

# Wayzata Planning Commission

## Meeting Agenda

Monday, November 21, 2016

Community Room  
600 Rice Street East  
Wayzata, Minnesota

**6:00 p.m. Workshop Meeting**

1. **Discuss 2017 Planning Commission Work Plan**

**7:00 p.m. Regular Meeting**

1. **Call to Order & Roll Call**
2. **Approval of Agenda**
3. **Approval of Minutes**
  - a. October 17, 2016 Meeting
  - b. November 7, 2016 Meeting
4. **Old Business Items:**
  - a. Meyer Place on Ferndale – 105 Lake Street E
    - Rezoning, PUD Concept and General Plans, and Design Review
5. **New Business Items:**
  - a. Urness Residence – 1443 Westwood La S
    - Review of House Plans
6. **Other Items:**
  - a. Review of Development Activities
  - b. Next Meeting is December 5, 2016
7. **Adjournment**

**NOTES:**

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



1                   **a.) Ovsyannikova Addition – 15610 Holdridge Rd E**  
2                   **i.Preliminary and Final Plat Subdivision**  
3

4 Director of Planning and Building Thomson stated the property owners, Anna Ovsyannikova and  
5 Yengeny Ogranovich, have submitted a development application to subdivide the property at  
6 15610 Holdridge Rd E into two (2) single-family residential lots. The existing house would  
7 remain and one (1) new home would be constructed on the new lot. The proposal requires  
8 preliminary and final plat review. The proposed lots would meet the minimum lot requirements  
9 for the R-2 Zoning District. The proposed subdivision plans also provide the location and  
10 footprint of the proposed house, which would meet the requirements of the R-2 Zoning District  
11 for setbacks, lot coverage, and impervious surface. The applicant has submitted house plans for  
12 the new home on Lot 2. The proposed house would be 2-stories in height but would exceed the  
13 building height limit of the R-2 Zoning District due to the significant topography change from  
14 the front of the home to the rear of the home. To be approved, the home plans would need to be  
15 adjusted to meet the height requirements for this district. The proposed plans show the removal  
16 of 12 total trees, 11 significant trees and 1 heritage tree, with 24.8% of the inches of significant  
17 trees and 23.1% of the inches of heritage trees being removed. Under the City's Tree  
18 Preservation Ordinance, the plans would not require mitigation for the significant tree removal,  
19 but would require replacement of 81-inches of trees for the 1 heritage tree that would be  
20 removed.

21  
22 Commissioner Gonzalez stated there is a large oak tree along the road and driveway that is  
23 marked to be removed but it is not being considered as a heritage tree. She asked why this tree  
24 was not being replaced.

25  
26 Commissioner Flannigan asked what the grade change was from the street level to the back of  
27 the proposed home.

28  
29 Mr. Thomson stated the street is at an elevation of 977-feet and the garage floor is at 969-feet  
30 and the basement walkout is at 959-feet and the yard continues to slope downward from this  
31 point.

32  
33 Commissioner Flannigan asked if the rear yard would be usable or if it would be filled.

34  
35 Mr. Thomson stated the only grading proposed is in the one corner in the rear of the home. They  
36 are not proposing to fill or grade the back of the property.

37  
38 The Applicant, Ms. Anna Ovsyannikova, 15610 Holdridge Road E, Wayzata, stated they have  
39 removed all of the buckthorn from the property, and the present property is too large for them to  
40 maintain. They would not use this portion of the property. The proposed grading and retaining  
41 walls will address the runoff problems that affect neighboring properties. She explained the  
42 wider cement board used for the exterior of the proposed home is also used in two (2) of the  
43 neighboring homes.  
44

1 The Applicant, Mr. Yengeny Ogranovich, 15610 Holdridge Road E, Wayzata stated this would  
2 be a good opportunity for the neighborhood to have this portion of the lot maintained as a new  
3 single family lot and kept clean.

4  
5 Ms. Ovsyannikova stated the driveway is laid out in the proposed plat to preserve the three (3)  
6 large oak trees that are in this area of the property.

7  
8 Mr. Thomson clarified the trees Commission Gonzalez referenced earlier as being removed are  
9 not going to be removed, but are marked as being in the City's right-of-way.

10  
11 Commissioner Gonzalez asked if the applicant had removed any trees from the property that  
12 were not buckthorn.

13  
14 Ms. Ovsyannikova stated they had removed a large oak tree that was very close to the existing  
15 home in March of this year. This particular tree was damaged and cracked down the middle.  
16 This made the tree dangerous and unstable.

17  
18 Commissioner Gruber asked how much fill would be brought onto the property.

19  
20 Ms. Ovsyannikova stated based on the comments from the general contractor and architect, they  
21 would use the dirt that would be removed for the walkout home for fill on the property. She  
22 explained they had evaluated the property and the house location to ensure they would not need  
23 to excavate too much or bring in too much fill.

24  
25 Mr. Ogranovich stated they may have a need for 1-2 loads of fill.

26  
27 Commissioner Gonzalez stated the proposed home does not meet the height requirements for the  
28 District. She asked if this would be changed.

29  
30 Ms. Ovsyannikova stated she had not been aware the height did not meet the requirements, and  
31 she would be meeting with the architect and would ask him to adjust the height to meet the  
32 requirements.

33  
34 Mr. Thomson stated the height requirement is 30-feet to the mid-point and 35-feet to the peak.  
35 The proposed home is 42-feet to the peak.

36  
37 Commissioner Flannigan asked why the lot was "L" shaped. He also asked what had gone into  
38 the design of the home because it does not look interesting.

39  
40 Ms. Ovsyannikova stated they decided to split the property and create a second lot in such a way  
41 as to meet the required lot size and leave a portion of the flat part of the property with the  
42 existing structure, so there would be usable back yard space for both properties. She stated that  
43 most of the homes on the Wayzata side are 1950s ranch style homes with straight lines. The  
44 proposed home was designed to keep with this concept and blend with the neighborhood. They  
45 would be creating interest by using different siding colors, white trim and accents, and stone.  
46 The windows are located in the back of the home so that they could enjoy the wooded property

1 and there is nothing to look at on the sides of the property so they did not put windows in these  
2 areas. They could put in additional windows to add architectural interest.

3  
4 Chair Iverson asked how high the retaining walls were.

5  
6 Ms. Ovsyannikova stated the retaining walls would be approximately 2-3 feet in height and  
7 would be needed to support the driveway.

8  
9 Commissioner Gonzalez asked if there would be a patio attached to the proposed home because  
10 the property is almost at the maximum for hard cover.

11  
12 Ms. Ovsyannikova stated they were considering a small one off the kitchen.

13  
14 Mr. Ogranovich stated they are planning to have a patio on the back of the home by the walk out.

15  
16 Chair Iverson asked Mr. Thomson if the property were sold, and the new owners would want to  
17 bring in fill for the backyard, if this would come back to the Planning Commission for review.  
18 There are several open questions regarding the lot.

19  
20 Commissioner Flannigan asked if the owner would have to build the home proposed.

21  
22 Mr. Thomson stated if there is a change to the grading in the backyard, it would require  
23 administrative review of a grading permit. There are standards in the City's Ordinances  
24 regarding drainage, grading, storm water management and the amount of fill that can be brought  
25 onto a property before it would require Council approval. Mr. Thomson stated that adding the  
26 home design as a condition of approval to the subdivision is a policy and practice question, and  
27 the Planning Commission could include a recommendation to the Council regarding that.

28  
29 Ms. Ovsyannikova stated they would like to have the Commission consider allowing them to do  
30 a small amount of grading to make the backyard of both lots a little flatter.

31  
32 Commissioner Gonzales stated that if there is additional dirt moved this would affect the trees on  
33 the property and the City does have a Tree Preservation Ordinance in effect.

34  
35 Ms. Ovsyannikova stated they would work with their landscape specialist to see what they could  
36 do and work with the Watershed District to find out what can be planted in this area. She  
37 provided building material samples for the Commission to consider.

38  
39 Chair Iverson opened the public hearing at 7:40 p.m.

40  
41 Mr. Alex Clingaert, 15804 Holdridge Road E, Wayzata, stated he had concerns about how this  
42 project would affect the character of the neighborhood. Part of the character of the neighborhood  
43 is the large lots with space between homes. Subdividing this property would not meet the City's  
44 goal of low density housing in this area, because it would be adding housing.

1 Mr. Tony Shink, 15600 Holdridge Road E, Wayzata, stated he is also concerned about this  
2 subdivision setting precedent for other properties in the neighborhood to subdivide and create  
3 more housing in the neighborhood. More housing in the neighborhood would impact the streets  
4 and the plumbing in this neighborhood as well. He asked if there was adequate infrastructure to  
5 support these properties subdividing.

6  
7 Ms. Suzanne Candell, 15804 Holdridge Road E, Wayzata, stated the proposed lot was 70%  
8 smaller than the average lot size for the surrounding properties. She stated based on the  
9 inventory there would be two (2) heritage trees removed, not one as suggested. This would  
10 change the character of the neighborhood as well. It appears that there have been several other  
11 trees removed from the site prior to the application. Because of the wetlands, she would like to  
12 see a more comprehensive environmental study performed before there are any decisions  
13 regarding this project. According to Hennepin County Natural Resources map there is an  
14 Ecological Significant area noted on this property.

15  
16 Ms. Ann Glad, 15611 Holdridge Road E, Wayzata, stated the notice letter she had received from  
17 the City had stated there would be a lot width variance requested as part of the Application, and  
18 she has not heard any discussions on this.

19  
20 Chair Iverson stated there had been a miscalculation on the lot width, and a variance was not  
21 needed for the lot width.

22  
23 There being no one further who wished to speak, Chair Iverson closed the public hearing at 7:49  
24 p.m.

25  
26 Commissioner Gonzalez stated she had received an email from Bob Ambrose, 15803 Holdridge  
27 Road E, and he expressed concerns about the number of trees that have been removed from the  
28 property prior to this application.

29  
30 Commissioner Gruber stated there is environmental significance that the City was not aware of.  
31 She asked if Staff was aware of this significance.

32  
33 Mr. Thomson stated the City had reviewed this aspect of the Application, and the wetland  
34 referenced has been delineated. Based on this, there is a 30-foot buffer between the wetland and  
35 the proposed redevelopment. He would check with the City Engineer to ensure the buffer is  
36 accurate, but can confirm that the City Engineer has reviewed the plans and does not see any  
37 problems with this aspect of the plans.

38  
39 Commissioner Gonzalez asked what requirements the City had for the wetlands when there  
40 would be a lot of grading and fill brought to the site.

41  
42 Mr. Thomson stated as part of any building permit application, the City requires an erosion  
43 control plan that indicates measures that would be used to prevent erosion onto surrounding  
44 properties and into the wetland during construction. The City monitors the erosion controls  
45 throughout construction to ensure that they are functioning properly. If there are problems with  
46 any of the erosion controls, the contractor or homeowner is required to fix the problem.

