

# Wayzata Planning Commission

## Meeting Agenda

Monday, May 2, 2016

Community Room,  
600 Rice Street East,  
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
  - 2. Approval of Agenda**
  - 3. Approval of Minutes**
    - a. None
  - 4. Regular Agenda Public Hearing Items:**
    - a. Meyer Place on Ferndale – 105 Lake St E
      - Rezoning, Concurrent PUD Concept and General Plan of Development, Design Review, Variances, and Shoreland Impact Plan/Conditional Use Permit
  - 5. Regular Agenda Old Business Items:**
    - a. None
  - 6. Other Items:**
    - a. Review of Development Activities
    - b. Other items
  - 7. Adjournment**

NOTES:

<sup>1</sup> Time(s) are estimated and provided for informational purposes only.

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



**Planning Report  
Wayzata Planning Commission  
May 2, 2016**

**Project Name:** Meyer Place on Ferndale  
**Applicant:** Homestead Partners, LLC  
**Addresses of Request:** 105 Lake Street E  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**Planning Commission Review:** May 2, 2016  
**City Council Review:** TBD  
**“60 Day” Deadline:** May 27, 2016

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## **Development Application**

### Introduction

The applicant, Homestead Partners, and the property owner, Meyer Properties have submitted a development application to redevelop the Meyer Brothers Dairy site at 105 Lake Street E. The development application includes demolition of the existing vacant commercial building and construction of a new four story building. The building would include 23 residential condominium units and 48 enclosed parking spaces. The applicant has submitted a narrative and plans with the development application, which are included on Attachment A.

### Property Information

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

| Address           | PID               | Owner            |
|-------------------|-------------------|------------------|
| 105 Lake Street E | 06-117-22-23-0034 | Meyer Properties |

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

|                        |  |
|------------------------|--|
| Current zoning:        | C-4A/Limited Central Business District |
| Comp plan designation: | Central Business District              |
| Total site area:       | 42,943 square feet (0.99 acres)        |

Project Location

The property is located on the northeast corner of the Lake St E/Ferndale Rd S intersection.

Map 1: Project Location



Application Requests

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

- A. Rezoning from C-4A to PUD/Planned Unit Development: The property is currently zoned C-4A, and the applicant is requesting a rezoning to PUD.
- B. Concurrent PUD Concept and General Plan of Development Review: A rezoning to PUD requires both concept and general plan of development review. The applicant is requesting concurrent review of both the concept plan and general plan.
- C. Design Review: Construction of a new building requires design review by City Code Section 801.09.1.5.
- D. Variance from the maximum building height requirement: The maximum building height in the PUD zoning district is 35 feet and 3 stories, whichever is less. The proposed building would be 4 stories and 47 feet in height, which requires a variance.

- E. Variance from the setback requirement from the north property line: The setback requirements for the PUD zoning district must be the same as the previous zoning district. Therefore, the setback requirements of the C-4A zoning district apply to the proposed PUD. The C-4A district does not have setback requirements unless the property is adjacent to a residential district, in which case the setback requirement is the same as the setback for the adjacent residential district. The property to the north, Ferndale Ridge, is a residential development. Therefore, there is a required setback from the north property line of 20 feet. The proposed building would be set back 15 feet from the north property line, which requires a variance.
- F. Shoreland Impact Plan/Conditional Use Permit for the building height: In addition to the PUD zoning district, the shoreland overlay district also includes a maximum height requirement of 35 feet. The shoreland ordinance states that building heights of over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit.

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     | Ferndale Ridge townhomes | PUD/Planned Unit Development           | Medium Density Multiple Family |
| East      | Wayzata Bay Car Wash     | C-4A/Limited Central Business District | Central Business District      |
| South     | TCF office building      | PUD/Planned Unit Development           | Central Business District      |
| West      | Office building          | PUD/Planned Unit Development           | Central Business District      |

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on April 21, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on April 21, 2016.

**Analysis of Application**

Proposed Building

The applicant is proposing to construct a four story building. The building would consist of 23 residential condominiums, 46 underground parking stalls, and 5 surface guest parking stalls. The building includes common amenities for the condominiums, including guest suite, office, fitness room, club room and roof-top terrace.

### Comprehensive Plan

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

- Allow a mix of commercial, office, and residential uses that strengthen the CBD as the shopping, employment, and entertainment destination of Wayzata.
- Update development standards continually to assure the highest development quality possible for the Central Business District.
- Complement the CBD and its strong sense of place through land use choices, urban design principles, traffic, parking, and architectural style.
- Investigate strategies to increase retail vitality throughout the CBD. 2.5 Define and evaluate on-street/off-street parking needs consistent with land use, and requirements within the CBD so as to emphasize circulation ease and access control.
- Continue to provide a safe, comfortable, and attractive pedestrian scale environment through the enhancement of the pedestrian circulation system by improving sidewalks, walkways and street furniture; mitigating conflicts with traffic and street intersections, and by providing proper demarcation and sign control.
- Enhance the image and identity of the CBD by emphasizing street trees and landscaping elements.
- Plan for an orderly transition between the CBD development and adjacent residential neighborhoods.
- Accommodate traffic without negatively compromising the integrity of the downtown and its adjacent neighborhoods.
- Consider complementing abutting edges, both residential and retail/commercial.
- Consider public financial support that is fiscally responsible and provides value to the City's infrastructure and community systems.
- Consider ways to assist with redevelopment when properties become a liability to the community.
- Commercial buildings on Lake Street, west of Barry Avenue, should not be required to have a first floor retail use, although it is allowed and encouraged.

Transparency requirements under the Lake Street District of the Design Standards remain in effect.

- Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

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

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

### Zoning

The Property is currently zoned C-4A/Limited Central Business District. The proposed project deviates from the requirements of the C-4A zoning district. Specifically, the C-4A district has a maximum building height requirement of 30 feet or 2 stories, whichever is less. In addition, the C-4A district requires that at least 50 percent of the building frontage on the Lake Street ground level must be used for retail or service commercial uses, and new buildings on Lake Street must be developed with more than one of the following uses: retail, service, residential, and office. The applicant has requested a rezoning to PUD for two reasons. The first reason is to allow for a taller building than is permitted in the C-4A zoning district. The second reason is that the proposed building would be 100 percent residential use, and would not meet the retail, service, and mixed use requirements of the C-4A zoning district.

The PUD zoning district is an ordinance that can be used to allow for greater flexibility in development by incorporating design modifications from the strict application of the standard zoning district requirements. It is not the intent of the PUD ordinance to not apply any standards to a development project. Rather, it allows modifications of the strict standards for projects that meet a specific purpose, as outlined in “Applicable Code Provisions” section of this report. In addition, the PUD zoning district establishes general standards for a PUD, which are also outlined below.

### Design Review

The project is subject to the design standards for the Lake Street design district. A design review critique of the proposal is included as Attachment B. The proposed project does not meet several of the design standards. In addition, there are several design standards which require additional information from the applicant in order to evaluate compliance with the design standards.

The following summarizes the items that do not meet the design standards. The detailed information is included in the design review critique:

- Building recession: The third level of the proposed building is partially recessed from the second level. However, the design standards require the entire third floor to be recessed from the lower floors. In addition, the second story must be recessed for 25 percent of the façade length, and the proposed second story is not recessed from the first level.
- Ground level expression: The proposed building does not include the required elements to distinguish the ground floor from the upper floors.
- Lake Street sidewalks: The proposed site plan includes a 6-foot concrete walk along Lake Street and Ferndale Road. The design standards require a sidewalk of at least 12 feet in width with lighting, benches and aggregate/brick accents.
- Seasonal landscaping and streetscape: The proposed landscape plan does not include seasonal plantings, and no additional boulevard trees are provided between the sidewalk and street.

The following summarizes the items that require additional information from the applicant and evaluation from the Planning Commission:

- Street level landscape courtyards, seating areas and gathering areas: The project includes ground-level planters along Lake Street and Ferndale Road and pavers at the intersection adjacent to the main entrance. However, the streetscape improvements required by the design standards are not included in the proposed plans.
- Building articulation: The proposed building includes some, but not the required number, of the elements required to eliminate long horizontal expressions of the building.
- Building height: The applicant has applied for a height variance. The design standards include a review of the building height and impacts on sun orientation, solar access, view of Lake Minnetonka, and impacts on neighboring properties.
- Roof material and color: The proposed plans do not include the flat roof material and color.

- Facade Coverage: The proposed building includes the same exterior materials on all four sides of the building. However, the composition and use of the materials vary between the front, side and rear elevations.
- Type of brick: The type of brick is not indicated on the plans.
- Accent materials: The accent materials and materials for the parapets, flashing, and coping are not indicated on the plans.
- Glass building material: The specifications for the glass material are not indicated on the plans, and the City cannot determine if the glass would be mirrored, reflective or darkened.
- Parking lot and building lighting: The plans do not include any exterior lighting information for the parking lot and building.

#### Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development. For a multiple family development, the parking ordinance requires a minimum of two fee-free spaces for each dwelling unit, of which one must be enclosed. The proposed building consists of 23 dwelling units and 48 enclosed parking spaces within an underground parking garage. In addition, there would be 5 guest parking stalls in a surface parking stall located on the side of the ground level of the building along Lake Street. The upper stories of the proposed building would extend over the surface parking stalls, and the stalls would be screened with landscaped trellises incorporated into the exterior elevation of the building. The proposed project meets the requirements of the City's parking ordinance.

#### Site Access and Circulation

The proposed site plan includes one driveway access on the east side of the site from Lake Street. The driveway would provide access to the guest surface parking stalls and to the underground parking garage entrance, which would be located along the back side of the building.

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

Amendments to Zoning Ordinance (Section 801.03.2.F): City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance. Minn. Stat. Section 462.357; Wayzata City Code Section 801.03. A zoning ordinance amendment may be initiated by the governing body, the planning agency or by petition of affected property owners. Minn. Stat. Section 462.357, Subd. 4. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

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

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.

- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

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

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

Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

- K. Setbacks. The front, rear and side yard restrictions on the periphery of the PUD shall be the same as imposed in the respective districts.

Concurrent PUD Plan – 801.33.5. In cases of single stage PUDs or for projects of limited size and scope, the applicant may, at the discretion of the Zoning Administrator, submit the General Plan of Development for the proposed PUD simultaneously with the submission of a Concept Plan. The applicant shall comply with all provisions of this section applicable to submission of General Plan of Development. The Planning Commission and City Council shall consider such plans simultaneously and shall grant or deny a General Plan of Development in accordance with the provisions of Section 801.33.6 hereof.

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

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

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- A. Variances shall only be permitted when they are:
  - (i) in harmony with the general purposes and intent of this Ordinance; and
  - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. “Practical difficulties,” as used in connection with the granting of a variance, means that:

- (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
  - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
  - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

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

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

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

### **Public Comments**

City staff sent public hearing notices to 210 surrounding property owners, and we received several email correspondence on the project. The public comments are included on Attachment C.

### **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: Applicant's Narrative and Plans
- Attachment B: Design Review Critique
- Attachment C: Public Comments

## **Meyer Place on Ferndale.**

Planning Commission and City Council:

Homestead Partners and the Meyer Family are cooperative applicants for the proposal of Meyer Place on Ferndale.

The site is approximately one acre located at the NE corner of Lake Street East and Ferndale Road South. The address is 105 Lake Street East, and once operated as Meyer Dairy.

The existing zoning is C-4A, Limited Central Business District, this application requests a rezoning to Planned Unit Development.

A previous proposal was presented to the Planning Commission and City Council that included 27 residential condominiums as a full four story building over structured parking.

After reviewing the comments from the Planning Commission, City Council and surrounding residents, our concept plan has been redesigned.

The revised proposal now includes 23 Condominiums, Office, and Meeting Rooms with 48 enclosed parking spaces as a three story building with a partial fourth level.

This revised concept has several notable differences and additions including:

**Site plan:** The building has shifted to the south away from the north property line. The 'L' shape redesign increases the distance from the existing residential neighbors, and allows for increased greenspace and landscaping. The redesign also improves the horizon view corridor for the existing townhomes to the north.

**Building:** The building foundation steps back along the intersection of Ferndale Road and Lake Street to allow for more pedestrian friendly streetscape. The building mass and façade steps back along the street and the upper levels. Exterior materials include brick, stone, and stucco with metal accents.

This redesign makes for a more visually attractive building, and provides a grand statement at the corner of Ferndale Road and Lake Street.

