requesting the City of Wayzata to vacate a portion of the street, utility and sidewalk easement adjacent to the 339 Barry Ave, as depicted and legally described on the attached Exhibit A (the “City Right of Way”); and

WHEREAS, notice of a public hearing on the City Right of Way vacation request was published and provided to the owners of neighboring properties affected by the vacation; and

WHEREAS, the City Council of the City of Wayzata, pursuant to Section 70 of the Wayzata City Charter, has conducted such public hearing on September 19, 2017, and all persons present at said public hearing were given the opportunity to be heard.

NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:

Section 1. Vacation. The City Right of Way depicted on the attached Exhibit A is hereby vacated as of the Effective Date.

Section 2. Effective Date. Unless repealed earlier, this ordinance shall be in full force and effect on September 19, 2018, after its passage and publication according to law, and its proper recordation by Applicant with the Hennepin County Surveyor’s Office and provision to the City of proof of such recordation.

Adopted by the unanimous affirmative vote of all the members of the City Council of Wayzata, Minnesota this 19th day of September, 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

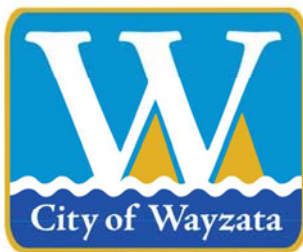
First Reading: September 19, 2017
Second Reading:
Publication:
Effective Date: September 19, 2018

City Clerk Becky Malone
SEAL

Exhibit A

An easement for street right of way, utility and sidewalk purpose over, under and across the east 15.00 feet of Lot 13, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

DRAFT



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7g
TITLE: Consider Approval of Kiosks Directory Signs for the Promenade	
PROPOSED MOTION: Motion to Approve Two Kiosk Directory Signs within Public Property for the Promenade.	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The City Council should consider the approval of the request to place two directory kiosks within the public right-of-way of Lake Street E and Superior Blvd. The City Code allows the City Council to approve public directional signs to groups of businesses.

FINANCIAL OR BUDGET CONSIDERATION:

The development application does not have any impact on the 2017 City's General Fund Budget. The kiosks will be owned and maintained by the Promenade.

BACKGROUND:

Application Overview

The applicant, Wayzata Bay West Retail, LLC, has submitted a request to install two kiosk directory signs within public property. City Code Subsection 801.27.05 Q. allows the City Council to approve public directory signs on public property to identify groups of businesses. This subsection requires unusual and unique conditions and specifically identifies "East Lake Street area" as such a condition.

The first sign will be located on the sidewalk at the northeast corner of Lake Street East and Superior Blvd, adjacent to the West Block building. The sign is about 8 feet tall with a wooden trellis located above the sign. The structure of the sign will be four sided with signs on the west, south, and east sides. The sign will be installed over a traffic control box and the east side will be hinged to all for service of the control box.

The second sign will be located on the southeast corner of the plaza nearest The Landing. This second sign will have four columns supporting the wooden trellis, but the sign will only be between two columns creating a two sided sign.

Planning Commission Review

The City Code specifically gives the City Council the authority to approve signs within public property and does not require a public hearing nor Planning Commission review.

ATTACHMENTS:

1. Kiosk Locations
2. Kiosk Plans and Elevations



CUNNINGHAM
GROUP

Cunningham Group
Architects, Inc.
200 Main Street
200 Main Street
Boston, MA 02111
Tel: 617.371.3400
Fax: 617.371.4400
www.cunningham.com

Consultant

Revisions	No.	Date	Description
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1. This drawing is for informational purposes only. It is not to be used for construction or other purposes without the written consent of the Architect. The Architect is not responsible for the accuracy of the information provided herein.

Signature: *[Signature]*
Name: Michael Ward
License No.: 22888

Document Title:	CD
Drawn By:	RMW
Checked By:	RMW
Scale:	AS SHOWN
Sheet No.:	13-001

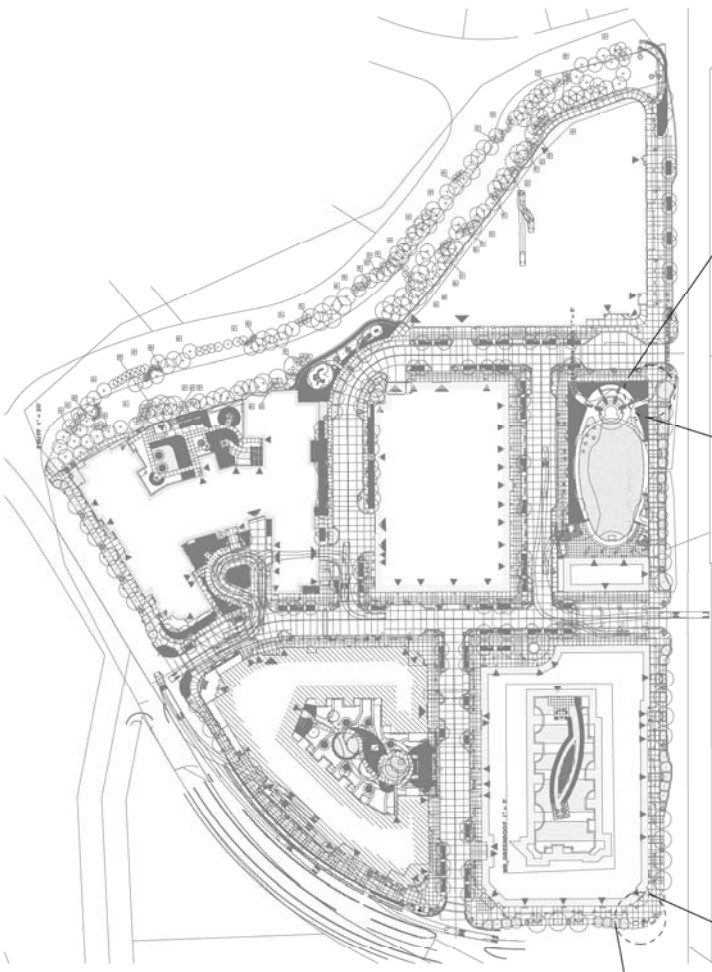
Project Title:
The Promenade of
Wayzata Wayfinding
Kiosks

Sheet Title:
Kiosk Locations

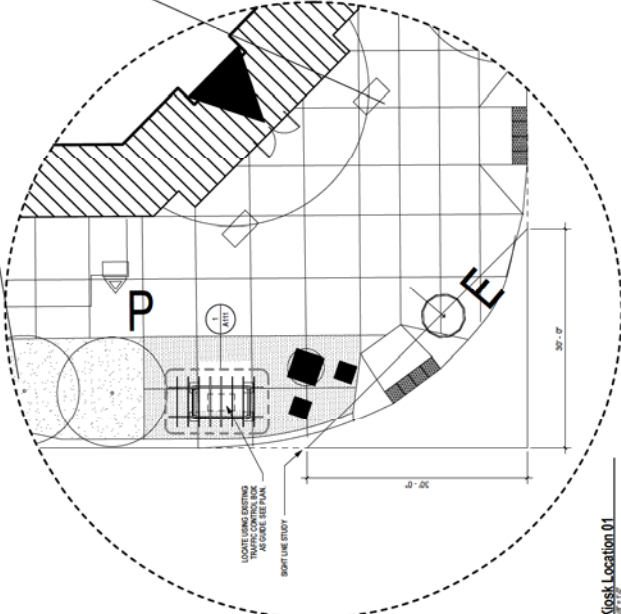
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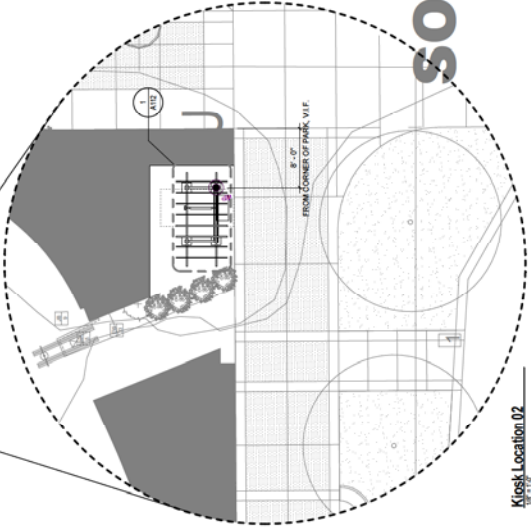
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1" = 40'-0"



Kiosk Location 01



Kiosk Location 02



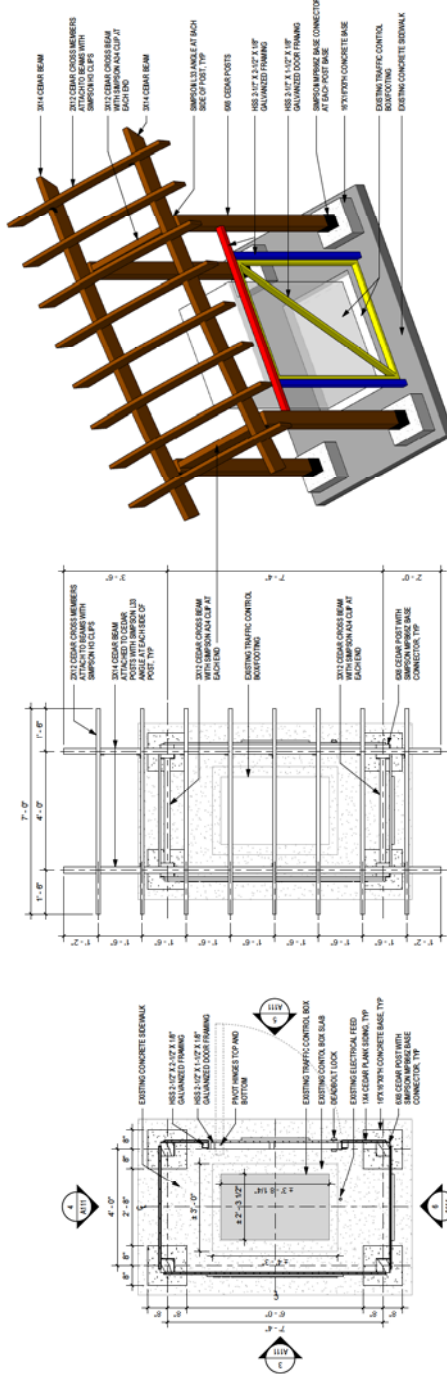
CUNINGHAM
GROUP

Cunningham Group
Architects, Inc.
201 Main St.
Boston, MA 02101
Tel: 617.371.3400
Fax: 617.371.4400
www.cunninghamgroup.com

Consultant

Revisions
No. Date Description

- NOTES:
1. ALL HARDWARE AND CONNECTORS TO BE GALVANIZED AND PAINTED BLACK.
2. WOOD STAIN COLOR: TONE SELECTED BY ARCHITECT

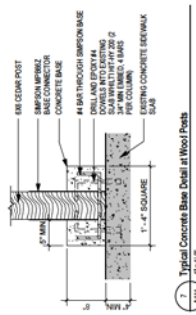


Transformer Kiosk

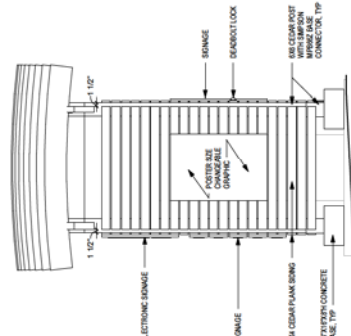
Framing Diagram - For Reference

2. Side Plan
A111 12' x 12'

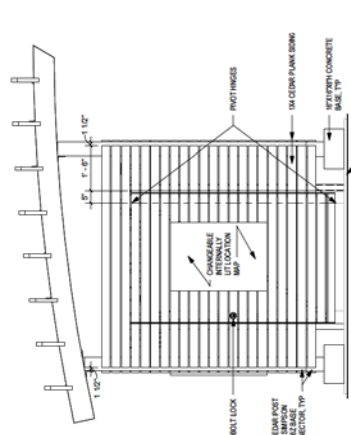
1. Side Elevation
A111 12' x 12'



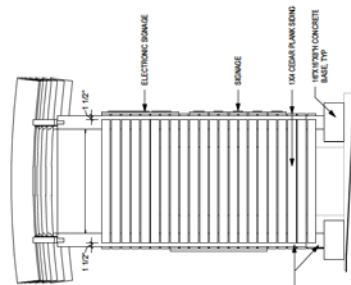
7. Typical Concrete Base Detail at Wood Posts
A111 12' x 12'



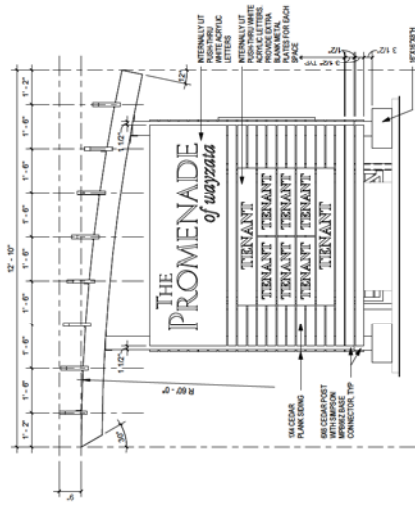
4. Elevation 04
A111 12' x 12'



3. Elevation 03
A111 12' x 12'



2. Elevation 02
A111 12' x 12'



1. Elevation 01 - Front Street
A111 12' x 12'

A111

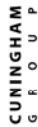
Sheet Number

Sheet Title
Kiosk (1) Plans and
Elevations at Traffic
Control Box

Project Title
The Promenade of
Wayzata Wayfinding
Kiosks

Document Phase
Design
Drawn By
Checked By
Contract No.
Project No.