1  
2 Commissioner Gruber stated the subdivision would create two (2) smaller lots, and based on the  
3 surrounding properties these smaller lots may not be in the character of the neighborhood.  
4

5 Commissioner Gonzalez stated she had reviewed the requirements of the Subdivision Ordinance  
6 and this proposal does not meet several of the requirements. Item 2 of the requirements states  
7 building pads that result from a subdivision or lot combination shall preserve sensitive areas such  
8 as lakes, streams, wetlands, wildlife habitat, trees and vegetation. She is not convinced that the  
9 trees that are to be preserved would survive redevelopment given the topography of the lot. She  
10 expects there would be a lot of grading and a lot of fill, and the Commission does not have this  
11 information. Item 4 states existing stands of significant trees shall be retained where possible,  
12 and Item 5 stated the creation of a lot or lots shall not adversely impact the scale, pattern or  
13 character of the City, its neighborhoods, or its commercial areas. The proposal has a significant  
14 impact on the significant trees on the property because these will not be replaced, and the smaller  
15 lots created would change the character of the neighborhood. She would not recommend  
16 approval of this project because it does not meet the letter or the spirit of the Ordinance.  
17

18 Commissioner Flannigan stated just because the property can be divided to make two (2)  
19 conforming lots does not mean that it should be done. The remaining lot would be awkward.  
20 There is a reason the property is set up the way it is with the existing home located in the front  
21 corner of the property. He does not believe the proposed home would fit with the character of  
22 the neighborhood, and the project does not meet the requirements of the Ordinance.  
23

24 Commissioner Murray stated this project would not fit with the character of the neighborhood,  
25 even though it meets all the lot zoning requirements. He would not recommend approval of the  
26 project.  
27

28 Commissioner Gnos stated the applicant has worked hard on this project and is not economically  
29 driven. The neighbors do not support the project, and they are the ones that are directly  
30 impacted. His feeling is that this project does not make sense for this neighborhood.  
31

32 Chair Iverson stated she would not recommend approval of the project because the lot sizes do  
33 not meet the aesthetics and character of the neighborhood.  
34

35 Commissioner Gonzalez made a motion, Seconded by Commissioner Flannigan to direct Staff to  
36 prepare a Planning Commission Report and Recommendation recommending denial of the  
37 Preliminary and Final Plat Subdivision to subdivide the property 15610 Holdridge Road E based  
38 on the findings discussed at the meeting. The motion carried unanimously.  
39  
40

41 **AGENDA ITEM 6. Other Items:**  
42

43 **a.) Review of Development Activities**  
44

1 Director of Planning and Building Thomson stated the City Council is meeting on October 18,  
2 and they will be reviewing several of the development applications the Commission has seen  
3 recently at that time. There is a Volunteer Appreciation dinner on November 17.  
4

5 Commissioner Flannigan asked that the City Council be asked to look at what is happening with  
6 the trees. He is concerned that people have the ability to cut down trees prior to bringing an  
7 application for development to the City. There is a gap in the Tree Ordinance and homeowner's  
8 rights. If this gap is not addressed, then the Tree Ordinance is not effective.  
9

10 Chair Iverson asked if the City's trees should be included in the Tree Preservation plan, and  
11 noted that this is something that the City Council will have to determine.  
12

13 Mr. Thomson stated the City Council did have a workshop on the Tree Ordinance, and there are  
14 two (2) primary issues related to the Commissioners' comments: First, the policy decision of the  
15 Council as to whether or not homeowners that are not proposing construction should be allowed  
16 to remove trees without restrictions, and (2) how this affects development applications. At the  
17 workshop, the Council confirmed that the Ordinance is written as intended by Council, and that a  
18 homeowner should be allowed to remove trees on their property without restriction if they are  
19 not doing any construction. The City Council did ask Staff to look at adding a "look back" and a  
20 "look forward" clause to the Ordinance to address the removal of trees prior to submitting a  
21 development application.  
22

23 Commissioner Gonzalez stated she would like to see the Commissions look into how they treat  
24 lots that meet all the setback and lot dimension requirements except there is a steep slope on the  
25 property that would make development difficult. There is a provision in the Lake Overlay  
26 District, and this may be something that should be applied to the entire City.  
27

28 Commissioner Gruber stated the last Council meeting included discussions on the City Budget,  
29 the dissolution of the Communications Advisory Board, and the Beacon Five project that the  
30 Planning Commission had reviewed. The City Council approved the project with the condition  
31 that the Garrison Landing and Beacon Five work to put trees between the two properties. The  
32 City Council also had the first reading of the Floodplain Ordinance amendment.  
33

#### 34 **b.) Next Meeting is November 7, 2016**

35

36 Mr. Thomson noted that the next meeting of the Planning Commission is scheduled for Monday,  
37 November 7, 2016 at 7pm.  
38

#### 39 **AGENDA ITEM 7. Adjournment.**

40

41 Commissioner Gruber made a motion, seconded by Commissioner Murray to adjourn the  
42 meeting. The motion carried unanimously.  
43

44 The Planning Commission meeting was adjourned at 8:18 p.m.  
45

46 Respectfully submitted,

- 1
- 2 Tina Borg
- 3 *TimeSaver Off Site Secretarial, Inc.*

DRAFT

1                                   **WAYZATA PLANNING COMMISSION**  
2                                   **DRAFT MEETING MINUTES**  
3                                   **NOVEMBER 7, 2016**

4  
5  
6   **AGENDA ITEM 1. Call to Order and Roll Call**

7  
8   Chair Iverson called the meeting to order at 7:02 p.m.

9  
10   Present at roll call were Commissioners: Young, Gruber, Gonzalez, Iverson, Murray, Flannigan  
11   and Gnos. Absent: None. Director of Planning and Building Jeff Thomson and City Attorney  
12   David Schelzel were also present.

13  
14  
15   **AGENDA ITEM 2. Approval of Agenda**

16  
17   Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez to approve the  
18   November 7, 2016 meeting agenda as presented. The motion carried unanimously.

19  
20  
21   **AGENDA ITEM 3. Approval of Minutes**

22  
23       a.) None.

24  
25  
26   **AGENDA ITEM 4. Old Business Items:**

27  
28       a.) **Ovsyannikova Addition – 15610 Holdridge Rd E**  
29           i. **Preliminary and Final Plat Subdivision**

30  
31   Chair Iverson stated the applicant had requested to speak to the Planning Commission.

32  
33   Applicant, Ms. Anna Ovsyannikova, 15610 Holdridge Road E, Wayzata, stated the biggest  
34   concern the Planning Commission had expressed at its previous meeting was that the smaller lots  
35   and increased density would change the character of the neighborhood. She provided pictures  
36   that showed where the proposed home would sit and how this would fit with the character of the  
37   neighborhood. She noted other properties in the neighborhood are “L” shaped and elongated.  
38   She stated that the Commission had also expressed concerns that other properties in this  
39   neighborhood would subdivide if the application was approved, but explained this is not possible  
40   because other properties do not have the same opportunities this particular lot has such as  
41   available frontage.

42  
43   Applicant, Mr. Yengeny Ogranovich, 15610 Holdridge Road E, Wayzata, stated there are no  
44   other properties in the neighborhood that have a large frontage. He stated the character of the  
45   neighborhood is in the frequency of the homes, and not the actual lot sizes, because the size of

1 the lot cannot be seen from the street. If there is another home along the street, it would add to  
2 the character of the neighborhood.

3  
4 Ms. Ovsyannikova explained how they planned to use the hill and slope of the property in their  
5 design, and how there were other homes built using this same hill. They had talked with several  
6 builders. She stated the roof of one of the homes in the neighborhood is the only thing visible  
7 from the street due to how the home sits in the sloped topography of the property. She clarified  
8 the property has a very small section of wetland. They had hired a professional company to  
9 produce a delineation report, and during construction there are particular guidelines on how to  
10 protect these wetlands. They will have a large buffer and a temporary fence to protect the  
11 wetland area. She clarified that there would not be damage to the trees outside of those  
12 designated for removal and if there were, then these trees would be replaced with code  
13 appropriate replacement trees. She stated the number of trees previously removed from the  
14 property had been overstated by the neighbors. They had removed all of the damaged and  
15 diseased trees. They did not remove any trees that should not have been removed. They  
16 replaced all of the trees that had been removed. The property looks cleaned, maintained and  
17 woody. The neighbors had complimented them on the cleanup, and they had discussed the  
18 subdivision with neighbors prior to making an application and there had been no complaints.  
19 She was surprised to have these neighbors complain during the public hearing. The project is  
20 meeting all of the City's zoning requirements, and they are not seeking any variances.

21  
22 Mr. Ogranovich stated the height of the home had been modified to meet the zoning  
23 requirements.

24  
25 Commissioner Gonzalez stated she had made her vote on the recommendation based on the  
26 information they had at the last meeting, and the information presented tonight was new. She  
27 asked what her options were because she had made a good faith decision at the last meeting.

28  
29 City Attorney Schelzel stated the vote at the last meeting does not constrain how the  
30 Commissioners vote tonight. The vote at the last meeting had been to direct staff to prepare a  
31 draft report and recommendation of denial based on the information available as of the last  
32 meeting. The Commission has new information and responses from the applicant for the  
33 concerns that had been presented, and the Commission can take this information into account as  
34 it votes tonight. The Commission could vote to adopt the draft report with a recommendation for  
35 denial, or they could direct staff to prepare a new draft report and recommendation of approval if  
36 they feel the new information changes their recommendation on the application.

37  
38 Commissioner Flannigan stated there is not an opportunity for the neighbors that are in favor of  
39 the project to speak. He asked if there would be another opportunity for a public hearing for this  
40 project.

41  
42 Mr. Schelzel stated all of the public had an opportunity to speak on the project at the public  
43 hearing that had been held at the Commission's last meeting in October. Generally, when an  
44 application goes to the City Council, the Council gives the public another opportunity to speak  
45 on the application.

