

Wayzata Planning Commission

Meeting Agenda

Monday, February 22, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order, Roll Call, and Approval of Minutes**
 - a. Approval of the January 4, 2016 Planning Commission Minutes
 - b. Approval of the January 25, 2016 Planning Commission Minutes

 - 2. Regular Agenda Public Hearing Items:**
 - a. None

 - 3. Regular Agenda Old Business Items:**
 - a. Huntington Heights – 173 Huntington Ave S
 - i. Concurrent Preliminary and Final Plat

 - 4. Other Items:**
 - a. Review of Development Activities
 - b. Other items

 - 5. Adjournment**

NOTES:

¹ Time(s) are estimated and provided for informational purposes only.

² Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
JANUARY 4, 2016**

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: Young, Gruber, Gonazalez, Iverson, Murray and Flannigan. Absent and excused: Commissioner Gnos. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

a.) Approval of the December 7th Planning Commission Minutes

Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber, to approve the December 7, 2015 Planning Commission Minutes as presented. The motion carried unanimously.

b.) Approval of the December 21st Planning Commission Minutes

Commissioner Gruber stated on page 3, line 32, the word “widows” should be changed to “windows”.

Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez, to approve the December 21, 2015 Planning Commission Minutes as presented with Commissioner Gruber’s change. The motion carried unanimously.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a.) Holdridge Homes – 1405, 1407 and unaddressed parcel on Holdridge Terrace

i. PUD Rezoning, Concurrent PUD Concept Plan and General Plan of Development, Preliminary Plat

Mr. Thomson stated the applicant and property owner, Lake West Development, LLC has submitted a Development Application requesting rezoning from R-2/Medium Density Single Family Residential to PUD/Planned Unit Development, Concurrent PUD Concept Plan and General Plan Development approval, and preliminary plat review to subdivide the properties at 1405 and 1407 Holdridge Terrace, and an unaddressed parcel on Holdridge Terrace for a seven (7) lot single-family residential development. He stated the density would be consistent with the current Comprehensive Plan land use designation for this property. He reviewed the plans submitted with the Development Application. Mr. Thomson stated the Applicant would provide an extension to the sewer and water to provide services to all six (6) of the newly formed lots. He reviewed proposed Project and compared the plans to the R-2 lot standards and setback requirements. He explained the purpose of a PUD as outlined in City Ordinance 801.33.1.

1
2 Commissioner Gonzalez asked what the proposed side yard setback between the homes would be
3 and if lot coverage information had been provided.

4
5 Mr. Thomson stated the side yard setback varies between the lots from 16 feet to 5 feet. The
6 specific home footprints have not been provided but based on the impervious surface
7 calculations, the lots would comply with the City's lot coverage requirements.

8
9 Chair Iverson asked if heights for the homes had been provided.

10
11 Mr. Thomson stated the specific building heights are not indicated on the plans, and the Planning
12 Commission could request this information be provided when the Commission reviews the
13 project again.

14
15 Commissioner Gonzalez asked how much fill the Applicant planned on bringing to the site. She
16 also stated that the information provided by the Applicant was difficult to read, and she requested
17 that future applications provide more legible information for review.

18
19 Chair Iverson stated based on her calculations, approximately 300 truckloads would be removed
20 from the site and 40,000 cubic feet of dirt would need to be brought to the site.

21
22 Commissioner Gruber asked if the proposed homes would be on slabs or have foundations.

23
24 Mr. Thomson stated based on the plans submitted the homes are proposed to have basements.

25
26 Mr. Reid Schultz, Landform Professional Services, 105 South 5th Avenue, Minneapolis, on
27 behalf of the Applicant, provided additional background on the property and why the Applicant
28 was back in front of the Planning Commission because a 3-lot subdivision was previously
29 approved. He reviewed architectural renderings of possible homes for the properties. He
30 explained the homes were proposed to be slanted in order to maximize the views of the wetlands
31 and screening from Wayzata Boulevard. The homes would have either lookout basements or
32 walkout basements. He explained the Wetland Plan provided with the Application does meet the
33 City's standards for wetland buffers. If the current wetland areas do not have adequate
34 vegetation, they would provide additional native vegetation and grasses to enhance the buffer.
35 Once the construction has been completed, signs would be posted indicating this was a wetland
36 area and residents could not mow the area.

37
38 Commissioner Gruber asked about the amount of trees that would be removed from the site.

39
40 Mr. Schultz stated the Application documents had been provided to the City electronically if the
41 Planning Commission needed to review these in greater detail. The Applicant is proposing
42 approximately 26% of the significant trees would be removed. Mr. Schultz stated this is less
43 than the tree loss that could occur if these lots were built on as they currently are arranged. He
44 noted with the PUD process, the Planning Commission and City Council does have the ability to
45 limit the amount of tree loss. He stated this proposal provides more affordable housing in
46 Wayzata.

1
2 Commissioner Flannigan asked what the proposed homes would be valued at, and if a builder
3 had been selected for the Project.

4
5 Mr. Schultz stated the home values have not been determined yet and they have not identified a
6 builder at this time.

7
8 Chair Iverson opened the public hearing at 7:32 p.m.

9
10 Ms. Merrily Babcock, 337 Reno Street, Wayzata, stated she had been unable to read the tree
11 survey provided with the Application, and had been unable to get a larger copy at City Hall. She
12 stated 116 or approximately 50% of the trees marked on the survey are Ash trees that would die
13 due to the Emerald Ash Borer, and this is in addition to the 26% they are proposing to remove.
14 She stated that the Applicant is proposing to remove trees that include a 42-inch oak tree that
15 would be 250-300 years old, a 25-inch oak, 30-inch oak, 33-inch cottonwood tree, 24-inch
16 cottonwood tree, 27-inch cottonwood tree, and a 20-inch cottonwood tree. If the Applicant is
17 bringing in as much fill as they are proposing, she does not see a plan to protect other trees. She
18 stated that this is the entrance to Wayzata, and if this is substandard building where only the
19 backs of the homes would be seen, it would not be improving Wayzata. She recommended the
20 Planning Commission review the material on the homes, prior to any homes being constructed.
21 She asked who would police the wetland buffer once the project was complete to ensure the
22 wetlands are protected. She stated there is a stream on this property, and she does not see where
23 the Applicant has taken this into consideration. She said there is a State Statute that swamps
24 cannot be filled, but it appears this is what the Applicant would be doing with the fill that is
25 brought in and there are no mitigation methods in place. The removal of all the trees would also
26 be degrading the neighborhood due to the gases and noise coming off the Highway.

27
28 Mr. Judd Nelson, 1515 Holdridge Terrace, Wayzata, stated he would like to see the DNR
29 involved with the protection of the wetlands on the property. He would like more clarification
30 on the prices of the proposed homes because they are saying they would be affordable, but they
31 do not know what they would be priced at. He also expressed concerns on the preservation of
32 the trees on the property because the more trees that are lost, the more noise there would be from
33 the highway.

34
35 Ms. Andrea Rey, 1409 Holdridge Terrace, Wayzata, expressed concerns about the density that
36 was being proposed, and the value of the homes that would be built. She said more houses will
37 increase the traffic and the more trees that are removed, the more noise they would have from the
38 highway.

39
40 Chair Iverson closed the public hearing at 7:45 p.m.

41
42 Commissioner Gruber stated there are eight (8) provisions in the Zoning Ordinance that include
43 criteria for evaluating a proposed PUD. She stated she would not be able to make a
44 recommendation to the City Council until all of these have been addressed, and she has not heard
45 enough information from the Developer. She expressed concerns about the density, with seven
46 (7) homes proposed for the property. The Developer is only showing two (2) styles of homes

1 that would be built on these parcels, and she would like to see more variety. She also does not
2 like having the backs of the homes being seen as the entrance to Wayzata. She would like to see
3 more creativity from the Developer to meet the ordinance's criteria for a PUD.
4

5 Commissioner Gonzalez added that a PUD should not be used as a way to not comply with the
6 City's Zoning Regulations and Ordinances. She stated the Project is not in compliance with the
7 City's Comprehensive Plan for maintaining and enhancing tree coverage. The Applicant is
8 removing several trees, several of the Ash trees would be lost, and a number of trees would be
9 damaged due to the amount of fill brought onto the site. She stated she did like the use of shared
10 driveways to reduce hardcover but she had been unable to really evaluate the Application
11 because the copies provided were not legible. As the Application is presented, she would not
12 recommend approval; however, she had not been able to review all of the details of the
13 Application. She would like to have the tree preservation plan include details on how the
14 Applicant plans to protect those trees that would remain. She would also like to see a Landscape
15 Plan, and more details about the wetland buffer including covenants or easements.
16

17 Commissioner Young stated at this time he would not recommend approval because the
18 Application contains several deviations from the Zoning Ordinance, and does not meet the
19 standards for a PUD. The trees in this area are a significant benefit to the City, and he would not
20 support removing that many trees.
21

22 Commissioner Flannigan stated it is the Applicant's responsibility to know what they are
23 proposing and they are unable to provide the fair market value of the homes they are proposing
24 for these parcels. He stated that this is a part of what the Commission is considering.
25

26 Commissioner Murray stated the Application was less than aesthetically pleasing, and a couple
27 of the homes will be very close together. This Application does not fit in this area due to the loss
28 of trees and does not fit in with the current homes in the area.
29

30 Commissioner Young asked what would potentially happen on this site if there was not a PUD
31 approved.
32

33 Mr. Thomson stated the current lot configuration allows two (2) new homes to be constructed on
34 the properties, one on each lot, and potentially a third on the easterly lot. These homes would be
35 subject to the setback requirements and wetland requirements. They could potentially have a
36 larger footprint. He explained the impact on the trees may be less in this scenario because there
37 would be less units, but this would not be known until plans were presented.
38

39 Commissioner Gruber asked why the City originally zoned this area as R-2.
40

41 Mr. Nelson stated when Highway 12 was upgraded to Highway 394, the government took land
42 from this area.
43

44 Chair Iverson expressed concerns about the buildable use of these parcels, and stated there
45 should be additional work done with the DNR regarding the wetlands on the property. She
46 stated the PUD Ordinance also requires common open space, and there is no open space included

1 in the Application. She stated her biggest concerns are density and how close the homes are to
2 each other. She explained the Commission would like additional information on: the lot
3 coverage; height and square footage of the homes; value of the homes; the building materials; if
4 the homes would be rentals or owner occupied; the wetland buffer;; and noise impacts to the
5 neighboring homes once trees are removed. She also requested a larger set of plans, so that the
6 Commission can review the trees that would be removed, and a Landscape Plan. She asked if
7 the Applicant considered ways to layout the homes so that the garages were not shown. She also
8 asked the Applicant to provide additional information on how each of the provisions of the PUD
9 Ordinance are being met, and to provide a Tree Preservation Plan including protection of the
10 remaining trees.

11
12 Mr. Curt Fretham, Lake West Development, 14525 Highway 7, Minnetonka, for the Applicant,
13 stated they were looking at different development plans because these parcels are next to a
14 Highway. High density is usually located next to highways, but they had felt less density,
15 smaller, more affordable homes would be appropriate in this area. They have not decided on a
16 builder yet so he would be hesitant to put a value on the homes at this time, but would estimate
17 \$400,000 to \$600,000.

18
19 Mr. Thomson stated the Commission could direct staff to prepare a draft report and
20 recommendation to review and possibly adopt at their next meeting, or continue review and ask
21 the Applicant to come back with the additional information requested by the Commission during
22 this evening's meeting.

23
24 Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez to continue the
25 Application to the next Planning Commission meeting to allow the Applicant time to provide the
26 additional information requested to the Commission. The motion carried unanimously.

27
28
29 **AGENDA ITEM 3. Regular Agenda Old Business Items:**

30
31 a.) None.

32
33
34 **AGENDA ITEM 4. Other Items:**

35
36 a.) **Review of Development Activities**

37
38 Mr. Thomson stated the agenda for the next Planning Commission meeting includes a review of
39 proposed changes to the Parking Ordinance. The next community Lake Effect meeting is
40 scheduled for January 12. The City Council is scheduled to review the design contract for the
41 Mill Street parking ramp at its January 5 meeting.

42
43 b.) **Election of Chair and Vice-Chair**

44
45 Mr. Thomson reviewed the process for electing the Chair and Vice-Chair of the Planning
46 Commission , as required under the Commission's bylaws.

1
2 Commissioner Gonzalez stated she would not like to be considered for either Chair or Vice Chair
3 position.

4
5 Commissioner Gruber nominated Commissioner Iverson as Chair.

6
7 Commissioner Iverson accepted the nomination.

8
9 Commissioner Gonzalez nominated Commissioner Gruber as Vice Chair.

10
11 Commissioner Gruber accepted the nomination.

12
13 Commissioner Flannigan made a motion, seconded by Commissioner Murray to elect
14 Commissioner Iverson to serve as Chair. The motion carried unanimously.

15
16 Commissioner Young made a motion, seconded by Commissioner Murray to elect
17 Commissioner Gruber to serve as Vice Chair. The motion carried unanimously.

18
19 **c.) Other Items**

20
21 Mr. Thomson introduced new Planning Commissioners Murray and Flannigan.

22
23
24 **AGENDA ITEM 5. Adjournment.**

25
26 Commissioner Gruber made a motion, seconded by Commissioner Young, to adjourn the
27 meeting.

28
29 Commissioner Gonzalez asked who would attend the next Heritage Preservation Board meeting.

30
31 Commissioner Flannigan recommended a schedule be established for Commissioner's to attend
32 these meetings.

33
34 Chair Iverson suggested Mr. Thomson develop a schedule for Commissioners to attend the
35 Heritage Preservation Meetings.

36
37 Commissioner Gonzalez stated she would attend the next meeting.

38
39 The motion to adjourn was called to a vote. The motion passed unanimously.

40
41 The meeting was adjourned at 8:38 p.m.

42
43 Respectfully submitted,

44
45 Tina Borg
46 *TimeSaver Off Site Secretarial, Inc.*

1
2 Commissioner Murray asked if any of the surrounding communities utilized a parking and
3 mobility district.

4
5 Mr. Thomson stated the City of Hopkins, the City of Edina, and the City of Minneapolis utilize
6 special service districts.

7
8 Commissioner Gonzalez stated the City had talked about taking a fee in lieu of parking for the
9 future construction of a parking ramp. She asked if this had already been done or if it would be
10 implemented at this time.

11
12 Mr. Thomson explained establishing a parking and mobility district could allow the City to
13 implement and enforce a payment in lieu of parking option for all commercial properties in the
14 district. This would not be retroactive but would be in effect for redevelopment or new
15 development projects.

16
17 Commissioner Gonzalez stated if businesses are allowed to lease stalls in the parking ramp to
18 satisfy the parking requirements then these spots are not available for patrons of the downtown
19 area. These stalls could end up sitting empty.

20
21 Mr. Thomson stated the stalls would not be signed for specific businesses.

22
23 Chair Iverson asked for clarification on self-park and not self-park terms used in the discussions
24 of by project with the City Council.

25
26 Mr. Thomson stated self-park would be when a site provides all of the parking required on their
27 property and does not need public parking to meet the requirements.

28
29 Chair Iverson asked who would be responsible for the capital improvements to the public
30 parking.

31
32 Mr. Thomson stated this is a City expense. The City is looking to finance the ramp through a
33 number of different options.

34
35 Commissioner Flannigan stated using Edina's parking ratio for restaurants skews the average
36 because they would have more traffic than Wayzata would, based on their location. He asked
37 why Edina had been used as a reference for Wayzata's ratios, knowing Edina had a parking
38 issue, and if it should be included in the calculations.

39
40 Chair Iverson stated the other communities used in the calculations were not seasonal like
41 Wayzata, and this needs to be factored into how the City determines the amount of parking that
42 will be required.

43
44 Commissioner Flannigan asked if SRF had planned for 75% occupancy or 100% occupancy
45 during the peak season.

46

1 Mr. Thomson stated the typical approach to parking requirements is to have parking needs met
2 85% of the time.

3
4 Commissioner Iverson stated she would like a table added to the materials that reviewed the
5 seasonal peak and off seasonal peak requirements, in order to understand the value of adding a
6 parking ramp at the City's expense.

7
8 Commissioner Gonzalez stated office uses are not seasonal, and the current ratio is too high. The
9 City can look at reducing this requirement to as low as 3 stalls per 1,000 square-feet.

10
11 Commissioner Flannigan stated businesses are reducing the amount of space they need per
12 employee, and this could bring the number of parking stalls required more in line with what the
13 City currently requires.