Green roof elements have been added to several locations on the building.

The roof top deck is now located on the third level roof instead of the fourth level roof.

Planters and lattices have been added for the opportunity to increase plantings at numerous locations on the building.

Trellises are placed in several locations to screen parking, and further our green features to the exterior.

Requests for consideration:

Rezoning: to a Planned Unit Development District.

Variance for building height: a portion of the building for a fourth level above 35'.

Variance for the elevator structure to 40'.

Shoreland Conditional Use Permit: Impervious surface coverage above 25%.

Thank you for your consideration and we look forward to presenting **Meyer Place on Ferndale**.



VIEW FROM LAKE ST. AND FERNDALE

3/24/16

JMS CUSTOM HOMES

MEYER PLACE ON FERNDALE

WHITTEN ASSOCIATES, INC.



VIEW FROM SOUTHEAST CORNER

3/24/16

JMS CUSTOM HOMES

MEYER PLACE ON FERNDALE

WHITTEN ASSOCIATES, INC.



VIEW FROM NORTHWEST CORNER

3/24/16



VIEW FROM NORTHEAST CORNER

3/24/16



AERIAL VIEW FROM THE SOUTH

3/24/16



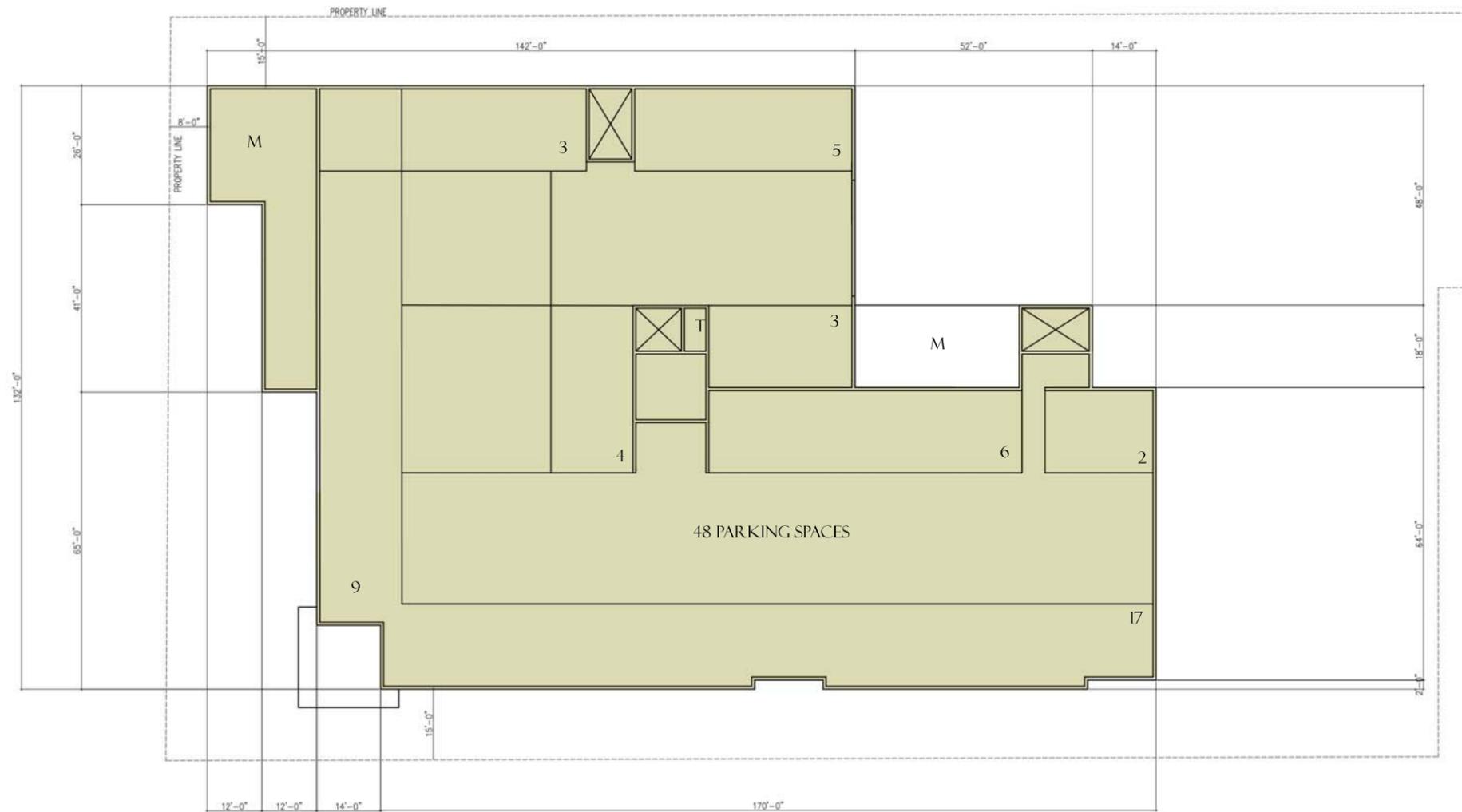
VIEW AT MAIN ENTRANCE

3/24/16



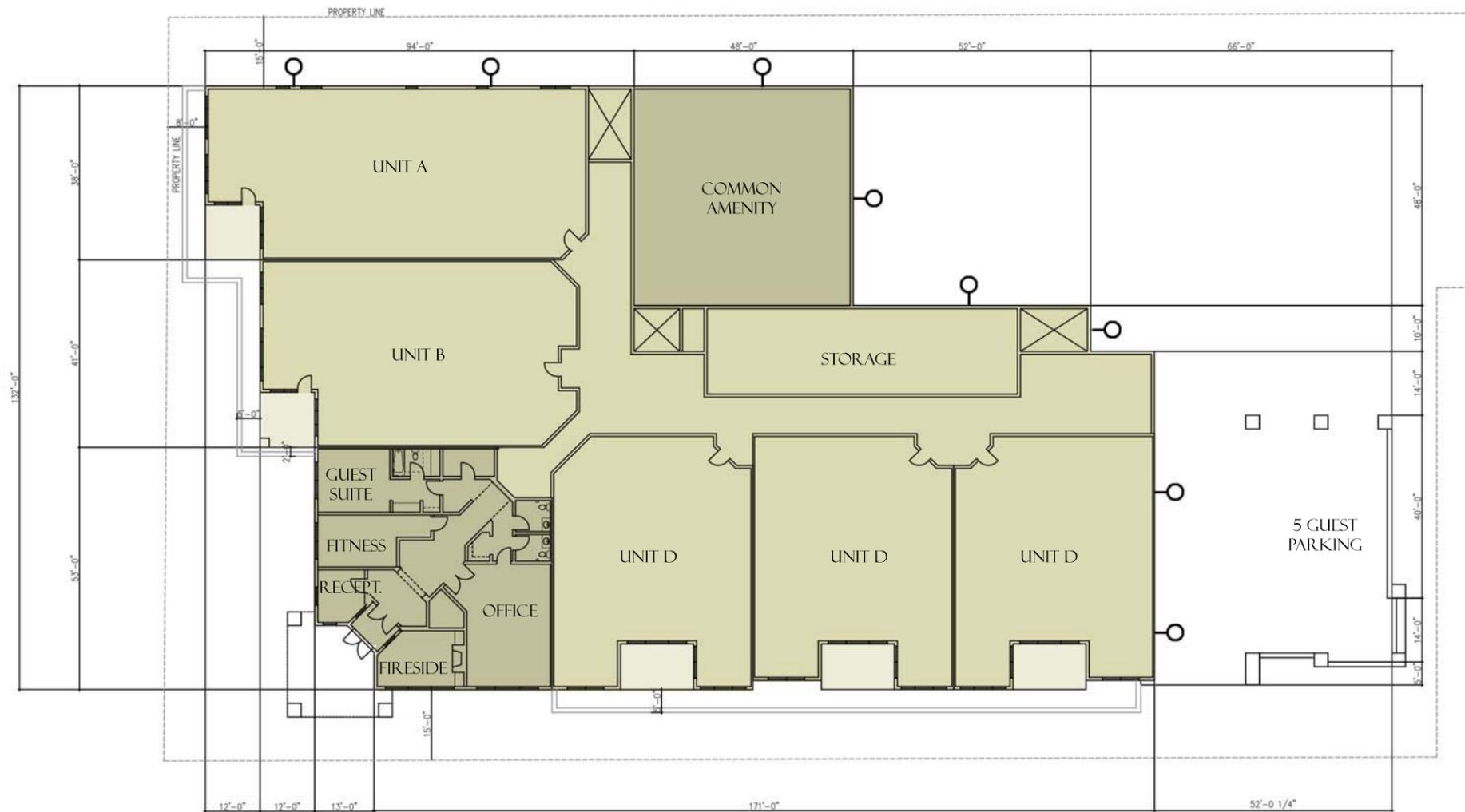
SITE PLAN  
1/64"=1'-0"

3/24/16



PARKING LEVEL FLOOR PLAN  
 1/32"=1'-0"