46

1 Commissioner Flannigan stated he stands behind his concerns expressed at the previous meeting,  
2 and would recommend denial of the application.  
3

4 Commissioner Gonzalez stated her recommendation is not based on the public comments alone.  
5 She looks at the City's codes and applies these standards to the application. Based on the  
6 information this application does not meet the requirements of the code for the reasons stated at  
7 the previous meeting. There is no information on the amount of fill that would be brought to the  
8 site or the amount of grading that will be required. She would recommend adopting the draft  
9 report and recommendation of denial as presented.  
10

11 Commissioner Gruber stated she would also stand by the denial recommendation based on the  
12 comments from the previous meeting.  
13

14 Commissioner Murray stated based on the information presented, he would not recommend  
15 denial. Aesthetically this project would fit into the character of the neighborhood and enhance  
16 the neighborhood.  
17

18 Commissioner Gnos stated based on the information presented he would reconsider his decision  
19 at the last meeting to recommend denial of the application.  
20

21 Commissioner Young stated the request is reasonable, and he would support the application.  
22

23 Chair Iverson stated she would recommend denial based on the City's code standards, grading,  
24 public comments and Commission comments from the previous meeting.  
25

26 Commissioner Murray stated the applicant had informed them that the grading and fill would be  
27 minimal.  
28

29 Chair Iverson stated they did not have the exact information in front of them.  
30

31 Commissioner Flannigan made a motion, Seconded by Commissioner Gruber to adopt the  
32 Planning Commission Report and Recommendation, as presented, recommending denial of the  
33 proposed subdivision and preliminary and final plat at 15610 Holdridge Road E. The motion  
34 carried: 4 ayes – 3 nays (Young, Murray, Gnos).  
35  
36

37 **AGENDA ITEM 5. Public Hearing Items:**  
38

39 **a.) Meyer Place at Ferndale – 105 Lake Street E**

40 **i. Rezoning, PUD Concept and General Plans, and Design Review**  
41

42 Director of Planning and Building Thomson stated the applicant, Homestead Partners, and the  
43 property owner, Meyer Properties, have submitted a development application to redevelop the  
44 Meyer Brothers Dairy at 105 Lake Street E. The development application includes demolition of  
45 the existing vacant commercial building and construction of a new 3-story building. The  
46 building would include up to 21 residential condominium units and 52 underground enclosed

1 parking spaces. As part of the application, the applicant is requesting approval of Rezoning from  
2 C-4A to PUD/Planned Unit Development, Concurrent PUD Concept and General Plan of  
3 Development, and Project Design. The proposed project deviates from two of the requirements  
4 of the current C-4A zoning district, relating to height and uses, which could be permitted in a  
5 PUD District. Specifically, the C-4A district has a maximum building height of 30feet or 2-  
6 stories, and requires that at least 50 percent of the building frontage on the Lake Street ground  
7 level must be for retail or service commercial uses. It also requires that new buildings on Lake  
8 Street must be developed with more than one of the following uses: retail, service, residential,  
9 and office. The applicant is requesting a rezoning to PUD to allow for a taller building, and the  
10 proposed building would be 100 percent residential use, not meeting the retail, service, and  
11 mixed use requirements of the C-4A zoning district. The proposed project also does not meet  
12 several of the City's design standards, including building recession, façade transparency,  
13 Ferndale sidewalk, building materials, and roof color, thus requiring deviation approval. The  
14 proposed project provides 2.5 parking stalls per dwelling unit, which meets the requirements of  
15 the City's Parking Ordinance. He clarified the maximum number of units that would be allowed  
16 would be 21 if the project is approved.

17  
18 Commissioner Gonzalez asked if the City Engineer had reviewed the Storm Water Management  
19 Plan for the project.

20  
21 Mr. Thomson stated the City Engineer had reviewed the original plan, and he would verify if  
22 there were any changes required. There is some environmental contamination on this site, and  
23 the applicant is not able to do infiltration. So, they have amended the plans to provide stormwater  
24 management through filtration, and this had been previously approved by the City Engineer.

25  
26 Applicant's architect and representative, Mr. Tim Whitten, Whitten Associates, 4159 Heatherton  
27 Place, Minnetonka, stated the current development plan is based on the comments from the  
28 Planning Commission, City Council and neighbors during the previous application process. He  
29 reviewed the key differences from the previous application, including a reduction in the building  
30 mass, reduction in the number of units, removal of the roof patio to reduce the height,  
31 introduction of garden areas, removing guest parking on the north side, a prairie style four-sided  
32 architecture, a step back for the third level on all elevations, and space at the corner of Lake  
33 Street and Ferndale dedicated for public benefit. He noted that they have met with the neighbors  
34 and received positive feedback. He reviewed the Design Standards deviations requested, and  
35 explained the reasons for requesting the deviations. He explained they would be willing to  
36 expand a 5-foot sidewalk to join the driveway from the neighborhood. He said City Engineer  
37 Kelly will ensure the Storm Water Management Plan meets the City's requirements.

38  
39 Commissioner Gruber asked if 1800 square feet would be the smallest unit size available, and  
40 what the price range would be for these units.

41  
42 Mr. Whitten stated the smallest unit would probably be approximately 1800 square feet. They  
43 have not priced out the building yet, so he could not give an accurate price point, but right now it  
44 is about \$500 square foot retail.

1 Commissioner Gonzalez thanked Mr. Whitten for working with the neighbors and addressing  
2 their concerns. She asked if guest parking would be in the underground garage.

3  
4 Mr. Whitten stated there is short term parking available along Lake Street and overnight guest  
5 parking in the parking garage.

6  
7 Commissioner Gonzalez stated the Design Standards require a bicycle rack for commercial  
8 developments and this is a commercial site. She asked where this would be placed.

9  
10 Mr. Whitten stated there is a bicycle rack in the parking structure. He stated they could also  
11 include this in the public space if the Commission wants.

12  
13 Commissioner Gonzalez asked how far the building is setback from the property line.

14  
15 Mr. Whitten stated they are 5-feet on the south or Lake Street side, 20-feet from the north, 10-  
16 feet from the east, and 5-feet from west. Along Lake Street, the sidewalk goes to the lot line then  
17 there is 5-feet for the planter and then the building. He explained the car wash on the property to  
18 the east is 2-feet from the property line. So, it makes it look like their building is close to the car  
19 wash, but they are actually 10-feet from the property line at the closest points.

20  
21 Commissioner Flannigan asked if the single drive in and out of the garage would create any type  
22 of traffic concerns with cars going in and out at the same time. He also asked why they would  
23 have the pond.

24  
25 Mr. Whitten stated the drive is 16-feet wide so there would not be any problems. The single  
26 drive just means there is only one entrance to the underground parking. He stated the pond is a  
27 detention pond to hold the water while the ground filtrates it, and would essentially be a rain  
28 garden.

29  
30 Commissioner Flannigan asked if Mr. Whitten would recommend planting trees in the  
31 boulevard.

32  
33 Mr. Whitten stated he would recommend planting trees in the boulevard, but he does not think a  
34 12-foot wide sidewalk is necessary. He would recommend a narrower sidewalk and more green  
35 space.

36  
37 Chair Iverson asked if the building residents would be able to wash their cars in the underground  
38 garage and if so, is it included in the storm water management plans.

39  
40 Mr. Whitten stated they are currently discussing this option as part of the common area and if  
41 this would be something residents would want. Once the project is approved they will discuss  
42 this with potential buyers. He stated if they do proceed with a car wash, they would be sure to  
43 include this in the storm water management plan and the City Engineer will ensure they do  
44 everything to meet the code.

45

1 Commissioner Flannigan stated it was a nuisance to have a tree in the middle of the sidewalk,  
2 and it was not visually appealing if these spaces were empty because the tree had died.

3  
4 Chair Iverson stated they could consider having these trees outside of the sidewalk so they are  
5 healthier.

6  
7 Commissioner Gonzalez asked if this project would tax the City's services, such as sewer and  
8 water.

9  
10 Mr. Thomson stated at a macro level, the Comprehensive Plan looks at these services and the  
11 projected needs of an area. The units within this project are within the number of units projected  
12 for this site in the Comprehensive Plan.

13  
14 Chair Iverson asked if Mr. Whitten would consider a double unit window on the north elevation,  
15 so that it looks less industrial.

16  
17 Mr. Whitten stated as they advanced through the floor plans this was happening. They are  
18 treating this side the same as the rest of the building. Single windows are usually in bathrooms  
19 and dressing rooms.

20  
21 Chair Iverson opened the public hearing at 8:23 p.m.

22  
23 There being no one wishing to address the Planning Commission, Chair Iverson closed the  
24 public hearing at 8:24 p.m.

25  
26 Commissioner Young stated this was a spectacular design, and the balance with the  
27 neighborhood input and stakeholders was noted. He would support the design deviations  
28 requested.

29  
30 Commissioner Gruber stated she does not support this project because of the mass of the  
31 building on this site. There are a lot of expensive condominiums in the City, and they do not  
32 need more. She would like to see more green space on the site, and something besides  
33 condominiums.

34  
35 Commissioner Gonzalez stated the Council would need to decide how many condominiums are  
36 too many, and how much development the City wants. She expressed concerns over the traffic  
37 this project would generate. She does agree that this is a difficult site, and it would be difficult to  
38 develop as a commercial site. There is too much retail and office space in the City currently.  
39 This proposal is a good use of the site, and she appreciated there were no variance requests with  
40 the application. She stated the only design deviation she is concerned about is the setback for the  
41 second floor. This standard was established to break up the height of large buildings on Lake  
42 Street.

43  
44 Commissioner Murray stated the vision the City has for density for this area would have to be  
45 discussed by the City Council. The east side of Lake Street does not have the lake feel or the

1 Wayzata feel because of the large buildings. He expressed concerns on the true amount of  
2 density the City is going to hit. He does like the look of the building proposed.

3  
4 Commissioner Flannigan stated he likes the changes that have been made with the current  
5 proposal, and appreciates the reduction in density. He expressed concerns about the scale and  
6 mass for residents on the Ferndale side of the building. The value or affordable housing is  
7 something that needs to be addressed by the City and not property owners. He stated he would  
8 support the project as presented.

9  
10 Commissioner Gnos stated he liked the progress of the project, and the finished product would  
11 be a better benefit for the City and residents. He appreciated the applicants looking at the  
12 landscape and the willingness to extend the sidewalk. He would support this project.

13  
14 Chair Iverson asked how the Commission felt about no retail in this location and this end of Lake  
15 Street. She does like the design of the building but would like something with more of a lake  
16 feeling with separate entrances, and with less mass and scale. She does not think that these  
17 options have been explored. She expressed concern that the City is losing sight of affordable  
18 housing. A different type of building may help the retail business in Wayzata in the winter  
19 months.

20  
21 Commissioner Young stated this is on the cusp of single family housing and is a dangerous  
22 intersection for people. Having a restaurant or coffee shop would add another element of traffic  
23 coming in and out of this site, and increasing the need for more parking. This type of retail could  
24 make a dangerous area more dangerous for the residents.

25  
26 Chair Iverson stated this is at the bike trailhead and could be an opportunity for retail.

27  
28 Commissioner Murray stated the nearby car wash and the pink building would be other  
29 opportunities for potential retail in this area.

30  
31 Commissioner Flannigan stated retail use would be a decision that the City Council would need  
32 to make. This is a transition area, and retail would not have to be included in this project. He  
33 stated the economics today made retail and office space on the first floor difficult to have.

34  
35 Commissioner Gruber would recommend the City Council look at the density and affordable  
36 housing in Wayzata. This is a dangerous area, and this building is massive and would create  
37 more traffic in this area. More visioning for this area may be needed.

38  
39 Commissioner Young made a motion to direct Staff to prepare a draft Planning Commission  
40 Report and Recommendation with appropriate findings recommending approval for the  
41 Rezoning from C-4A to PUD/Planned Unit Development, Concurrent PUD Concept and General  
42 Plan of Development Review, and Design Review with the requested deviations.

43  
44 Chair Iverson asked if the Commission would want to add a condition that the City Engineer  
45 review and approve the Storm Water Management Plans.

46

1 Commissioner Young asked if the Commission would want to also recommend the applicant  
2 work with the adjacent property's Townhome Association to extend the sidewalk.

3  
4 Mr. Schelzel asked if the Commission would want to recommend a different sidewalk width as  
5 well.

6  
7 Mr. Thomson stated if the Commission's direction was to explore something less than the 12-  
8 foot sidewalk with the grass boulevard, then this would be a deviation, and the applicant would  
9 need to look at it. This is feedback the applicant can explore.

10  
11 Commissioner Young stated this could be something the applicant brought to the City Council  
12 during the next step.