14
15 Commissioner Iverson stated the number of telecommuters has increased and the financial
16 companies in Wayzata occupy large spaces.

17
18 Commissioner Gonzalez stated historically the office spaces in the community have large
19 parking lots that are not filled to capacity.

20
21 Commissioner Flannigan asked if the Merrill Lynch parking ramp was accessible after business
22 hours for public use.

23
24 Mr. Thomson stated this ramp is part of the Carisch property and there is a public easement over
25 this ramp that allows public parking. The easement expires in 2017.

26
27 Commissioner Murray asked if the proposed new parking ratios considered people coming to the
28 area via bus or taxi.

29
30 Mr. Thomson stated this is something that can be looked at when determining the ratios but it is
31 not included in the proposed new ratio calculation.

32
33 Chair Iverson stated she would like to see this information and any information pertaining to
34 what SRF looked at for future parking needs. Businesses are changing the way they do business
35 and she wants to be sure this was considered by SRF when determining the parking ratios.

36
37 Commissioner Gonzalez stated the staff documents do review the estimate of future parking
38 demand based on proposed land uses. In the 2014 report, the consultant had done actual
39 observations in the area and this had determined the actual usage was lower than estimated.

40
41 Chair Iverson asked if the future redevelopment scenarios had been included when calculating
42 the parking ratios. She also asked if these redevelopment scenarios were something that would
43 occur in the City.

44

1 Mr. Thomson stated these were just scenarios the consultant had looked at, not necessarily what
2 will occur. He reviewed the Urban Land Institute's (ULI) model for shared parking calculations.
3 The calculations look at daily and weekly peaks but not seasonal peaks.

4
5 Chair Iverson stated the 85% occupancy for retail between 6pm and midnight is not an accurate
6 estimate for the community because most of the retail businesses close at 6pm. She stated if the
7 Planning Commission is to understand the parking needs of Wayzata, then the data should be
8 reflective of Wayzata not just generalized data.

9
10 Mr. Thomson stated based on input from the Commission, it sounds like the Commission would
11 support reducing the overall parking requirements in the City. He asked if the Commission
12 would apply the new parking ratios to the entire City, or just to the downtown area. He stated
13 the City currently has the ability to approve shared parking through a Conditional Use Permit
14 (CUP) but the proposed changes could provide guidelines on how to calculate shared parking for
15 development projects.

16
17 Commissioner Gonzalez asked if the Boatworks parking agreement for parking across the street
18 from the Boatworks property would meet the requirements in Section 801.20.5.D. of not being
19 more than 300-feet from the main entrance.

20
21 Mr. Thomson stated he would need to look into this. The City has approved the CUP for the
22 property, and the parking was part of that approval.

23
24 Commissioner Murray stated he was not sure the shared parking and parking ratios should be
25 applied to areas outside of downtown.

26
27 Commissioner Iverson suggested the City look at other modes of transportation beyond the
28 trolley to shuttle people to the downtown area.

29
30 It was the general consensus of the Commission to support the proposed reduced parking ratios
31 and shared parking options.

32
33 Commissioner Gonzalez asked if Section 801.20.4 of the City's current ordinance is compliant
34 with the State Statute.

35
36 Mr. Thomson stated this section does not comply with State Statute.

37
38 Commissioner Gonzalez stated Section 801.20.7 had never been implemented.

39
40 Mr. Thomson stated Section 801.20.7 would be removed as part of the proposed changes
41 because this would be addressed by the Mobility and Management District standards.

42
43 Commissioner Gonzalez stated Section 801.20.9 requires landscaping for parking areas and there
44 are parking areas in the City that do not have landscaping. She would recommend the City either
45 enforce the landscaping requirement or remove it from the Ordinance. She asked for
46 clarification on Section 801.20.9.D.3 for using seating to calculate required parking space.

1
2 Mr. Thomson explained for places that do not have individual seating, 18” of seating space
3 would be considered a seat.

4
5 Commissioner Gonzalez pointed out that when calculating parking requirements for office
6 buildings, the current ordinance uses the square-footage of the building, but for places like a
7 church they are counting the number of people or seats in the building, not the square-footage.
8 She stated these items should be clarified in the proposed Ordinance.

9
10 Commissioner Flannigan asked if the parking requirements could be based on the Fire Marshal’s
11 maximum capacity.

12
13 Commissioner Gonzalez stated she would like to see plans for snow storage or removal included
14 in development applications. She stated Section 801.20.10.C. should be better defined as to what
15 the setback requirement is.

16 Mr. Thomson stated Staff would provide the requested information discussed at this workshop to
17 the Planning Commission at the February 22 meeting along with a redlined copy of the
18 Ordinance for review.

19
20 Commissioner Flannigan asked if this proposed Ordinance addressed bicycle parking.

21
22 Commissioner Gonzalez stated the City’s Design Standards required commercial sites to provide
23 bicycle parking.

24
25 Chair Iverson asked if the Commission could review and discuss the December 15, 2015
26 Wayzata Downtown Parking Project report prepared by SRF Consulting.

27 Commissioner Flannigan asked why the parking lot at city hall and library are not included in the
28 parking study done by SRF Consulting.

29
30 Mr. Thomson stated this is a public parking, and he would check into this for the Commission.
31 He stated this area is included in Phase II of the Mobility Management District.

32
33 Chair Iverson stated according to figure 13 on page 15 of the Downtown Parking Project report,
34 the City would have a surplus of 116 parking stalls with the Mobility Management District and
35 this would not include the ramp.

36
37 Mr. Thomson explained this would be the case if the City applied the ratios of the proposed
38 Ordinance. Those ratios would produce a surplus of 116 stalls but this is not an observed
39 number. The demand does not change based on the ratio calculations used.

40
41 Chair Iverson asked Mr. Thomson to explain the financing of the ramp.

42
43 Mr. Thomson reviewed the funding sources available to the City as outlined on page 4 of the
44 Wayzata Downtown Parking Project Report, including the TIF options. The City would provide
45 up to \$2.4 million in up front financing, and the remaining costs could come from other existing
46 TIF districts in the downtown area.

1
2 Commissioner Gonzalez stated the Planning Commission should not consider the financing
3 options for the parking ramp because this is not part of amending the parking standards in the
4 Zoning Ordinance.

5
6 Commissioner Flannigan asked how the construction of a ramp would impact the Lake Effect
7 Project.

8
9 Mr. Thomson stated the City Council does need to be aware of the Lake Effect Project and how
10 many parking stalls this might require in this area.

11
12 It was the general consensus of the Commission to move forward with the proposed changes to
13 Section 801.20 of the Zoning Ordinance, and bring the item back to the Commission for review.
14

15
16 **AGENDA ITEM 3. Other Items:**

17
18 **a.) Review of Development Activities**

19
20 Mr. Thomson stated the City Council would be reviewing a home design at its next regular
21 meeting for one of the lots in the 4-lot subdivision on the east side of Circle A Drive. The
22 Council had approved this subdivision in 2008. Recently these lots have started selling and
23 homes are being constructed on the lots. In 2008, the City Council had approved the subdivision
24 application that included a 1-story to 1 ½-story home design for these sites. The people who
25 recently bought Lot 3 of the subdivision have expressed concerns that they did not have notice of
26 any requirement that the home could only be 1-story to 1 ½-story in height, and this discrepancy
27 came to light when they applied for a building permit to construct a 2-story home on the lot.
28

29 Chair Iverson stated the homes on the east side of the alley are tall, and she asked Mr. Thomson
30 to look at the height of these homes.

31
32 Mr. Thomson stated the Commission would be reviewing another 2-lot subdivision at their
33 February 1 meeting.
34

35 **b.) Other Items**

36
37 Chair Iverson provided an update of the City Council meeting on January 5.

38
39 Commissioner Gonzalez asked where the City was on adopting the Tree Preservation Ordinance.
40

41 Mr. Thomson stated this is scheduled to go back to the City Council by spring, with the revisions
42 the Council had requested to the Ordinance.
43

44 Chair Iverson suggested adding a review of the Subdivision Ordinance to a future Planning
45 Commission workshop.
46

1 Commissioner Gonzalez requested the Planning Commission also review the Fence Ordinance.

2
3 Commissioner Flannigan asked if the schedule had been completed for members of the Planning
4 Commission to attend the Heritage Preservation Board meetings. He asked if there was guidance
5 in the City's ordinances regarding permeable pavers.

6
7 Mr. Thomson stated impervious surface regulations are in the Zoning Ordinance and how this is
8 calculated comes from the Water Resources Management Plan. This would be added to a future
9 Planning Commission agenda.

10
11 Commissioner Gonzalez stated the Design Standards require a planter with seasonal planting by
12 the main entrances of buildings but garbage bins are replacing these. She would like to see this
13 requirement enforced in the City.

14
15 Chair Iverson asked if Walgreens was still open until midnight.

16
17 Mr. Thomson stated this had only been during the holiday season, and the City would be
18 monitoring the situation to ensure that it would not occur again.

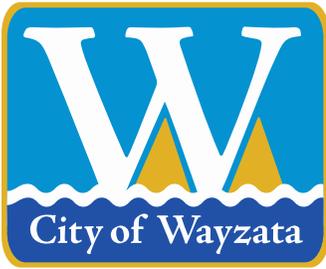
19
20
21 **AGENDA ITEM 4. Adjournment.**

22
23 Commissioner Gonzalez made a motion, seconded by Commissioner Flannigan, to adjourn the
24 meeting. The motion passed unanimously.

25
26 The meeting was adjourned at 9:05 p.m.

27
28 Respectfully submitted,

29
30 Tina Borg
31 *TimeSaver Off Site Secretarial, Inc.*



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

Mayor:
Ken Willcox

City Council:
Bridget Anderson
Johanna McCarthy
Andrew Mullin
Steven Tyacke

**Interim City
Manager:**
Doug Reeder

Date: February 19, 2016
To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Subject: Huntington Heights Subdivision, 173 Huntington Ave S

Application Information

The applicant and property owner, Bruno Silikowski, has submitted a development application to subdivide the property at 173 Huntington Ave S into two single-family residential lots. The existing house and detached garage on the property would be removed, and two new homes would be constructed. The application includes preliminary house plans for the new house on Lot 1, but the applicant does not have preliminary house plans for Lot 2 at this time.

Planning Commission Review

The Planning Commission reviewed the subdivision application and held a public hearing at its meeting on February 1, 2016. After discussing the application, the Planning Commission directed staff to prepare a Planning Commission Report and Recommendation recommending approval of the concurrent preliminary and final plat for a two lot subdivision at 173 Huntington Ave S with the additional conditions and recommendations: conformance with the hard cover requirements, conformance with the height requirements, payment of the park dedication fee, and submission of house plans for Lot 2 when they are developed for City approval and a recommendation for the Applicant to include a Landscape Plan for review.

The applicant has submitted a landscape plan, as requested by the Planning Commission.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation. Staff recommends that the Planning Commission adopt the draft Planning Commission Report and Recommendation.

Attachments

- Draft Planning Commission Report and Recommendation
- Landscape Plan
- February 1, 2016 Planning Report and Attachments



WAYZATA PLANNING COMMISSION

February 22, 2016

DRAFT REPORT AND RECOMMENDATION ON APPLICATION FOR SUBDIVISION AT 173 HUNTINGTON AVE S

SUMMARY OF RECOMMENDATION

- Approval* of Preliminary and Final Plat

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Project. Bruno Silikowski (the “Applicant” and “Owner”) has submitted a development application requesting subdivision into two (2) single-family residential lots (the “Application”) at 173 Huntington Ave S (the “Property”).

1.2 Application Request. As part of the Application, the Applicant and Owner is requesting approval of the following items:

A. Concurrent Preliminary and Final Plat Review to subdivide one (1) lot into two (2) lots (the “Subdivision”) (City Code Sections 805.14 and 805.15)

1.3 Property. The property identification number and owner of the affected property (the “Property”) are:

173 Huntington Ave S	06-117-22-41-0065	Bruno Silikowski
----------------------	-------------------	------------------

1.4 Land Use. All uses on adjacent properties are single-family homes. The properties to the north, east, south, and west are zoned R-3A/Single and Two Family Residential District.

1.5 Notice and Public Hearing. The notice of public hearing on the Application was published in the *Wayzata Sun Sailor* on January 21, 2016, and notices were

mailed to all properties within 350 feet of the Property on January 21, 2016. The required public hearing was held at the February 1, 2016 Planning Commission meeting.

- 1.6 Planning Commission Action. The Planning Commission reviewed the Application and held a public hearing on February 1, 2016. The Planning Commission voted six (6) in favor and zero (0) opposed to direct staff to prepare a draft Planning Commission Report and Recommendation recommending approval of the Subdivision with conditions.

Section 2. STANDARDS

2.1 Preliminary Plat Criteria (Section 805.14.E)

The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

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

on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.
- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

2.2 Parkland Dedication Fee (Section 805.37)

Section 805.37 of the Subdivision Ordinance requires a parkland dedication of land or fee in lieu for new single family lots at the time of recording of the Final Plat. As the proposed Subdivision creates one (1) new lot, the Applicant would be required to dedicate land or pay a fee in lieu for the one (1) new lot.

2.3 Premature Subdivision (Sections 805.16-18)

The Subdivision Ordinance requires the City Council to deny any preliminary plat of a proposed subdivision deemed premature for development. Section 805.16. The burden is on the applicant to show that the proposed subdivision is not premature. Section 805.18. Under Section 805.17 of the Subdivision Ordinance, a subdivision may be deemed premature should any of the conditions listed in Section 805.17 exist, including inadequate drainage, inadequate water supply, inadequate roads, inadequate waste disposal systems, and inconsistency with the Comprehensive Plan, in ability to provide public improvements, and MEQB policies.

2.4 Concurrent Preliminary/Final Plat

Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the hearing, and Wayzata's Zoning and Subdivision Ordinances, the Planning Commission of the City of Wayzata makes the following findings of fact with respect to the Subdivision:

3.1 Preliminary Plat Criteria:

- A. The Subdivision is consistent with the Wayzata Comprehensive Plan. The Subdivision conforms to the Low Density Residential land use guidance of the Comprehensive Plan for the Property. In addition, the proposed lots meet the lot requirements of the R-3A/Single and Two Family Residential zoning district.
- B. The building pad for Lot 1 is appropriately located to minimize impacts to natural resources, and would not negatively impact any sensitive areas.
- C. The building pad for Lot 1 has been selected and located with respect to natural topography to minimize filling or grading.
- D. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of five (5) trees of a sixteen (16) significant trees on Lot 1, but new trees would be planted to offset this reduction.
- E. The Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area in terms of lot area.
- F. The design of the lots, the proposed building pads, and the site layout of the Subdivision responds to and is reflective of the surrounding lots and neighborhood character.
- G. The lot sizes that result from the Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-3A District and Comprehensive Plan minimums for lot area.
- H. The preliminary house plans for Lot 1 reflect and are similar to the architectural appearance, scale, mass, proportion and scale of roof line and functional plan of existing buildings in the surrounding neighborhood.
- I. The Design Standards outlined in the Zoning Ordinance do not apply to residential development.
- J. The proposed lot layout and building pads of the Subdivision would conform will all relevant performance standards.

- K. The Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
- L. The Subdivision would be accommodated with existing public services, primarily 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 Subdivision as set forth in the Application (Attachment A), subject to all of the following conditions:

- A. The lots must meet the maximum hardcover requirement outlined in the R-3A zoning district.
- B. The homes must meet the maximum building height requirement outlined in the R-3A zoning district.
- C. The Applicant must pay a park dedication fee in lieu of land under Section 805.37 of the Subdivision Ordinance for one (1) new single-family lot prior to the City releasing the final plat for recording at Hennepin County.
- D. The Owner must dedicate a public right of way easement to the City for the area of Lot 2 that is encumbered by the existing public alley, prior to the City releasing the final plat for recording at Hennepin County.
- E. The owner of Lot 2 must submit preliminary house plans for review and approval by the Planning Commission and City Council for compliance with the Subdivision and Zoning Ordinances prior to submitting a building permit application to the City for construction of the new house.
- F. The grading plan for Lot 1 must be revised with the building permit application to preserve the significant trees identified as #144 and #171 on the tree survey, subject to review and approval by the city engineer.
- G. The home built on Lot 1 must be consistent with the preliminary house plans submitted with the Application in terms of number of stories, building height, floor area ratio (FAR), building pad location, and basement type.
- H. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project.

- I. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 22nd day of February, 2016.