3/24/16

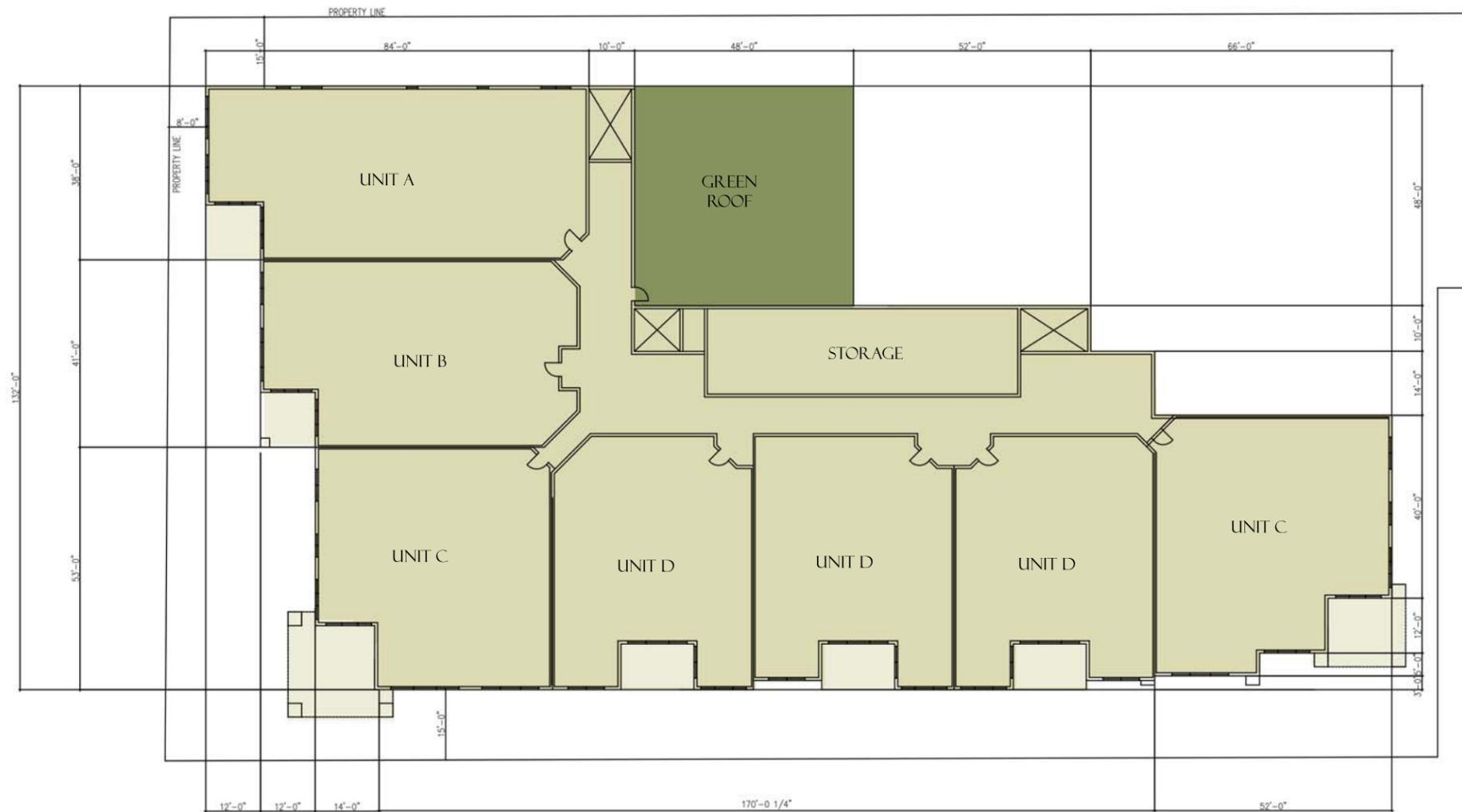


LIGHTING KEY



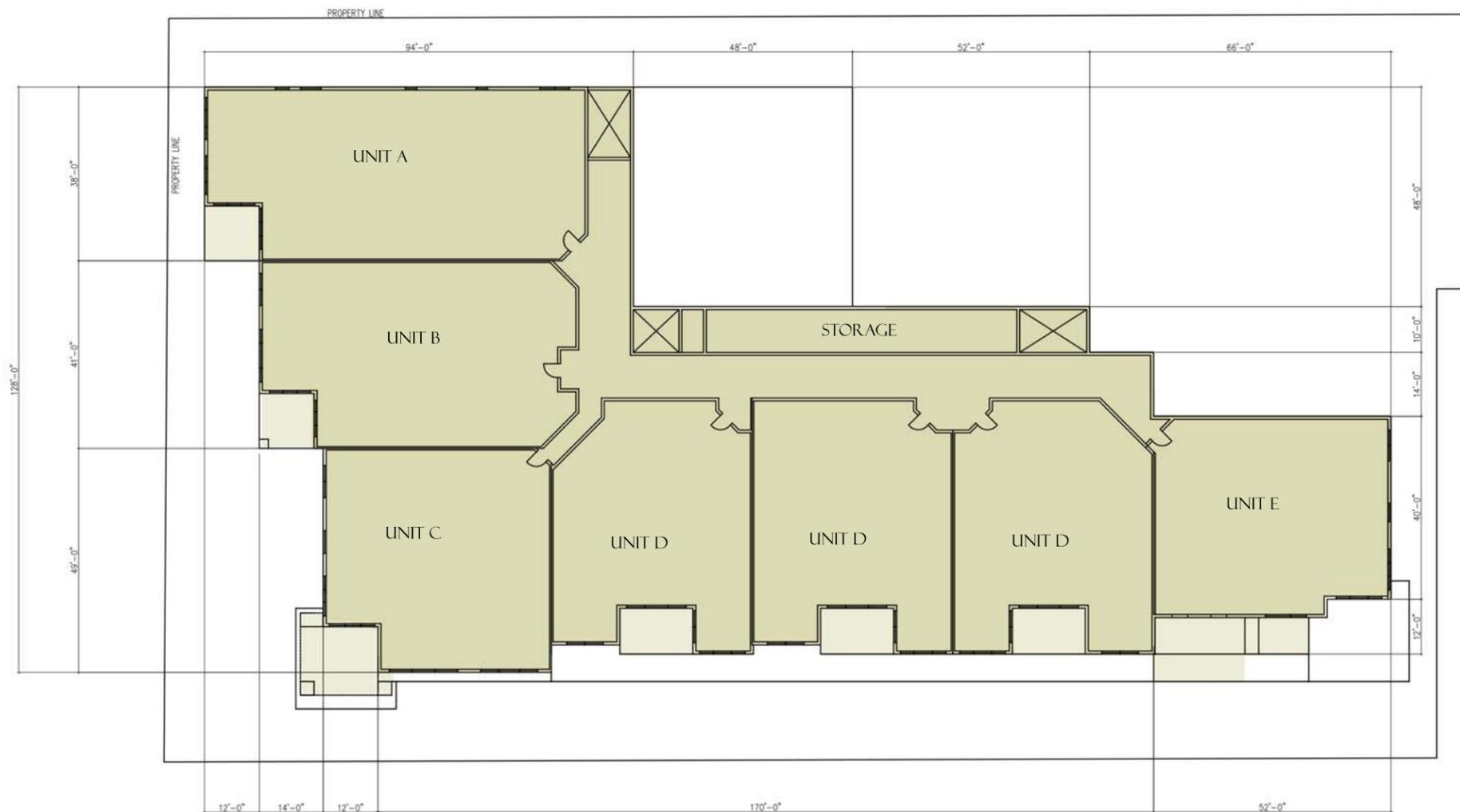
MAIN LEVEL FLOOR PLAN  
1/32"=1'-0"

3/24/16



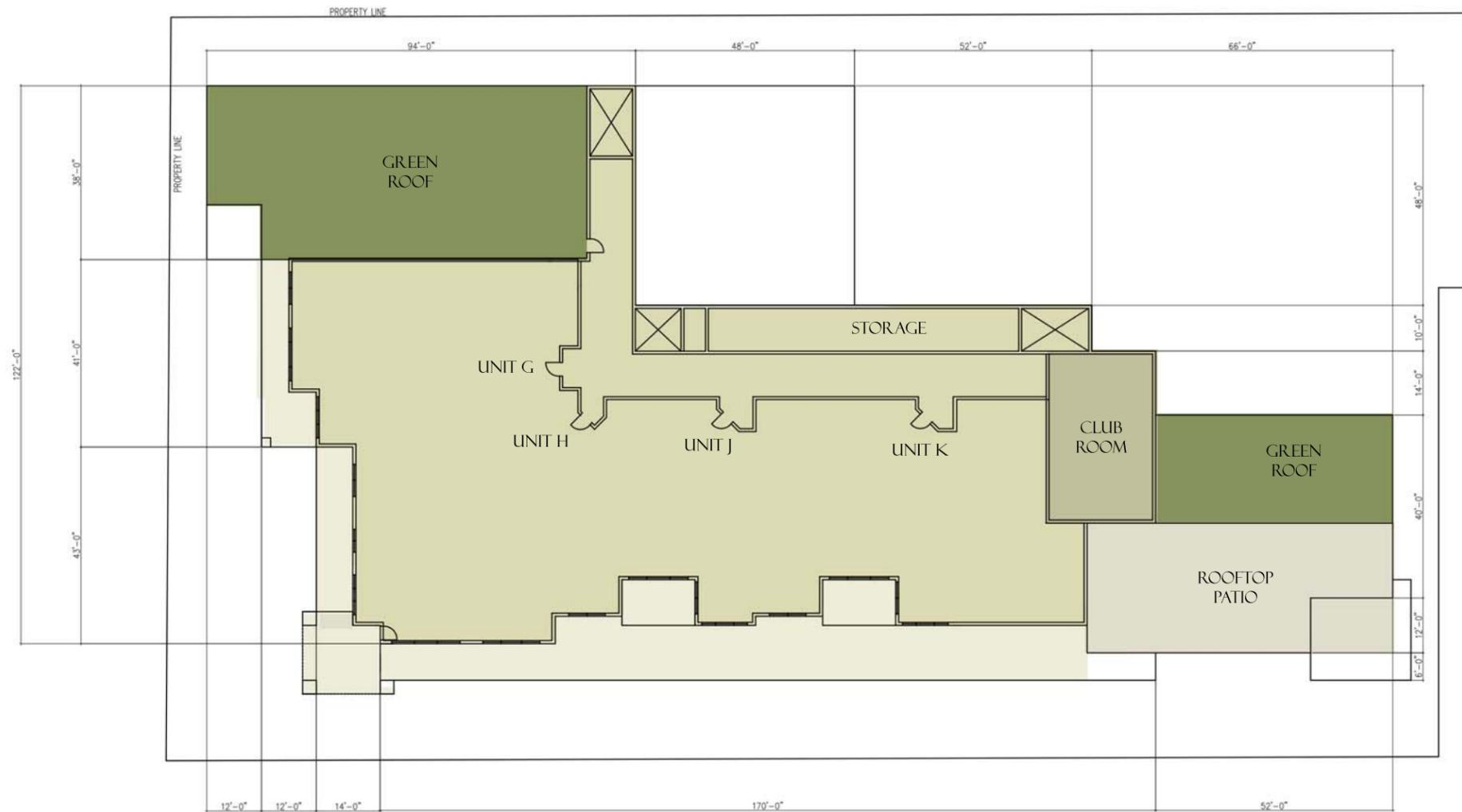
SECOND LEVEL FLOOR PLAN  
 1/32"=1'-0"

3/24/16



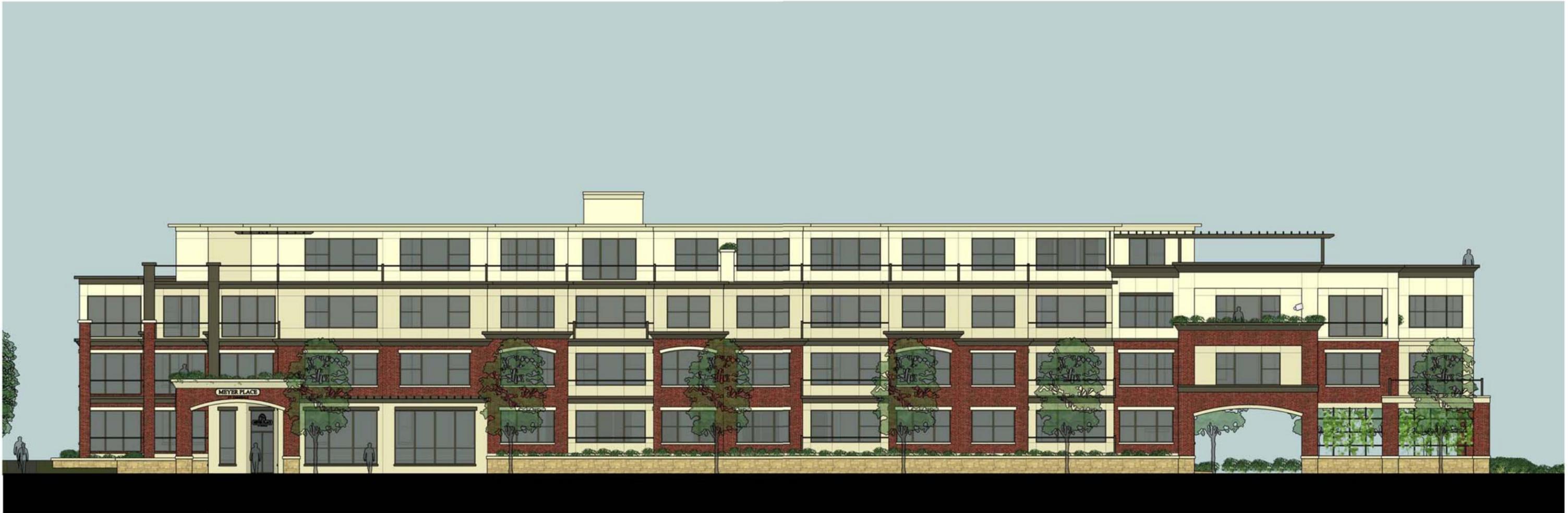
THIRD LEVEL FLOOR PLAN  
 1/32"=1'-0"

3/24/16



FOURTH LEVEL FLOOR PLAN  
 1/32"=1'-0"

3/24/16



MAIN LEVEL ELEVATION IS MIN. 50% TRANSPARENT GLASS  
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

## SOUTH ELEVATION

3/24/16



MAIN LEVEL ELEVATION IS A MIN. 25% TRANSPARENT GLASS  
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

## WEST ELEVATION

3/24/16



MAIN LEVEL ELEVATION IS MIN. 25% TRANSPARENT GLASS  
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

3/24/16

JMS CUSTOM HOMES

MEYER PLACE ON FERNDALE

WHITTEN ASSOCIATES, INC.