13  
14 Commissioner Young made a renewed motion, Seconded by Commissioner Flannigan, to direct  
15 Staff to prepare a draft Planning Commission Report and Recommendation with appropriate  
16 findings recommending approval for the Rezoning from C-4A to PUD/Planned Unit  
17 Development, Concurrent PUD Concept and General Plan of Development Review, and Design  
18 Review with the requested deviations as submitted for Meyer Place at Ferndale located at 105  
19 Lake Street E.

20  
21 Commissioner Gonzalez urged the applicant consider the second-floor setback along Lake Street.

22  
23 The motion carried: 4 ayes – 3 nays (Gruber, Iverson, Murray).

24  
25  
26 **AGENDA ITEM 6. Other Items:**

27  
28 **a.) Review of Development Activities**

29  
30 Director of Planning and Building Thomson stated that November 17 was the City's annual  
31 Volunteer Appreciation Dinner at City Hall. He noted that the City is working with the applicant  
32 for the Bushaway Road Third Addition project, and the City Council will review the 15610  
33 Holdridge subdivision at the next Council meeting. The City Council did approve the Parking  
34 Ramp, and construction activity at the site has started. The construction contract is for a no roof  
35 parking ramp, but the City is looking at potential funding for the roof option to be added in the  
36 future. The City Council also approved the plans and specifications for the proposed new cell  
37 tower at the Middle School, and this will be a December to February Planning Commission and  
38 City Council review item.

39  
40 Commissioner Gonzalez stated when the development applications slow down, the Planning  
41 Commission will need to look at some of the City's Ordinances, including restricting  
42 development on steep slopes.

43  
44 Chair Iverson stated the City should also look at setbacks.

45

1 Mr. Thomson stated the Planning Commission could hold a workshop at the next meeting, or the  
2 first meeting in December.

3  
4 Chair Iverson suggested having the workshop 1 hour before the next regular meeting.

5  
6 Commissioner Flannigan requesting adding discussions regarding trees in sidewalks along Lake  
7 Street, and sidewalks along Ferndale.

8  
9 Commissioner Gruber suggested including discussions regarding subdivisions, in terms of  
10 appropriate size and density.

11  
12 Commissioner Gonzalez stated the Commission should also review the Design Standards so  
13 there are less deviations requested.

14  
15 **b.) Next Meeting is November 21, 2016**

16  
17 Chair Iverson stated the next regular meeting of the Planning Commission would be Monday,  
18 November 21, and there would also be a special workshop meeting at 6:00 p.m. on November 21  
19 prior to the regular meeting.

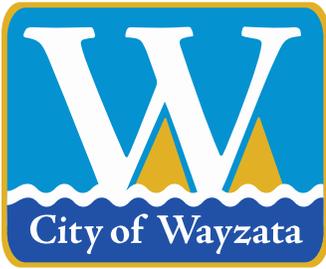
20  
21 **AGENDA ITEM 7. Adjournment.**

22  
23 Commissioner Murray made a motion, seconded by Commissioner Flannigan to adjourn the  
24 meeting of the Planning Commission. The motion carried unanimously.

25  
26 The Planning Commission meeting was adjourned at 9:08 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

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**Mayor:**  
Ken Willcox

**City Council:**  
Bridget Anderson  
Johanna McCarthy  
Andrew Mullin  
Steven Tyacke

**City Manager:**  
Jeffrey Dahl

Date: November 18, 2016  
To: Planning Commission  
From: Jeff Thomson, Director of Planning and Building  
Subject: Meyer Place on Ferndale

### **Application Information**

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 three story building. The building would include up to 21 residential condominium units and 52 underground enclosed parking spaces. The development application includes the following:

- Rezoning from C-4A to PUD/Planned Unit Development
- Concurrent PUD Concept and General Plan of Development Review
- Design Review with the following deviations:
  - Building recession between first and second floor of the building
  - Width of the sidewalk along Ferndale Rd
  - Tan roof color

### **Planning Commission Review**

The Planning Commission reviewed the development application and held a public hearing at its meeting on November 7, 2016. After discussing the application, the Planning Commission directed staff to prepare a Planning Commission Report and Recommendation for approval of the development application.

### **Revised Plans**

The applicant has submitted revised plans for the project which address the comments and questions raised by the Planning Commission. The revised plans include the following changes, which are also outlined in the updated design critique:

- Additional glass has been added to the first floor elevation along Lake Street. The building now includes 50% glass, which meets the design standard. The application no longer requires a deviation from this design standard.
- The amount of cement fiber board on the exterior elevations has been reduced and the

amount of wood has been increased. All four of the building elevations are comprised of at least 90% of permitted exterior building materials, and the fiber cement board accent material is less than 10% of all building elevations. The proposed building complies with all exterior building material requirements, and the design deviation is no longer required.

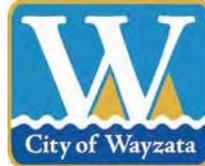
- The applicant has provided additional information regarding the second floor along Lake Street. The second story along Lake Street would be stepped back for 23% of the building length. The second story is stepped back 12 to 15 feet from the first floor in the balcony locations. The applicant has also indicated that both the first and second floors are stepped back from the property line along Lake Street, which breaks up the mass of the building and meets the intent of the design standard.
- Additional windows have been added to the rear elevation of the building that faces the residential properties to the north.

### **Planning Commission Action**

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends approval of the development application.

### **Attachments**

- Draft Planning Commission Report and Recommendation
- Updated Design Critique
- Revised Plans



## WAYZATA PLANNING COMMISSION

November 21, 2016

### REPORT AND RECOMMENDATION OF APPROVAL OF PUD REZONING, CONCURRENT PUD CONCEPT AND GENERAL PLAN OF DEVELOPMENT, AND PROJECT DESIGN FOR NEW THREE STORY RESIDENTIAL DEVELOPMENT AT 105 LAKE STREET EAST

**DRAFT**

---

#### **SUMMARY OF RECOMMENDATION**

1. **Approval** of Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development
2. **Approval** of Concurrent PUD Concept and General Plan of Development for new residential condominium development
3. **Approval** of Project Design

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#### **REPORT AND RECOMMENDATION**

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

- 1.1 **Project.** Homestead Partners, and the property owner, Meyer Properties, (together, the “Applicant”) have submitted a development application (the “Application”) to redevelop the Meyer Brothers Dairy site at 105 Lake Street E into a new residential planned unit development, involving demolition of the existing vacant commercial building and construction of a new three story residential building with up to 21 residential condominium units and 52 underground enclosed parking spaces (the “Project”).
- 1.2 **Application Requests.** As part of the Application, the Applicant is requesting approval of the following land use requests:
  - A. **Rezoning from C-4A to PUD/Planned Unit Development:** The property is currently zoned C-4A, and the Applicant is requesting a rezoning to PUD (the “Rezoning” or “Zoning Amendment”).

- B. Concurrent PUD Concept and General Plan of Development: 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, as shown on Attachment B. (the “PUD Concept and General Plan”).
- B. Design: Construction of a new building requires design review and approval of the design (“Project Design”) under the standards of Section 801.09.1.5 of the Zoning Ordinance (“Design Standards). The Applicant is requesting approval of the design elements of the building, as well as certain deviations from the Design Standards, further detailed in the Design Critique and Staff Report, that pertain to (i) building recession; (ii) Ferndale sidewalk; and (iii) roof color (the “Deviations”).
- 1.3 Property. The address, property identification number and owner of the parcel comprising the subject property (the “Property”) are:
- |                   |                   |                  |
|-------------------|-------------------|------------------|
| 105 Lake Street E | 06-117-22-23-0034 | Meyer Properties |
|-------------------|-------------------|------------------|
- 1.4 Land Use Designations. The Property falls within the following land use districts:
- |                        |  |
|------------------------|--|
| Current zoning:        | C-4A/Limited Central Business District |
| Comp plan designation: | Central Business District              |
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Wayzata Sun Sailor* on October 27, 2016. A copy of the notice was mailed to all property owners located within 350 feet of the Property on October 28, 2016. The required public hearing was held at the November 7, 2016 Planning Commission meeting.

## Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendments / Rezoning.  
In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon the following factors:
- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use’s conformity with present and future land uses of the area.
- C. The proposed use’s conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).

- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

## 2.2 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
  - 1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
  - 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
  - 3. More convenience in location and design of development and service facilities.
  - 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
  - 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
  - 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
  - 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
  2. Ownership. Applicant/s must own all of the property to be included in the PUD.
  3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
  4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
  5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
  6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property

Owners Association, provided the conditions of 801.33.2.A.6.c are meet.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.\_
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied

within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

2.3 Design Standards. All new nonresidential building construction in the City must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The Project falls within the Lake Street Design District, and the relevant design standards applicable to the Project are outlined in the attached “Design Critique” (Attachment A). Deviations from the Design Standards may be permitted under Sec. 801.09.21 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission’s recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

### **Section 3. FINDINGS**

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

3.2 Zoning Ordinance Amendments / Rezoning. The proposed use associated with the Project (the “Proposed Use”) would not have an adverse effect on surrounding

properties or the community, and meets the standards for a zoning ordinance amendment:

- A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan for the Central Business District (CBD), which call for a mix of commercial, office, and residential uses in the area; high quality development; design and architecture that compliments the area; ease of vehicular and pedestrian traffic; improvements to sidewalks, walkways and street furniture; enhanced street trees and landscaping elements; orderly transition between commercial/office areas of the CBD and adjacent residential neighborhoods; upper story housing with third floor setbacks; and redevelopment of property in need of redevelopment.
  - B. The Proposed Use is consistent with current and future land uses in the area.
  - C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance, except those for which approvals of Deviations have been requested.
  - D. The Proposed Use would not adversely impact surrounding properties, as noted by multiple neighboring property owners that have expressed support of the Project.
  - E. The Proposed Use would not negatively impact property values in the area.
  - F. The existing transportation facilities can meet the traffic demand of the Proposed Use.
  - G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.
- 3.2 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance.
- A. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
  - B. The PUD meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
  - C. The PUD creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District.
  - D. In addition, the PUD meets all of the following PUD general standards listed in Section 801.33.2.A of the Zoning Ordinance for residential PUDs:

1. Health Safety and Welfare. The Project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and conforms with the overall intent and purpose of the PUD Ordinance as noted in this Report.
2. Ownership. The Applicant owns all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The Project is consistent with the City's Comprehensive Plan as noted in this Report.
4. Sanitary Sewer Plan Consistency. The Project is consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Project will provide common private and public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and the Development Agreement with the Applicant for the Project should contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. The Development Agreement for the Project and future Property Owners Association governing documents should contain provisions to assure the continued operation and maintenance of the common private and public open space and service facilities provided within the Project.
7. Staging of Public and Common Open Space. The Development Application is not planned as a staged development. The Project, including the common private and public open space, would all be constructed at one time.
8. Density. The Project density standards are acceptable to the City and consistent with the Comprehensive Plan.
9. Utilities. As a condition of approval, all utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. As a condition of approval, all utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. The Project will not have roadways.