Notes
1. Verify all materials and specifications are as shown on sheet.
2. Verify all materials and specifications are as shown on sheet.
3. Verify all materials and specifications are as shown on sheet.
4. Verify all materials and specifications are as shown on sheet.
5. Verify all materials and specifications are as shown on sheet.
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10. Verify all materials and specifications are as shown on sheet.



Consultant

Revisions	
No.	Date
	Description

Document Photo	CD
Date	8/26/2017
PC / AC	MS
Drawn By	J. Johnson
Checked By	G. Houch
Comes No.	13-035

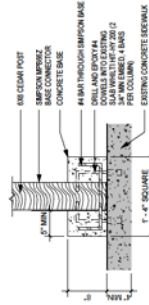
The Promenade of Wayzata Wayfinding Kiosks

Sheet Number

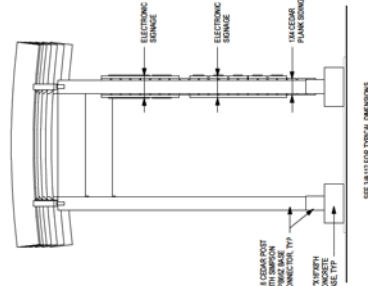
A112

Digitized by Google

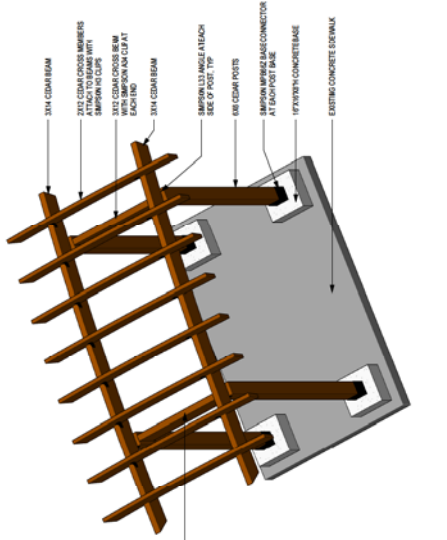
Park Kiosk



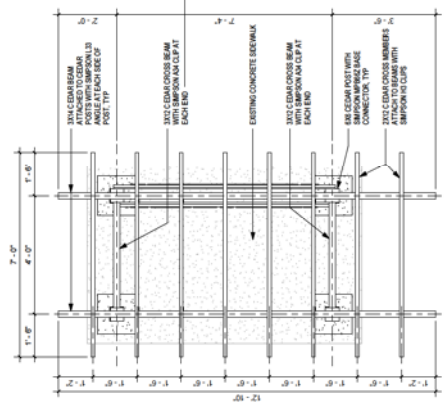
7 Typical Concrete Base Detail at Wood Posts



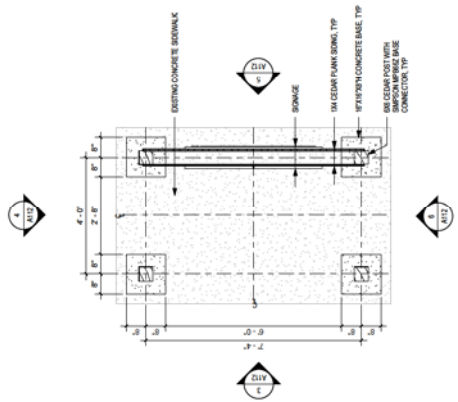
Elevation 04
 $1.27 = 1'-0"$



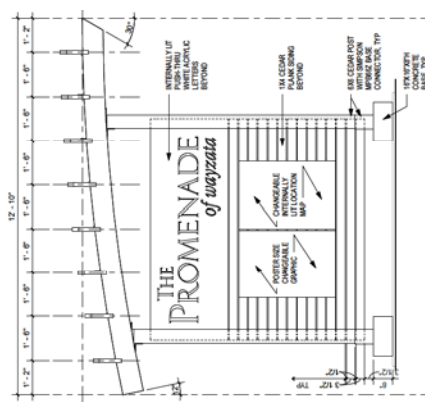
Framing Diagram - For Reference



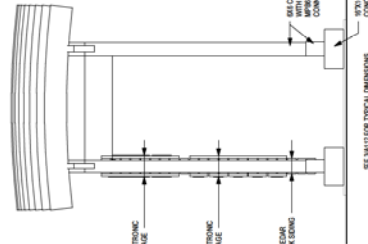
2	Ref Plan
A102	1/2" = 1'-0"



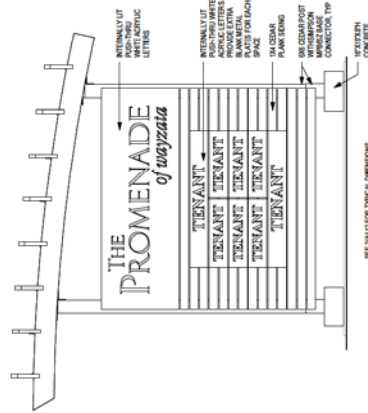
1	Sidewalk Level Plan
A112	1/2" = 1'-0"



3 Elevation 01 - Faces Street
A112 1/2" = 1'-0"

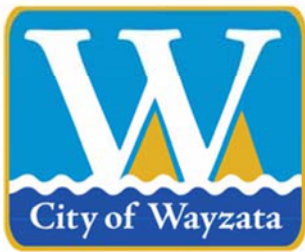


4
A112
Elevation 0?
1/2" = 1'-0"



5	Elevation	$1.2' = 1.2'$
12		

10-03-2017 CC PACKET
54 of 112



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7h
TITLE: Accept Lynn Gruber's Resignation from the Planning Commission	
PROPOSED MOTION: To Accept the Resignation of Lynn Gruber from the Planning Commission	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends acceptance of the attached resignation notice.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

Planning Commissioner Lynn Gruber has submitted a resignation notice as a result of her moving out of the City of Wayzata. Ms. Gruber has served the City well as Planning Commissioner for 6 years in two non-consecutive 3-year terms. Her thoughtful and well-articulated feedback will be missed. It is planned that Ms. Gruber will officially be recognized at the October 17th City Council Meeting.

Ms. Gruber's resignation leaves the Planning Commission with six members instead of seven. Her term expires at the end of this year. Because the City is currently in the application process for its expiring commissions and boards, the position will be filled as a part of that normal process.

ATTACHMENTS:

1. Resignation letter from Planning Commissioner, Lynn Gruber

Jeff Thomson

From: lrgwyz@aol.com
Sent: Thursday, September 7, 2017 7:20 PM
To: Ken Willcox; KENWINMINN@aol.com; Cathy Iverson; Dan Koch; Johanna McCarthy; Alex Plechash; Steven Tyacke
Cc: Jeff Thomson
Subject: LRGruber resignation from Planning Commission

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mayor Willcox, Planning Commission Chair Iverson and members of the Wayzata City Council. It is with regret that I tender my resignation from the Wayzata Planning Commission. I made a decision to downsize and unfortunately could not find what I needed in Wayzata. My home is now New Hope, MN. - less than a mile where I grew up in my folks home. It has been an honor and privilege to serve on the Planning Commission. Thank you for putting your trust in me. Thank you all for being committed public servants. See you soon somewhere in Wayzata- where my heart still lives. Lynn R. Gruber

Lynn R. Gruber | lrgwyz@aol

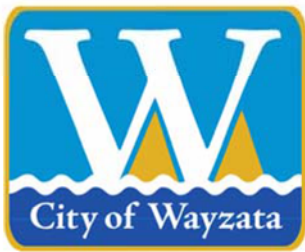
Founder / President

SUMMIT SOLUTIONS UNLIMITED--Healthcare Consulting, Communications, Strategic Planning,
Government Relations

Wayzata, MN 55391

612-750-8195

"Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it is the only thing that ever has. " M. Mead



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 7i
TITLE: Building Activity Report	
PROPOSED MOTION: N/A	
PREPARED BY: Jason Wagner, Building Inspector	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The attached September 2017 Building Activity Report is for informational purposes only.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. August Building Activity Report

2016	2017 Jan	2017 Feb	2017 March	2017 April	2017 May	2017 June	2017 July
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BUILDING CONSTRUCTION

NUMBER OF BLDG. PERMITS	192	9	13	14	28	17	23	20
PROJECT VALUE	\$75,533,798.11	\$55,814.50	\$1,501,806.83	\$672,798.00	\$1,800,890.00	\$1,989,166.00	\$3,325,192.00	\$1,719,188.00
BUILDING PERMIT FEE	\$395,100.25	\$5,834.50	\$13,737.50	\$6,993.50	\$19,612.75	\$14,280.00	\$25,848.50	\$14,884.90
PLAN CHECK FEE	\$235,706.39	\$3,028.78	\$6,327.99	\$4,416.60	\$5,812.93	\$8,141.08	\$12,177.18	\$8,347.12

EXTERIOR REPAIR

NUMBER OF PERMITS	110	5	2	6	4	27	16	6
PROJECT VALUE	\$2,835,501.49	\$169,288.00	\$26,000.00	\$56,804.00	\$86,274.00	\$443,360.00	\$119,963.48	\$48,105.00
PERMIT FEE	\$42,251.50	\$ 2,048.75	\$472.00	\$1,135.75	\$1,423.00	\$ 7,511.00	\$ 2,743.48	\$ 1,017.75

MECHANICAL

NUMBER OF PERMITS	183	18	15	10	10	17	17	14
PROJECT VALUE	\$4,370,422.74	\$91,088.00	\$186,270.00	\$78,336.00	\$149,902.00	\$717,717.00	164,792.00	56,521.12
PERMIT FEE	\$74,964.87	\$1,846.76	\$3,503.40	\$1,632.22	\$2,918.04	\$11,515.26	3,315.59	1,211.69

PLUMBING

NUMBER OF PERMITS	159	27	11	12	6	17	19	11
PROJECT VALUE	\$2,880,924.19	\$214,625.00	\$78,406.00	\$24,850.00	\$65,749.00	\$374,225.00	\$149,444.70	\$129,210.00
PERMIT FEE	\$50,633.18	\$4,399.00	\$1,598.12	\$607.80	\$1,314.98	\$6,528.50	\$2,877.96	\$2,636.11

TOTAL # OF PERMITS	644	59	41	42	48	78	75	51
TOTAL INCOME	\$798,656.19	\$17,157.79	\$25,639.01	\$14,785.87	\$31,081.70	\$47,975.84	\$46,962.71	\$28,097.57