ELEV. PENTHOUSE 999.8

4TH LEVEL ROOF 995.2

4TH LEVEL 984.5

3RD LEVEL 973.8

2ND LEVEL 963.2

MAIN LEVEL 952.5

AVG. GRADE 948.4

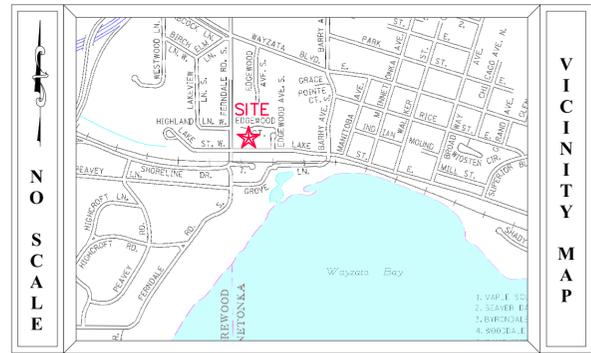
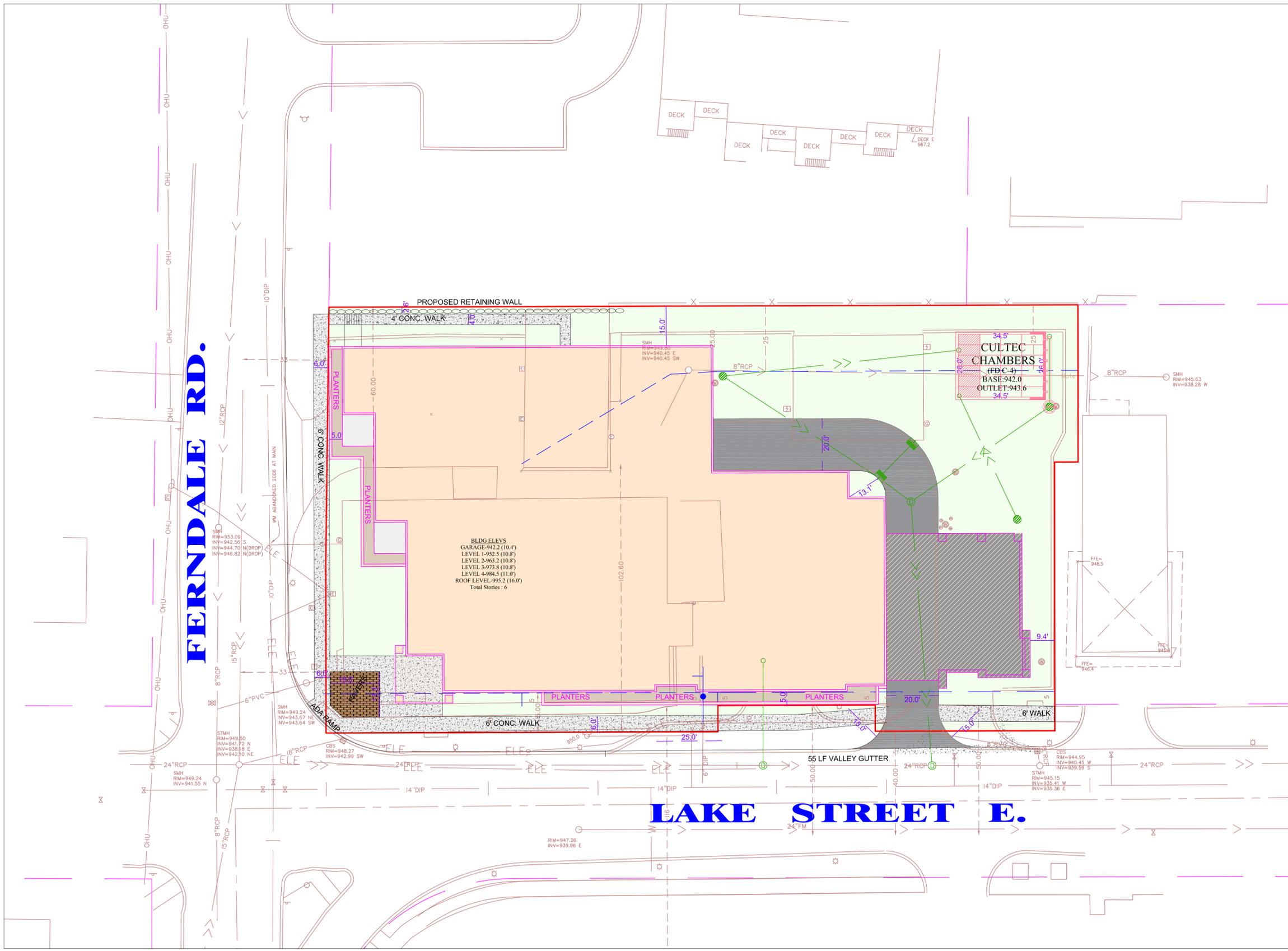
PARKING LEVEL 942.2



MAIN LEVEL ELEVATION IS MIN. 25% TRANSPARENT GLASS  
MIN. 90% OF ALL EXTERIOR ELEVATIONS TO BE BRICK, STONE & STUCCO

## EAST ELEVATION

3/24/16



**SYMBOL LEGEND**

| DESCRIPTION                     | PROPOSED | EXISTING |
|---------------------------------|----------|----------|
| MINOR CONTOUR                   |          |          |
| MAJOR CONTOUR                   |          |          |
| LOT LINE                        |          |          |
| WATERMARK                       |          |          |
| BUILDING SETBACK BOUNDARY       |          |          |
| PARCEL BOUNDARY LINE            |          |          |
| EROSION AND STRENGTH PARAMETERS |          |          |
| CURB AND GUTTER                 |          |          |
| RIGHT-OF-WAY                    |          |          |
| DRAINAGE INLET/OUTLET           |          |          |
| BACKYARD CATCH BASIN            |          |          |
| CATCH BASIN                     |          |          |
| STORM SEWER MANHOLE             |          |          |
| FLARED END SECTION WIRE-RAP     |          |          |
| STORM STRUCTURE LABEL           |          |          |
| SANITARY STRUCTURE LABEL        |          |          |
| SANITARY SEWER MANHOLE          |          |          |
| HYDRANT                         |          |          |
| GATE VALVE                      |          |          |
| WELL                            |          |          |
| DRAIN FLOW/BACKFLOW ARROW       |          |          |
| EMERGENCY OVERFLOW SWALE        |          |          |
| SOIL SCORING LOCATION           |          |          |
| FENCE AND FILTER LOG            |          |          |
| TREE PRESERVATION FENCE         |          |          |
| BARBERAGE                       |          |          |
| SPOT ELEVATION                  |          |          |
| TIC SPOT ELEVATION              |          |          |
| UTILITY POLE                    |          |          |
| LIGHT POLE                      |          |          |
| HANDICAP PARKING SPACE          |          |          |

**PROFESSIONAL CONSULTANTS**

|              | Company                                 | NAME               | ADDRESS   |
|--------------|---|--------------------|---|
| Developer    | Homestead Partners                      | Jason Biederwolf   | 525 15th Ave S, Hopkins, MN 55343               |
| Architect    | Whitten Associates                      | Tim Whitten        | 4159 Heatherton Pl, Minnetonka, MN 55345        |
| Attorney     | Fabyanske, Westra, Hart & Thomson, P.A. | Gary Eidson        | 333 S 7th St, Suite 2600, Minneapolis, MN 55402 |
| Land Planner | Whitten Associates                      | Whitten Associates | 4159 Heatherton Pl, Minnetonka, MN 55345        |
| Engineer     | Sathre-Bergquist, Inc                   | Robert Molstad     | 150 South Broadway, Wayzata, MN 55391           |
| Surveyor     | Sathre-Bergquist, Inc                   | Dave Pemberton     | 150 South Broadway, Wayzata, MN 55391           |

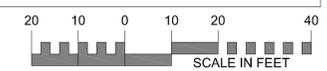
**SHEET INDEX TABLE**

| SHEET | Description                    |
|-------|--------------------------------|
| SP    | Site Plan                      |
| AA    | ALTA                           |
| FP    | Final Plat                     |
| DP    | Demolition Plan                |
| GP    | Grading & Erosion Control Plan |
| UP    | Utility Plan & Dimensions      |

**LANDSCAPE LEGEND**

|  |                                     |
|--|-------------------------------------|
|  | PROPOSED ROW TREE                   |
|  | PROPOSED BOULEVARD SOD              |
|  | PROPOSED SITE POST CONSTRUCTION SOD |

| PREPARED BY  | PREPARED FOR   |
|--|--|
| ENGINEER<br><b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY<br>WAYZATA, MINNESOTA 55391<br><br>PHONE: (952) 476-6000<br>FAX: (952) 476-0104<br><br>CONTACT: ROBERT MOLSTAD, P.E.<br>EMAIL: MOLSTAD@SATHRE.COM<br>CONTACT: THOMAS WELSHINGER<br>EMAIL: TWELSHINGER@SATHRE.COM | DEVELOPER<br><b>HOMESTEAD PARTNERS, LLC</b><br>525 15th AVENUE SOUTH<br>HOPKINS, MN 55343<br><br>CONTACT:<br>JASON BIEDERWOLF<br>PHONE: (612) 272-9701<br>EMAIL: JASONB@HOMESTEAD-PARTNERS.COM |



| DRAWING NAME | NO. | BY  | DATE     | REVISIONS              |
|--------------|-----|-----|----------|------------------------|
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| RSM          |     |     |          |                        |
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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 12/01/15 Lic. No. 26728

**ENGINEERS SURVEYORS**  
**DESIGNERS PLANNERS**

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

CITY PROJECT NO.  
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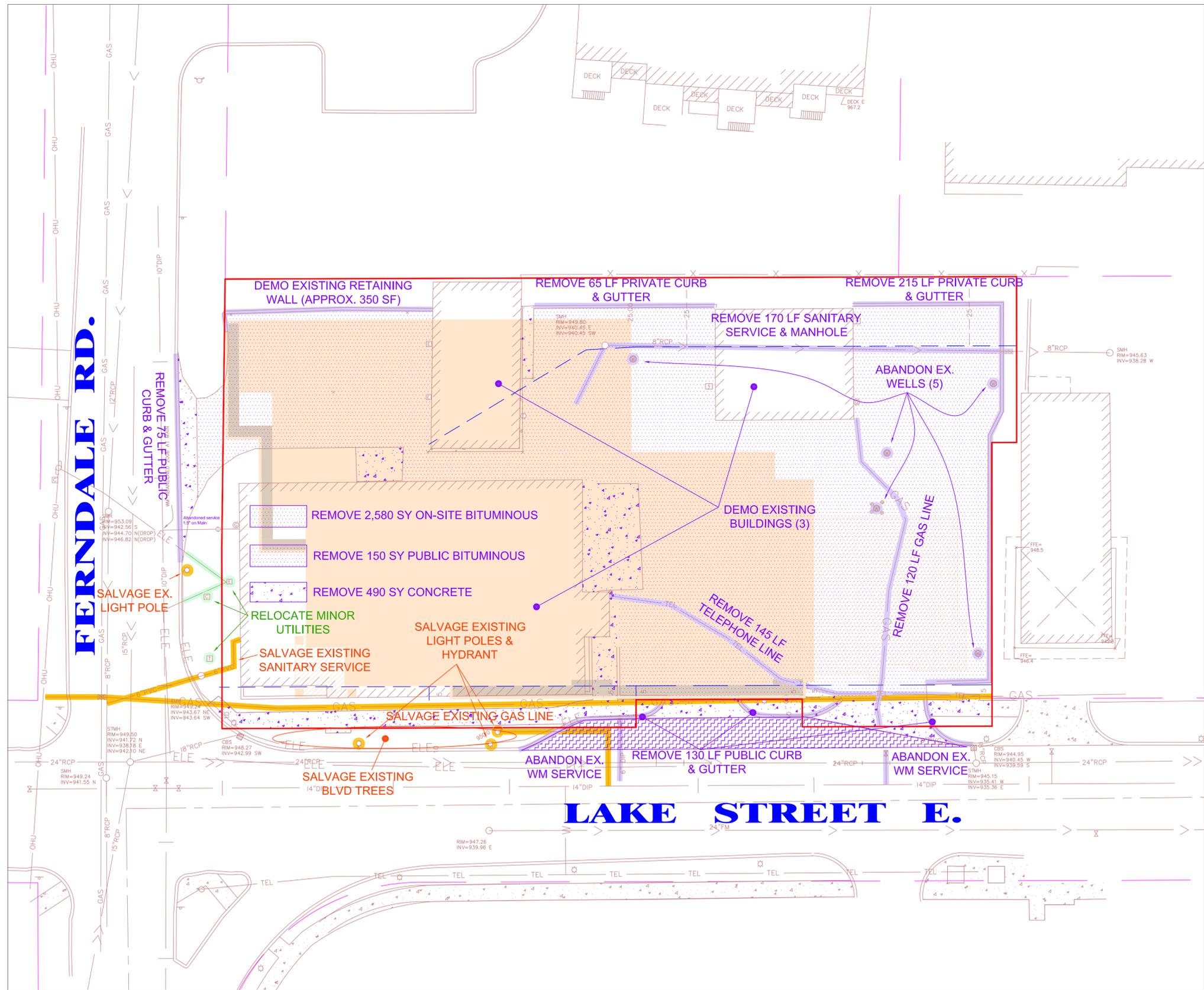
**WAYZATA, MINNESOTA**