Chair, Planning Commission

Attachment A

Subdivision as set forth in the Application

PLANTING NOTES

All plants to be specimen grade, Minnesota-grown and/or hardy.
 Plants to meet American Standard for Nursery Stock by AAN type and size specified.
 Use minimum 12" loam planting soil on trees and 6" on shrubs (sides and bottom of hole, sides and bottom of hole).
 Contractor shall verify locations with all utilities prior to installation of plants.
 Staking of trees optional; reposition if not plumb after one year.
 Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.
 Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.
 Prune plants as necessary - per standard nursery practice and to correct poor branching, correct poor branching.
 Contractor shall provide necessary watering of plant material until the plant is fully established. Owner will not provide water for Contractor.

Plants shall be immediately planted upon arrival at site. Properly heel in materials if necessary, temporary only.
 All disturbed areas to be sodded unless otherwise noted. Sod to curb lines of existing streets.
 All shrub planting beds (within sodded areas) shall have 4" shredded hardwood bark mulch (except as noted) and Valley-View Black Diamond (or equal) poly edging. The edging shall be at least four feet from the center of evergreen trees. Parking lot islands to be Wahsed River rock mulch, 3/4" - 1 1/2". Utilize sidewalks and curbs as edger where appropriate.
 Four inches of shredded hardwood bark mulch shall be used around all trees except in parking lot islands. Two inches shredded bark mulch shall be used in all perennial and ornamental grass beds.
 Actual location of plant material is subject to field and site conditions.
 Irrigation to be designed by the contractor. Provide irrigation for all planted areas.
 Repair, replace, or provide sod/seed as required for any roadway boulevard areas adjacent to the site disturbed during construction.

2 PLANTING NOTES

L1 1" = 1'-0"

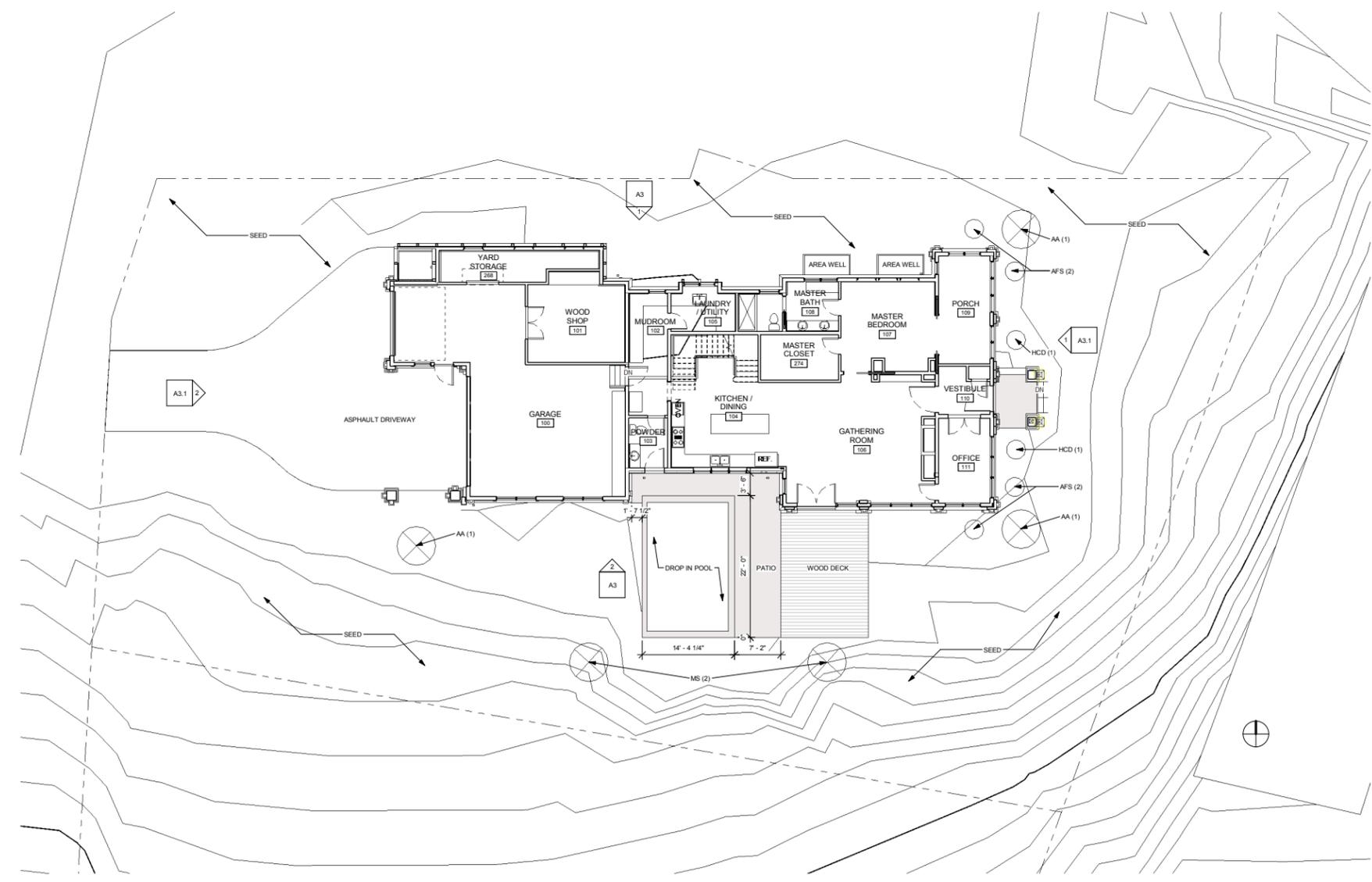
LANDSCAPE SCHEDULE

CODE	COMMON/BOTANICAL NAME	SIZE
MS	MAPLE / SUGAR: ACER SACCHARUM	2 1/2" BB
AA	ARBORVITAE, AMERICAN	8" BB
HCD	HONEYSUCKLE, CLAREYS DWARF	18" POT
DGT	DOGWOOD, GOLDEN TWIGGED	#5 CONT.
EW	EUONYMUS, WINGED	#5 CONT.
YJS	YEW, JAPANESE SPREADING	18" POT
HSTA	HOSTA	8" POT
GFS	GOLD FLAME SPARIEA	6" POT
SFP	SNOW FLAKE PUTENTILLA	8" POT
JUP	UPRIGHT JUNIPER	8" POT
		18" POT

NOTE: QUANTITIES ON PLAN.

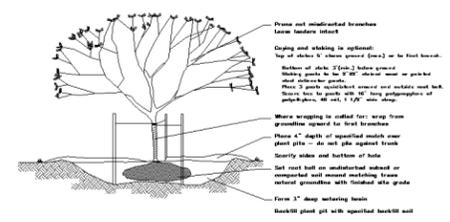
3 LANDSCAPE SCHEDULE

L1 1" = 1'-0"

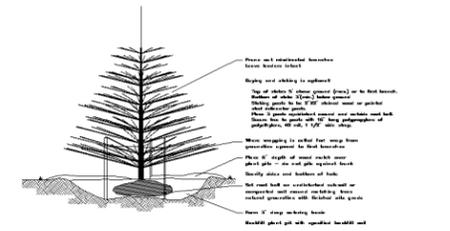


1 MASTER SITE PLAN

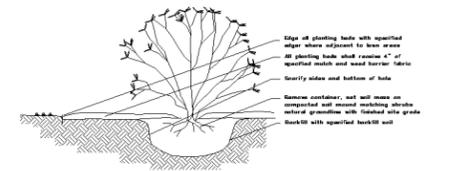
L1 1/8" = 1'-0"



TREE DETAIL



EVERGREEN DETAIL



SHRUB DETAIL

DEVELOPMENT DATA

4 DETAIL

L1 1" = 1'-0"

DATE: 01/16/2016
 REVISIONS:
 SUBDIVISION & BLDG. PERMIT
 01-27-16
 ISSUED FOR BIDDING
 02-10-16
 ISSUED FOR BUILDING PERMIT



STATE OF MINNESOTA
 LANDSCAPE ARCHITECTURE
 BRUCE & KNOTSON
 110 HUNTINGTON AVENUE, SUITE 100
 FORT WASHINGTON, PA 19073
 PHONE: 610-335-8000
 FAX: 610-335-7504
 WWW.BRUCEANDKNOTSON.COM
 REGISTRATION NO. 11789

173 HUNTINGTON

JOB NO: 1529

SHEET NO:

L1

LANDSCAPE PLAN



**Planning Report
Wayzata Planning Commission
February 1, 2016**

Project Name: Huntington Heights
File Number: PR 2016-02
Applicant/Owner: Bruno Silikowski
Addresses of Request: 173 Huntington Ave S
Property ID #s: 06-117-22-41-0065
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: February 1, 2016
City Council Review: March 2, 2016 (Tentative)
“60 Day” Deadline: March 16, 2016

Section 1. Development Application

- 1.1. General. The applicant and property owner, Bruno Silikowski, has submitted a development application to subdivide the property at 173 Huntington Ave S into two single-family residential lots. The property has a total area of 28,525 square feet. The property has street frontage along Huntington Avenue on the east, Circle Drive East on the south, and a public alley on the west.

There is one existing house and detached garage on the property, which are located on the far north side of the lot. The existing house has its driveway access from the public alley. As part of the development application, the existing house and detached garage would be demolished, and two new homes would be constructed with access from the public alley.

The applicant is proposing to construct a new house on Lot 1, the northerly lot. The applicant has submitted preliminary house plans for the new house. The applicant intends to sell Lot 2 for construction of a new house, and staff has had a preliminary meeting with a potential buyer for that lot. However, the applicant does not have preliminary house plans for the new home on Lot 2.

Along with the development application, the following plans are included with the application and attached to this Report as Attachment A:

- Existing conditions survey
- Preliminary plat, erosion control/grading plan, and tree survey
- Final plat
- Preliminary house plans for Lot 1

1.2 Application Requests.

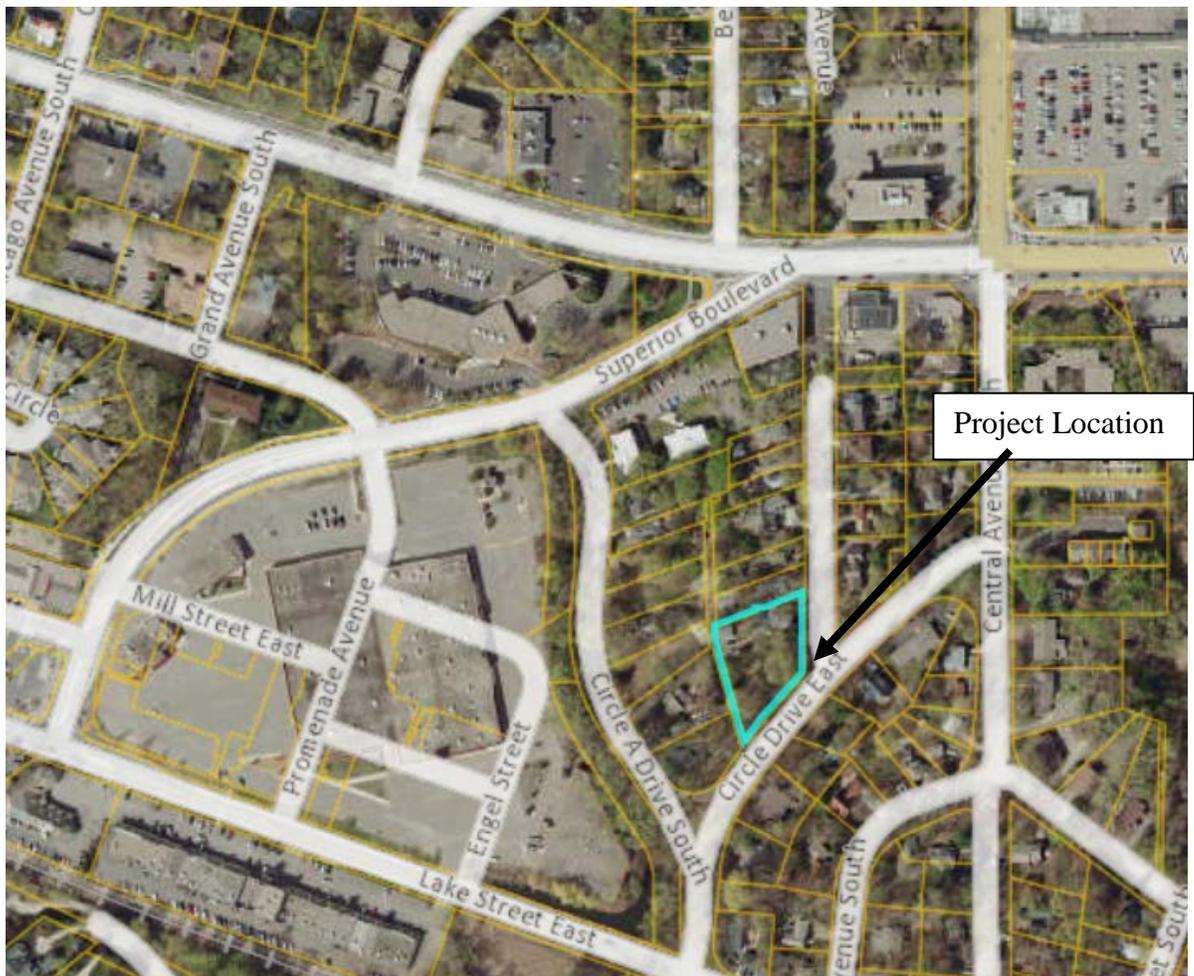
As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Review to subdivide one lot into two lots. (City Code Sections 805.14 and 805.15)

1.3 Project Location.

The property is located on the northwest corner of the Huntington Ave S/Circle Drive East intersection.

Map 1: Project Location.



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

173 Huntington Ave S	06-117-22-41-0065	Bruno Silikowski
----------------------	-------------------	------------------

1.4 Relevant Property Information

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Total project area:	28,525 sq. ft. or 0.65 acres

1.5 Surrounding 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	Single-family homes	R-3A	Low Density Single Family
East	Single-family homes	R-3A	Low Density Single Family
South	Single-family homes	R-3A	Low Density Single Family
West	Single-family homes	R-3A	Low Density Single Family

1.6 Public Hearing Notice.

Zoning Ordinance Section 805.14.B require the Planning Commission to hold a public hearing on the Preliminary Plat application. The Notice of Public Hearing was published in the *Wayzata Sun Sailor* on January 21, 2016. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject Property on January 21, 2016.

Section 2. Analysis of Application

2.1 Comprehensive Plan Guidance.

The property is guided in the City’s Comprehensive Plan for Low Density Residential. The Low Density Residential land use category represents the single family detached neighborhoods, with an allowed density range of one (1) to four (4) units per acre or less. The total property size is 0.65 acres, and the project would have a gross density of 3.1 units per acre, which is consistent with the Comprehensive Plan land use designation.

2.2 Zoning.

The Property is currently zoned R-3A/Single and Two Family Residential District. The following table outlines the lot requirements for the R-3A district, and the proposed lot standards:

Table 1: Proposed Lots

	Lot area	Lot width	Lot depth
--	----------	-----------	-----------

	(sq. ft.)		
R-3A Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	14,500	101 ft.	150 ft.
Lot 2	14,025	171 ft.	152 ft.

Table 2: Proposed Homes

	Front setback	Side setback	Rear setback	Lot coverage	Hard surface	Height Maximum
R-3A	20 ft. (min)	10 ft. (min)	20 ft. (min)	30% (max.)	35% (max.)	2 stories or 32 ft.
Lot 1	26 ft.	11 ft. (north) 30 ft. (south)	35 ft.	21.7%	33.7%	34 ft.*
Lot 2	Undetermined					

2.3 House Plans

The plans submitted with the application include detailed elevations and floor plans for the new house on Lot 1. The proposed house would be two levels with a full basement. The proposed house would meet the setback, lot coverage, and impervious surface requirements of the R-3A district. However, the proposed house would not meet the maximum building height requirement. In the R-3A zoning district, the maximum building height is measured from the average grade plane to the peak of the roof, not the midpoint. The proposed house would be 34 feet in height from grade to the roof peak. The plans would need to be revised so that the house does not exceed 32 feet.

2.4 Tree Inventory.

The application materials include a tree inventory of the property, which shows a total of 30 trees on the property having a minimum diameter of 6 inches. In addition, there are three large oak trees that are included on the tree inventory, but are located on the property to the north. The property includes a wide variety of species: Spruce, Mulberry, Maple, Elm and Oak. The tree preservation plan indicates that 7 trees, or 23% of the site's trees, would be removed for construction of the home on Lot 1. An additional 4 to 6 trees would be removed for the preliminary house footprint shown on Lot 2. However, without a final house design for Lot 2, the exact tree removal is undetermined at this time. The tree preservation plan for Lot 2 would be reviewed when the house plans for Lot 2 are submitted.