NUMBER OF INSPECTIONS

BUILDING	776	63	77	68	49	54	61	55
EXTERIOR	180	5	7	4	7	12	32	16
HVAC	380	67	52	42	37	29	25	18
PLUMBING	332	37	39	25	35	34	26	20
OTHER	3	4	3	5				
TOTAL # OF INSPECTIONS	1671	176	178	144	128	129	144	109

RENTAL HOUSING INSPECTIONS

INSPECTIONS	101	5	19	30	15	3	2	
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Aug-17	2017
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BUILDING CONSTRUCTION

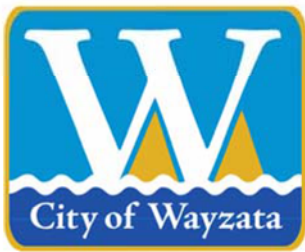
NUMBER OF BLDG. PERMITS	21	145
PROJECT VALUE	\$2,640,434.00	\$13,705,289.33
BUILDING PERMIT FEE	\$21,323.50	\$122,515.15
PLAN CHECK FEE	\$7,268.04	\$55,519.72
EXTERIOR REPAIR		
NUMBER OF PERMITS	10	76
PROJECT VALUE	\$230,718.54	\$1,180,513.02
PERMIT FEE	\$19,637.23	\$35,988.96
MECHANICAL		
NUMBER OF PERMITS	11	112
PROJECT VALUE	98,463.00	\$1,543,089.12
PERMIT FEE	1,977.25	\$27,920.21
PLUMBING		
NUMBER OF PERMITS	18	121
PROJECT VALUE	\$149,945.55	\$1,186,455.25
PERMIT FEE	\$2,966.83	\$22,929.30
TOTAL # OF PERMITS	60	454
TOTAL INCOME	\$53,172.85	\$264,873.34

NUMBER OF INSPECTIONS

BUILDING	62	489
EXTERIOR	4	87
HVAC	18	288
PLUMBING	17	233
OTHER		12
TOTAL # OF INSPECTIONS	101	1109

RENTAL HOUSING INSPECTION

INSPECTIONS	0	74
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City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 8a
TITLE: Approval of Resolution No. 44-2017 Vacating Drainage and Utility Easements at 143 and 151 Westwood Lane South	
PROPOSED MOTION: Adopt Resolution No. 44-2017	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Hold a public hearing for the vacation request and adopt the resolution approving the easement vacations.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

In April 2015, the City Council approved the MacMillan Place subdivision at 143 Westwood Lane S including drainage and utility easements along the property lines. In January 2017, the City Council approved the house plans and reconfiguration of the driveways. Since that time, the property owners have requested to adjust the lot line between 143 Westwood Lane S and 151 Westwood Lane S through a Minor Subdivision.

Staff can approve the Minor Subdivision administratively, but staff does not have the authority to vacate the drainage and utility easement over the original property line. The Minor Subdivision shows the existing drainage and utility easement to be vacated and the new drainage and utility easement over the new property line. With the new easement, staff finds no useful need for the existing drainage and utility easement and recommends its vacation.

ATTACHMENTS:

1. Resolution No. 44-2017, Vacating Drainage and Utility Easements at 143 and 151 Westwood Lane South
2. Minor Subdivision

DRAFT RESOLUTION NO. 44-2017

RESOLUTION VACATING A DRAINAGE AND UTILITY EASEMENT

WHEREAS, Todd B. Urness and Katherine M. Urness and White Birch Properties & Development Group, LLC (collectively, the “Applicants”) are the owners of the properties located at 143 and 151 Westwood Lane South, City of Wayzata, Hennepin County, Minnesota, and legally described as Lot 1 and Lot 2, Block 1, Macmillan Place, Hennepin County, Minnesota, respectively (collectively, the “Properties”); and

WHEREAS, the Applicants have petitioned the City of Wayzata to vacate the drainage and utility easement located on the Properties (the “Vacation”), legally described on the attached Attachment A (the “Drainage and Utility Easement”); and

WHEREAS, notice of a public hearing on the Vacation was published and provided to the owners of neighboring properties affected by the Vacation on _____, 2017; and

WHEREAS, the City Council of the City of Wayzata, pursuant to Minn. Stat. Section 412.851, conducted said public hearing on _____, 2017, and all persons present at said public hearing were given the opportunity to be heard; and

WHEREAS, the City Council of the City of Wayzata finds that the Vacation would be in the interest of the public.

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

A. Vacation of the Drainage and Utility Easement depicted on the attached Attachment A is hereby APPROVED.

B. The City shall undertake recordation, on behalf of the Applicants, of this Resolution with the Hennepin County Surveyor’s Office and the Hennepin County Registrar of Titles.

Adopted by the City Council of Wayzata, Minnesota this _____ day of _____, 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

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 _____, 2017.

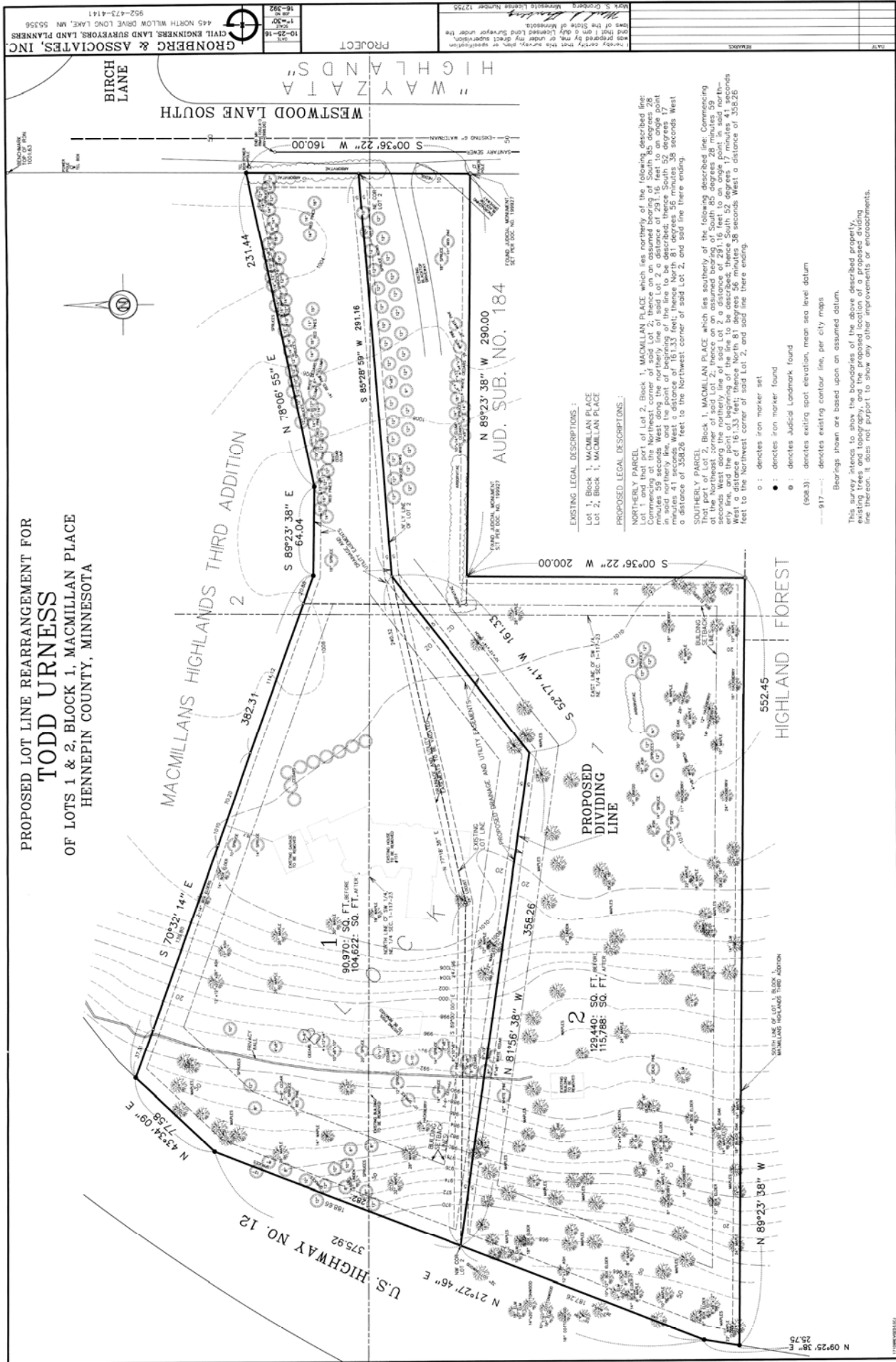
Becky Malone, City Clerk

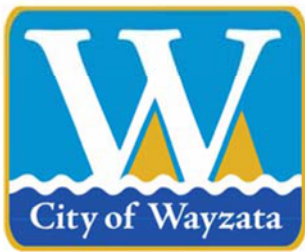
SEAL

Attachment A

ATTACHMENT A
DRAINAGE AND UTILITY EASEMENT TO BE VACATED

PROPOSED LOT LINE REARRANGEMENT FOR
TODD URNESS
 OF LOTS 1 & 2, BLOCK 1, MACMILLAN PLACE
 HENNEPIN COUNTY, MINNESOTA





City of Wayzata City Council Agenda Report

MEETING DATE: September 19, 2017	AGENDA ITEM: 9a
TITLE: Consider Resolution No. 37-2017, Resolution Approving Residential Subdivision at 236 Central Avenue South and 1101 Lasalle Street	
PROPOSED MOTION: Adopt Resolution No. 37-2017, Resolution Approving Residential Subdivision at 236 Central Avenue South and 1101 Lasalle Street	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Based on the direction at the September 19, 2019 City Council Meeting, the City Council should consider the attached resolution.

FINANCIAL OR BUDGET CONSIDERATION:

The development application does not have any impact on the 2017 City's General Fund Budget. As a part of the building permit, the development will be charged park dedication fees.

BACKGROUND:

At the September 3, 2017 City Council Meeting, the Council voted to direct staff to prepare a resolution of approval to be considered at the October 3, 2017 City Council Meeting. Staff has prepared the attached resolution for consideration.

ATTACHMENTS:

1. Draft Resolution No. 37-2017

DRAFT RESOLUTION NO. 37-2017

**RESOLUTION APPROVING RESIDENTIAL SUBDIVISION
AT 236 CENTRAL AVE S AND 1101 LASALLE ST**

WHEREAS, Pillar Homes, and the property owners, AM Partners, LLC and Brian and Lauren Tholen, (collectively, the "Applicant") have submitted a development application (the "Application") requesting approval of a combined preliminary and final plat to subdivide the properties at 236 Central Avenue S and 1101 Lasalle Street (the "Properties", legally described on Attachment A hereto) from two existing lots into four new single-family residential lots; and

WHEREAS, the Wayzata Planning Commission, pursuant to the Subdivision Ordinance, has held a public hearing on the Application, made findings of fact on the Application, and adopted by a vote of 3 in favor, 2 opposed, a Report and Recommendation to the City Council recommending denial of the application (the "Planning Commission Report and Recommendation");

WHEREAS, the Wayzata City Council considered the Application and the Planning Commission Report and Recommendation at its September 19, 2017 meeting, and heard from the Applicant and members of the public who spoke in favor of the Application;

WHEREAS, the Wayzata City Council did not adopt the findings of the Planning Commission Report and Recommendation and instead directed City staff to prepare a draft approval resolution for consideration at its next meeting, with findings of fact discussed at the September 19, 2017 meeting that would support approval of the Application;

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 and City Council meeting, the standards of the Wayzata Subdivision Ordinance, and the findings made by the City Council attached hereto as Attachment B, 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 all of the applicable requirements of Wayzata's Subdivision Ordinance.

B. Based on the foregoing, the combined preliminary and final plat subdivision approval requested in the Application is **HEREBY APPROVED**.

Adopted by the Wayzata City Council this _____ day of _____, 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

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 _____, 2017.

Becky Malone, City Clerk

SEAL

Attachments:

Attachment A

Legal Description of Property

Attachment B

Findings of Fact

5176134_1

Attachment A
Legal Description of Property

Waytonka East End

Address	236 Central Avenue S
Legal	Lot 2, Block 1, Redpath Court
PID No.	05-117-22-32-0049
A or T	Abstract
Certificate No.	