**SITE AND LANDSCAPE PLAN**  
**MEYER PLACE AT FERNDALE**  
**HOMESTEAD PARTNERS, LLC.**

FILE NO.  
 37865-003

**SP**

PC 5/2/2016  
 Page 32 of 63



| SYMBOL LEGEND                  |          |          |
|--------------------------------|----------|----------|
| DESCRIPTION                    | PROPOSED | EXISTING |
| MINOR CONTOUR                  |          |          |
| MAJOR CONTOUR                  |          |          |
| LOT LINE                       |          |          |
| WATERMAIN                      |          |          |
| BUILDING SETBACK BOUNDARY      |          |          |
| PARCEL BOUNDARY LINE           |          |          |
| DRAINAGE AND UTILITY EASEMENTS |          |          |
| CURB AND GUTTER                |          |          |
| RIGHT-OF-WAY                   |          |          |
| DRAINTILE W/ CLEANOUTS         |          |          |
| BACKYARD CATCH BASIN           |          |          |
| CATCH BASIN                    |          |          |
| STORM SEWER MANHOLE            |          |          |
| FLARED END SECTION WRIP-RAP    |          |          |
| STORM STRUCTURE LABEL          |          |          |
| SANITARY STRUCTURE LABEL       |          |          |
| SANITARY SEWER MANHOLE         |          |          |
| HYDRANT                        |          |          |
| GATE VALVE                     |          |          |
| WELL                           |          |          |
| DRAIN FLOW/RUNOFF ARROW        |          |          |
| EMERGENCY OVERFLOW SWALE       |          |          |
| SOIL BORING LOCATION           |          |          |
| FENCE AND FILTER LOG           |          |          |
| TREE PRESERVATION FENCE        |          |          |
| BARRICADE                      |          |          |
| SPOT ELEVATION                 |          |          |
| TBC SPOT ELEVATION             |          |          |
| UTILITY POLE                   |          |          |
| LIGHT POLE                     |          |          |
| HANDICAP PARKING SPACE         |          |          |

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

CITY PROJECT NO. ---  
**WAYZATA, MINNESOTA**

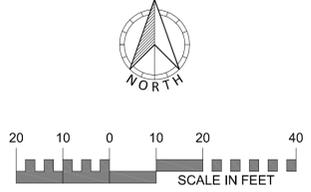
**DEMOLITION PLAN**  
**MEYER PLACE AT FERNDALE**  
**HOMESTEAD PARTNERS, LLC.**

FILE NO. 37865-003  
**DP**  
 PC 5/2/2016  
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- CONSTRUCTION NOTES**
- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OR DIRECTED BY THE ENGINEER.
  - THE INLET PROTECTION SHALL BE INSTALLED INTO EXISTING CATCH BASINS AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER TREATMENT DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE INLET PROTECTION AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
  - BEGIN GRADING. INSTALL INLET PROTECTION. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED BASINS.
  - NATIVE TOPSOIL MUST BE RETAINED ON-SITE TO THE GREATEST EXTENT POSSIBLE.
  - INSPECT BASINS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
  - ALL SLOPES 3:1 MAX (UNLESS NOTED)
  - RESTORATION - (X.X ACRES)
    - RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL.
    - SEED ALL PVIOUSLY DISTURBED AREAS WITH MNDOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE, (UNLESS OTHERWISE NOTED)
    - ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    - MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE EROSION BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
    - PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES. INLET PROTECTION MUST BE INSTALLED IN THE RECEIVING CATCHBASINS WEST OF THE SITE.
    - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  - CHAIN LINK FENCE AND FILTER LOG - 550 LF
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE. AS DETERMINED BY THE RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MUST BE REMOVED UPON FINAL STABILIZATION.

- GENERAL NOTES:**
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
  - THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
  - ALL RETAINING WALLS OVER FOUR FEET HIGH MUST BE STRUCTURALLY DESIGNED BY A PROFESSIONAL ENGINEER AND A PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
  - A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
  - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
  - EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
  - PROPER MANAGEMENT OF ALL SITE WASTE, INCLUDING TO BUT NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE, MUST BE DISCARDED IN ACCORDANCE TO THE SWPPP.

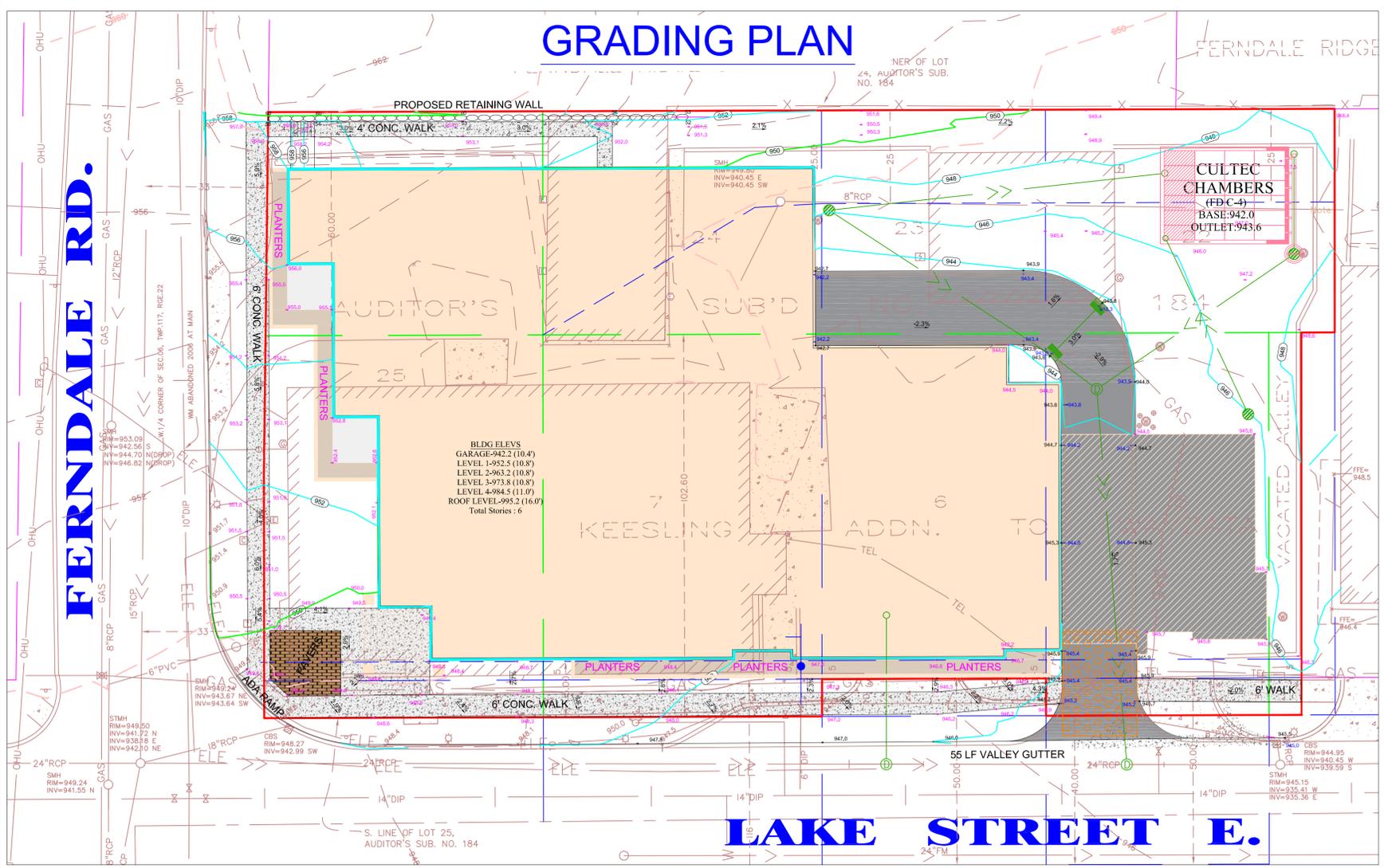
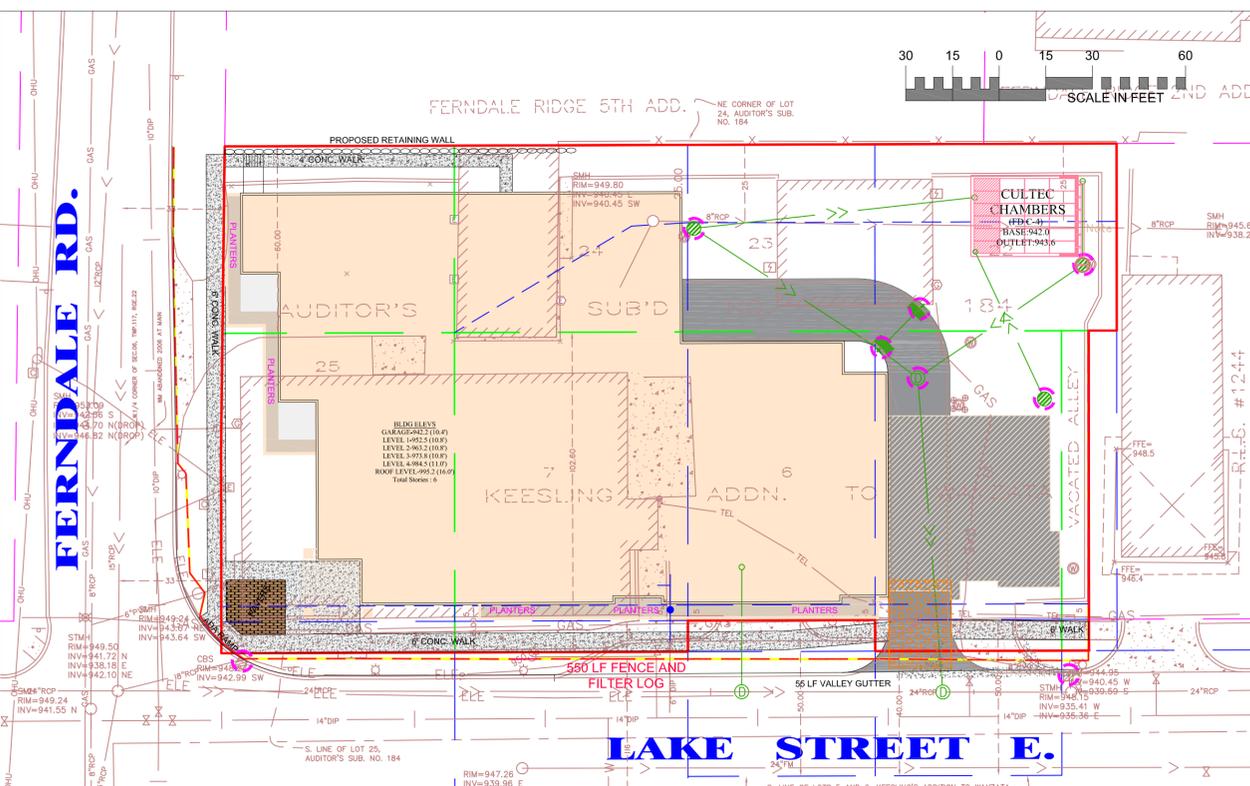
| SYMBOL LEGEND                  |          |          |
|--------------------------------|----------|----------|
| DESCRIPTION                    | PROPOSED | EXISTING |
| MINOR CONTOUR                  |          |          |
| MAJOR CONTOUR                  |          |          |
| LOT LINE                       |          |          |
| WATERMAIN                      |          |          |
| BUILDING SETBACK BOUNDARY      |          |          |
| PARCEL BOUNDARY LINE           |          |          |
| DRAINAGE AND UTILITY EASEMENTS |          |          |
| CURB AND GUTTER                |          |          |
| RIGHT-OF-WAY                   |          |          |
| DRAIN TILE W/ CLEANOUTS        |          |          |
| BACKYARD CATCH BASIN           |          |          |
| CATCH BASIN                    |          |          |
| STORM SEWER MANHOLE            |          |          |
| FLARED END SECTION WRIP-RAP    |          |          |
| STORM STRUCTURE LABEL          |          |          |
| SANITARY STRUCTURE LABEL       |          |          |
| SANITARY SEWER MANHOLE         |          |          |
| HYDRANT                        |          |          |
| GATE VALVE                     |          |          |
| WELL                           |          |          |
| DRAIN FLOW/RUNOFF ARROW        |          |          |
| EMERGENCY OVERFLOW SWALE       |          |          |
| SOIL BORING LOCATION           |          |          |
| FENCE AND FILTER LOG           |          |          |
| TREE PRESERVATION FENCE        |          |          |
| BARRICADE                      |          |          |
| SPOT ELEVATION                 |          |          |
| TBC SPOT ELEVATION             |          |          |
| UTILITY POLE                   |          |          |
| LIGHT POLE                     |          |          |
| HANDICAP PARKING SPACE         |          |          |



- x 900.0 = EX. TOP BACK OF CURB ELEV.
- x 900.0 = TOP BACK OF CURB ELEV.
- x 900.0 = GUTTER/BIT ELEV.
- x 900.0 = FINISH GROUND SPOT ELEV.