City staff has reviewed the tree preservation plan and believes there is an opportunity to preserve additional trees on Lot 1. Trees 144 and 171 are outside of the footprint of the proposed house, but would be removed based on the proposed grading. Staff believes there is an opportunity to adjust the site grading in order to preserve these two additional trees, and minimize grading within the critical root zone area.

Section 3. Applicable Code Provisions for Review

3.1 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.

3.2 Parkland Dedication Fee (Section 805.37)

Section 805.37 of the Subdivision Ordinance requires a parkland dedication of land or fee in lieu for new single family lots at the time of recording of the Final Plat. As the proposed Subdivision creates one (1) new lot, the Applicant would be required to dedicate land or pay a fee in lieu for the one (1) new lot.

3.3 Premature Subdivision (Sections 805.16-18)

The Subdivision Ordinance requires the City Council to deny any preliminary plat of a proposed subdivision deemed premature for development. Section 805.16. The burden is on the applicant to show that the proposed subdivision is not premature. Section 805.18. Under Section 805.17 of the Subdivision Ordinance, a subdivision may be deemed premature should any of the conditions listed in Section 805.17 exist, including inadequate drainage, inadequate water supply, inadequate roads, inadequate waste disposal systems, and inconsistency with the Comprehensive Plan, in ability to provide public improvements, and MEQB policies.

Section 4. 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:

Attachment A:

- Existing conditions survey
- Preliminary plat, erosion control/grading plan, and tree survey
- Final plat
- Preliminary house plans for Lot 1

EXISTING CONDITIONS

DESCRIPTION OF PROPERTY SURVEYED
(Per Hennepin County Records)

In the following described land situated in the County of Hennepin and State of Minnesota:

Lots 14, 15 and 16, MAPLE CREST, WAYZATA LAKE MINNETONKA, and that part of Lot 13, MAPLE CREST, WAYZATA LAKE MINNETONKA, described as follows:

Beginning at a point in the northeasterly line of said Lot 14, distant 77 feet Southwesterly from the northeast corner thereof; thence West forming an angle of 17 degrees 23 minutes with the northwesterly line of said Lot 14, a distance of 15.20 feet; thence South at right angles a distance of 4.76 feet to the northwesterly line of said Lot 14; thence Northeastly along the northwesterly line of said Lot 14, a distance of 15.93 feet to the point of beginning, according to the plat thereof on file or of record in the office of the county recorder, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

1. Site Address: 173 Huntington Avenue South, Wayzata, MN 55391
2. Flood Zone Information: This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307E, effective date of September 2, 2004.
3. Parcel Area Information: The Gross land area is 28,525 +/- square feet or .65 +/- acres.
4. Site Elevation: Elevations are based on the rim elevation in Huntington Avenue which has an elevation of 962.43 feet (NGVD29).
5. Zoning Information: The current Zoning for the subject property is R-3A (Single and Two Family Residential) per the City of Wayzata's zoning map dated January 8th, 2013. The setback, height, and floor space area restrictions for said zoning designation were obtained from city of Wayzata found on their web site on the date of March 19th, 2015 and are as follows:

Principal Structure Setbacks - Front: 20 feet
Side: 10 feet
Rear: 20 feet
Height: 2 stories or 32 feet
Building Coverage: 30 percent of lot area

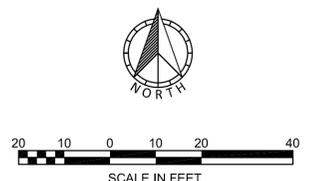
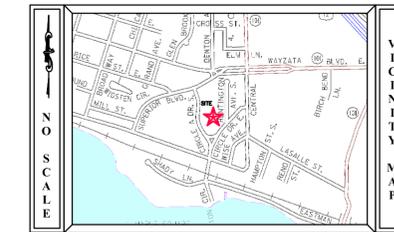
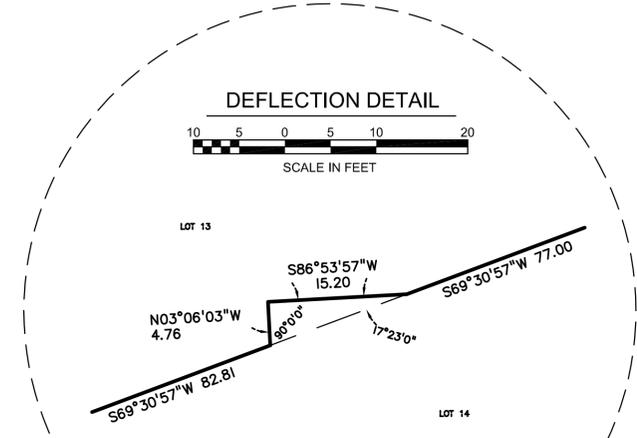
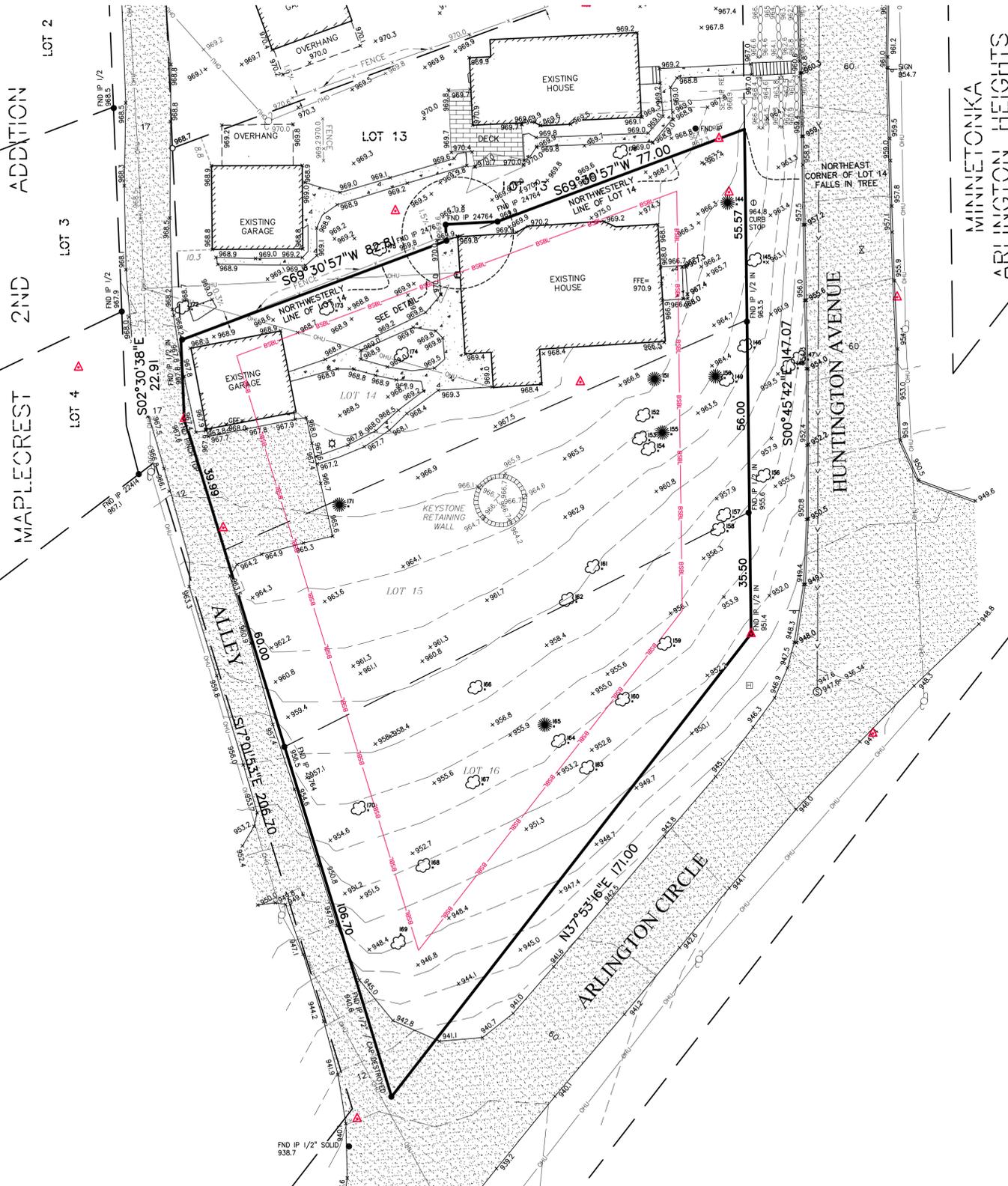
Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

Hardcover - 35% allowable (see ordinance for exceptions)

Existing Hardcover:	Concrete	= 850 Sq. Ft.	
	Driveway	= 1515 Sq. Ft.	
	Garage	= 642 Sq. Ft.	
	House	= 2199 Sq. Ft.	
	Total	= 5206 Sq. Ft.	18.3%

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

6. Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware.



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ⊠ CATCH BASIN ◁ FLARED END SECTION ⊠ GATE VALVE ⊠ GUY WIRE ⊠ HYDRANT ⊠ SURVEY MONUMENT SET ⊠ SURVEY MONUMENT FOUND ⊠ SURVEY CONTROL POINT ⊠ LIGHT POLE ⊠ POWER POLE ⊠ SANITARY MANHOLE ⊠ SANITARY CLEANOUT ⊠ SIGN ⊠ GROUND ELEVATION ⊠ STORM DRAIN ⊠ STORM MANHOLE ⊠ YARD LIGHT 	<ul style="list-style-type: none"> ⊠ A/C UNIT ⊠ CABLE TV PEDESTAL ⊠ ELECTRIC TRANSFORMER ⊠ ELECTRIC MANHOLE ⊠ ELECTRIC METER ⊠ GAS METER ⊠ GAS VALVE ⊠ GUARD RAIL ⊠ HAND HOLE ⊠ SOIL BORING ⊠ TREE CONIFEROUS ⊠ TREE DECIDUOUS ⊠ TELEPHONE MANHOLE ⊠ TELEPHONE PEDESTAL ⊠ TRAFFIC SIGNAL ⊠ UTILITY MANHOLE ⊠ UTILITY PEDESTAL ⊠ WELL 	<ul style="list-style-type: none"> ▨ BITUMINOUS — CABLE TV — CONCRETE CURB — CONCRETE — CONTOUR EXISTING — CONTOUR PROPOSED — DT — DRAIN TILE — ELC — ELECTRIC UNDERGROUND — FENCE — RETAINING WALL — GAS — GAS UNDERGROUND — GHU — OVERHEAD UTILITY — RAILROAD TRACKS — SANITARY SEWER — STORM SEWER — TEL — TELEPHONE UNDERGROUND — UTL — UTILITY UNDERGROUND — WATERMAIN
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FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
EMW				
CHECKED				
DBP				
DATE				
08-19-15				

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

Dated this 4th day of September, 2015.

David B. Pemberton, PLS
pemberton@sathre.com
Minnesota License No. 40344

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

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

TWP.117 - RGE.22 - SEC.06
HENNEPIN COUNTY
BOOK XXX/PAGE XXX

**WAYZATA,
MINNESOTA**

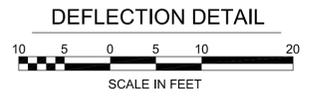
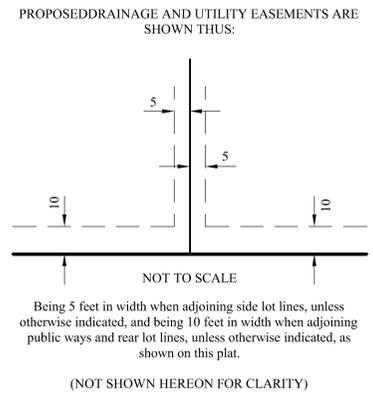
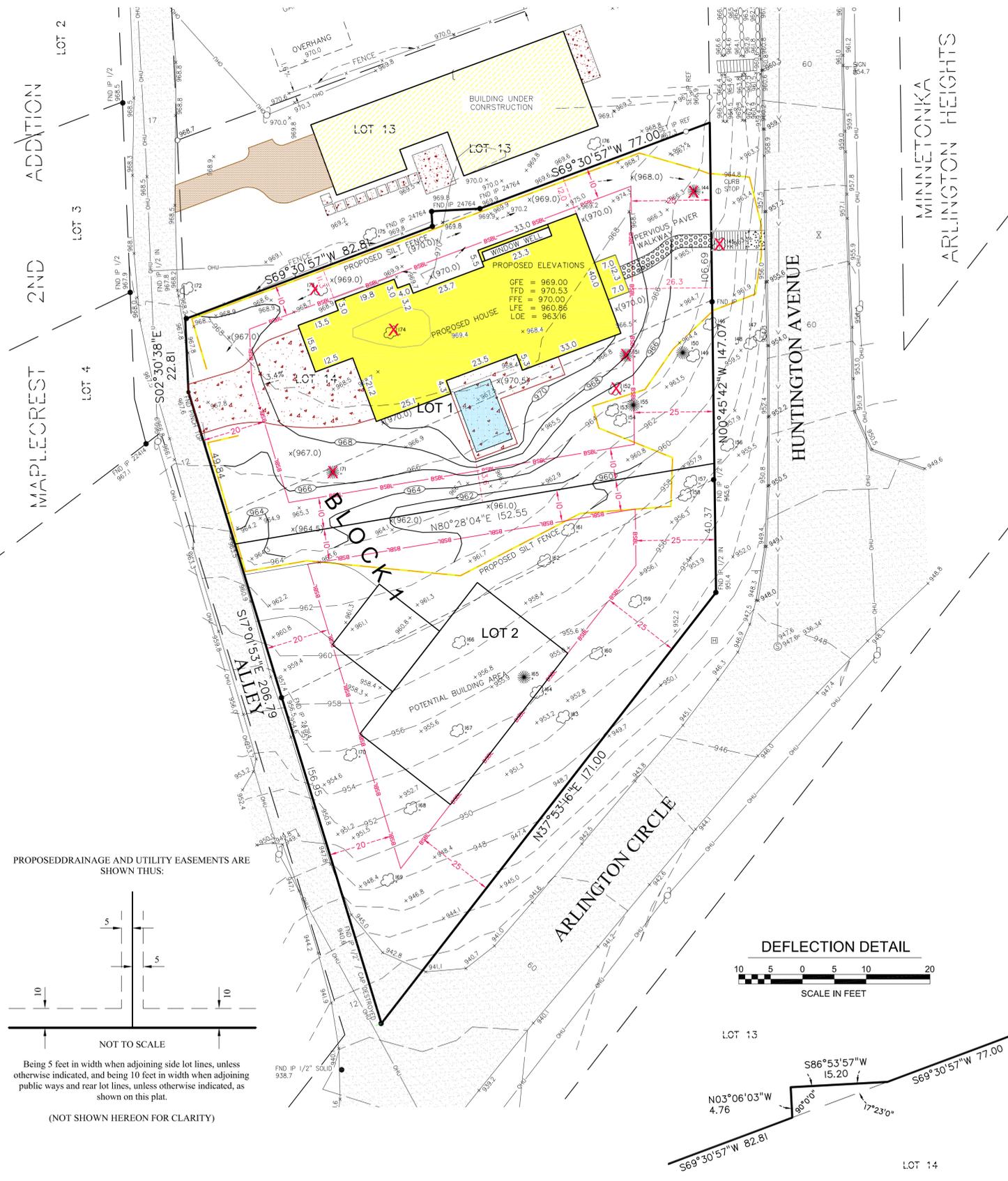
CERTIFICATE OF SURVEY

PREPARED FOR:
BRUNO SILIKOWSKI

FILE NO.
81995-001

1

1



PROPOSED LOT INFORMATION

Lot 1, Block 1, HUNTINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota.

Proposed Area: 14,500 S.F. or 0.333 acres

Proposed Hardcover: Structure: 3,148 sq. ft.
 Patio: 541 sq. ft.
 Driveway: 1,111 sq. ft.
 Stoop: 87 sq. ft.
 Total: 4,887 sq. ft./14,500 sq. ft. = 33.7%

Tree Removal - Tree Numbers 144, 145, 151, 152, 171, 173 and 174

PROPOSED ELEVATIONS

Garage Floor Elevation = 969.00
 Top of Foundation = 970.53
 First Floor Elevation = 970.00
 Lowest Floor Elevation = 960.86
 Look Out Elevation = 963.16

Lot 2, Block 1, HUNTINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota.