Address	1101 Lasalle Street
Legal	Lot 3, Block 1, Redpath Court
PID No.	05-117-22-32-0050
A or T	Abstract
Certificate No.	

Attachment B
Findings of Fact

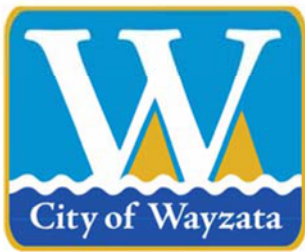
The possible adverse effects of the proposed subdivision in the Application (the "Subdivision") have been considered by the Planning Commission and City Council. The Council finds that the Application meets the standards of the Wayzata Subdivision Ordinance based upon the following factors:

1. The proposed Subdivision is consistent with the Wayzata Comprehensive Plan which guides the Property to Medium Density Multiple Family.
2. The building pads that result from the Subdivision would preserve sensitive areas such as the adjacent wetlands, wildlife habitat, and most healthy and significant trees on the Property where possible, and would enhance the stormwater management on the Property.
3. The building pads that result from the Subdivision have been selected and located with respect to natural topography to minimize filling or grading, and would utilize the limited buildable area of the Property, which has a significant wetland area to the rear of the lots.
4. Existing stands of significant trees have been retained where possible. The building pads that result from the Subdivision are sensitively integrated into the trees and other natural features of the Property, and the Applicant has taken steps to preserve as many healthy and desirable trees on the Property as possible.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas. The neighborhood contains a variety of lot sizes and shapes, including smaller lots and homes as proposed in the Application.
6. The design of a lot, the building pads, and the site layout responds to and is reflective of the surrounding lots and neighborhood character. The neighborhood contains a variety of lot sizes and shapes, including smaller lots and homes as proposed in the Application.
7. The lot sizes resulting from the Subdivision are not dissimilar from adjacent lots or lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan reflected in the sketches and plans in the Application for the possible residences on the Property would be similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. 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 are not applicable to this Application.

10. The proposed lot layout and building pads conform with all performance standards contained in the Subdivision Ordinance.
11. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

DRAFT



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 9b
TITLE: Consider Approval of Resolution No. 45-2017 in Support of Naming U.S. Highway 12 in Wayzata in Honor of Officer Bill Mathews	
PROPOSED MOTION: To Approve Resolution No. 45-2017, A Resolution to Support Naming U.S. Highway 12 in Wayzata in Honor of Wayzata Police Officer Bill Mathews	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends approval of the attached Resolution No. 45-2017.

FINANCIAL OR BUDGET CONSIDERATION:

There is no financial impact.

BACKGROUND:

On September 8, 2017, Wayzata Police Officer Bill Mathews was killed in the line of duty as he was removing hazardous debris from the far right lane of Highway 12.

One of many ways the community can honor Officer Mathews and his service to the community is to encourage the State of Minnesota to name/memorize the portion of Highway 12, which would include installation of signage along the highway in both directions.

State Sen. Paul Anderson has been working at the Capitol to pass a bill the next time the legislature meets early in 2018 in order officially name the stretch of Highway 12 in Wayzata in honor of Ofc. Mathews. An official document articulating the City's support will help expedite and galvanize the approval process.

ATTACHMENTS:

1. Resolution No. 45-2017, A Resolution to Support Naming U.S. Highway 12 in Wayzata in Honor of Wayzata Police Officer Bill Mathews.

DRAFT RESOLUTION NO. 45-2017

Support in Naming Highway 12 in Wayzata in Honor of Officer Bill Mathews

WHEREAS, Responding to a 911 call to remove hazardous debris in the middle of U.S. Highway 12 on Friday, September 8, 2017, Wayzata Police Officer Bill Mathews was struck by a vehicle and killed in the line of duty;

WHEREAS, Officer Mathews was a 9-year veteran of the Wayzata Police Department and also served 11 years with the Goodhue County Sheriff's Department, Olmstad County Sheriff's Department, Corcoran Police Department and the Zumbrota Police Department; and

WHEREAS, Officer Mathews was a skilled officer and committed to his profession as a firearms instructor, field training officer, and reserve coordinator; and

WHEREAS, Officer Mathews was an exemplary police officer who was well loved and respected by his department as well as by the communities of Wayzata and Long Lake;

WHEREAS, Officer Mathews dedicated his life to his family, friends, and his service as a police officer;

WHEREAS, one of the ways the Wayzata City Council wishes to honor Officer Bill Mathews and his service as a peace officer is to name the portion of U.S. Highway 12 within the City of Wayzata after him.

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota that the City of Wayzata strongly encourages and supports the naming of U.S. Highway 12 in Wayzata in honor of Officer Bill Mathews.

Adopted by the Wayzata City Council this _____ day of _____, 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

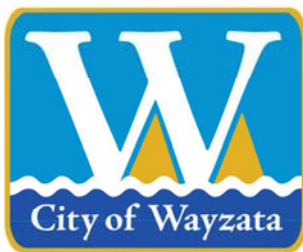
Resolution:

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 _____, 2017.

Becky Malone, City Clerk

SEAL

5184043_2



City of Wayzata City Council Agenda Report

MEETING DATE: October 3, 2017	AGENDA ITEM: 9c
TITLE: Consider Resolution No. 42-2017 approving the Preliminary Plat subdivision at 1411 Holdridge Terrace	
PROPOSED MOTION: Adopt Resolution No. 42-2017	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The City Council should consider the draft resolution approving the development application, as recommended by the Planning Commission. If the City Council wants to consider approval of the development application, the Council should direct staff to draft a resolution of approval for consideration at the next Council meeting.

FINANCIAL OR BUDGET CONSIDERATION:

The development application does not have any impact on the 2017 City's General Fund Budget. As a part of the building permit, the development will be charged park dedication fees.

BACKGROUND:

Application Overview

The applicant, Lake West Development, LLC has submitted a development application to subdivide the property at 1411 Holdridge Terrace. The applicant is proposing to subdivide the existing property into two single-family residential lots. The development application includes review of the preliminary plat.

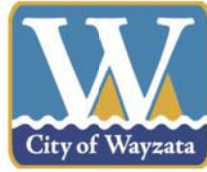
Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on September 6, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation for approval of the development application for adoption at the next Planning Commission meeting.

The Planning Commission reviewed the draft approval recommendation of the development application at its meeting on September 18, 2017. After discussing the application, the Planning Commission voted 6 in favor and 0 opposed to adopt a recommendation of approval of the development application.

ATTACHMENTS:

1. September 6, 2017 Staff Report
2. Proposed plans
3. September 6, 2017 Planning Commission draft meeting minutes
4. Draft Resolution No. 42-2017
5. Planning Commission Report and Recommendation



**Staff Report
September 6, 2017**

Project Name: Fretham 17th 2nd Addition
Applicant Lake West Development, LLC
Addresses of Request: 1411 Holdridge Terrace
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: October 3, 2017

Development Application

Introduction

The applicant, Lake West Development, LLC has submitted a development application to subdivide the property at 1411 Holdridge Terrace. The applicant is proposing to subdivide the existing property into two single-family residential lots.

Property Information

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

Address	PID	Owner
1411 Holdridge Ter	04-117-22-32-0036	Lake West Development, LLC

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

Current zoning:	R-2/Medium Density Single Family Residential District
Comp plan designation:	Low Density Single Family
Overlay districts:	W/Wetlands Overlay District

Project Location

The property is located along the south frontage road of Highway 12. It currently has a Holdridge Terrace address, but has frontage directly on Wayzata Blvd E:

Map 1: Project Location



Application Requests

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

- A. Preliminary Plat Subdivision: The proposal requires preliminary plat review to subdivide the existing lot into two lots. (City Code Section 805.14)

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	Highway 12	N/A	N/A
East	Hillcrest of Wayzata	N/A - Located in City of Minnetonka	N/A - Located in City of Minnetonka
South	Single-family homes	R-2/Medium Density Single Family Residential District	Low Density Single Family
West	Vacant single-family residential lot	R-2/Medium Density Single Family Residential District	Low Density Single Family

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on August 24, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 25, 2017.

Analysis of Application

Proposed Houses

The applicant has submitted preliminary concept plans for the single family homes that would be constructed on the lots. In addition, the proposed plans include preliminary house pads for each of the new lots. The proposed house pads would comply with all requirements of the R-2 zoning district, including setbacks, lot coverage, and impervious surface.

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3A zoning district for single family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	38,143 sq. ft.	184 ft.	206 ft.
Lot 2	33,752 sq. ft.	165 ft.	205 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the single family lots within 250 feet of the property:

Address	Lot area	
1411 Holdridge Ter	71,895 sq. ft.	
1407 Holdridge Ter	20,748 sq. ft.	
1405 Holdridge Ter	15,493 sq. ft.	
1409 Holdridge Ter	17,745 sq. ft.	
1501 Holdridge Ter	81,556 sq. ft.	
1507 Holdridge Ter	90,180 sq. ft.	
1515 Holdridge Ter	99,802 sq. ft.	
1402 Holdridge Ter	17,073 sq. ft.	
1410 Holdridge Ter	20,545 sq. ft.	

Tree Preservation

The applicant has submitted a tree inventory and tree preservation plan as required by the City's tree ordinance. There are 52 trees located on the site that meet the minimum

size requirements as either significant or heritage trees. Of the 52 trees, 50 are classified as significant trees and 2 are heritage trees. The tree inventory indicates that the trees on the site mostly consist of boxelder and green ash trees that are in fair or poor condition.

The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots. The proposed plans indicate that 21% of the inches of significant trees would be removed for the project, which is less than the 25% removal threshold for significant trees before replacement is required. One heritage tree would be removed, a 35-inch cottonwood tree that is within 10 feet of the foundation of the new house on Lot 2. There is no removal threshold for heritage trees, so all heritage tree removal requires mitigation. Based on the proposed removal, 70 inches of replacement trees would be required for the one heritage tree that would be removed.

The proposed plans do not include a tree replacement plan. The City's tree ordinance encourages tree replacement to occur on the site. If on-site tree replacement is not feasible due to site conditions or constraints, then the City may accept a fee-in-lieu of tree replacement for the required mitigation.

Wetland

The back of the lots is encumbered by a wetland, which has been formally delineated by the applicant. Based on the management classification of the wetland, the proposed plans include the 25-foot wide buffer along the upland edge of the wetland, as required by the City's and watershed district's requirements.

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

Proposed Plans

Applicable Code Provisions for Review

Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.
2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.
3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.
4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.
5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.
6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.
7. 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.

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:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. 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.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. 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.
12. 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.

LAKE WEST

DEVELOPMENT, LLC

Rezoning and Preliminary Plat – Narrative

Fretham 17th 2nd Addition

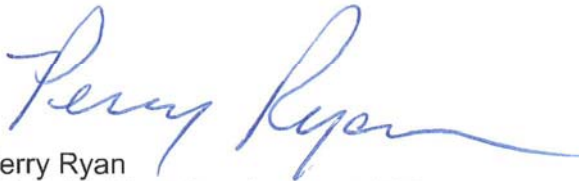
99 Address Unassigned (Holdridge Terrace), Wayzata, MN 55391
PID: 0411722320036

August 4, 2017

Overview

Lake West Development, LLC requests Preliminary Plat approval to re-develop property at 99 Address Unassigned (Holdridge Terrace), Wayzata, MN.

The property is currently zoned R2 Medium Density Single Family Residential and the proposal does not request any zoning change or variances from the zoning requirements, creating 2 new lots.