## EROSION CONTROL PLAN



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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 12/01/15 Lic. No. 26728

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

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

CITY PROJECT NO. ---  
**WAYZATA, MINNESOTA**

**GRADING AND EROSION CONTROL PLAN**  
 MEYER PLACE AT FERNDAL  
 HOMESTEAD PARTNERS, LLC.

FILE NO. 37865-003  
**GP**  
 PC 5/2/2016 GP  
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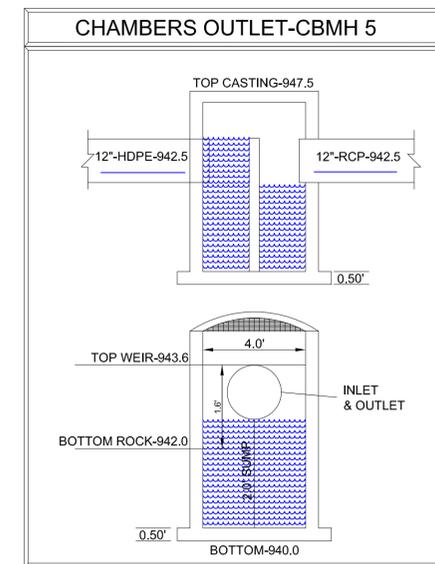
**UTILITY NOTES:**

- UTILIZE 6" PVC SANITARY SEWER SERVICE
- INSTALL NEW 6" DIP WATERMAIN SERVICE (6" DIP WET TAP INTO EXISTING 10" DIP)
- ALL DIP FOR SERVICE LATERALS SHALL BE POLY-WRAPPED AND ALL BOLTS USED SHALL BE STAINLESS STEEL.
- SEE CULTEC SPECIFICATIONS FOR THE UNDERGROUND STORMWATER SYSTEM.
- EXISTING WATER SERVICES TO BE ABANDONED AT MAIN. ANY ABANDONED WATERMAIN TO BE FILLED WITH FLOWABLE FILL AND BULKHEAD.
- PROVIDE CITY A COPY OF WELL SEALING DOCUMENTATION

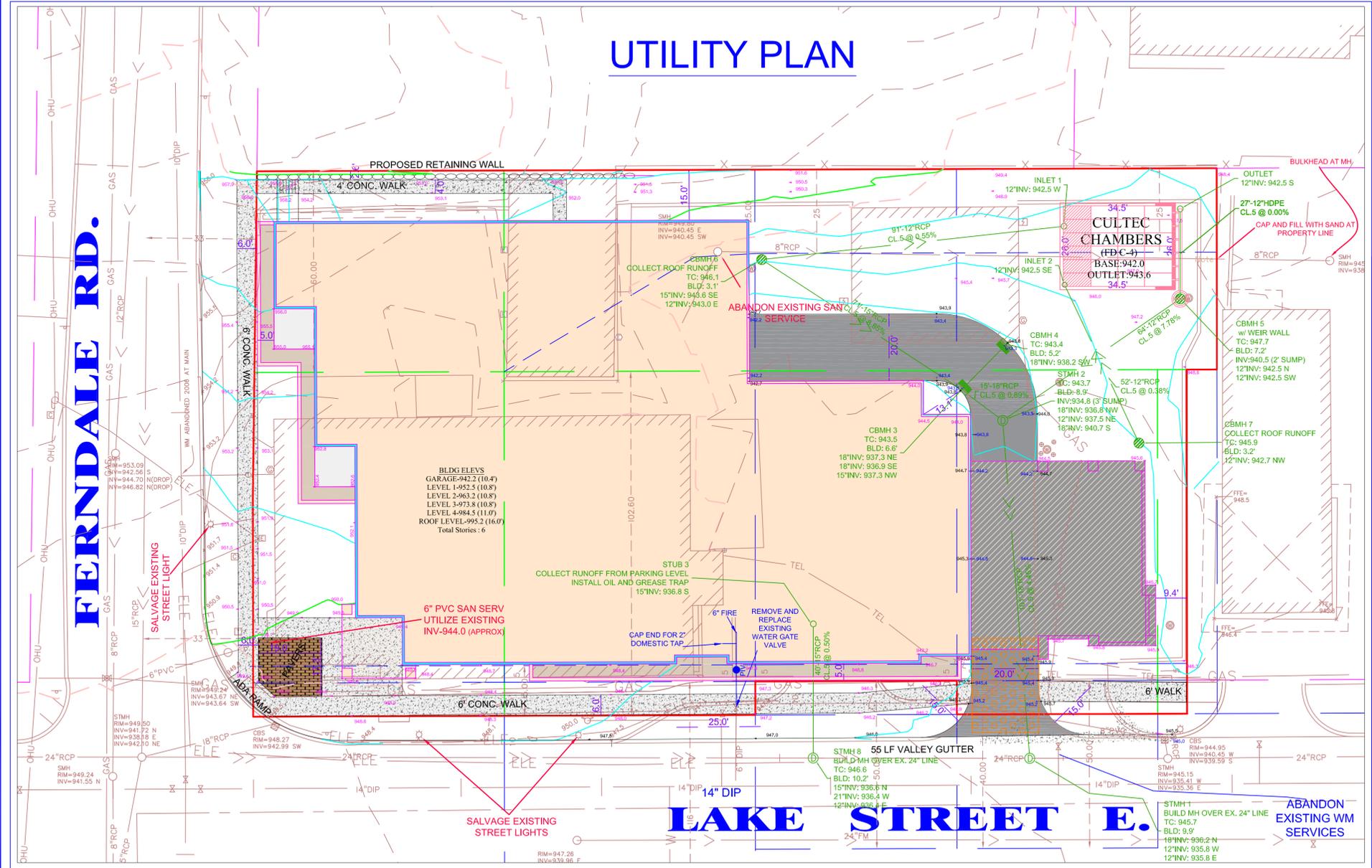
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| × 900.0 | = EX. TOP BACK OF CURB ELEV. |
| × 900.0 | = TOP BACK OF CURB ELEV.     |
| × 900.0 | = GUTTER/BIT ELEV.           |
| × 900.0 | = FINISH GROUND SPOT ELEV.   |

**SYMBOL LEGEND**

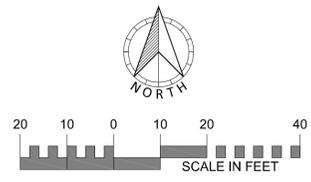
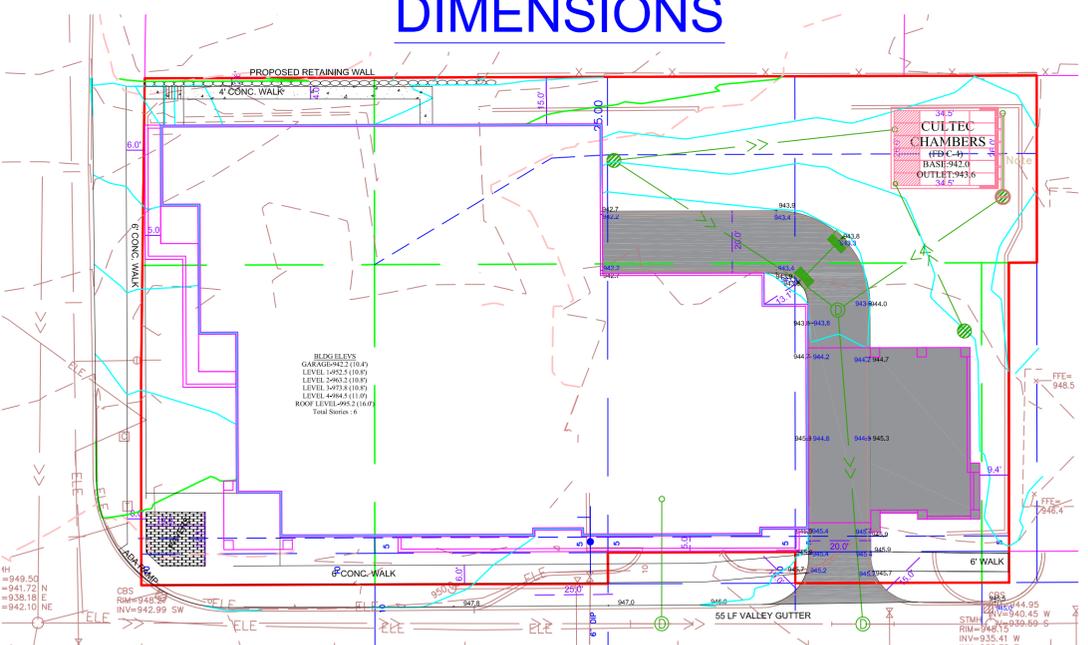
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| LOT LINE                       |          |          |
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| DRAINAGE AND UTILITY EASEMENTS |          |          |
| CURB AND GUTTER                |          |          |
| RIGHT-OF-WAY                   |          |          |
| DRAIN TILE W/CLEANOUTS         |          |          |
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| HYDRANT                        |          |          |
| GATE VALVE                     |          |          |
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| DRAIN FLOW/RUNOFF ARROW        |          |          |
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| TBC SPOT ELEVATION             |          |          |
| UTILITY POLE                   |          |          |
| LIGHT POLE                     |          |          |
| HANDICAP PARKING SPACE         |          |          |



**UTILITY PLAN**



**DIMENSIONS**



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

ENGINEERS SURVEYORS  
DESIGNERS PLANNERS

CITY PROJECT NO.  
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**WAYZATA, MINNESOTA**

**UTILITY PLAN**

**MEYER PLACE AT FERNDAL**  
**HOMESTEAD PARTNERS, LLC.**

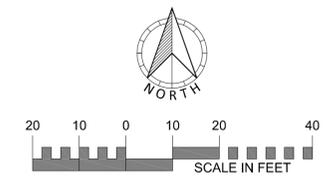
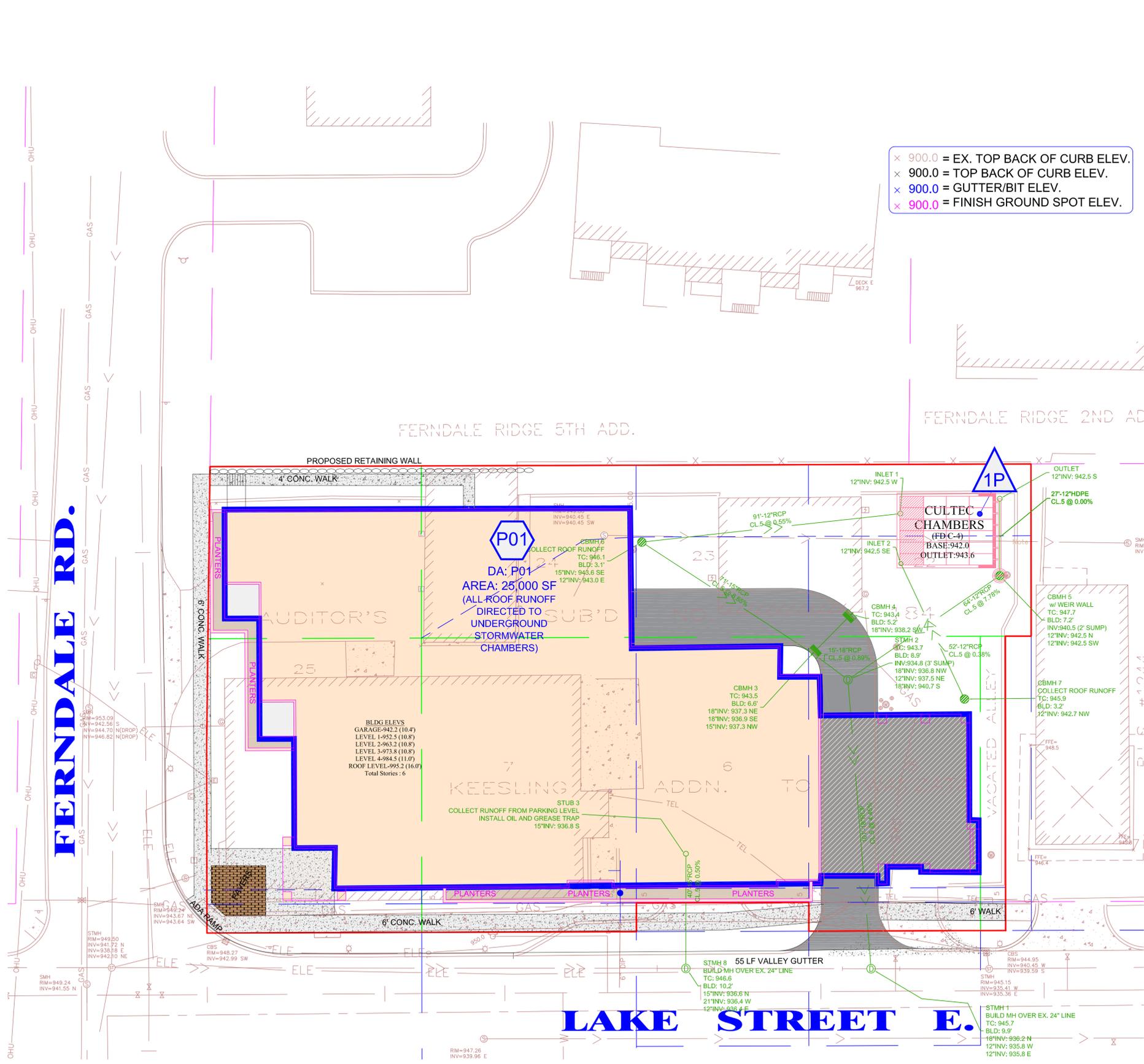
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**UP**