Proposed Area: 14,025 S.F. or 0.322 acres

Proposed Hardcover: To be determined

Tree Removal - To be determined

TREE INVENTORY

Status	Tree #	Species	DBH	Condition	Stems
X	144	Spruce, blue	11.0	Fair	2
XO	145	Mulberry	22.0	Fair	2
	146	Ironwood	13.0	Fair	1
O	147	Mulberry	8.5	Good	1
O	148	Mulberry	6.0	Fair	1
	149	Mulberry	16.5	Good	1
	150	Spruce, white	12.0	Good	1
X	151	Spruce, white	14.0	Good	1
X	152	Mulberry	7.0	Good	1
	153	Mulberry	12.5	Fair	1
	154	Mulberry	7.5	Fair	1
	155	Spruce, white	16.5	Good	1
O	156	Maple, sugar	9.5	Good	1
	157	Elm, American	18.0	Good	1
	158	Hackberry	12.0	Fair	2
	159	Maple, sugar	22.0	Good	1
	160	Elm, American	14.0	Fair	2
	161	Maple, sugar	25.0	Fair	1
	162	Maple, sugar	24.0	Good	1
	163	Maple, sugar	9.5	Good	1
	164	Mulberry	6.5	Good	1
	165	Spruce, white	12.0	Fair	1
	166	Maple, Norway	16.0	Good	1
	167	Oak, red	26.5	Good	1
	168	Maple, sugar	15.5	Good	1
	169	Oak, red	30.0	Fair	1
	170	Maple, sugar	21.5	Good	1
X	171	Spruce, white	8.0	Good	1
	172	Boxelder	11.5	Fair	1
X	173	Crabapple	9.0	Fair	1
X	174	Oan, red	33.5	Good	1
	175	Oak, red	28.0	Good	1
	176	Oak, white	31.0	Good	1

X Denotes tree being removed - Lot 1
 O Denotes tree off site

DESCRIPTION OF PROPERTY SURVEYED
 (Per Hennepin County Records)

In the following described land situated in the County of Hennepin and State of Minnesota:

Lots 14, 15 and 16, MAPLE CREST, WAYZATA LAKE MINNETONKA, and that part of Lot 13, MAPLE CREST, WAYZATA LAKE MINNETONKA, described as follows:

Beginning at a point in the northeasterly line of said Lot 14, distant 77 feet Southwesterly from the northeast corner thereof; thence West forming an angle of 17 degrees 23 minutes with the northwesterly line of said Lot 14, a distance of 15.20 feet; thence South at right angles a distance of 4.76 feet to the northwesterly line of said Lot 14; thence Northeasterly along the northwesterly line of said Lot 14, a distance of 15.93 feet to the point of beginning, according to the plat thereof on file or of record in the office of the county recorder, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

- Site Address: 173 Huntington Avenue South, Wayzata, MN 55391
- Flood Zone Information: This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307E, effective date of September 2, 2004.
- Parcel Area Information: The Gross land area is 28,525 +/- square feet or .65 +/- acres.
- Site Elevation: Elevations are based on the rim elevation in Huntington Avenue which has an elevation of 962.43 feet (NGVD29).
- Zoning Information: The current Zoning for the subject property is R-3A (Single and Two Family Residential) per the City of Wayzata's zoning map dated January 8th, 2013. The setback, height, and floor space area restrictions for said zoning designation were obtained from city of Wayzata found on their web site on the date of March 19th, 2015 and are as follows:

Principal Structure Setbacks - Front: 20 feet

Side: 10 feet
 Rear: 20 feet
 Height: 2 stories or 32 feet
 Building Coverage: 30 percent of lot area

Accessory Structure Setbacks - Front: 20 feet

Side: 5 feet
 Rear: 5 feet

Hardcover - 35% allowable (see ordinance for exceptions)

Existing Hardcover:
 Concrete = 850 Sq. Ft.
 Driveway = 1515 Sq. Ft.
 Garage = 642 Sq. Ft.
 House = 2199 Sq. Ft.
 Total = 5206 Sq. Ft. 18.3%

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware.

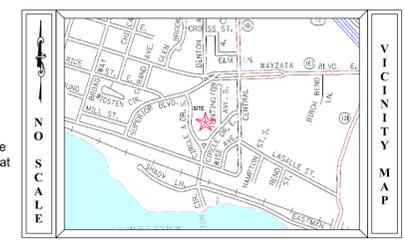


Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



SURVEY LEGEND

● CAST IRON MONUMENT	□ A/C UNIT	□ BITUMINOUS
⊞ CATCH BASIN	□ CABLE TV PEDESTAL	— CTV — CABLE TV
◁ FLARED END SECTION	□ ELECTRIC TRANSFORMER	— CONCRETE CURB
⊞ GATE VALVE	⊙ ELECTRIC MANHOLE	— CONCRETE
< GUY WIRE	⊙ ELECTRIC METER	— CONTOUR EXISTING
○ SURVEY MONUMENT SET	⊙ GAS METER	— CONTOUR PROPOSED
● SURVEY MONUMENT FOUND	⊙ GAS VALVE	— DT — DRAIN TILE
△ SURVEY CONTROL POINT	— GUARD RAIL	— EL — ELECTRIC UNDERGROUND
★ LIGHT POLE	⊙ HAND HOLE	— FENCE
⊙ POWER POLE	⊙ SOIL BORING	— RETAINING WALL
⊙ SANITARY MANHOLE	⊙ TREE CONIFEROUS	— GAS — GAS UNDERGROUND
⊙ SANITARY CLEANOUT	⊙ TREE DECIDUOUS	— OHU — OVERHEAD UTILITY
⊙ SIGN	⊙ TELEPHONE MANHOLE	— RAILROAD TRACKS
⊙ GROUND ELEVATION	⊙ TELEPHONE PEDESTAL	— SANITARY SEWER
⊙ STORM DRAIN	— TRAFFIC SIGNAL	— STORM SEWER
⊙ STORM MANHOLE	⊙ UTILITY MANHOLE	— TEL — TELEPHONE UNDERGROUND
⊙ YARD LIGHT	⊙ UTILITY PEDESTAL	— UTL — UTILITY UNDERGROUND
	⊙ WELL	— I — WATERMAIN



FIELD CREW	NO.	BY	DATE	REVISION
	1	BRV	12/29/2015	PRELIMINARY PLAT
DRAWN	2	JJA	1/8/2016	PROPOSED ELEVATIONS
EMW				
CHECKED				
DBP				
DATE				
08-19-15				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 8th day of January, 2016.
 David B. Pemberton, PLS Minnesota License No. 40344
 pemberton@sathre.com

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

ENGINEERS SURVEYORS
PLANNERS

TWP. 117 - RGE. 22 - SEC. 06
 HENNEPIN COUNTY
WAYZATA, MINNESOTA

PRELIMINARY PLAT
EROSION CONTROL/GRADING PLAN
TREE SURVEY
 PREPARED FOR:
BRUNO SILKOWSKI

FILE NO.
 81995-001-002
1
1

HUNTINGTON HEIGHTS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Bruno Silikowski, a single person, and Brody Investments, Inc. a Minnesota corporation, fee owners of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lots 14, 15 and 16, MAPLE CREST, WAYZATA LAKE MINNETONKA, and that part of Lot 13, MAPLE CREST, WAYZATA LAKE MINNETONKA, described as follows:

Beginning at a point in the northeasterly line of said Lot 14, distant 77 feet Southwesterly from the northeast corner thereof; thence West forming an angle of 17 degrees 23 minutes with the northwesterly line of said Lot 14, a distance of 15.20 feet; thence South at right angles a distance of 4.76 feet to the northwesterly line of said Lot 14; thence Northeast along the northwesterly line of said Lot 14, a distance of 15.93 feet to the point of beginning, according to the plat thereof on file or of record in the office of the county recorder, Hennepin County, Minnesota.

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

In witness whereof said Bruno Silikowski, a single person, has hereunto set his hand this _____ day of _____, 2016.

Bruno Silikowski

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, a single person.

Notary Public, Hennepin County, Minnesota Notary Printed Name My Commission Expires _____

In witness whereof said Bruno Silikowski, Chief Manager of Brody Investments, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2016.

Bruno Silikowski, Chief Manager

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, Chief Manager of Brody Investments, a Minnesota Corporation.

Notary Public, Hennepin County, Minnesota Notary Printed Name My Commission Expires _____

I, David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2016.

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

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2016, by David B. Pemberton.

Notary Public, Hennepin County, Minnesota Notary Printed Name My Commission Expires _____

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, a single person.

Notary Public, Hennepin County, Minnesota Notary Printed Name My Commission Expires _____

WAYZATA, MINNESOTA

This plat of HUNTINGTON HEIGHTS was approved and accepted by the City Council of Minnetonka, Minnesota at a regular meeting held this _____ day of _____, 2016. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

By: _____, Mayor By: _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2016.

Mark V. Chapin, Hennepin County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 2016.

Chris F. Mavis, Hennepin County Surveyor

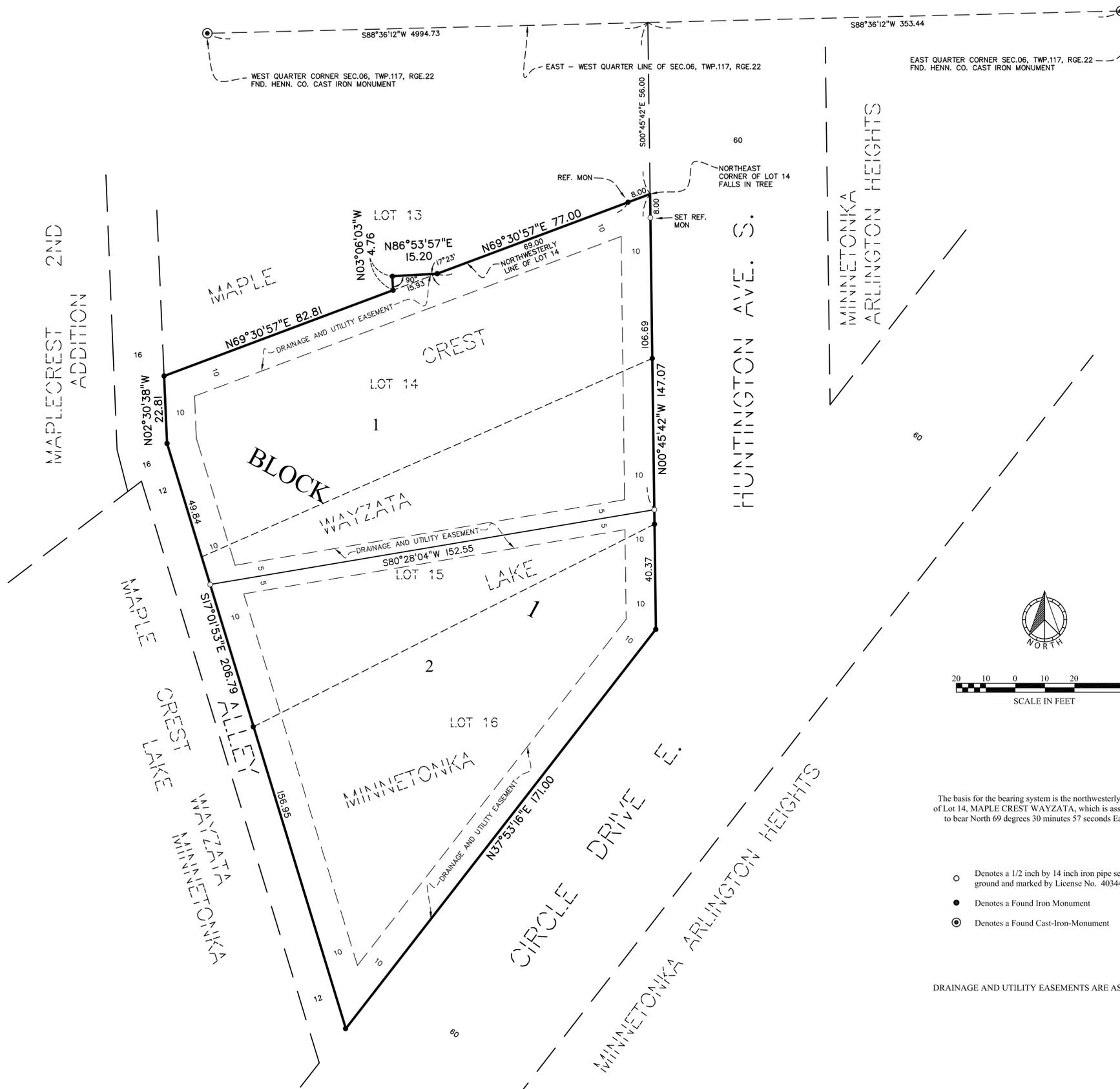
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of HUNTINGTON HEIGHTS was recorded in this office this _____ day of _____, 2016, at _____ o'clock _____ M.

Martin McCormick, County Recorder

By: _____, Deputy



The basis for the bearing system is the northwesterly line of Lot 14, MAPLE CREST WAYZATA, which is assumed to bear North 69 degrees 30 minutes 57 seconds East.

- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- ⊗ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN



SATHRE-BERGQUIST, INC.



Area Schedule (Rentable)	
Name	Area
STOOP	101 SF
POOL	240 SF
HOUSE	1877 SF
PATIO	316 SF
SOUTH GREEN SPACE	6354 SF
NORTH GREEN SPACE	3152 SF
SIDEWALK	105 SF
HOUSE TO NORTH	2251 SF
GARAGE	1115 SF
DRIVEWAY	1240 SF
Grand total:	16751 SF

1 MAIN FLOOR



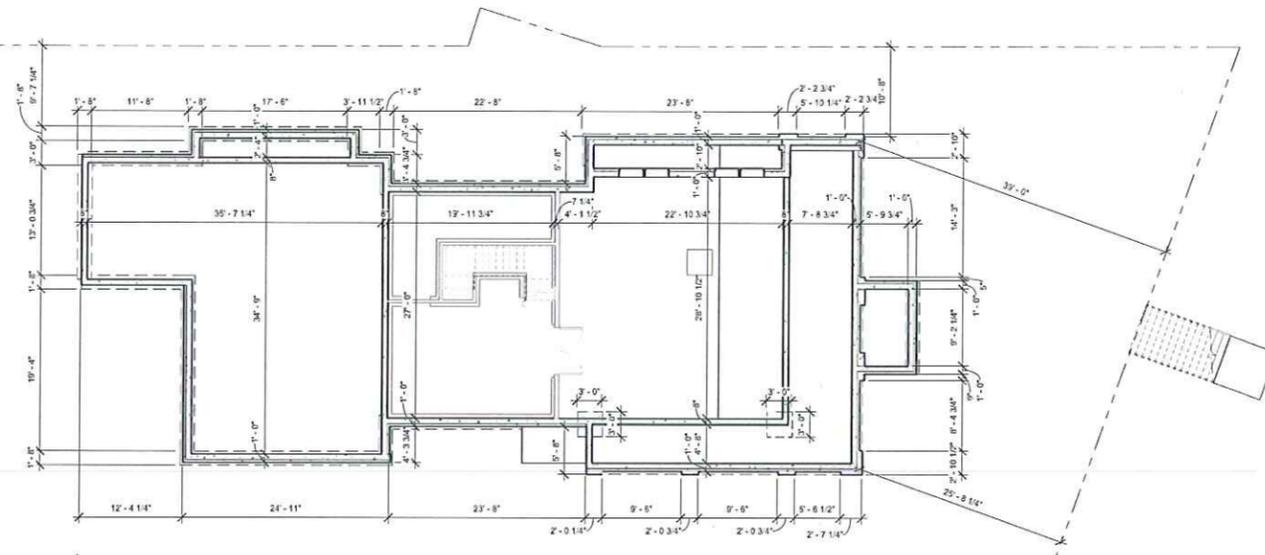
DATE: 01/15/2016
PLAN OPERATIONS OR REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE.
STATE OF WISCONSIN
REGISTRATION NO. 11709