Perry Ryan
VP, Lake West Development, LLC
Office: 952-653-1359

Enclosures –

- 3 Sets Full Size Plans – 22"x34"
- 1 Set Half Size Plans – 11"x17"
- 3 Sets House Plans – 11"x17"
- Development Application
- Application Fee
- Address Labels – 2 Sets
- 350' Radius Map

Preliminary Plat – Narrative
Fretham 17th 2nd Addition

A. Contact Information

<i>Owner of Record</i>	Lake Wet Development LLC 14525 Highway 7, Suite 265 Minnetonka, MN 55345
<i>Applicant</i>	Perry Ryan, VP Lake West Development LLC, 14525 Highway 7, Suite 265 Minnetonka, MN 55345, Phone 952-930-3000

B. Site Data

<i>Address</i>	99 Address Unassigned (Holdridge Terrace) Plymouth, MN 55447
<i>Zoning</i>	R2 Medium Density Single Family Residential
<i>Parcel Size</i>	1.65 acres 71,895 sq. ft. Lot 1 = 38,143 sq. ft. Lot 2 = 33,752 sq. ft.
<i>PID</i>	0411722320036
<i>Description</i>	Outlot A, Fretham 17 th Addition, Hennepin County, Minnesota. Abstract Property.

C. Land Characteristics

The property is relatively flat with a slight slope to the South.

Currently the property is improved with street frontage on Holdridge Terrace to the north. Sewer and water services will be provided from the west as shown on the Utility Plan. Tree coverage is as shown on the Tree Removal and Preservation Plan and the project is designed currently for only 21% removal of significant trees.

D. Description of the Project

Our intent is for the project to remain in the R2 Medium Density Single Family Residential zoning.

We plan to divide the parcel into 2 lots, protecting the existing wetland area to the south and maintaining appropriate setbacks.

Our plan calculates to 1.2 dwelling units per acre.

E. Tree Preservation

Tree coverage is as shown on the Tree Removal and Preservation Plan and the project is designed currently for a minimal loss of 21% of significant trees. Total Caliper inches on site is 665 with 583 being preserved.

F. Home Design

Proposed homes are planned to be two story homes with walk-out basements to work with the natural topography of the property. See example house plan as part of the submittal.

WARNING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL UTILITIES AND/OR RELOCATION OF LINES.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT DIRECTORY

OWNER: LAKEMIST DEVELOPMENT CURT FRETWAY 10000 SUITE 105 MINNETONKA, MN 55345 PH. 952.930.3000 EMAIL: CURT@WESTDEV.COM	ENGINEER: CAMPION ENGINEERING SERVICES, INC. MARTY CAMPION 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55364 PH. 952.836.8787 EMAIL: MCAMPION@CAMPIONENG.COM	SURVEYOR: ACRE LAND SURVEYING 10000 SUITE 100 BLAINE, MN 55434 PH. 763-458-2897
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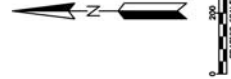


NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION PER SURVEY PREPARED BY
ACRE LAND SURVEYING, DATED XXXX.

GOVERNING SPECIFICATIONS:

1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. THE PROFESSIONAL ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS: (LATEST EDITION)
3. THE MINNESOTA DEPARTMENT OF TRANSPORTATION AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
4. THE CITY OF WAYZATA STANDARD SPECIFICATIONS & DETAILS.

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CASAPLANT
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	EXISTING TREE INVENTORY
7	TREE PRESERVATION PLAN
8	DETAILS




 CAMPION
ENGINEERING
SERVICES, INC.

I hereby certify that this plan, specification or report has been 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.

• Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mccampland@compuserve.com

**FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN**

COVER & INDEX SHEET
SHEET NO. 1 OF 9

PROJECT NO: 16-040
DATE: 08/01/2017

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL
EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR
SHALL MAINTAIN THE SERVICE AND/OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT Gopher State One Call at 651-454-0022
AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND
UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE
STRUCTURES BEFORE DURING THE CONSTRUCTION AT NO COST TO THE OWNER.
CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0022
TOLL FREE: 1-800-252-1168

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0022
TOLL FREE: 1-800-252-1168

WAYZATA BLVD.

HOLDRIDGE TERRACE

FRONTAGE ROAD

- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES GAS METER/BOX
 - DENOTES UTILITY BOX
 - DENOTES SANITARY SINKER MANHOLE
 - DENOTES CATCH BASIN
 - DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES EXISTING ELEVATION
 - DENOTES EXISTING ELEVATION
 - DENOTES CONCRETE
 - DENOTES BITUMINOUS
 - DENOTES UTILITY BOX
 - DENOTES WETLAND
 - DENOTES RETAINING WALL

NOTE:
SURVEY AND TOPO INFORMATION PER SURVEY PREPARED BY ADE LAND
SURVEYING
WETLANDS Delineated by Arrowhead Environmental Consulting
Tree Inventory by Bartlett Tree Experts

LEGAL DESCRIPTION
QUILLET FRETHER 17TH ADDITION, HENNINGSON COUNTY, MINNESOTA
NOVEMBER 2017 PER FINAL PLAT OF FRETHER 17TH ADDITION

ZONING AND SETBACK INFORMATION
Comprehensive Zoning Ordinance, Minimum Density Single Family Residential District
- Minimum Lot Area = 15,000 sq. ft.
- Minimum Lot Depth = 100 feet
- Minimum Lot Width = 100 feet
- Minimum Setback = 10 feet
- Lot Coverage = 20%
- Impervious surface shall not exceed 30% of lot area.
- Structures shall be limited to a maximum height of 2.5 stories or 30 feet.



CAMPION ENGINEERING SERVICES, INC.

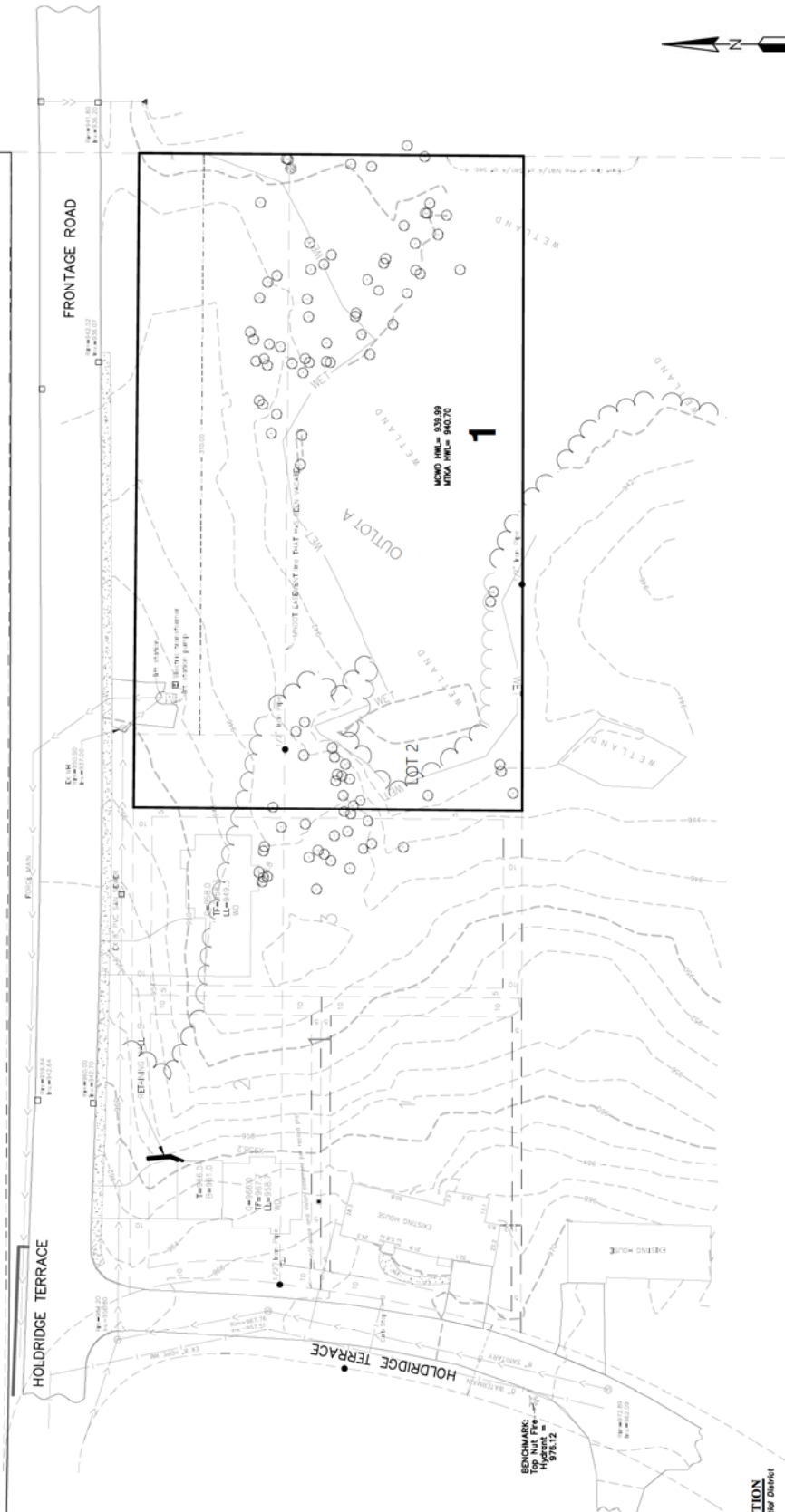
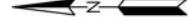
• Civil Engineering • Land Planning
10000 Highway 100, Suite 200
P.O. Box 249
Wayzata, MN 55391
Phone: 763-479-2372
Fax: 763-479-2372
E-Mail: info@campion-engineering.com

I hereby certify that this plan, specification
or report has been 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.
Martin P. Campion - Lic. # 19501 Date

**FRETHER 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT**
WAYZATA, MN

EXISTING CONDITIONS
SHEET NO. 2 OF 9

PROJECT NO:
16-040
DATE:
08/01/2017



10-03-2017 POC
B. P. C. 1-12

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

HOLDRIDGE TERRACE

[illegible]

- DOWNS FROM WIND
- DOWNS GAS METEOR/SET
- DOWNS IRON MONUMENT SET
- DOWNS UTILITY BOX
- DOWNS SANITARY SEWER MANHOLE
- DOWNS CATCH BASIN
- DOWNS FIRE HYDRANT
- DOWNS DRAINAGE COURSE
- DOWNS DRAINAGE DITCH
- DOWNS SANITARY SEWER
- DOWNS STORM SEWER
- DOWNS EXISTING ELEVATION
- DOWNS TREE LINE
- DOWNS CONCRETE
- DOWNS BRITANNIUM
- DOWNS UTILITY BOX
- DOWNS WETLAND
- DOWNS RETAINING WALL
- PROPOSED WETLAND BUFFER
- WETLAND BUFFER MONUMENT

$$\text{PLAT AREA} = 71.895 \text{ SF}$$

LGT 1 BLOCK 1
TOTAL LOT AREA = 38,143 SF
PROPOSED HOUSE = ±3,125 SF
PROPOSED DRIVEWAY = 625 SF
APPROXIMATE DRIVEWAY = 0.00

LOT 2 BLOCK 1
TOTAL LOT AREA = 33,752 SF
PROPOSED HOUSE = ±2,650 SF
PROPOSED DRIVEWAY = 1,150 SF
IMPERVIOUS SURFACE = 11.1%

¹NOTE: BOUNDARY PER FINAL PLAT OF FRETHAM 17TH ADDITION

ZONING AND SETBACK INFORMATION

201
Current zoning = R-1
Proposed zoning = R-2
Minimum Lot Area = 15,000 sq. ft.
Minimum Lot Width = 100 feet
Minimum Lot Depth = 100 feet

Principal Building Setbacks:
Front Yard = 25 feet
Side Yard = 10 feet

—Lot coverage shall not exceed 20% of lot area. Impervious surface shall not exceed 30% of lot area.

OUTLOT A, FRETHAM 17TH ADDITION, HENNEPIN COUNTY, MINNESOTA
NOTE: BOUNDARY PER FINAL PLAT OF FRETHAM 17TH ADDITION

I hereby certify that this plan, specification or report has been 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.

● Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcamp@campmng.com

**CAMPION
ENGINEERING
SERVICES, INC.**

MOLL-DIGOS-3D

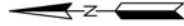
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of 112

**FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT**

PRELIMINARY PLAT

PRELIMINARY PLAT
SHEET NO. 3 OF 9

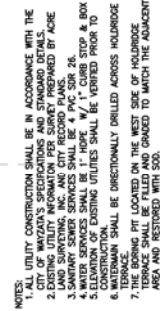
PROJECT NO:	16-040
DATE:	08/01/20



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YOU DIG
STATE ONE C
TWIN CITY AREA: 651-454-00
TOLL FREE 1-800-252-1166



- [illegible]

10-03-2017 CO PACKET 87

**FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN**

I hereby certify that this plan, specification or report has been 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.

● Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcompion@compioneng.com

**CAMPION
ENGINEERING
SERVICES, INC.**

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WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL
UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL
MAINTAIN THEIR SERVICE AND/OR RELOCATION OF LINES.

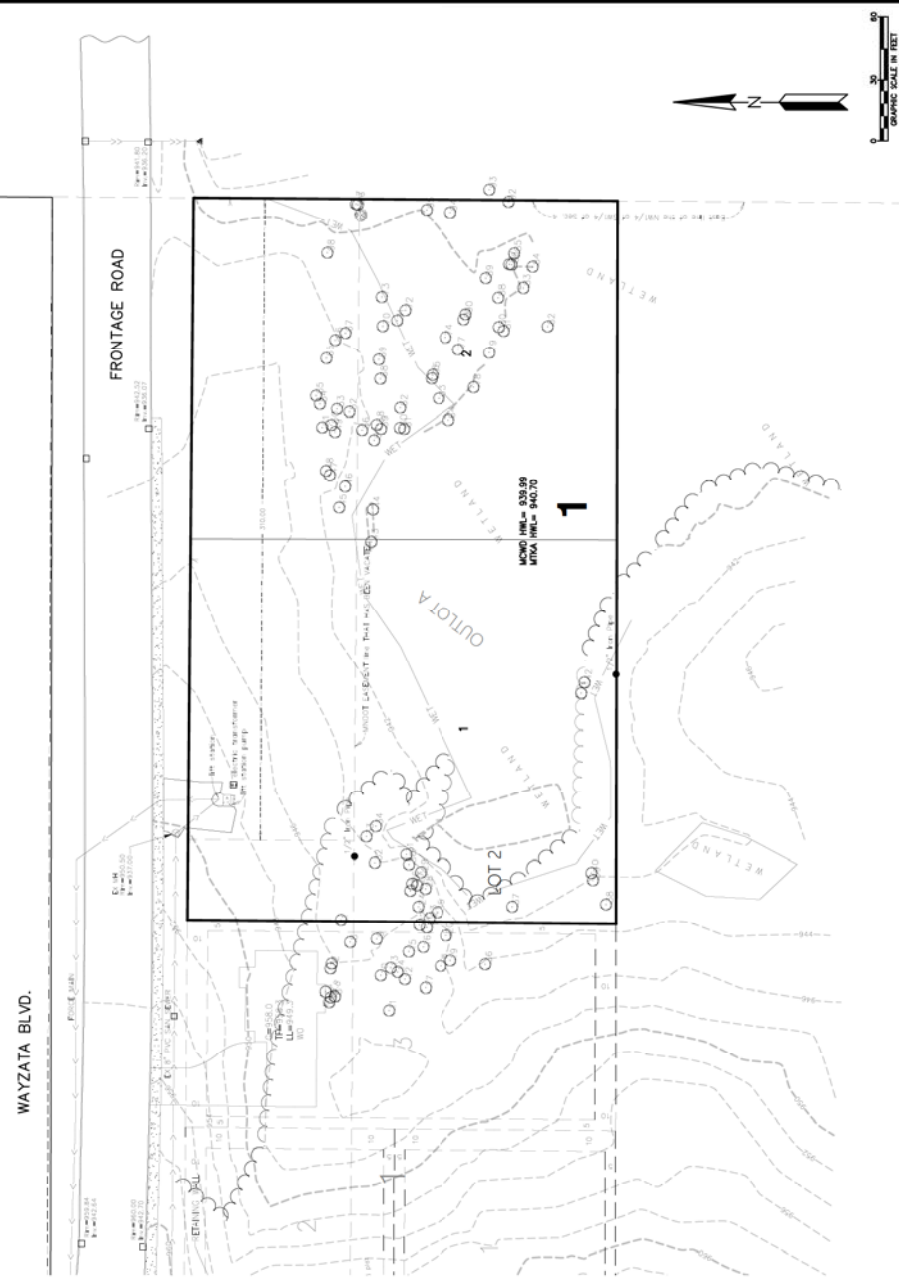
THE CONTRACTOR SHALL CONTACT Gopher State One Call at 651-454-0002
AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND
UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF
STRUCTURES BEFORE DURING THE CONSTRUCTION SHALL BE RESPONSIBLE FOR
THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1100

Tree #	Species	Height (ft)	DBH (in)	Condition	Defect
1	Green Ash	14.0	8.0	Poor	Co-dominant stems
2	Green Ash	15.0	0.0	Fair	Co-dominant leaders
3	Green Ash	15.0	0.0	Poor	Storm damage
4	Boxelder	14.0	0.0	Poor	Storm damage
5	Green Ash	7.0	0.0	Poor	Storm damage
6	Green Ash	20.0	0.0	Poor	Dead branches <2
7	Green Ash	20.0	0.0	Poor	Dead branches <2
8	Boxelder	11.0	0.0	Poor	Dead branches <2
9	Green Ash	13.0	0.0	Poor	Dead branches <2
10	Green Ash	13.0	0.0	Poor	Dead branches <2
11	Green Ash	13.0	0.0	Poor	Dead branches <2
12	Green Ash	12.0	0.0	Poor	Low live crown ratio
13	Green Ash	14.0	0.0	Poor	Low live crown ratio
14	Green Ash	9.0	0.0	Poor	Low live crown ratio
15	Green Ash	15.0	0.0	Poor	Low live crown ratio
16	Green Ash	15.0	0.0	Poor	Dead branches <2
17	Green Ash	18.0	0.0	Poor	Dead branches <2
18	Green Ash	7.0	0.0	Poor	Dead branches <2
19	Green Ash	10.0	0.0	Fair	Dead branches <2
20	Green Ash	17.0	0.0	Poor	Dead branches <2
21	Green Ash	17.0	0.0	Poor	Dead branches <2
22	Green Ash	17.0	0.0	Poor	Dead branches <2
23	Green Ash	7.0	0.0	Poor	Lean
24	Green Ash	13.0	0.0	Fair	Uneven crown
25	Green Ash	13.0	12.0	Poor	Co-dominant leaders
26	Boxelder	7.0	0.0	Fair	Dead branches <2
27	Green Ash	13.0	0.0	Fair	Dead branches <2
28	Green Ash	12.0	0.0	Poor	Lean
29	Green Ash	13.0	0.0	Poor	Lean
30	Green Ash	17.0	0.0	Fair	Lean
31	Boxelder	11.0	0.0	Poor	Lean
32	Green Ash	15.0	0.0	Fair	Uneven crown
33	Green Ash	20.0	0.0	Fair	Uneven crown
34	Boxelder	7.0	0.0	Poor	Co-dominant stems
35	Green Ash	13.0	12.0	Poor	Co-dominant stems
36	Green Ash	15.0	0.0	Poor	Co-dominant leaders
37	Green Ash	15.0	0.0	Poor	Co-dominant leaders
38	Boxelder	7.0	0.0	Fair	Uneven crown
39	Boxelder	11.0	0.0	Poor	Lean
40	Boxelder	25.0	0.0	Poor	Lean
41	Green Ash	15.0	0.0	Fair	Uneven crown
42	Green Ash	15.0	0.0	Poor	Uneven crown
43	Boxelder	11.0	0.0	Fair	Uneven crown
44	Boxelder	15.0	0.0	Fair	Uneven crown
45	Boxelder	12.0	8.0	Fair	Uneven crown
46	Green Ash	15.0	0.0	Poor	Uneven crown
47	Green Ash	15.0	0.0	Poor	Uneven crown
48	Green Ash	15.0	0.0	Poor	Uneven crown
49	Green Ash	13.0	0.0	Poor	Uneven crown

NOTED: MONITOR BY
MICHAEL J. VAN DYKE
CERTIFIED ARBORIST #MH-421A
2774 EDMONDSON LANE
PLYMOUTH, MN 55447

10-03-2017 CC PACKET
89 of 112



PROJECT NO:
16-040

DATE:
08/01/2017

EXISTING TREE INVENTORY

SHEET NO. 6 OF 9

FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

I hereby certify that this plan, specification
or report has been 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.

Marvin P. Campbell - Lic. # 19501 Date

CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
• Surveying • Tree Management
P.O. Box 249 Creek Center,
Minnesota 55447
Phone: 763-479-2372
Fax: 763-479-4242
E-mail: mpcamp@campioneng.com

DISCUSSION

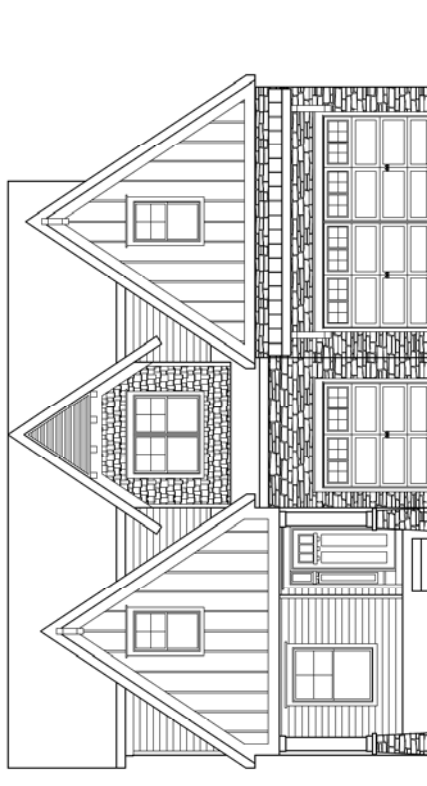
DATE

FRETHAM 17TH 2ND ADDITION

PLAN INFORMATION:

- 1. FRAMING NOTES:**
- ALL EXTERIOR WALLS TO BE 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
 - WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
 - ALL HEADERS SHALL BE PER PLAN
 - ALL EXTERIOR HEADERS SHALL HAVE (2) -2X6 BEARING STUDS & (2) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O.
 - ALL INTERNAL HEADERS & BEAMS SHALL HAVE (2)2X6 OR (2)2X4 BEARING STUD ON EACH SIDE.
 - EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB)-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER.
 - FLOOR PLANS TO BE ON SITE.
 - HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNER.
 - PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.P.#2 OR BETTER.
 - FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING):
 - a. 0'-0" - 4'-0" = 1 JACK STUD
 - b. 4'-0" - 8'-0" = 2 JACK STUDS
 - c. 8'-0" - 12'-0" = 3 JACK STUDS
 - d. GREATER THAN 12'= CONSULT ENG.
 - POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.
- 2. CONCRETE NOTES:**
- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL.
 - FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'-4".
 - 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6" O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE.
 - PAD FOOTING REINFORCEMENT IS TO BE LOCATED 3" FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
 - CONTRACTOR IS RESPONSIBLE FOR ALL STEEL REBAR SIZING PER STATE AND LOCAL BUILDING CODES.
 - MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

- 3. INSULATION:**
- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
 - ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
 - ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED PER CODE.
- 4. SHEETROCK:**
- ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
 - ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 - GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.
- 5. DOORS & WINDOWS:**
- ALL WINDOWS AND DOORS TO BE DOUBLE GLASS PANELS WITH LOW-E RATINGS
 - ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
 - ANY WINDOW ABOVE A TUB MUST BE TEMPERED PER CODE.
 - ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
 - WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6" FROM GRADE.
 - ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
 - WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 12" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.
- 6. MECHANICAL & ELECTRICAL:**
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.