PC 5/2/2016 UP  
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| RIGHT-OF-WAY                   |          |          |
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| CATCH BASIN                    |          |          |
| STORM SEWER MANHOLE            |          |          |
| FLARED END SECTION W/ RP-RAP   |          |          |
| STORM STRUCTURE LABEL          |          |          |
| SANITARY STRUCTURE LABEL       |          |          |
| SANITARY SEWER MANHOLE         |          |          |
| HYDRANT                        |          |          |
| GATE VALVE                     |          |          |
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SEE STORMWATER MANAGEMENT REPORT FOR DETAILED CALCULATIONS

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| DATE         |     |     |          |                        |
| 12/01/15     |     |     |          |                        |

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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 12/01/15 Lic. No. 26728

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

CITY PROJECT NO.  
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**WAYZATA, MINNESOTA**

**DRAINAGE AREA**  
**MEYER PLACE AT FERNDALE**  
**HOMESTEAD PARTNERS, LLC.**

FILE NO.  
 37865-003  
**DA**  
 PC 5/2/2016  
 Page 36 of 63

**Meyer Place on Ferndale – 105 Lake St E**  
**Design Critique (Revised Based on Architectural Plans dated 3/24/2016 and Civil Plans dated 3/17/2016)**  
**April 29, 2016**

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|  | <b>Comments</b>   | <b>Compliance</b> |
|--|---|-------------------|
| <b>Building Uses</b>   |   |                   |
| <u>801.09.2.1 – Lake Street District</u><br>All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint. | The site is located west of Barry Avenue.   | Not Applicable    |
| <b>Building Recesses</b>   |   |                   |
| <u>801.09.3.1.A – All Districts</u><br>Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level   | The proposed building utilizes recesses and changes in materials to break up the façade.  | Yes               |
| <u>801.09.3.1.B</u><br>Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.   | The project includes planters along the Lake Street and Ferndale road frontages and pavers at the intersection adjacent to the main entrance. | Evaluate          |
|  |   |                   |

|  | Comments  | Compliance      |
|--|---|-----------------|
| <b>Building Width</b>  |   |                 |
| <p><u>801.09.4.1 All Districts – New Buildings</u><br/>                     In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design:</p> <ol style="list-style-type: none"> <li>1. Window bays</li> <li>2. Special treatment at entrances</li> <li>3. Variations in roof lines or parapet detailing</li> <li>4. Awnings</li> <li>5. Building setbacks or articulation of the facade</li> <li>6. Rhythm of elements</li> </ol> | <p>The proposed building includes special treatment at the building entrance and articulation of the façade as the building includes varying building lines and recessions. The proposed building includes variation of the roof lines at the second level, but not along the upper level. In addition, the proposed building includes some minimal rhythm of elements.</p> | <p>Evaluate</p> |
|  |   |                 |

| <b>Upper Story Setbacks</b>  |   |                 |
|--|---|-----------------|
| <p><u>801.09.5.1.A – All Districts – New Buildings</u></p> <p>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3<sup>rd</sup>) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3<sup>rd</sup> story height from the second (2<sup>nd</sup>) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3<sup>rd</sup> story structure shall be closer than six (6) feet to the 2<sup>nd</sup> story façade. The 3<sup>rd</sup> story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3<sup>rd</sup> story façade.</p> | <p>The third level is partially, but not fully, recessed from the second level. The setback between the second and third levels is not indicated on the plans.</p>  | <p>No</p>       |
| <p><u>801.09.5.1.B – All Districts – New Buildings</u></p> <p>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade’s length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.</p>   | <p>The second story is not recessed from the first level of the building</p>  | <p>No</p>       |
| <p><u>801.09.5.1.C – All Districts – New Buildings</u></p> <p>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.</p>  | <p>The applicant has applied for a height variance from the maximum height of 35 feet in the PUD district to 47 feet. The planning commission should evaluate the impacts of the height variance on sun orientation, solar access, views of Lake Minnetonka, and impacts on neighboring properties.</p> | <p>Evaluate</p> |

|   |  |  |          |
|---|--|--|----------|
| <b>Roof Design</b>  |  |  |          |
| 801.09.6.1 – All Districts<br>“Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.   |  | The proposed building includes three green roof areas on the second and fourth floors of the building.   | Yes      |
| 801.09.6.2.A – All Districts – Roof Materials<br>The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.<br><br>801.09.6.2.B – All Districts – Roof Materials<br>The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors. |  | The proposed building has a flat roof and the roof material and color are not indicated on the proposed plans.   | Evaluate |
| <b>Screening of Rooftop Equipment</b>   |  |  |          |
| 801.09.7.1 – Lake Street and Bluff Districts<br>No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.   |  | There are no mechanical units shown on the roof. If the proposed design review is approved, a condition of approval should be added which requires all mechanical equipment to be located within the building. | Yes      |

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

| <b>Building Materials and Quality</b>   |  |                 |
|---|--|-----------------|
| <p><u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u><br/>           Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:</p> <ol style="list-style-type: none"> <li>1. Brick</li> <li>2. Stone</li> <li>3. Cast stone</li> <li>4. Factory finished and certified wood, including, but not limited to:               <ol style="list-style-type: none"> <li>a. Wood shingles (cedar shingles six (6) inch maximum exposure)</li> <li>b. Lap-siding (six (6) inch maximum width)</li> </ol> </li> <li>5. Stucco</li> </ol> | <p>The non-glass surfaces of the building are primarily comprised of brick, stone and stucco. The plans indicated that at least 90% of the building elevations would be comprised of these materials.</p>            | <p>Yes</p>      |
| <p><u>801.09.11.1.B – Façade Coverage – All Districts</u><br/>           The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.</p>   | <p>The proposed building includes the same materials on all four sides of the building. However, the composition and use of the materials varies between the street elevations and the side and rear elevations.</p> | <p>Evaluate</p> |
| <p><u>801.09.11.1.C – Type of Brick – All Districts</u><br/>           On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.</p>  | <p>The type of brick is not indicated on the plans.</p>  | <p>Evaluate</p> |

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| <p><u>801.09.11.1.D – Façade Detail – All Districts</u></p> <ol style="list-style-type: none"> <li>1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints.</li> <li>2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.</li> </ol> | <p>If the proposed design review is approved, this should be included as a condition of approval.</p> | <p>Yes</p> |
| <p><u>801.09.11.1.E – Brick Joints – All Districts</u></p> <ol style="list-style-type: none"> <li>1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or ‘v’ joint. No mortar may be used beyond the face of the brick.</li> <li>2. All brick walls must be built to avoid efflorescence</li> </ol>   | <p>If the proposed design review is approved, this should be included as a condition of approval.</p> | <p>Yes</p> |
| <p><u>801.09.11.1.F – Stone Joints – All Districts</u><br/>       Stone joints shall be no larger than one-fourth (1/4) inch.</p>  | <p>If the proposed design review is approved, this should be included as a condition of approval.</p> | <p>Yes</p> |

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

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|--|--|-----------------------|
| <p><u>801.09.11.1.I – Awnings – All Districts</u><br/>         1. Only the following types of awnings may be used:</p> <ul style="list-style-type: none"> <li>a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process</li> <li>b. Highly detailed, ornate metal in dark colors</li> <li>c. Glass awnings</li> </ul> <p>2. Backlit awnings are prohibited.</p> <p>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.</p> | <p>The proposed building plans do not include any awnings.</p>   | <p>Not Applicable</p> |
| <p><u>801.09.11.1.J – Balconies – All Districts</u><br/>         Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.</p>  | <p>The proposed building includes balconies that would be accessible and usable by persons living in the building.</p> | <p>Yes</p>            |
| <p><u>801.09.11.1.K – Glass – All Districts</u><br/>         Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects</p>   | <p>The specifications for the proposed glass surfaces were not included.</p>   | <p>Evaluate</p>       |
| <p><u>801.09.11.1.L – Door Systems – All Districts</u><br/>         Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.</p>  | <p>The proposed entry doors would be glass.</p>  | <p>Yes</p>            |

|   | Comments  | Compliance             |
|---|---|------------------------|
| <b>Franchise Architecture</b>   |   |                        |
| <p><u>801.09.12.1 – All Districts</u></p> <p>A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.</p> <p>B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801.09.18 by the Planning Commission at the time of Design Standards Review application</p> | <p>The proposed building would not be franchise architecture.</p> | <p>Not Applicable.</p> |

|  | Comments   | Compliance |
|--|--|------------|
| <b>Walkways</b>  |  |            |
| <p>801.09.13.1 – Lake Street District</p> <p>A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages.</p> <p>B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.</p> <p>C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench.</p> <p>D. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.</p> | <p>The proposed site plan includes a 6-foot concrete walk along Lake Street and Ferndale Road. The proposed plans do not include sidewalk lighting, benches, or exposed aggregate/brick accents along Lake Street.</p> | <p>No</p>  |

|   | Comments   | Compliance |
|---|--|------------|
| <b>Landscaping</b>  |  |            |
| <p><u>801.09.14.1 – All Districts</u></p> <p>A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.</p> <p>B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.</p> <p>C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.</p> <p>D. Streetscaping shall include all of the following:</p> <ol style="list-style-type: none"> <li>1. Boulevard species trees, with at least three (3) caliper inches.</li> <li>2. Exposed aggregate sidewalks with brick accents</li> <li>3. Street lights</li> <li>4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs.</li> <li>5. Flowers</li> </ol> | <p>The proposed landscape plan does not include any seasonal landscaping.</p> <p>There are existing boulevard trees on Lake Street on the western side of the street. However, the proposed plans do not include any additional boulevard trees.</p> | <p>No</p>  |

|   |   |           |
|---|---|-----------|
| <p><u>801.09.14.2 – Lake Street District</u></p> <p>A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used.</p> <p>B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.</p> | <p>The proposed plans do not include aggregate or with brick access sidewalks nor additional boulevard trees.</p> | <p>No</p> |
|---|---|-----------|

|   | Comments  | Compliance |
|---|---|------------|
| <b>Parking Lot Landscaping</b>  |   |            |
| <p><u>801.09.15.1 – All Districts</u><br/>                     A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.</p>   | <p>The proposed landscape plan includes landscaping along the north edge of all parking lot areas to buffer and screen the parking lot from the public sidewalk.</p>  | <p>Yes</p> |
| <b>Surface Parking</b>  |   |            |
| <p><u>801.09.16.1 – All Districts</u><br/>                     A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.<br/><br/>                     B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.<br/><br/>                     C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.<br/><br/>                     D. Front yard parking is prohibited.<br/><br/>                     E. There shall be no corner parking.</p> | <p>There would be five surface parking stalls located on the side of the ground level of the building along Lake Street. The upper stories of the proposed building would extend over the surface parking stalls. In addition, the stalls would be screened with landscaped trellises incorporated into the exterior elevation of the building.</p> | <p>Yes</p> |