173 HUNTINGTON

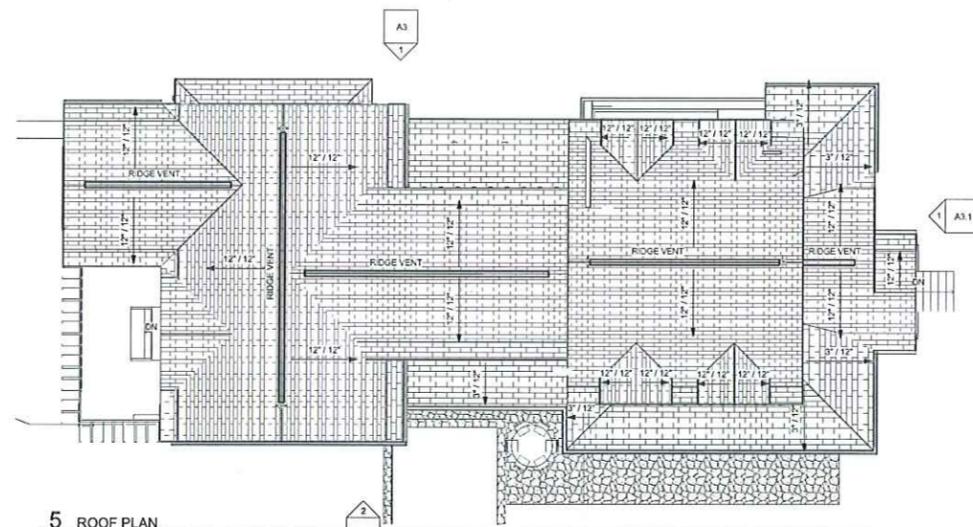
JOB NO: 1529

SHEET NO:
A0.0

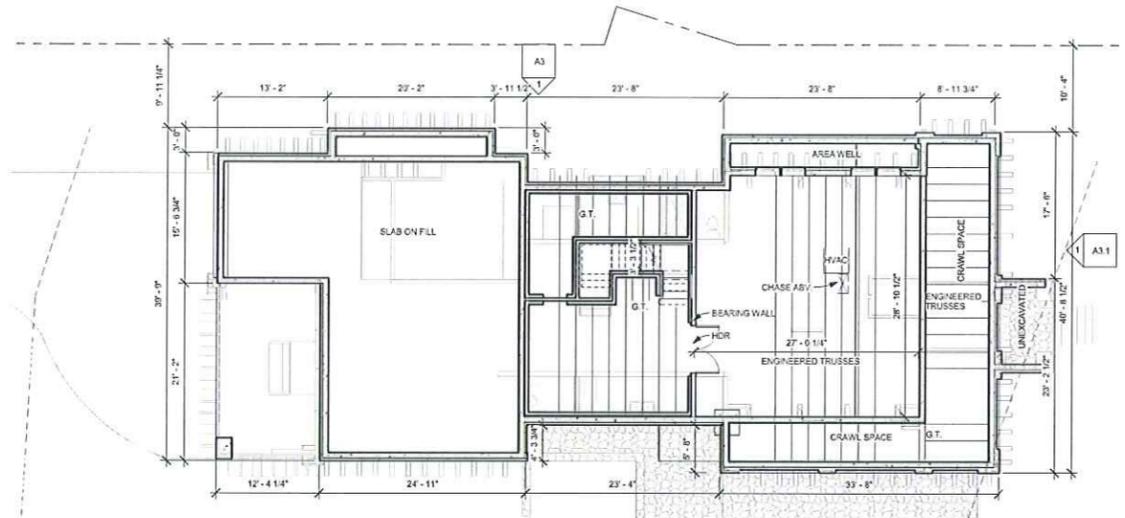
SITE PLAN



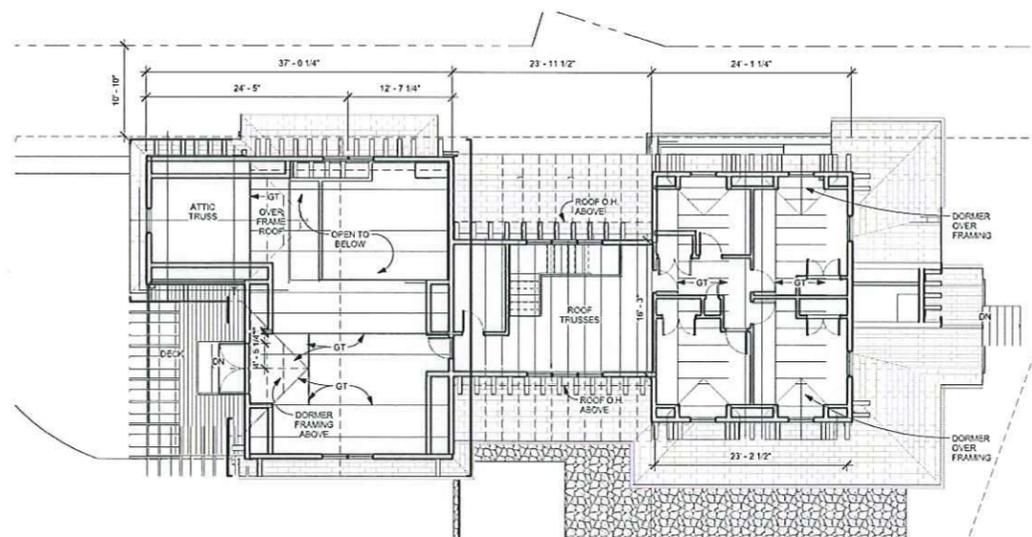
4 FOOTING PLAN
A0.5 1/8" = 1'-0"



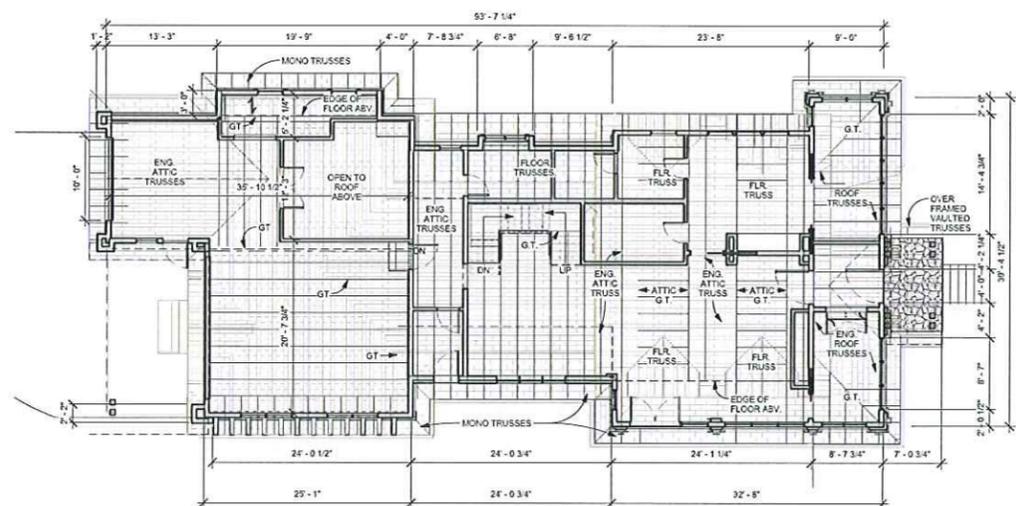
5 ROOF PLAN
A0.5 1/8" = 1'-0"



1 MAIN FLOOR FRAMING PLAN
A0.5 1/8" = 1'-0"



3 2ND FLOOR FRAMING
A0.5 1/8" = 1'-0"



2 2ND FLOOR FRAMING PLAN
A0.5 1/8" = 1'-0"



PLEASE NOTE: THIS DOCUMENT IS THE PROPERTY OF BRUCE KNUTSON ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF BRUCE KNUTSON ARCHITECTURE.

173 HUNTINGTON

JOB NO. 1529

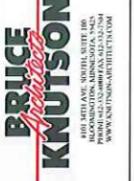
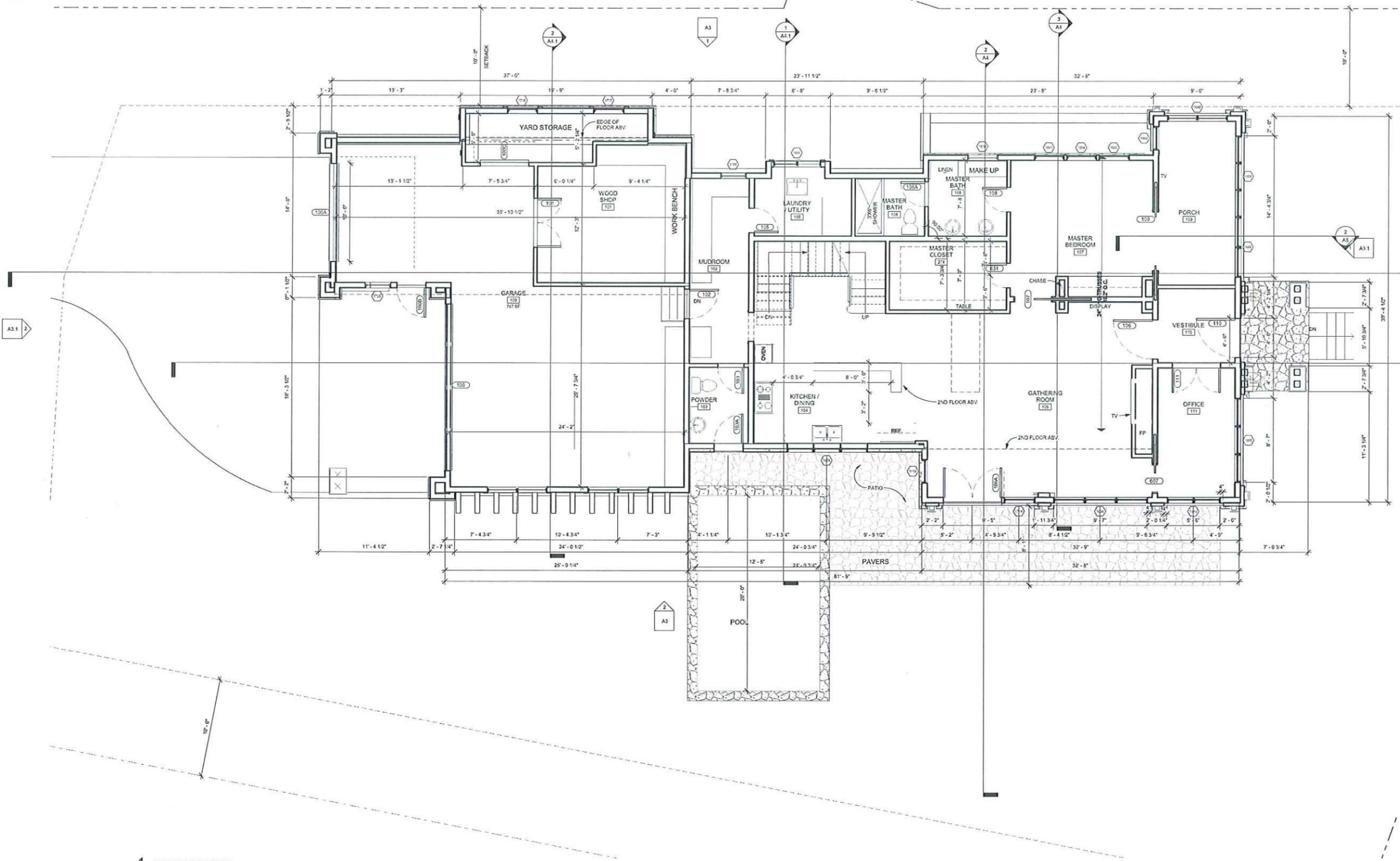
SHEET NO. **A0.5**

FRAMING PLANS

DOOR SCHEDULE							
Mark	Room	Description	Width	Height	Finish	Frame Type	Comments
100			18'-0"	8'-0"			
100A		Garage Door	10'-0"	8'-0"			
100B			3'-0"	8'-0"			
100C			5'-0"	6'-6"			
100E			2'-8"	6'-8"			
100F			2'-8"	6'-8"			
100G			4'-0"	6'-8"			
100H			4'-0"	6'-8"			
100I			2'-8"	6'-8"			
100J			4'-0"	6'-8"			
100K			4'-0"	6'-8"			
100L			1'-6"	6'-8"			
101			5'-0"	6'-8"			
102		SINGLE FLUSH	3'-0"	6'-8"			
103		SINGLE FLUSH	2'-8"	6'-8"			
103A			3'-0"	6'-0"			
105		SINGLE FLUSH	2'-8"	6'-8"			
105			4'-0"	6'-8"			
108A			6'-0"	6'-8"			
107		Internal Single Pocket Slider	4'-0"	6'-8"			
108		SINGLE FLUSH	2'-6"	6'-8"			
108A		SINGLE FLUSH	2'-6"	6'-8"			

DOOR SCHEDULE							
Mark	Room	Description	Width	Height	Finish	Frame Type	Comments
109			6'-0"	6'-8"			
110			4'-0"	6'-8"			
111			5'-0"	6'-8"			
458		SINGLE FLUSH	2'-6"	6'-8"			
607		Internal Single Pocket Slider	3'-0"	6'-8"			
630			5'-8"	6'-8"			
631		SINGLE FLUSH	2'-6"	6'-8"			
634			2'-8"	6'-8"			
635			2'-8"	6'-8"			
641			6'-0"	6'-8"			
647		SINGLE FLUSH	2'-6"	6'-8"			

WINDOW SCHEDULE										
Type Mark	Description	Model	Width	Height	ROUGH OPENING	Sill Height	Head Height	Count	Comments	
1	Double-Hung - Vent Unit	ZW 3757	3'-1"	4'-9"				4		
2	Awning - Vent Unit		3'-1"	2'-1"				5		
3	Double-Hung - Vent Unit	ZW 3757	3'-1"	6'-5"		5'-11"	8'-0"	1		
4	Double-Hung - Vent Unit		3'-1"	3'-11"		1'-7"	8'-0"	1		
5	Casement - Vent Units		2'-11"	3'-11"				4		
6	Double-Hung - Vent Unit	ZW 3757	2'-5"	4'-9"		3'-2 3/8"	7'-11 3/8"	1		
7	Double Hung - Vent Units	4877	2'-9"	6'-5"		1'-7"	8'-0"	1		
8	Double Hung - Vent Units	4877	2'-9"	6'-5"		1'-7"	8'-0"	1		
9	Double Hung - Vent Units	4877	2'-5"	6'-5"		1'-7"	8'-0"	2		
10	Double-Hung - Vent Units	4877	3'-2 5/16"	6'-5"		1'-7"	8'-0"	1		
11	Double Hung - Vent Units	4877	2'-10 5/16"	6'-5"		1'-7"	8'-0"	1		
12	Double Hung - Vent Units	4877	3'-1"	6'-5"		1'-7"	8'-0"	1		
13	Double Hung - Vent Units	4877	2'-9"	4'-9"		3'-3"	8'-0"	1		
14	Double-Hung - Vent Unit	3W 3757	3'-1"	4'-9"		1'-11 1/2"	6'-8 1/2"	2		
222	Double-Hung - Vent Unit		3'-1"	4'-9"		1'-11"	6'-8"	1		
346	Double-Hung - Vent Unit		2'-7"	3'-11"		4'-1"	8'-0"	2		
347	Double Hung - Vent Units	4877	3'-2 5/16"	6'-5"		1'-7"	8'-0"	1		



PLEASE VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

173 HUNTINGTON

JOB NO: 1529

SHEET NO:

A1

FLOOR PLANS

1 MASTER SITE PLAN
 A1 1/4" = 1'-0"



STATE OF MINNESOTA
I HEREBY CERTIFY THAT THIS
PLAN WAS PREPARED BY ME OR
UNDER MY SUPERVISION AND I AM A
LICENSED ARCHITECT UNDER
THE STATE OF MINNESOTA.
REGISTRATION NO. 11294