12. Landscaping. The Applicant has submitted a detailed and acceptable landscaping plan that considers the natural features of the Property and surrounding area, the architectural characteristics of the proposed structure and the overall scheme of the Project.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Project meet the standards of the previous zoning district.
14. Height. The maximum building height in the Project will not exceed thirty five (35) feet and three (3) stories.

3.3 Project Design. The Project meets the applicable provisions of the Design Standards except for the Deviations as shown in the attached Design Critique. Any negative impacts of the Deviations are outweighed by the following factors:

1. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in this Report.
2. The extent to which the deviations permit greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards, as noted in the record.
3. The positive effect of the Project on the area in which the Project is proposed.

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

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the following land use requests in the Application:

1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development
2. Concurrent PUD Concept and General Plan of Development for new residential condominium development
3. Project Design, including the Deviations

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

1. The Applicant must enter into a stormwater maintenance agreement with the City that will cover design, installation, maintenance, and inspection of all stormwater management systems approved as part of this Application, which will be recorded against the Property.
2. The Applicant must revise the PUD Concept and General Plans to extend the

sidewalk along Ferndale Rd S further to the north to connect to Edgewood Court. The design of the sidewalk must be the same as the Ferndale Rd S sidewalk shown on the PUD Concept and General Plans, and must be located within the City's right of way. The final sidewalk design must be reviewed and approved by the City Engineer.

3. The Applicant and/or the Property Owners' Association must enter into an agreement with the City for maintenance of the common open area in the southwest corner of the Property, as depicted on the Site Plan.
4. The Applicant must secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
5. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.
6. The Applicant must enter into a Development Agreement with the City for the Project, that addresses the conditions of approval and the requirements of the Zoning Ordinance, in a form acceptable to the City Attorney.

Adopted by the Wayzata Planning Commission this 21<sup>st</sup> day of November 2016.

Voting In Favor:  
Voting Against:  
Abstaining:  
Absent:

**Attachment A**

Design Critique

DRAFT

**Attachment B**

PUD Concept and General Plans

DRAFT

**Meyer Place on Ferndale – 105 Lake St E**

**Design Critique (Based on Architectural Plans dated 11/3/2016 and revised 11/14/2016 and 11/15/2016, Civil Plans dated 10/4/2016, and Landscape Plan dated 11/4/2016)**

**November 17, 2016**

	<b>Comments</b>	<b>Compliance</b>
<b>Building Uses</b>		
<u>801.09.2.1 – Lake Street District</u> 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> 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 pilasters and recesses to provide articulation of the façades.	Yes
<u>801.09.3.1.B</u> 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 a potential public feature at the intersection adjacent to the main entrance to the building. The plans also include two benches incorporated into the planter walls along Lake Street.	Yes

	Comments	Compliance
<b>Building Width</b>		
<p><u>801.09.4.1 All Districts – New Buildings</u>            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, variations in roof lines, articulation of the façade with varying building lines and recessions, and a rhythm of elements along each building elevation.</p>	<p>Yes</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 fully recessed from the lower levels of the building. The third floor is stepped back between 10 and 18 feet along both Ferndale Rd and Lake Street.</p>	<p>Yes</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 along Lake Street would be stepped back for 23% of the building length. The second story is stepped back 12 to 15 feet from the first floor in the balcony locations. The applicant has also indicated that the both the first and second floors are stepped back from the property line along Lake Street, which breaks up the mass of the building and meets the intent of the design standard.</p>	<p>Deviation Required</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 proposed plans include a shadow study which shows the building would create minimal shading onto adjacent buildings. The plans also include a profile views of the proposed building as viewed from surrounding properties.</p>	<p>Yes</p>

<b>Roof Design</b>		
<p><u>801.09.6.1 – All Districts</u>            “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.</p>	<p>The proposed building does not include any green roofs.</p>	<p>Not Applicable</p>
<p><u>801.09.6.2.A – All Districts – Roof Materials</u>            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.</p> <p><u>801.09.6.2.B – All Districts – Roof Materials</u>            The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.</p>	<p>The proposed building has a flat roof which would consist of a tan membrane material.</p>	<p>Deviation Required</p>
<b>Screening of Rooftop Equipment</b>		
<p><u>801.09.7.1 – Lake Street and Bluff Districts</u>            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.</p>	<p>The proposed plans do not include any mechanical equipment on the roof of the building.</p>	<p>Yes</p>

	Comments	Compliance
<b>Facade Transparency</b>		
<p>801.09.8.2 – Lake Street District            No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.</p>	<p>The proposed building is comprised of 50% glass on the ground level along Lake Street, and 36% glass along Ferndale Road.</p>	<p>Yes</p>
<b>Ground Level Expression</b>		
<p>801.09.9.1 – All Districts            In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements:</p> <ol style="list-style-type: none"> <li>1. An intermediate cornice line</li> <li>2. A difference in building materials or detailing</li> <li>3. An offset in the façade</li> <li>4. An awning, trellis, or loggia</li> <li>5. Arcade</li> <li>6. Special window lintels</li> <li>7. Brick/stone corbels</li> </ol>	<p>The proposed building includes an intermediate cornice line, a difference in building materials between the first and second floor, and special window lintels on the first floor elevations.</p>	<p>Yes</p>
<b>Entries</b>		
<p>801.09.10.1 – All Districts            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 landscaped 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>            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, wood, and cast stone. The south and north elevations would be comprised of more than 90% of these materials. The east and west elevations would be comprised of 98% and 90% of these materials, respectively.</p>	<p>Yes</p>
<p><u>801.09.11.1.B – Façade Coverage – All Districts</u>            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, brick, stone, wood and cast stone, on all four sides of the building.</p>	<p>Yes</p>
<p><u>801.09.11.1.C – Type of Brick – All Districts</u>            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 plans indicated that a standard size brick would be used.</p>	<p>Yes</p>

<p><u>801.09.11.1.D – Façade Detail – All Districts</u></p> <p>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.</p> <p>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.</p>	<p>The brick detail would be reviewed with the final building design.</p>	<p>Yes</p>
<p><u>801.09.11.1.E – Brick Joints – All Districts</u></p> <p>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.</p> <p>2. All brick walls must be built to avoid efflorescence</p>	<p>The brick will include a charcoal concave mortar no larger than ¼ inch.</p>	<p>Yes</p>
<p><u>801.09.11.1.F – Stone Joints – All Districts</u></p> <p>Stone joints shall be no larger than one-fourth (1/4) inch.</p>	<p>The stone detail would be reviewed with the final building design.</p>	<p>Yes</p>

<p><u>801.09.11.1.G – Accent Materials – All Districts</u>        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 accent materials for the lintels, sills, cornices, bases and decorative accent trims would be cast stone, stone, wood, and fiber cement board. The amount of fiber cement board would be less than 10% on all building elevations.</p>	<p>Yes</p>
<p><u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u></p> <ol style="list-style-type: none"> <li>1. Only the following materials may be used for parapets, flashing and coping:           <ol style="list-style-type: none"> <li>a. copper (untreated)</li> <li>b. brick</li> <li>c. stone</li> <li>d. cast stone</li> <li>e. premium grade wood.</li> </ol> </li> <li>2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.</li> </ol>	<p>The proposed flashing would be painted aluminum that complies with these requirements.</p>	<p>Yes</p>

<p><u>801.09.11.1.I – Awnings – All Districts</u> 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> 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> 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 proposed glass would not be mirrored, reflective, or darkened.</p>	<p>Yes</p>
<p><u>801.09.11.1.L – Door Systems – All Districts</u> 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><u>801.09.13.1 – Lake Street District</u></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 12-foot Sidewalk along Lake Street that would meet the City’s Lake Street sidewalk specifications of exposed aggregate surface with concrete accents. Two benches would be provided along Lake Street.</p> <p>The Ferndale Road street frontage includes adding a 6-foot wide concrete sidewalk with a landscaped boulevard with street trees between the road and the sidewalk.</p>	<p>Deviation Required. The streetscaping along Lake Street meets the requirements, but the sidewalk on Ferndale does not.</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 includes landscaped planters with seasonal plantings at the building entrance and along Lake Street and Ferndale Road. The proposed streetscaping along Lake Street includes six hackberry trees that would be located in tree grates within the sidewalk. The streetscaping along Ferndale Road includes six hackberry trees that would be located in the landscaped boulevard between the sidewalk and the street. All of the street trees would be 3 caliper inches in size. Two benches would be provided along Lake Street.</p>	<p>Yes</p>

<p><u>801.09.14.2 – Lake Street District</u>          A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used.</p> <p>B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.</p>	<p>The proposed sidewalk along Lake Street meets the City’s guidelines and specifications for width and materials.</p> <p>The proposed landscaping plans includes boulevard trees along Ferndale Road and Lake Street.</p>	<p>Yes</p>
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	Comments	Compliance
<p><b>Parking Lot Landscaping</b></p>		
<p><u>801.09.15.1 – All Districts</u>            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 plans do not include any surface parking areas.</p>	<p>Not Applicable</p>
<p><b>Surface Parking</b></p>		
<p><u>801.09.16.1 – All Districts</u>            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.             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.             C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.             D. Front yard parking is prohibited.             E. There shall be no corner parking.</p>	<p>The proposed plans do not include any surface parking areas.</p>	<p>Not Applicable</p>

	<b>Comments</b>	<b>Compliance</b>
<p><b>801.09.16.2 – All Districts – Bicycle Parking</b>            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><b>801.09.17.1 – All Districts</b>            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 project.</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 project.</p>	<p>Not Applicable</p>
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	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 includes 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. The signs would be black metal lettering attached directly to the building face.</p>	<p>Yes</p>