SHEET INDEX:

- | | |
|----|---------------------------|
| C | COVER |
| A1 | FRONT ELEVATION/ROOF PLAN |
| A2 | SIDE ELEVATION |
| A3 | REAR ELEVATION |
| A4 | FOUNDATION PLAN |
| A5 | FIRST FLOOR PLANS |
| A6 | SECOND FLOOR PLANS |
| D1 | SECTION THROUGH HOME |
| D2 | DETAILS |
| E1 | BASEMENT ELECTRICAL |
| E2 | FIRST FLOOR ELECTRICAL |
| E3 | SECOND FLOOR ELECTRICAL |
| R1 | RADON DETAILS |
| S1 | STRUCTURAL PLANS |
| S2 | STRUCTURAL PLANS |
| S3 | STRUCTURAL PLANS |
| S4 | BRACED WALL DETAILS |
| S5 | BRACED WALL DETAILS |

- CODE INFORMATION:**
- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
 - 2015 MINNESOTA STATE RESIDENTIAL CODE
 - 2014 NATIONAL ELECTRICAL CODE
 - 2015 MINNESOTA STATE MECHANICAL & FUEL GAS CODE
 - 2015 MINNESOTA STATE FIRE CODE
 - 2015 MINNESOTA PLUMBING CODE
- SOIL TYPE:**
- DESIGNED WITH 2000 PSI SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT A MINIMUM.
- WIND EXPOSURE:**
- DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 90 MPH PER 2015 MN RESIDENTIAL CODE REGULATIONS.
- GENERAL NOTES:**
- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS
 - ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER I-LEVEL SPECIFICATIONS.
 - ALL MANUFACTURED FLOOR & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
 - ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.
- WINDOW SIZE NOTES (EXAMPLES):**
- SH3050 EQUALS SINGLE HUNG 30" BY 50"
 - FX2646 EQUALS FIXED 26" BY 46"



WEBSITE: LITTHINDESIGN.COM
EMAIL: M.LITTHIN@HOTMAIL.COM
PHONE: 320-334-7844

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PROJECT TITLE: FRETHAM 17TH 2ND ADDN.
LOCATION: HOLDRIDGE TERRACE
COMMUNITY: WAYZATA, MN

DESIGNED BY: LO
DRAWN BY: LO
CHECKED BY: LO
DATE: 12-12-16
SCALE: 1/8"=1'-0"

C

COVER SHEET

GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



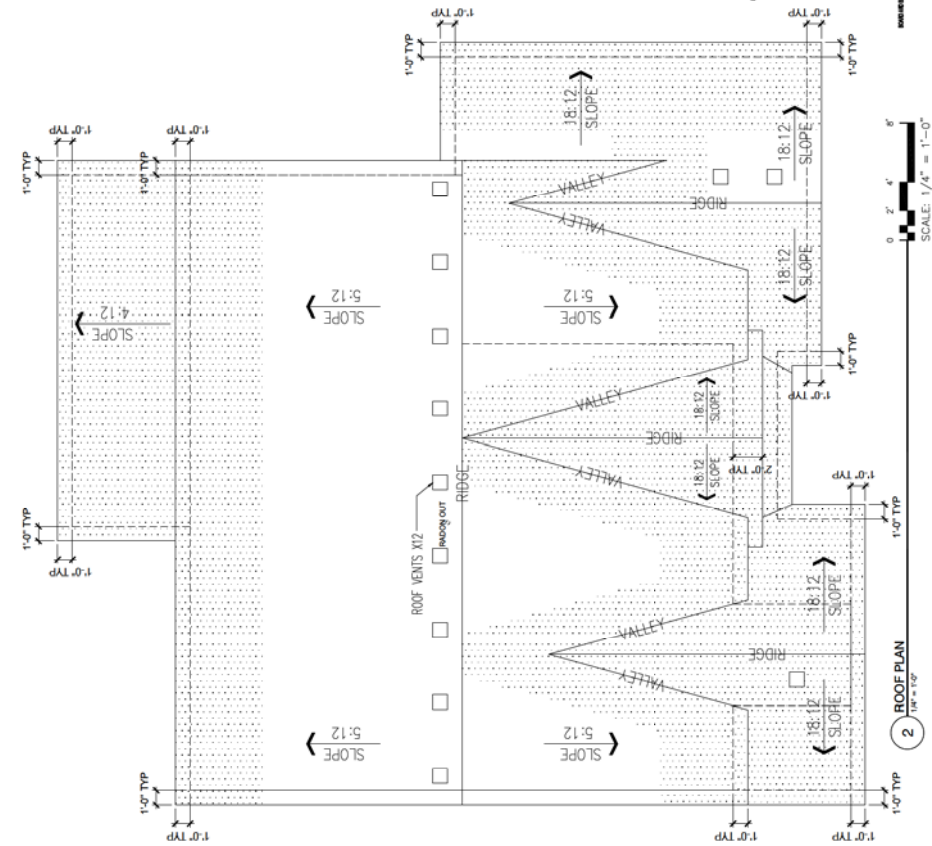
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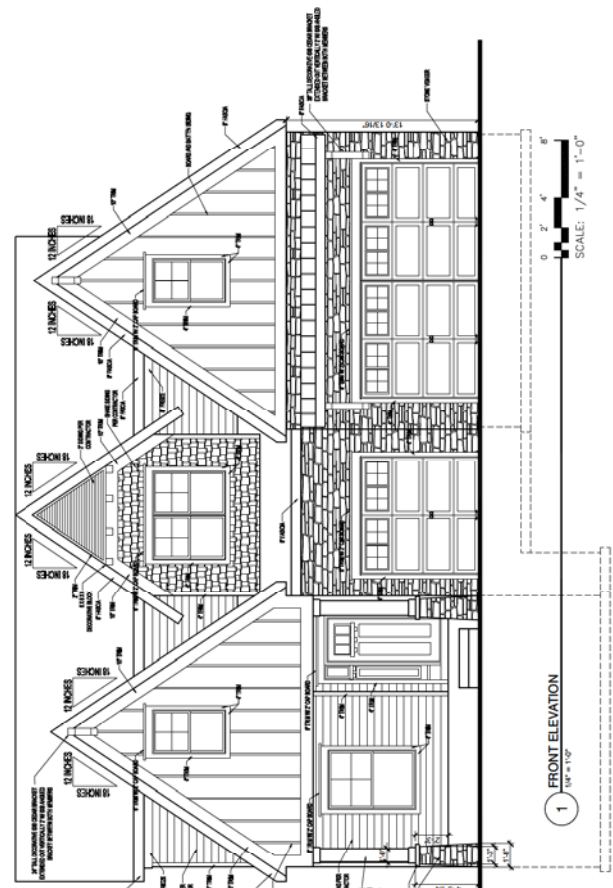
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FRITHAM 17TH 2ND ADDN.
HOLDRIDGE TERRACE
WAYZATA, MN
COMMUNITY:
DRAWING TITLE
DRAWN BY: LD
CURRENT DATE: 12-12-16
DATE: 12-12-16
DATE: 12-12-16
DATE: 12-12-16

A1
FRONT/ROOF



2 ROOF PLAN
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION.
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
3. PROVIDE $\frac{1}{2}$ " ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
4. PROVIDE CONTROL JOINTS PER PLAN. JOINT TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
5. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
6. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
7. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
8. STEP FOOTINGS PER PLAN SPECIFICATIONS.
9. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.





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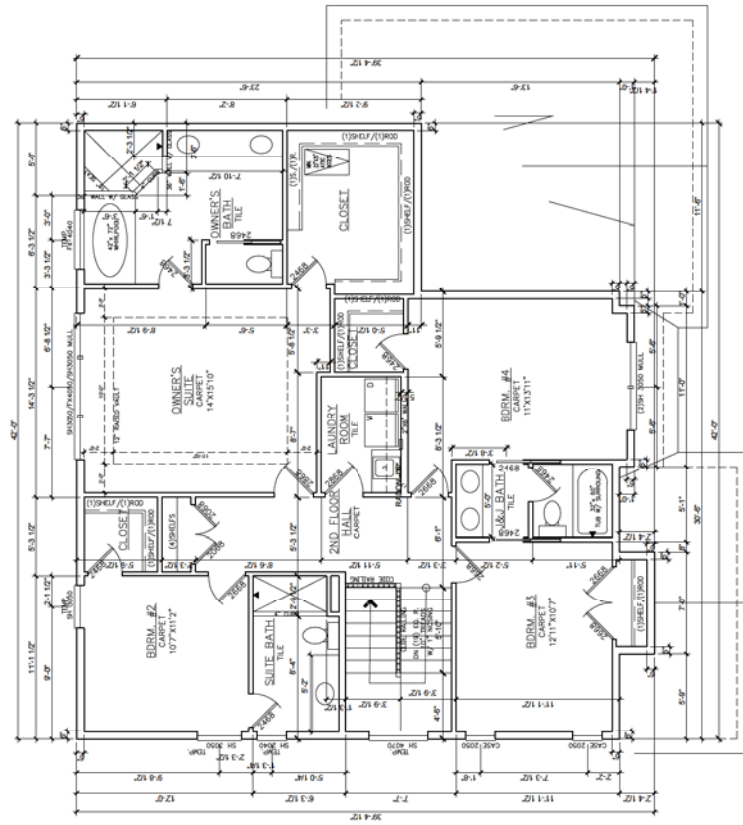
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WAYZATA, MN
HOLDRIEGE TERRACE
FRETHAM 17TH 2ND ADDN.

COMMUNITY: WAYZATA, MN
LOCATION: HOLDRIEGE TERRACE
DRAWN BY: LD
DATE: 12-12-16
CURRENT DATE: 12-12-16
REVISION: 1
DATE: 12-12-16
DRAWN BY: LD
DATE: 12-12-16
CURRENT DATE: 12-12-16
REVISION: 1
DATE: 12-12-16

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A6
2ND FLOOR



**WAYZATA PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 6, 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, and Buchanan. Absent and Excused: Young, and Flannigan. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Gonzalez made a motion, Seconded by Commissioner Buchanan, to approve the September 6, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) None

AGENDA ITEM 4. Old Business Items:

- a.) Adopt Report and Recommendation on Waytonka East End – 236 Central Ave S and 1101 Lasalle St
 - i. Preliminary and Final Plat Residential Subdivision

Director of Planning and Building Thomson stated 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 101 Lasalle St. The applicant is proposing to subdivide the two existing properties into four single-family residential lots. 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 meeting and requested that the applicant provide additional information regarding grading, tree removal, and house design. The Planning Commission reviewed the additional information at its meeting and after discussions, the Planning Commission voted 4 in favor and 3 opposed to direct staff to prepare a draft Planning Commission Report and Recommendation for denial of the development application.

Commissioner Buchanan stated he continues to support recommending approval of the application because the neighborhood is in transition, the project enhances the value of existing properties,

AGENDA ITEM 5. New Business:

**a.) Public Hearing and Consideration of Application for Fretham 17th 2nd Addition
– 1411 Holdridge Ter
i. Preliminary Plat Residential Subdivision**

Director of Planning and Building Thomson stated the applicant Lake West Development LLC has submitted a development application to subdivide the property at 1411 Holdridge Terrace. The applicant is proposing to subdivide the existing property into two single-family residential lots. As part of the submitted development application, the applicant is requesting approval of a preliminary plat subdivision. The applicant has submitted preliminary concept plans for the single-family homes that would be constructed on the lots. In addition, the proposed plans include preliminary house pads for each of the new lots and these would comply with all requirements of the R-2 zoning district, including setbacks, lot coverage, and impervious surface. The proposed lots would meet the minimum lot requirements for the R-3A zoning district for single-family homes. The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots. The proposed plans indicate that 21% of the inches of significant trees would be removed for the project, which is less than the 25% removal threshold for significant trees before replacement is required. One heritage tree would be removed and this requires mitigation. Based on the proposed removal, 70 inches of replacement trees would be required for the one heritage tree that would be removed. The back of the lots is encumbered by a wetland, which has been formally delineated by the applicant. Based on the management classification of the wetland, the proposed plans include the 25-foot wide buffer along the upland edge of the wetland, as required by the City's and watershed district's requirements. There are public extensions for the City's sewer and water service located on the site, and there would be new gravity sewer line and water extension added with this project to service the two new lots. These extensions are the responsibility of the developer. The City Engineer has reviewed the plans and requested that all of the runoff from the new homes and impervious surfaces be directed to the back of the lots and into the wetlands.

Commissioner Gonzalez stated the grading appeared to be close to the delineation of the wetland. She asked what measures would be taken to protect the wetlands.