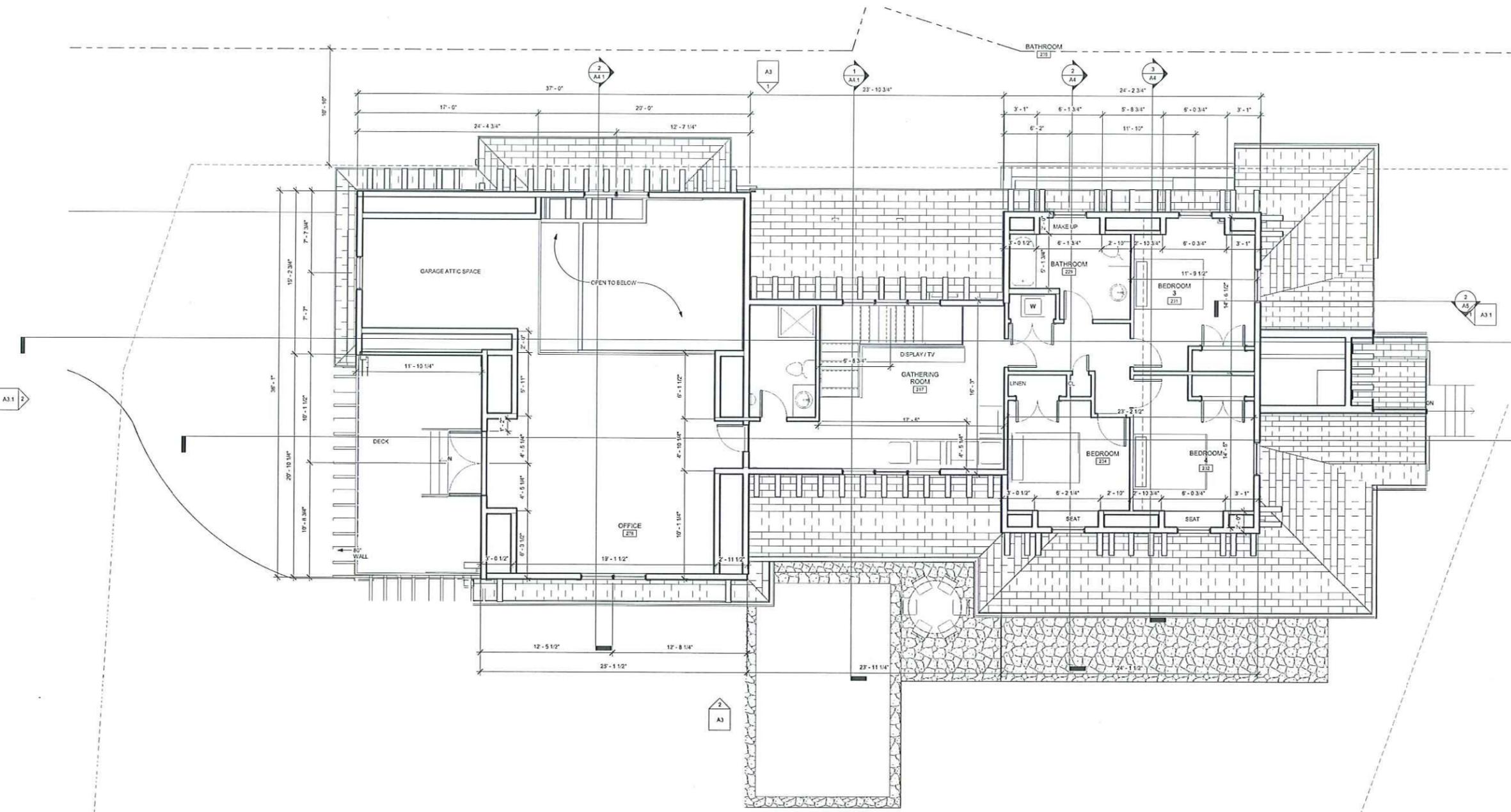
173 HUNTINGTON

JOB NO: 1529

SHEET NO:

A2

2ND FLOOR

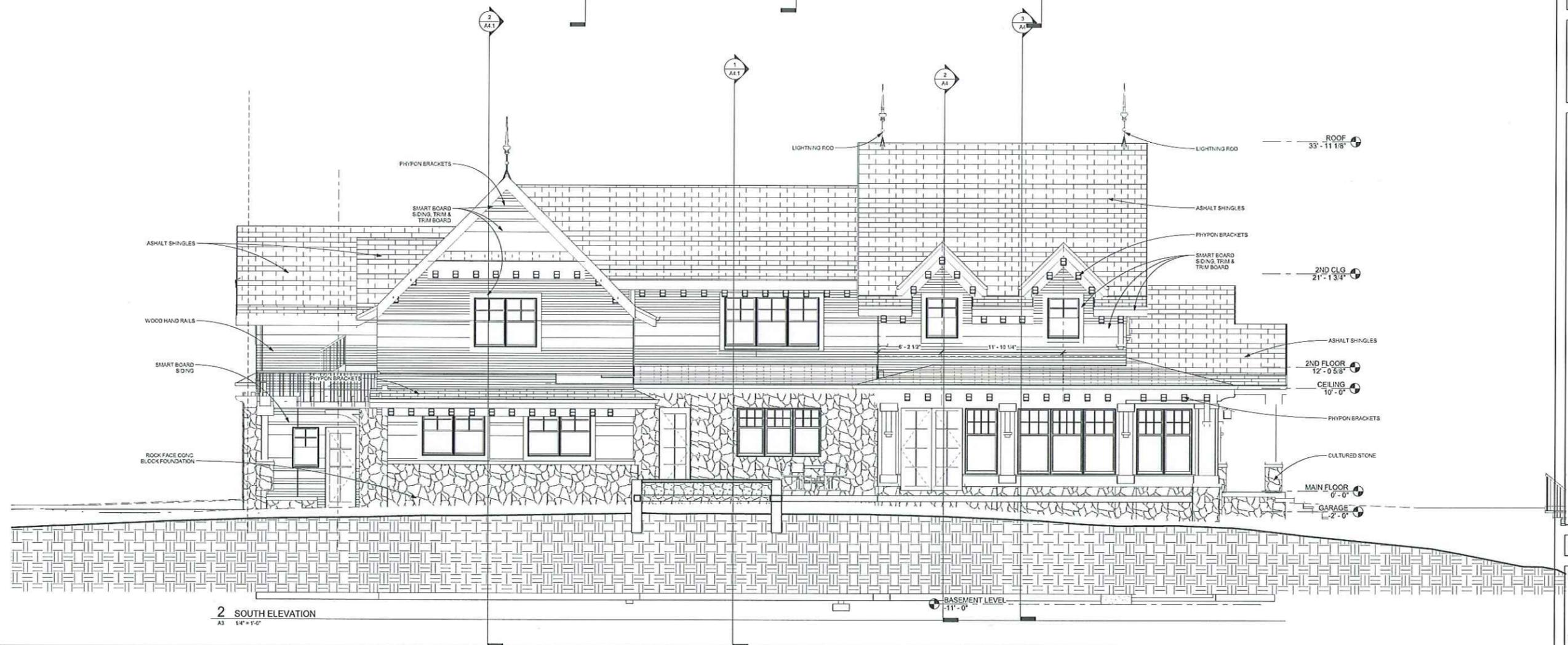


1 2ND FLOOR
A2 1/4" = 1'-0"

1/11/2016 5:11:04 PM



1 NORTH ELEVATION
A1 1/4" = 1'-0"



2 SOUTH ELEVATION
A3 1/4" = 1'-0"



STATE OF WISCONSIN
 I, BRICE KNUTSON, ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN OPERATIONS OR SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE ARCHITECTURE ACT, CHAPTER AT 10.00, STATUTES OF WISCONSIN.
 REGISTERED PROFESSIONAL ARCHITECT

173 HUNTINGTON

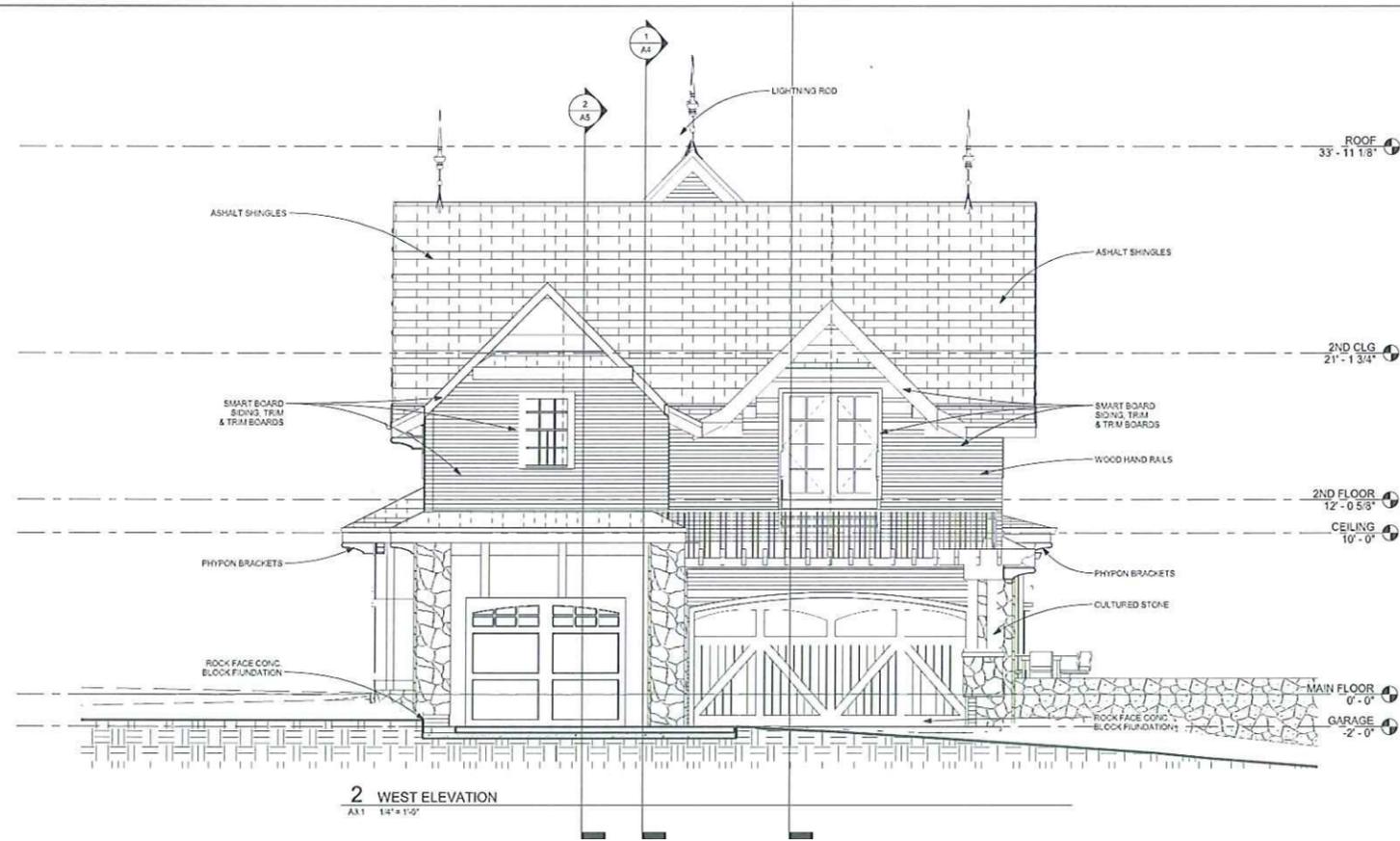
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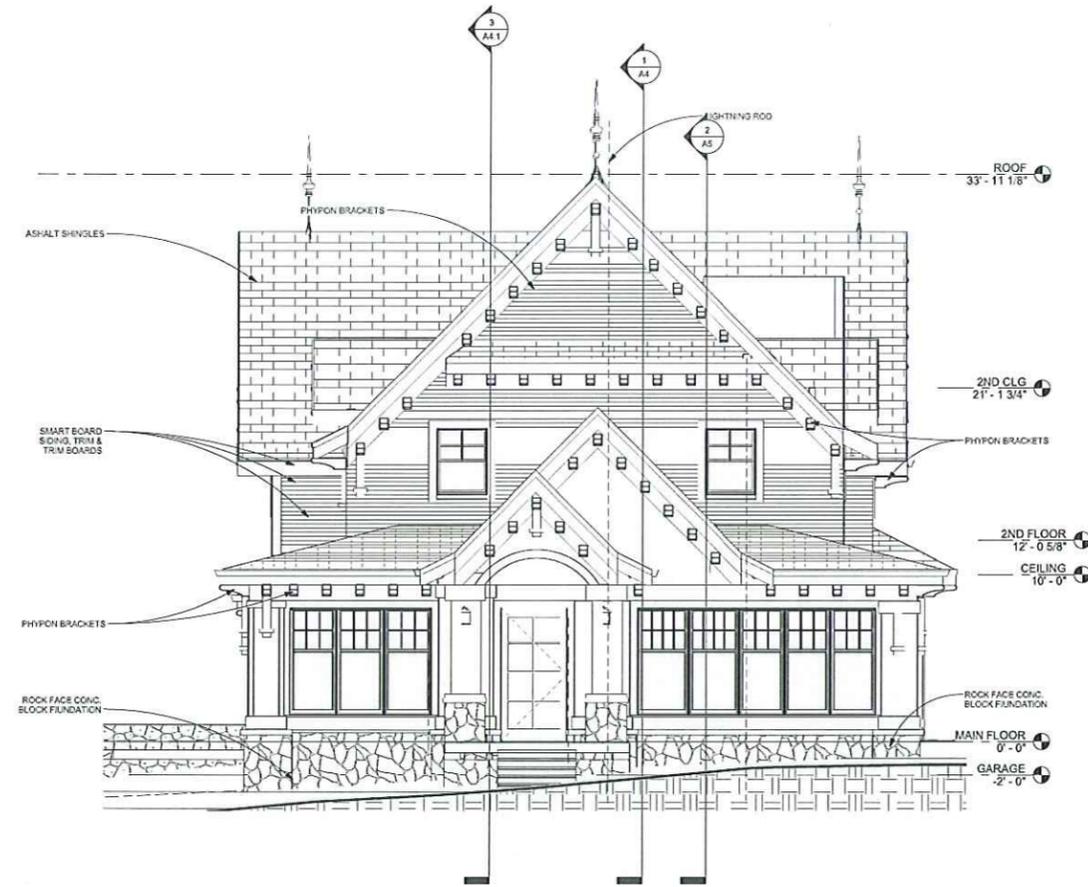
A3

ELEVATIONS

1/15/2016 4:37:41 PM



2 WEST ELEVATION
A3.1 14' x 1'-0"



1 FRONT/EAST ELEVATION
A3.1 14' x 1'-0"

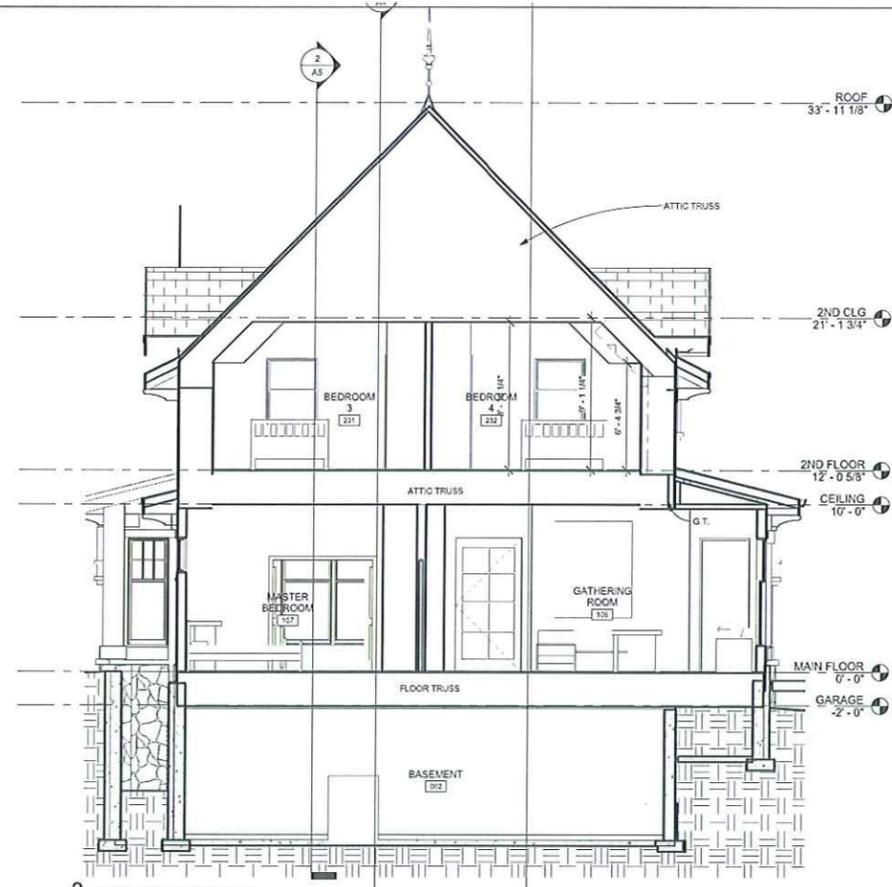


THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE STATE OF MISSISSIPPI. PROJECT NO. 11294