<p><u>801.09.18.2 – Permitted Signs – Lake Street District</u>        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>
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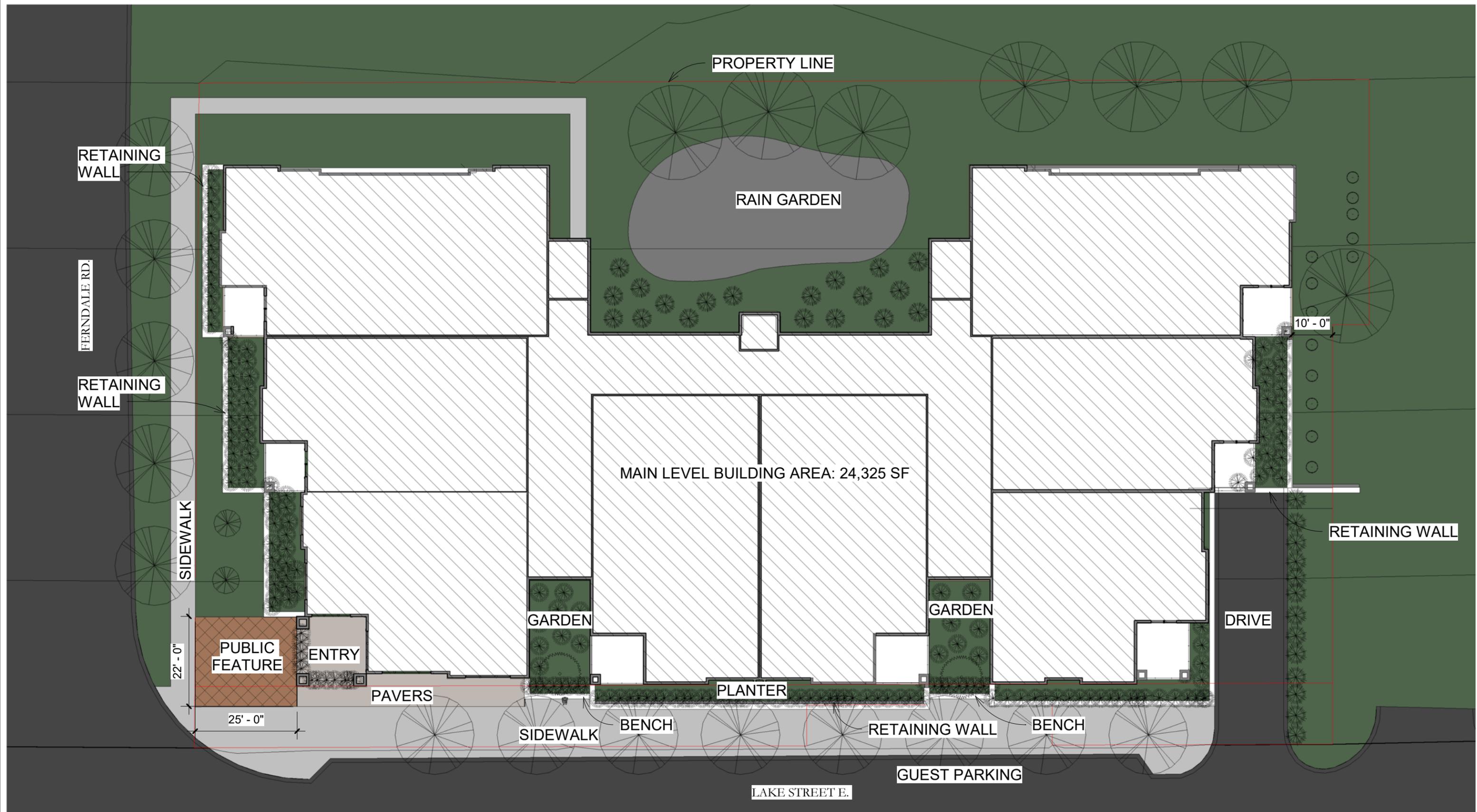
	Comments	Compliance
<b>Parking Lot and Building Lighting</b>		
<p><u>801.09.19.1 – All Districts</u></p> <p>A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.</p> <p>B. Cutoff fixtures shall be located below the mature height of trees located 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 building elevations include an exterior light example, which would be a down-cast wall sconce attached to the building.</p>	<p>Yes</p>

# MEYER PLACE, WAYZATA, MN

A-00	Cover Sheet
A-01	Site Plan
A-02	Lower Level Floor Plan
A-03	First Level Floor Plan
A-04	Second Level Floor Plan
A-05	Third Level Floor Plan
A-06	Roof Level
A-10	A Unit Enlarged Plan
A-11	B Unit Enlarged Plan
A-12	C Unit Enlarged Plan
A-13	D Unit Enlarged Plan
A-14	E & F Unit Enlarged Plans
A-15	G Unit Enlarged Plan
A-16	H & I Unit Enlarged Plan
A-17	Common Area Enlarged Plan
A-20	Section
A-21	South & North Elevations
A-22	West & East Elevations
A-30	3D View from Lake St and Ferndale
A-31	3D View from the Northwest
A-32	3D View from the Northeast
A-33	3D View from the Southeast
A-34	3D View from the South
A-35	Garden View
A-36	Public Feature View
A-40	Neighborhood Study
A-41	Neighborhood Study
A-42	Shadow Study
A-43	Setback Exhibit

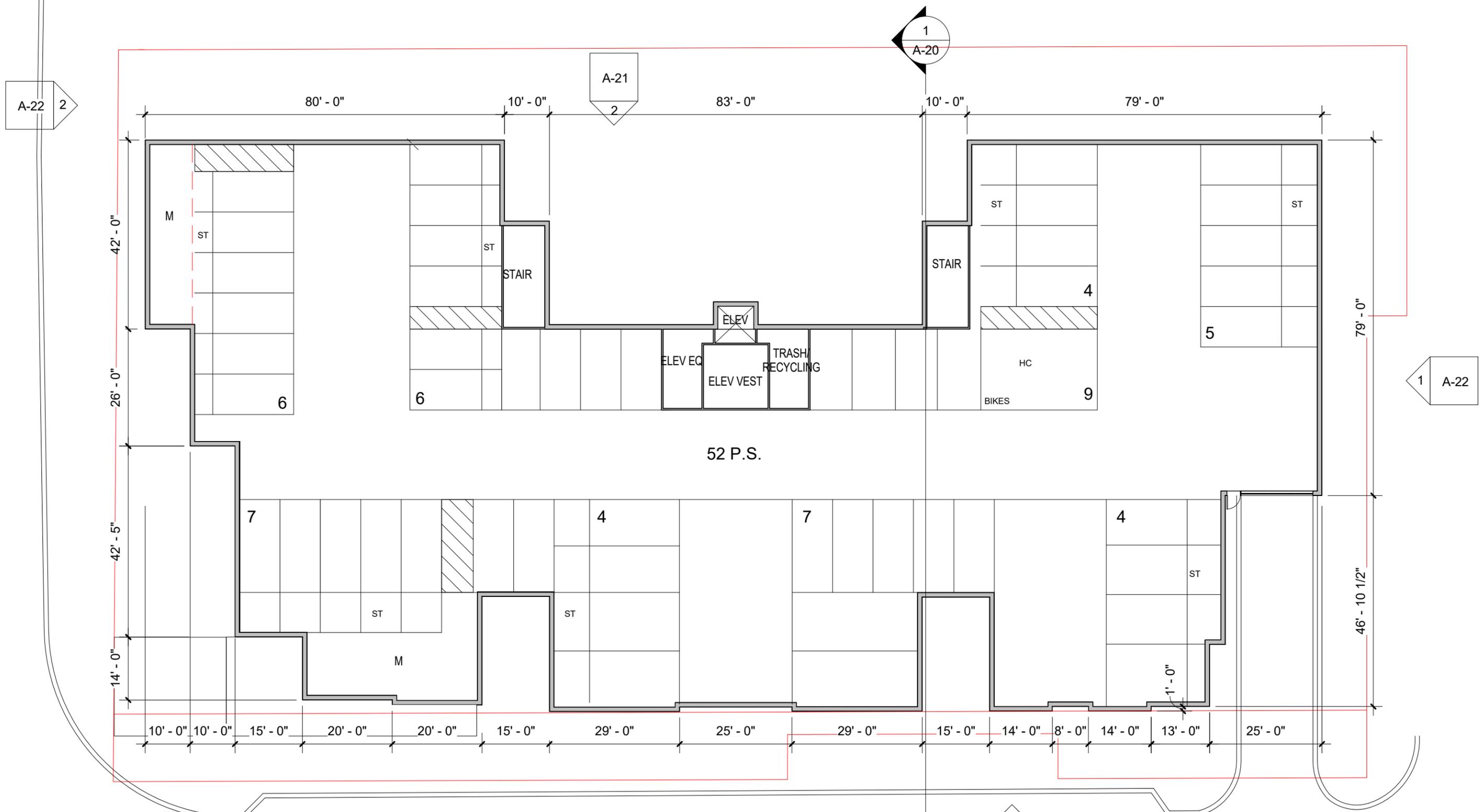


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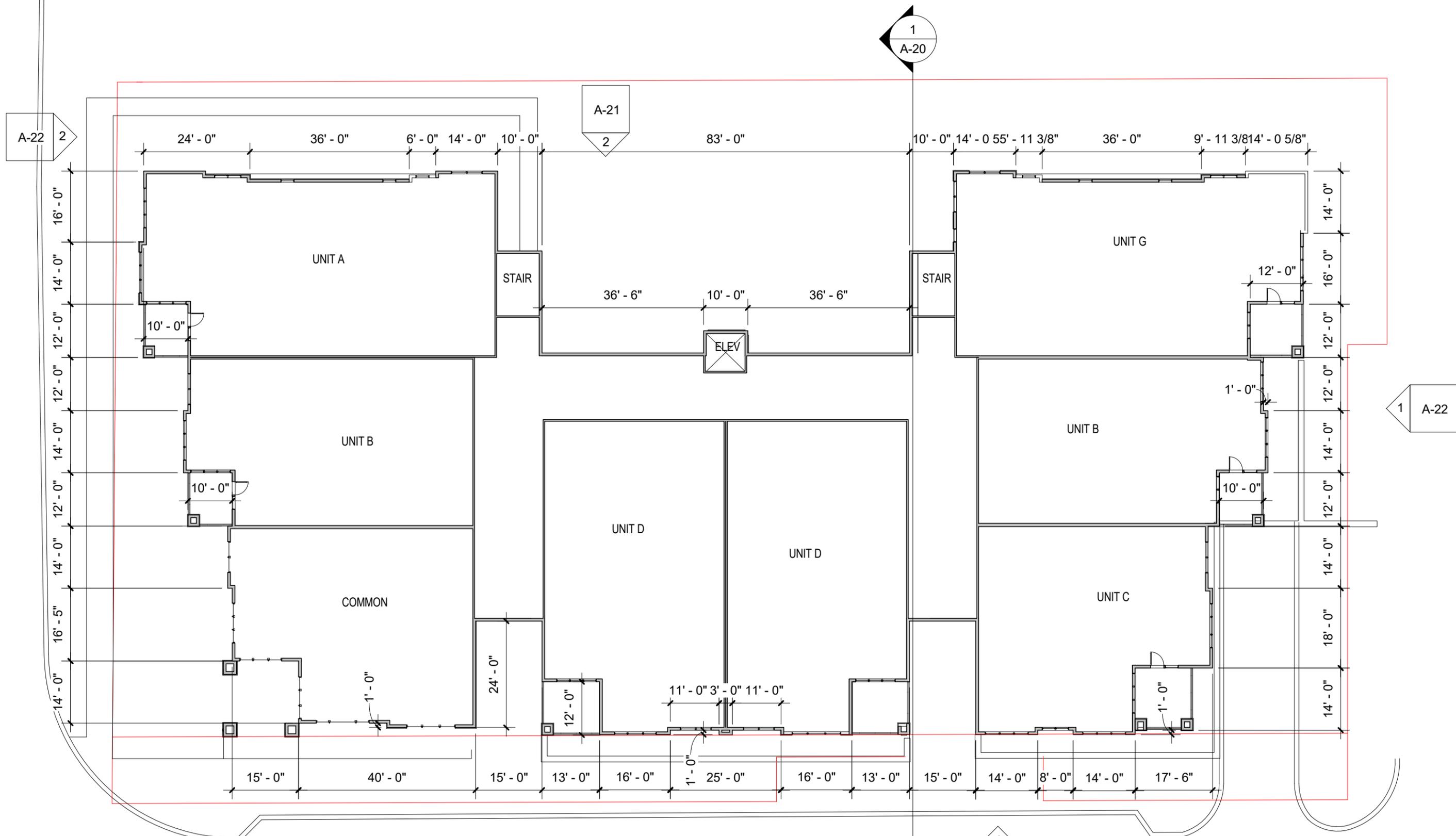
**1 Site Plan**  
 scale: 3/64" = 1'-0"