Mr. Thomson stated as part of the construction process the City requires silt fence to be installed at the grading limit.

Chair Iverson stated that the silt fence must be replaced within 24 hours if it is broken or damaged. She asked how this was enforced.

Mr. Thomson stated that the City inspects the silt fence prior to construction starting, the City also has inspectors to review this and the building inspector is on the site regularly and one of the items they inspect is the silt fence. It is the contractor's responsibility to ensure this fence is in place and maintained properly.

1 Commissioner Murray asked if the developer would be able to grade into the buffer zone and once
2 the project is complete, whether they would be able to build in the buffer zone.

3
4 Mr. Thomson stated the buffer area can be used for lawn space or backyard but there cannot be
5 any building in this area.

6
7 Chair Iverson asked what the impacts would be to people who use the road in this area when the
8 water and sewer are added.

9
10 Mr. Thomson stated based on where this would be located, there may be some intermittent closure
11 on Holdridge Terrace to the west, near the water connection. The lines are not under the road.

12
13 Commissioner Gruber asked how far the lift station was from the proposed property.

14
15 Mr. Thomson stated the lift station was within 10-feet, and there is regular maintenance on the lift
16 station.

17
18 Commissioner Gonzalez asked how much fill would be brought to the site.

19
20 Mr. Thomson stated they would bring in 853 cubic yards for Lot 1 and about 1200 cubic yards for
21 Lot 2.

22
23 Applicant's representative, Mr. Perry Ryan, Lake West Development LLC, 14525 Highway 7,
24 Minnetonka, stated the amount of fill brought would depend on the size of the basement for the
25 homes that would be built. The amounts listed are within the maximum fill amounts the City
26 allows. They are not expecting to have any street closures for the water and sewer installation.

27
28 Commissioner Gonzalez asked if the applicant had looked at the replacement of the heritage tree
29 and if this would occur on the site.

30
31 Mr. Ryan stated they are looking to plant these replacement trees on the property, and these could
32 be used for noise buffers and screening in the front.

33
34 Chair Iverson stated the proposal presented does keep with the character of the neighborhood.

35
36 Commissioner Gonzalez asked what the homes would look like.

37
38 Mr. Perry stated they intended the homes to be 2-story with walkout basements. There is a similar
39 home already submitted for the development to the west. They would have 3 car garages with
40 individual access points.

41
42 Applicant's representative, Mr. Curt Fretham, Lake West Development LLC, 14525 Highway 7,
43 Minnetonka, stated the proposed homes would be approximately 3500 square feet above grade.

44
45 Commissioner Gonzalez stated the homes looked like they would be in character with the
46 neighborhood.

1
2 Chair Iverson opened the public hearing at 8:15 p.m.

3
4 There being no one wishing to address the Commission on the project, Chair Iverson closed the
5 public hearing at 8:16 p.m.

6
7 Chair Iverson clarified that because the setbacks are being met, the Commission would not be
8 reviewing the design.

9
10 Mr. Thomson stated this was correct.

11
12 Commissioner Buchanan stated the project meets all of the applicable codes and requirements, and
13 he would support recommending approval of the project.

14
15 Commissioner Murray stated he would support recommending approval of the project since the
16 wetlands would be protected.

17
18 Commissioner Gonzalez asked if a condition of approval should be added that requires a tree
19 replacement plan be submitted.

20
21 Mr. Thomson stated the tree replacement plan is a requirement and in the past, the City has required
22 this before a building permit could be issued. The problem at this time is the replacement plan
23 requires a plan of the where the trees would be planted and the species. This would be dependent
24 on the homeowner and their preferences. A plan at this time would not be reflective of what could
25 occur. Thus, the City has made this a requirement as part of the building permit process, and it
26 must be reviewed by the City Forester at that time.

27
28 Commissioner Gruber stated she would support recommending approval of the project.

29
30 Commissioner Gonzalez made a motion, Seconded by Commissioner Buchanan, to direct staff to
31 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
32 recommending approval of the Preliminary Plat Subdivision for Fretham 17th 2nd Addition located
33 at 1411 Holdridge Terrace. The motion carried unanimously.

34
35
36 **AGENDA ITEM 6. Other Items:**

37
38 **a.) Adding Consent Agenda to Planning Commission Meetings**

39
40 Director of Planning and Building Thomson stated a review of the process for adopting reports
41 and recommendations was included in the Planning Commission's 2017 work plan. With the
42 current process, staff does not include any findings in Staff Reports on new development
43 applications for a proposed project. Instead, Staff asks for the Commission's direction based on
44 findings discussed by the Commission at its meeting, and then a draft Report and Recommendation
45 is brought back to the Commission for its review and adoption at the next meeting. An alternative
46 approach to streamline the process would be to utilize a consent agenda for both meeting minutes

DRAFT RESOLUTION NO. 42-2017

**RESOLUTION APPROVING THE PRELIMINARY PLAT SUBDIVISION AT
1411 HOLDRIDGE TERRACE**

WHEREAS, Lake West Development, LLC, (the "Applicant") has submitted a development application (the "Application") for the subdivision of the existing lot at 1411 Holdridge Terrace (the "Property" and legally described on Attachment A hereto), into two single-family residential lots (the "Project"); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning and Subdivision Ordinances, 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 B (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 and Subdivision Ordinances, 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 and Subdivision Ordinances.

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. Preliminary Plat Subdivision to divide the one existing lot on the Property into two new single-family lots.

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

1. The Applicant must submit the final plat application for the Subdivision within 100 days of City Council approval of the Preliminary Plat, or the Preliminary Plat approval will be null and void. The final plat application must include the following:
 - a. The final plat must dedicate all utility and other easements required by the Subdivision Ordinance and as recommended by the City Engineer.
 - b. The Applicant must enter into easement agreements with the

City to the extent the easements recommended by the City Engineer for the City-owned lift station and pump are not adequately documented.

- c. The Applicant must enter into a Development Agreement with the City for the public utility improvements constructed as part of the Subdivision, in a form acceptable to the City Attorney.
2. The final grading & drainage plan, utility plan, and civil details must be reviewed and approved by the City Engineer prior to the City issuing a building permit for construction of the homes in the Subdivision.
3. The final tree inventory and tree preservation plan must be reviewed and approved by the City Forester prior to the City issuing a building permit for construction of the homes in the Subdivision.
4. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 3rd day of October, 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

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 October 3, 2017.

Becky Malone, City Clerk
SEAL

Attachments:

Attachment A
Legal Descriptions of Property

Attachment B
Planning Commission Report and Recommendation, dated September 18, 2017

Attachment A
Legal Descriptions of Property

Fretham 17th 2nd Addition

Address	1411 Holdridge Terrace
Legal	Abstract Outlot A, Fretham 17 th Addition, Hennepin County, Minnesota
PID No.	04-117-22-32-0036
A or T	Abstract
Certificate No.	

Attachment B

Planning Commission Report and Recommendation, dated September 6, 2017

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 18, 2017	AGENDA ITEM: 3c
TITLE: Approval of Planning Commission Report and Recommendation	
PROJECT NAME: Fretham 17 th 2 nd Addition	
ADDRESS: 1411 Holdridge Terrace	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicant, Lake West Development, LLC has submitted a development application to subdivide the property at 1411 Holdridge Terrace. The applicant is proposing to subdivide the existing property into two single-family residential lots. The development application includes review of the preliminary plat.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on September 6, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation for approval of the development application for adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation, which recommends approval of the proposed preliminary plat subdivision at 1411 Holdridge Terrace, subject to several conditions. The Report and Recommendation reflects the vote of 5-0, and includes the findings discussed by the Planning Commission at the September 6th meeting.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

September 18, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF PROPOSED PRELIMINARY PLAT SUBDIVISION AT 1411 HOLDRIDGE TERRACE

DRAFT

SUMMARY OF RECOMMENDATION

Approval of Proposed Preliminary Plat subdividing one existing lots into two single-family residential lots

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Proposed Land Use.** Lake West Development, LLC (the “Applicant”) has submitted a development application (the “Application”) to subdivide the existing lot at 1411 Holdridge Terrace (the “Property”) into two single-family residential lots.
- 1.2 **Approval Requested.** The Application requests review and approval of a preliminary plat to subdivide the existing lot on the Property into two lots, pursuant City Code Section 805.14 (the “Proposed Subdivision” and “Preliminary Plat”).
- 1.3 **Property.** The Property is located along the south frontage road of Highway 12. It currently has a Holdridge Terrace address, but has frontage directly on Wayzata Blvd E. The address, property identification number and owner of the Property are:

Address	PID	Owner
1411 Holdridge Terrace	05-117-22-13-0032	Lake West Development, LLC

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

Zoning:	R-2/Medium Density Single Family Residential
Comp plan designation:	Low Density Single Family
Overlay districts:	W/Wetlands Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on August 24, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on August 25, 2017. The public hearing of the Application was held at the September 6, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary Plat

- A. Review and approval of Preliminary Plats and subdivisions of property are governed by the City's Subdivision Ordinance, Ch. 805 of City Code.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or Preliminary Plat reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:
 - 1. The proposed subdivision or Preliminary Plat shall be consistent with the Wayzata Comprehensive Plan.
 - 2. Building pads that result from a subdivision or Preliminary Plat shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 - 3. Building pads that result from subdivision or Preliminary Plat shall be selected and located with respect to natural topography to minimize filing or grading.
 - 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or Preliminary Plat shall be sensitively integrated into existing trees.
 - 5. 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.
 - 6. 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.

7. The lot size that results from a subdivision or Preliminary Plat shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. 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.
9. 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.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or Preliminary Plat shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or Preliminary Plat is proposed.
12. The proposed subdivision or Preliminary Plat shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS

- 3.1 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 Subdivision Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

A. Preliminary Plat.

1. The proposed Preliminary Plat is consistent with the Wayzata Comprehensive Plan which guides the Property to Low Density Single Family uses.
2. The building pads that result from the Preliminary Plat would

preserve sensitive areas such as the adjacent wetlands, wildlife habitat, trees and vegetation.

3. The building pads that result from the Preliminary Plat have been selected and located with respect to natural topography to minimize filing or grading, and would utilize the limited buildable area of the Property, which has a significant wetland area and buffer.
4. Existing stands of significant trees have been retained where possible. The building pads that result from the Preliminary Plat are sensitively integrated into the trees and other natural features of the Property. The inches of significant tree removal would be less than replacement threshold under the City's Tree Preservation Ordinance, though 70 inches of replacement trees would be required for the one heritage tree that would be removed.
5. The Preliminary Plat does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pads, and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot sizes resulting from the Preliminary Plat are not dissimilar from adjacent lots or lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan reflected in the sketches and plans in the Application for the possible residences on the Property would be similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. 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 are not applicable to this Application.
10. The proposed lot layout and building pads conform with all performance standards contained in the Subdivision Ordinance, though a condition of approval related to utility easements is recommended.
11. The Preliminary Plat will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Preliminary Plat will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

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 Proposed Subdivision and the Preliminary Plat, with the following conditions:

- A. The Applicant must submit the final plat application for the Subdivision within 100 days of City Council approval of the Preliminary Plat, or the Preliminary Plat approval will be null and void. The final plat application must include the following:
 - 1. The final plat must dedicate all utility and other easements required by the Subdivision Ordinance and as recommended by the City Engineer.
 - 2. The Applicant must enter into easement agreements with the City to the extent the easements recommended by the City Engineer for the City-owned lift station and pump are not adequately documented.
 - 3. The Applicant must enter into a Development Agreement with the City for the public utility improvements constructed as part of the Subdivision, in a form acceptable to the City Attorney.
- B. The final grading & drainage plan, utility plan, and civil details must be reviewed and approved by the City Engineer prior to the City issuing a building permit for construction of the homes in the Subdivision.
- C. The final tree inventory and tree preservation plan must be reviewed and approved by the City Forester prior to the City issuing a building permit for construction of the homes in the Subdivision.
- D. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 18th day of September 2017.

Voting For Approval Recommendation: Buchanan, Gonzalez, Gruber, Iverson, Murray

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Flannigan, Young