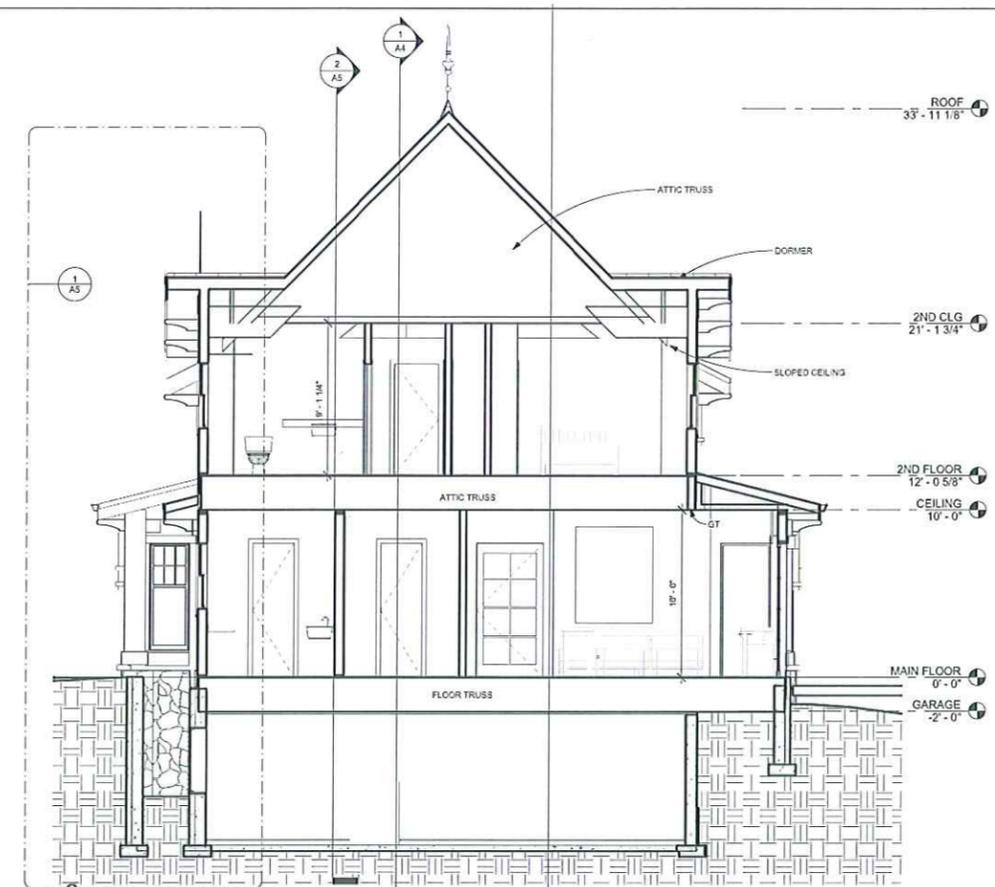
173 HUNTINGTON

JOB NO. 1529

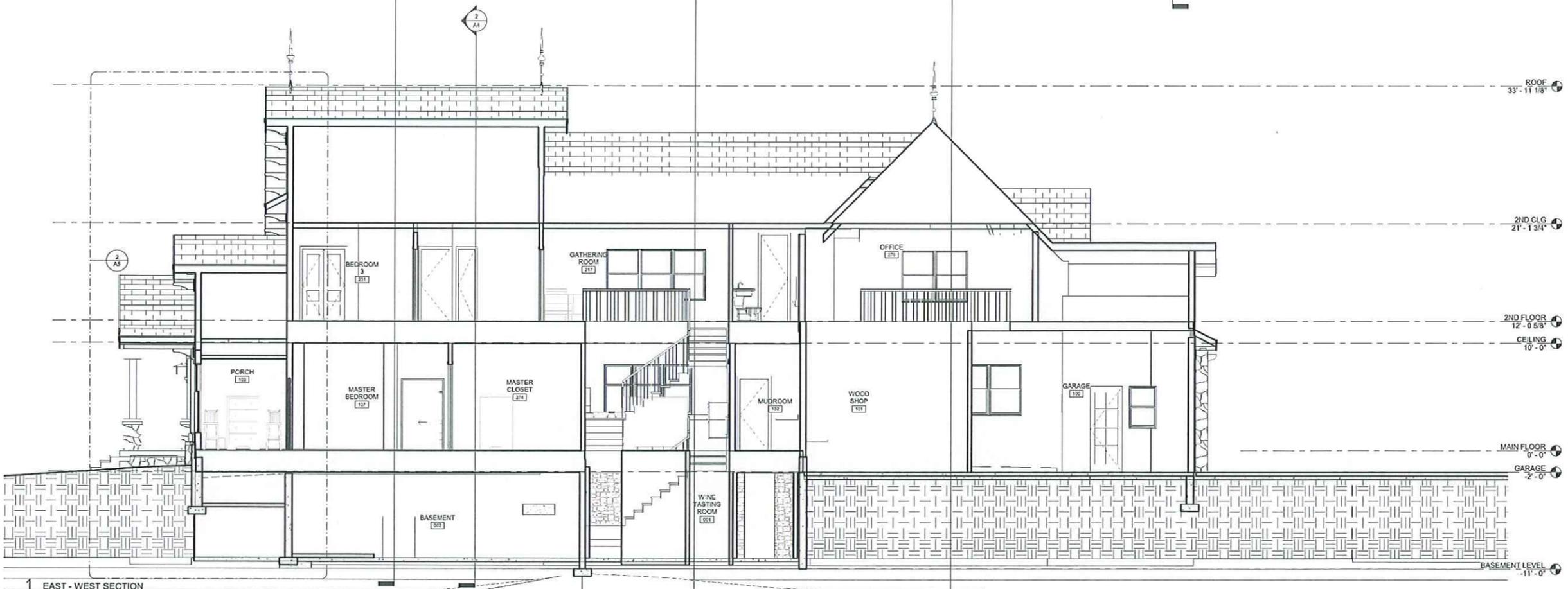
SHEET NO:
A3.1
ELEVATIONS



3 SECTION @ DORMER1
A4 14'-1 1/2"



2 BUILDING SECTION 1
A4 14'-1 1/2"



1 EAST - WEST SECTION
A4 14'-1 1/2"



DATE: 1-20-15
 I HEREBY CERTIFY THAT THIS
 PLAN WAS PREPARED BY ME OR
 UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A
 LICENSED ARCHITECT UNDER
 THE LAWS OF THE STATE OF
 COLORADO.
 BRUCE KNUTSON
 ARCHITECTURE
 REGISTRATION NO. 11706

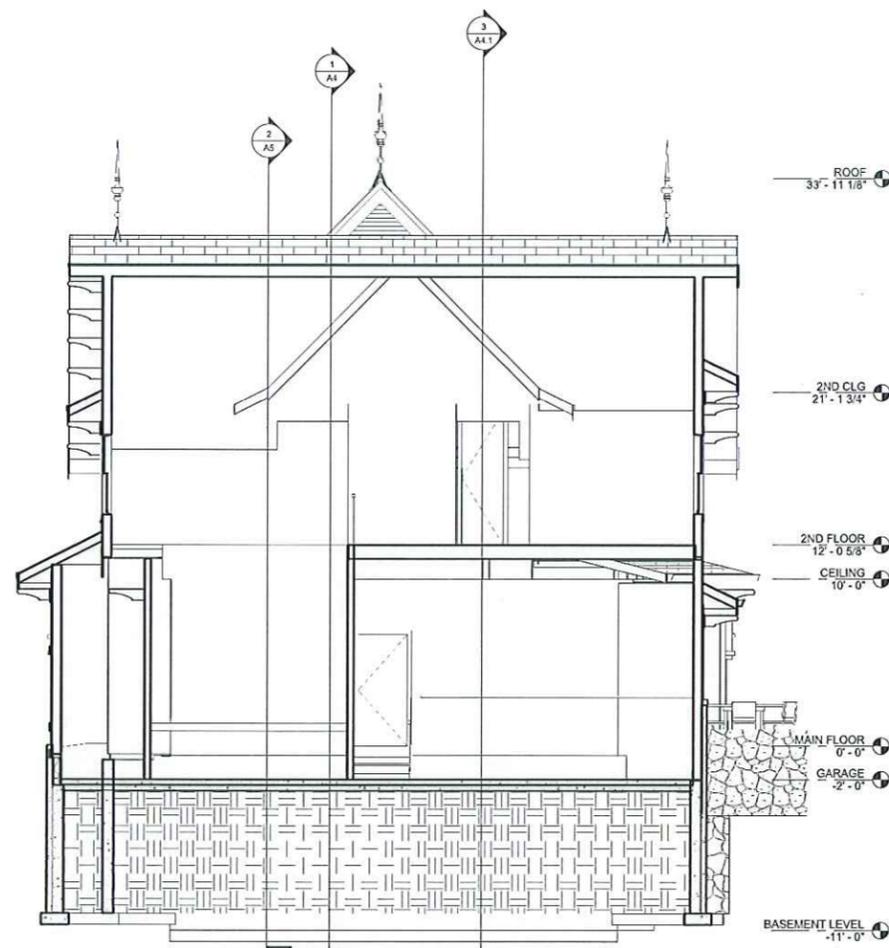
173 HUNTINGTON

JOB NO: 1529

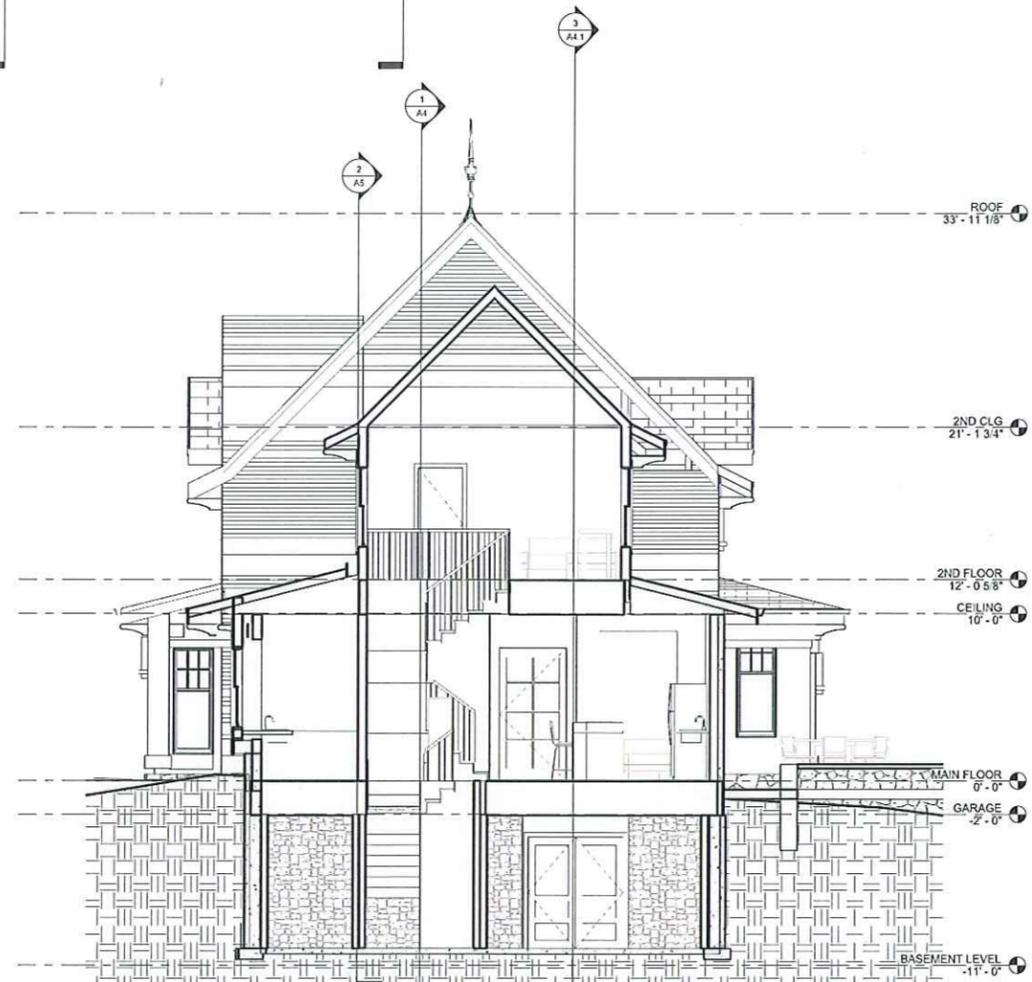
SHEET NO:
A4
 BUILDING SECTIONS



3 E/W BUILDING SECTION
A4.1 1/4" = 1'-0"



2 BUILDING SECTION @ GARAGE
A4.1 1/4" = 1'-0"



BUILDING SECTION @ STAIR AND POOL
A4.1 1/4" = 1'-0"



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SHEET NO:
A4.1

BUILDING SECTIONS



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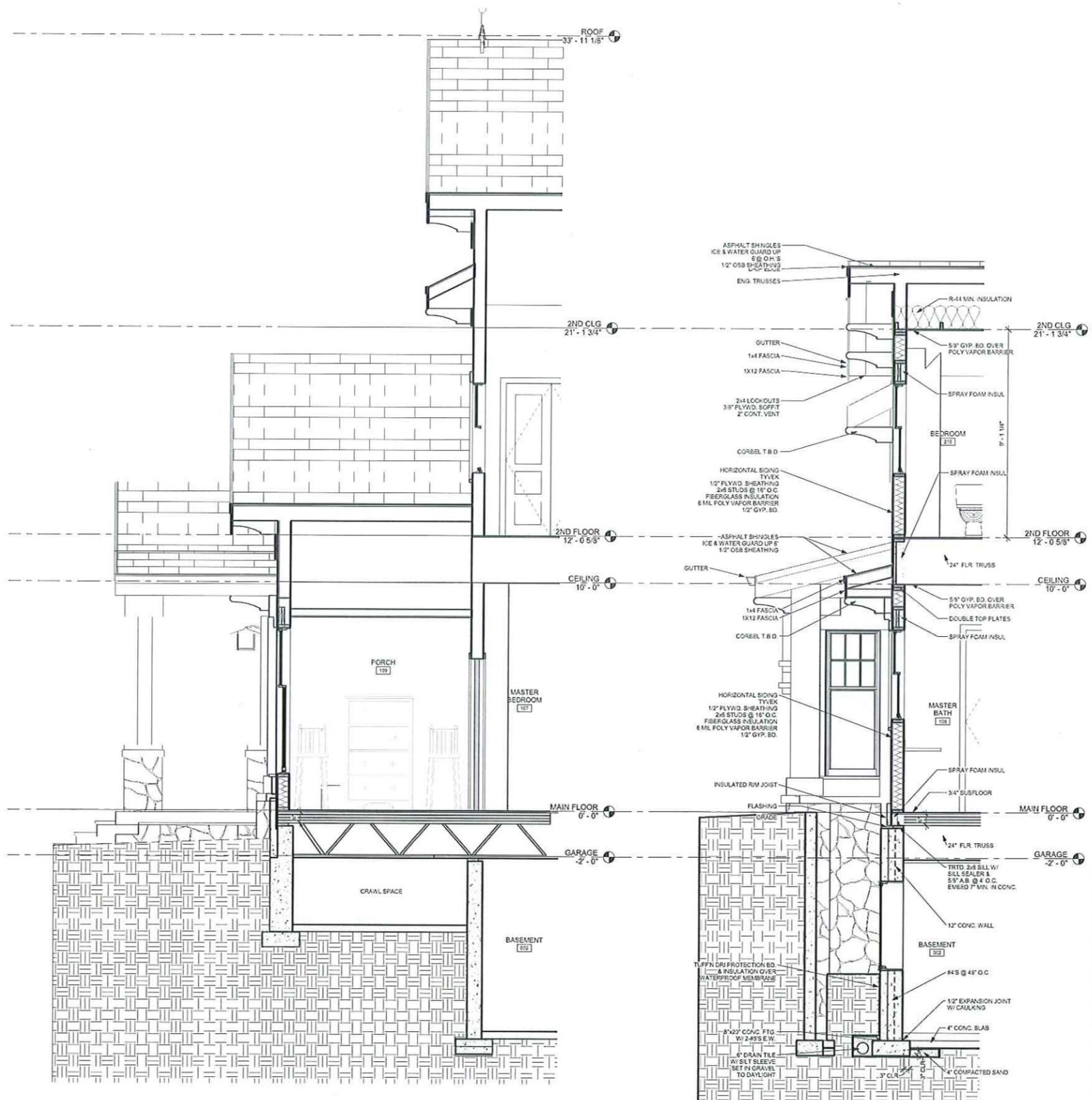
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SHEET NO.

A5

WALL SECTIONS



2 SECTION @ FRONT PORCH
A5 1/2" = 1'-0"

1 WALL SECTION
A5 1/2" = 1'-0"