3 NOV 2016



**1 LOWER LEVEL FLOOR PLAN**  
 scale: 3/64" = 1'-0"

3 NOV 2016

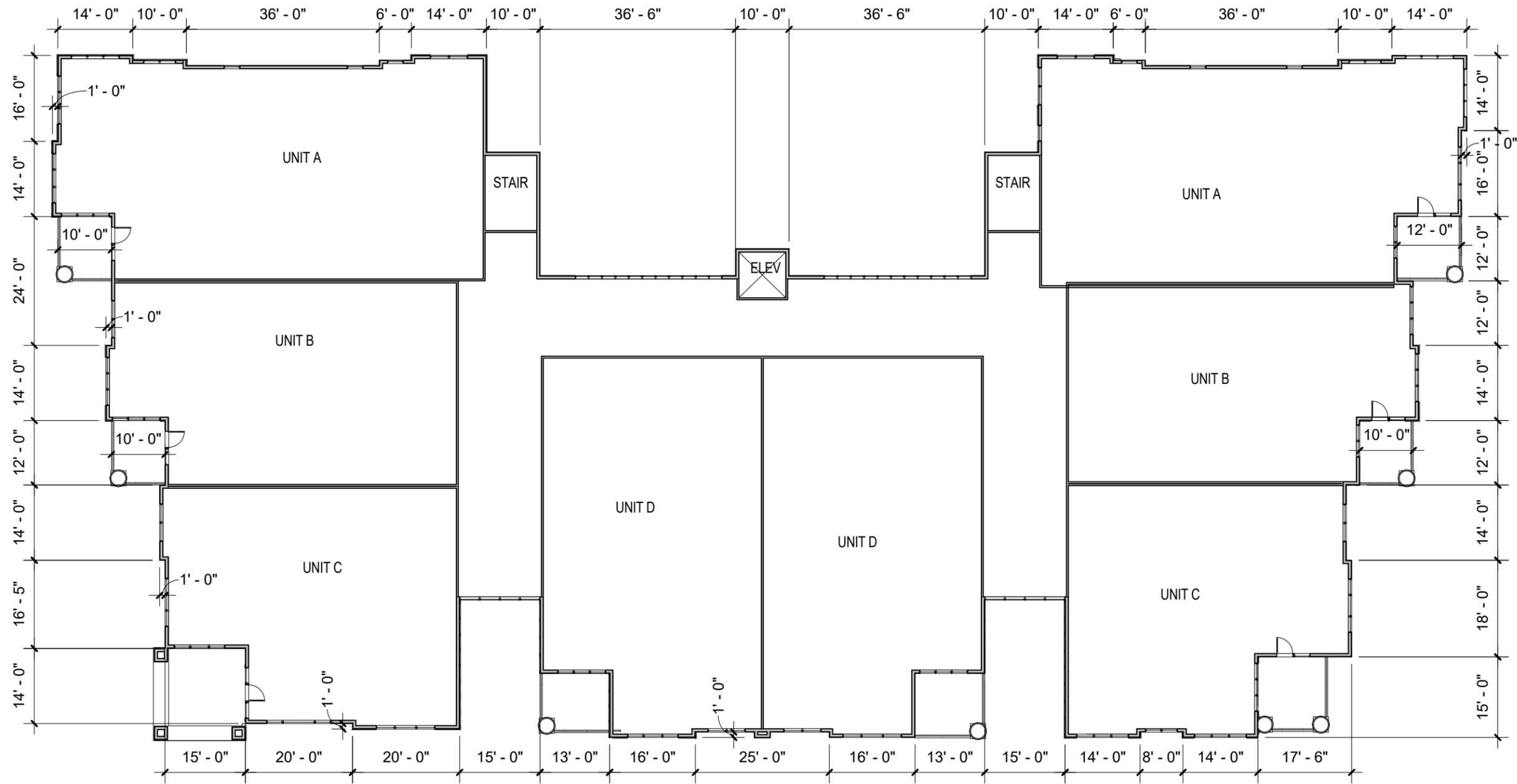


**1 FIRST LEVEL FLOOR PLAN**  
 scale: 3/64" = 1'-0"

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A-21

3 NOV 2016

A-22 2



1 A-22

**1 SECOND LEVEL FLOOR PLAN**  
 scale: 3/64" = 1'-0"

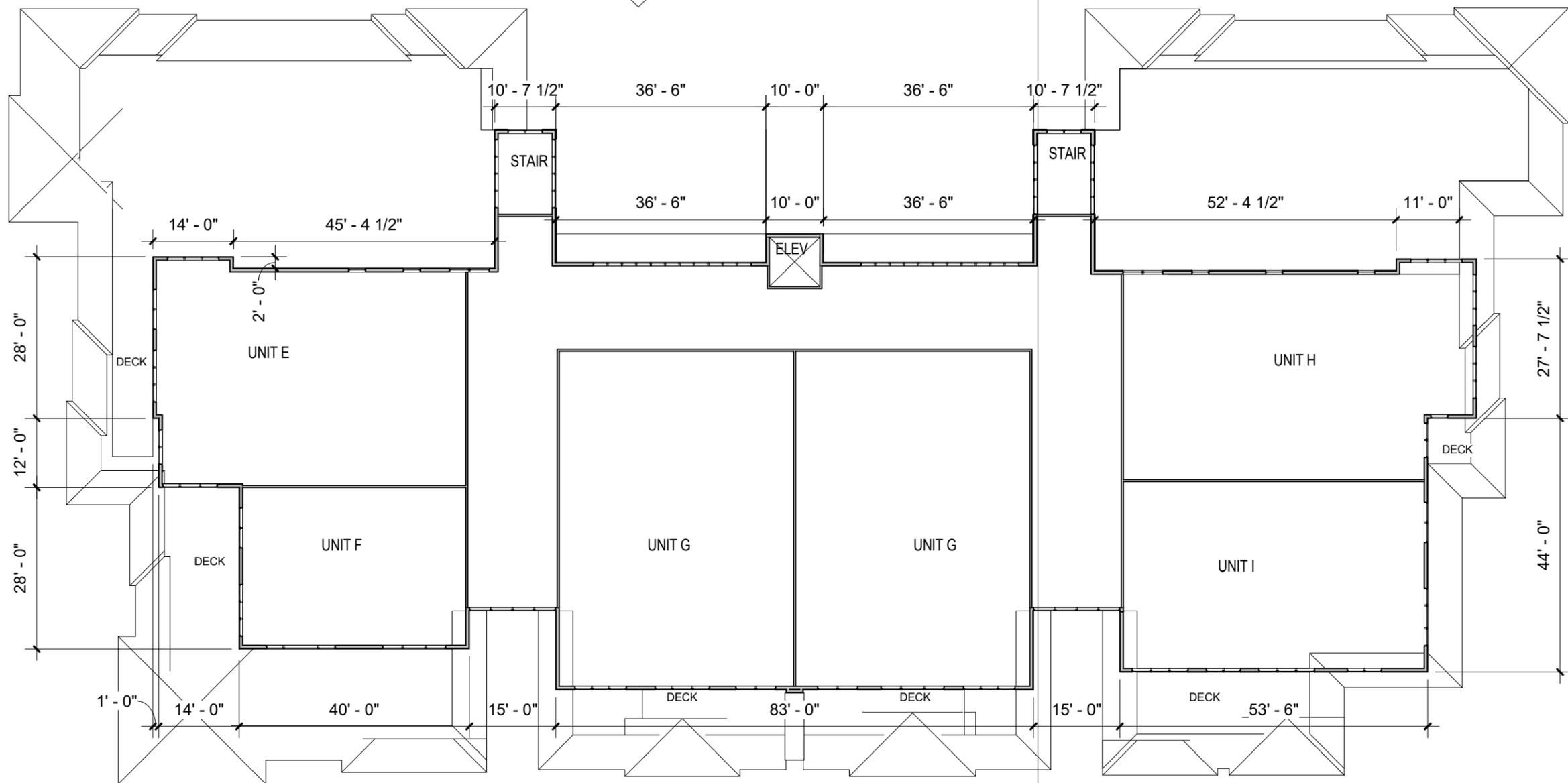
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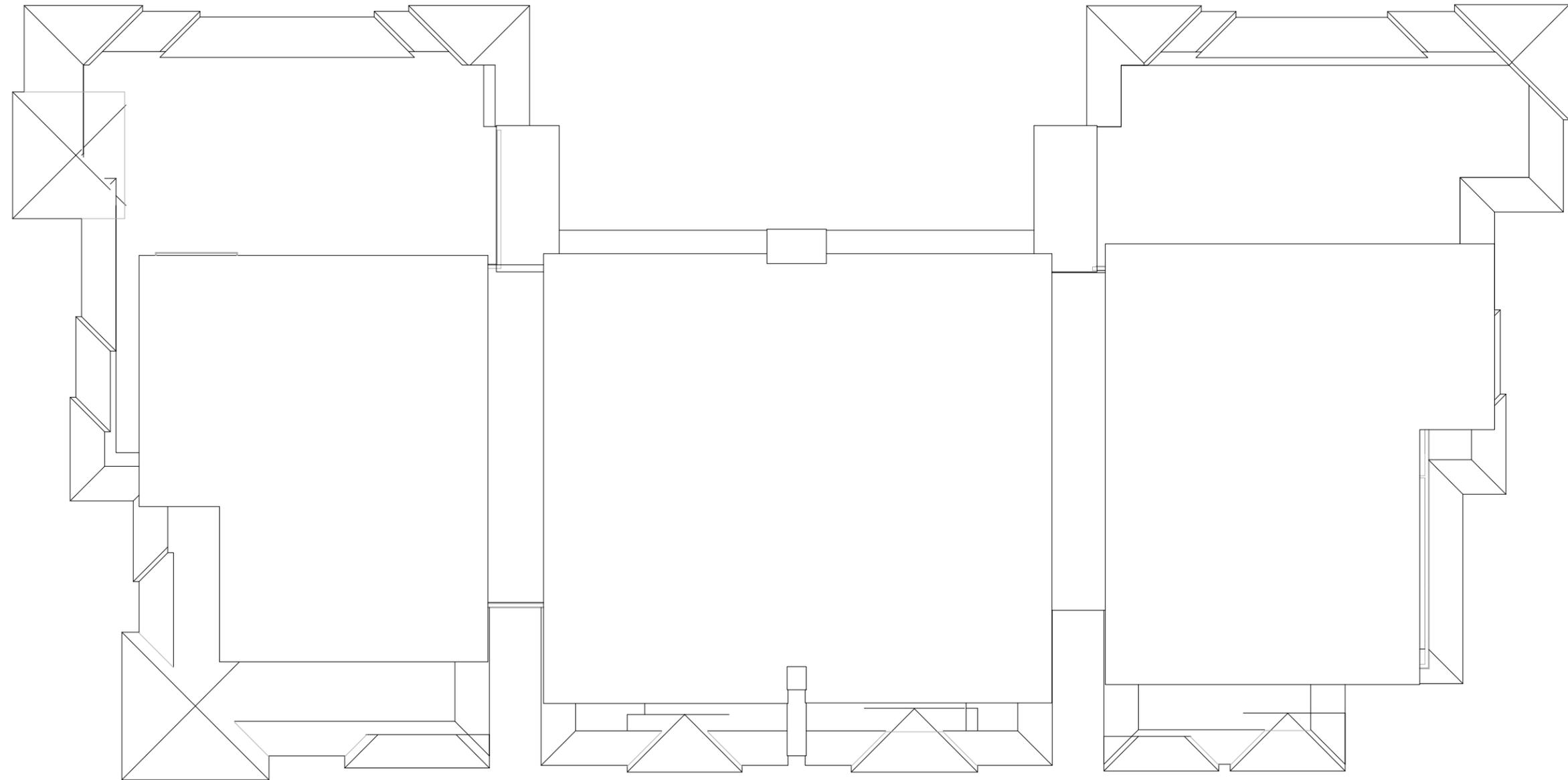