|   | <b>Comments</b>   | <b>Compliance</b>     |
|---|---|-----------------------|
| <p><u>801.09.16.2 – All Districts – Bicycle Parking</u><br/>                     Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.</p>   | <p>This section is not applicable to the residential building.</p>                              | <p>Not Applicable</p> |
| <p><b>Parking Structures</b></p>  |   |                       |
| <p><u>801.09.17.1 – All Districts</u><br/>                     Parking structures shall meet the following standards, along with all other applicable building code standards:</p> <ul style="list-style-type: none"> <li>A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.</li> <li>B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.</li> <li>C. Windows or openings shall be similar to those of surrounding buildings.</li> <li>D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.</li> </ul> | <p>This section is not applicable, as there is no parking ramp associated with the request.</p> | <p>Not Applicable</p> |

|  |   |                       |
|--|---|-----------------------|
| <p><u>801.09.17.2 – Lake Street District</u></p> <p>A. If any part of a parking structure abuts Lake Street, that entire portion of the ground floor façade shall be occupied by at least eighty percent (80%) retail usage, extending to a depth of at least thirty (30) feet.</p> <p>B. The ground floor level of a parking structure shall not come within forty (40) feet of Lake Street.</p> <p>C. The top decks of parking structures visible from adjacent properties shall be designed with trellises and landscaping sufficient to screen at least fifty percent (50%) of the visible area.</p> | <p>This section is not applicable, as there is no parking ramp associated with the request.</p> | <p>Not Applicable</p> |
|--|---|-----------------------|

|   | Comments   | Compliance |
|---|--|------------|
| <b>Signs</b>  |  |            |
| <p><u>801.09.18.1 – All Districts</u></p> <p>A. Compatibility</p> <ol style="list-style-type: none"> <li>1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.</li> <li>2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.</li> <li>3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.</li> <li>4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.</li> </ol> | <p>The building proposes two wall signs on the ground floor elevation of the building, which would be located at the main entrance to the building at Lake Street and Ferndale Road.</p> | <p>Yes</p> |

|   |  |            |
|---|--|------------|
| <p><u>801.09.18.2 – Permitted Signs – Lake Street District</u><br/>A. Only the following types of signs are permitted in the Lake Street District:</p> <ol style="list-style-type: none"><li>1. Awning, canopy or marquee signs</li><li>2. Wall signs</li><li>3. Monument or ground signs</li><li>4. Projecting signs</li><li>5. Window signs (small accent signs)</li><li>6. Roof signs if located on pitched-roof buildings, below the peak of the roof</li></ol> | <p>The proposed signs are both wall signs.</p> | <p>Yes</p> |
|---|--|------------|

|  | Comments   | Compliance      |
|--|--|-----------------|
| <p><b>Parking Lot and Building Lighting</b></p>  |  |                 |
| <p><u>801.09.19.1 – All Districts</u></p> <p>A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.</p> <p>B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.</p> <p>C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.</p> <p>D. Light posts shall be of a dark color.</p> <p>E. Lighting fixtures shall be compatible with the architecture of the building.</p> <p>F. Lights attached to buildings shall be screened by the building’s architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.</p> <p>G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.</p> | <p>The lighting for the surface parking lot and building are not included in the proposed plans.</p> | <p>Evaluate</p> |

**From:** [Patricia Arnold](#)  
**To:** [Jeff Thomson](#)  
**Subject:** Meyers Dairy redevelopment  
**Date:** Wednesday, April 27, 2016 10:55:40 AM

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Dear Mr. Thomson,

I am writing to express my deep concerns regarding the proposed development on the Meyers Dairy site. The site is just to the south of my townhouse.

My first concern is the sheer size of the project. I understand that the proposal calls for four stories. A building that size on that corner is very much out of proportion to the rest of the buildings. It will tower over our townhouses and be very much of an intrusion into the privacy of my neighbors who overlook the site. The current zoning does not allow for a four story structure. By allowing four stories on that site we will be opening the door to an entire block of four story structures on the lake front.

My second concern is the set back. I understand that the builder has requested a variance. For the privacy of my neighbors, I am asking you to disallow the variance.

I have had an opportunity to view the design proposal. The red brick and stucco is, I believe, out of step with Wayzata. It is very similar to the low cost condo and apartment structures in Hopkins and St. Louis Park. Surely a more imaginative and architecturally detailed building would be to Wayzata's advantage. The condo behind the post office and the one across from it as well as the John Laurent buildings just to the west of Meyers Dairy are good examples of the kind of architecture that would be welcome!

We do not object to a condominium on the site. We do object to a four story, red brick and stucco structure that will be intrusive.

I have been a resident of Wayzata and Deephaven for more than 45 years. I know that change is inevitable and I welcome some change to the current site. We have dealt with the eyesore of Meyer's Dairy for many years. My hope is that anything new on that site will be within the zoning limits and will be architecturally appealing.

Thank you,

Pat Arnold

## Jeff Thomson

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**From:** Peggy Douglas <peggydouglas@mchsi.com>  
**Sent:** Wednesday, April 27, 2016 10:55 AM  
**To:** Jeff Thomson  
**Subject:** Meyer Place

I would like to go on record regarding Meyer Place. I agree that that property needs to be developed, but I want to make sure that we get it right as it is a major gateway into Wayzata.

I am against 4 stories. I would like to have the required 20 foot setback on the North. I think the architecture needs some additional work especially on the back side. And it could use some finishing touches such as "French" balconies.

I think the first floor retail/office requirement is outdated. Retail and office needs have changed (not just Wayzata) dramatically since our Comp Plan was done almost 10 years ago.

I could definitely support 3 stories residential with some architectural improvements.

Sent from my iPhone

## Jeff Thomson

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**From:** lakelora@aol.com  
**Sent:** Thursday, April 28, 2016 12:08 AM  
**To:** Jeff Thomson  
**Subject:** Proposed Meyer Dairy Development

Hello Jeff,

We live at 117 Edgewood Ct. in the Ferndale Ridge complex. We will be out of town for the upcoming hearing on development of the Meyer Dairy property so are sending this note to voice some concerns.

Our concerns center on the 4 story height and reduced set backs on the proposed building. The building will in essence be a large wall on our complex's west end. It will reduce light, restrict views, and loom large in the windows of our homes. These factors could ultimately reduce enjoyment of our homes and property values.

Although we have concerns with the proposed design, we do fully support development of the Meyers Dairy property. We also realize some variances will likely be needed to make a project feasible. Our hope is that adjustments can be made to the proposal to reduce the negative impact on our property; for example, limit building to 3 stories and increase setbacks.

Thank you for letting us voice our concerns,

Wayne & Lora Lake

## Jeff Thomson

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**From:** Ada Nuhn <ada.nuhn@icloud.com>  
**Sent:** Thursday, April 28, 2016 10:20 PM  
**To:** Jeff Thomson  
**Cc:** Ada Nuhn  
**Subject:** Meyer Building Project

I am concerned that the variances do not adhere to existing zoning.  
Variances from the 3 story maximum building height and setbacks from the north property line.

## Jeff Thomson

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**From:** Jrpaddon@aol.com  
**Sent:** Thursday, April 28, 2016 12:30 PM  
**To:** Jeff Thomson  
**Subject:** Meyer Place Project

Hello Jeff:

As a resident in the Edgewood Crt. property, I wanted to share a couple of thoughts reg. the proposed new Meyer development.

I have concerns reg the height of 4 floors, as I think it would negatively impact Ferndale Ridge.

My other concern is the request for a reduced building setback to the Ferndale Ridge property.

The proposal seems too massive.

However, I am in favor of the project and is a movement in the right direction for this prime location. I think a 3 story building is a great resolution.

Just wanted to share my sentiments as a neighbor Jeff.

Best. Jim

121 and 141 Edgewood Crt.

**James R. Paddon** | President

**JRPaddon Associates, Inc.** | 701 Washington Avenue North, Suite 350 | Minneapolis, MN 55401

t | 612.333.7351x11

## Jeff Thomson

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**From:** Chris Plantan <chris.plantan@gmail.com>  
**Sent:** Friday, April 29, 2016 9:52 AM  
**To:** Jeff Thomson  
**Subject:** Planning Commission Meeting

Good Morning Jeff,

I'm sure you are getting a lot of emails regarding the Meyer Place Project and the concern the neighbors have. I am a resident of the Highlands neighborhood and while I am concerned about the project and have opinions, I am certain the commission will make the right decisions for the residents.

I would like to voice my concern for the pedestrian in Wayzata. In some areas, it is downright dangerous so the anticipation of bringing new residents and more development is concerning. Especially on Ferndale. Is there a way to address the lack of a sidewalk or designated walking area along Ferndale from Wayzata Boulevard to Lake Street? Or have that at least be part of the development of the Meyer Place plans? The city has taken great care and consideration for the biking community and has not done the same for pedestrians.

Thank you for your consideration.  
Kindly,  
Chris

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CHRIS PLANTAN  
T: 612 749 7444

[chris.plantan@gmail.com](mailto:chris.plantan@gmail.com)

Date: April 27<sup>th</sup>, 2016

To: Planning Commission/City Council- c/o Jeffrey Thomson

From: Marty & Virginia Reagan

Subject: Development Hearing for 105 Lake Street East.  
Request from Homestead Partners.

Dear members of the Wayzata City Council and Planning Commission, pursuant to your notice requesting comments on the proposed development of the aforementioned property we would like to submit the following comments.

We currently own a townhouse at 101 Edgewood Ct. in Ferndale Ridge, which is located just on the North side of the proposed development. As we look out of our South kitchen window we look right at the existing Meyer property. So we concur with the City Council that this property needs to be developed and the area cleaned up and be a pleasing entry into the wonderful city of Wayzata. Having said that the magnitude and size of the proposed development and the variances that would be required bases the existing zoning would certainly be a strategic change by the Council and not in the best interest of the existing Ferndale Ridge neighbors who reside on the North side of the property. We feel these requested variances would be a very precedent setting decision by the Council for future development in the city of Wayzata and we would hope the Council does not yield to the variances requested by the developer. We would certainly like to see the Meyer property developed into a project that is aesthetically pleasing and adds value to the Wayzata community without detracting from the Ferndale Ridge property or quality of life. Hopefully those are reasonable goals.

Thanks for giving us the opportunity to be heard.

## Jeff Thomson

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**From:** Frederick <fcrichter@mchsi.com>  
**Sent:** Wednesday, April 27, 2016 2:04 PM  
**To:** Jeff Thomson  
**Cc:** Peggy Douglas; Dave Carland; Dave Schmit  
**Subject:** Meyer Project

Mr. Thomson:

In an effort to clarify my opinion of Homestead Partners request to construct a new residential condominium building at 105 Lake Street East (Meyer Place), I offer the following comments in response to the Public Hearing Notice.

1. I support the residential use of the project and lack of commercial/retail. I also support thoughtful zoning variances from the existing C-4A Limited CBD Zoning District.
2. I have met with the developers and suggested changes to their plans of building massing and north property line set backs which they have accommodated. The square plan has been changed to an L shaped configuration fronting on Lake Street and Ferndale which has improved the massing for the greater and immediate communities.
3. The building materials, upper floor set backs and articulation of the Lake and Ferndale Facades are improved from the original proposal and acceptable in my opinion. I have requested they incorporate more of the Lake and Ferndale Facade details to the North Elevation.
4. As I stated in my Jan 27, 2016 e mail and to the Developers the four level scheme lacks my understanding of community support. It is too out of context to the two level office character of the West End of Lake Street. A well designed three level residential building over parking that is partially below grade can fit in.

Hopefully a three level scheme can be worked out which can be acceptable to the Developers and the City. This project is an important addition to the West End of Wayzata's Lake Street replacing a vacant blighted property offering vehicular traffic entering Wayzata's Lake Street from the west a positive new first impression while reinforcing the pedestrian character of Lake Street.

Respectfully Submitted,

Frederick Richter AIA  
103 Edgewood Ct  
Wayzata MN 55391  
[fcrichter@mchsi.com](mailto:fcrichter@mchsi.com)