1 A-22

**1** **THIRD LEVEL FLOOR PLAN**  
 scale: 3/64" = 1'-0"

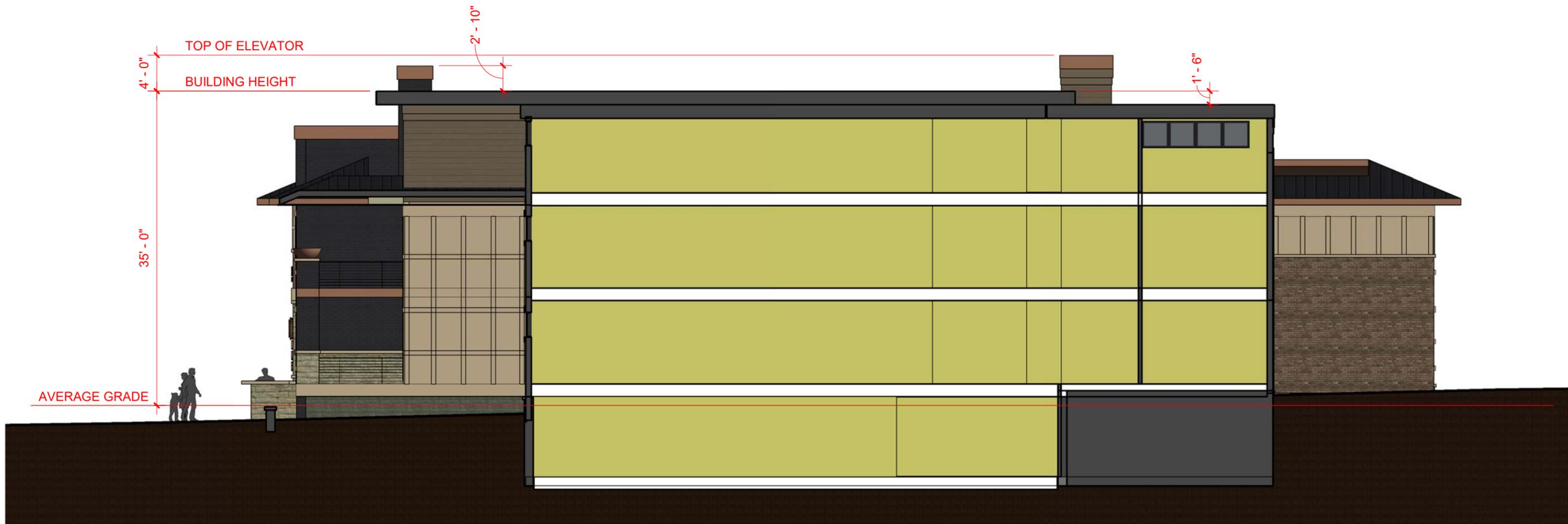
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3 NOV 2016



**1** **ROOF LEVEL**  
scale: 3/64" = 1'-0"

3 NOV 2016



**1** Building Section  
scale: 3/32" = 1'-0"

3 NOV 2016

MATERIAL CALCULATIONS

STONE	18%
PRECAST	9%
BRICK	35%
CEMENT BD	9%
WOOD	30%

MAIN LEVEL

WINDOWS/DOORS	50%
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**1** SOUTH ELEVATION  
scale: 1" = 20'-0"

MATERIAL CALCULATIONS

STONE	6%
PRECAST	6%
BRICK	55%
CEMENT BD	4%
WOOD LAP	29%



**2** NORTH ELEVATION  
scale: 1" = 20'-0"

15 NOV 2016

MAIN LEVEL INCLUDES A MINIMUM OF 35% GLASS. THE GLASS WILL NOT BE MIRRORED, REFLECTIVE OR DARKENED BUT WILL HAVE A SLIGHT GREY TINT.

A MINIMUM OF 80% OF ALL EXTERIOR ELEVATIONS WILL BE BRICK, STONE, WOOD.

THE BRICK IS TO BE DARK CHARCOAL OR TAN WITH CONCAVE MORTAR NO LARGER THAN 1/4".

CORNICES AND DECK COLUMNS ARE TO BE FIBER CEMENT BOARD BUT NO GREATER THAN 20% OF THE NON-GLASS SURFACES.

LINTELS AND SILLS ARE TO BE PRECAST STONE.

FLASHING AT PARAPETS AND ROOF EDGES ARE TO BE .032" PAINTED ALUMINUM WITH A MAXIMUM EXPOSED EDGE OF 5".

TRELLISES ARE TO BE BLACK METAL.

DECK RAILINGS ARE TO BE BLACK METAL WITH CABLE RAILING.

ROOF MEMBRANE COLOR TO BE TAN.

**MATERIAL CALCULATIONS**

STONE	16%
PRECAST	9%
BRICK	30%
CEMENT BD	2%
WOOD LAP	43%



# 1 EAST ELEVATION

scale: 1/16" = 1'-0"



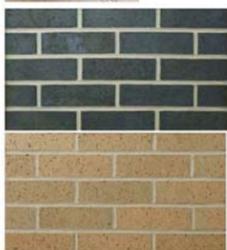
# 3 SIGNAGE DETAIL

scale: 1/4" = 1'-0"

EXTERIOR LIGHT SAMPLE:



BRICK SAMPLES:



STONE SAMPLE:



PAINT COLORS:



**MATERIAL CALCULATIONS**

STONE	12%
PRECAST	8%
BRICK	30%
CEMENT BD	10%
WOOD LAP	39%

**MAIN LEVEL WINDOWS/DOORS** 36%

# 2 WEST ELEVATION

scale: 1/16" = 1'-0"

14 NOV 2016





# 1 Second Floor Setback Exhibit

scale:

14 NOV 2016

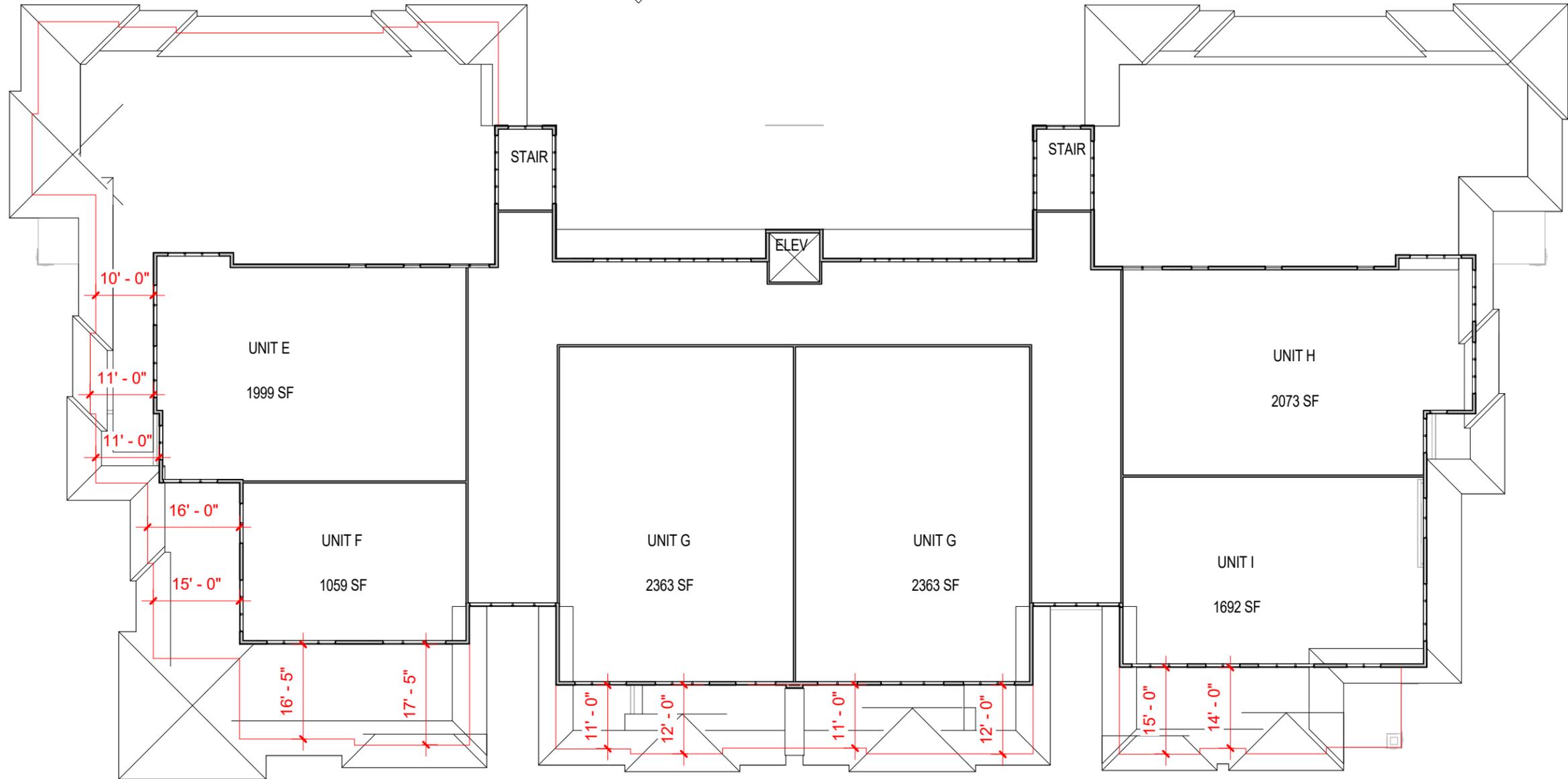


**1** Second Floor Setback Exhibit  
scale:

14 NOV 2016

A-22 2

A-21  
2



1 A-22

# 1 THIRD LEVEL FLOOR PLAN SETBACKS

scale: 3/64" = 1'-0"

1  
A-21

3 NOV 2016

MEYER PLACE MATERIAL CALCULATIONS 11/14/16

**SOUTH**

stone	precast	brick	cement bd wood	total
1030.17	505.35	2016.41	527.22	1709.2
18%	9%	35%	9%	30%
				100%

*first level at face*

glass	total
960.61	1914.3
	50%

**EAST**

stone	precast	brick	cement bd wood	total
473.42	268.26	860.98	47.41	1246.85
16%	9%	30%	2%	43%
				100%

**NORTH**

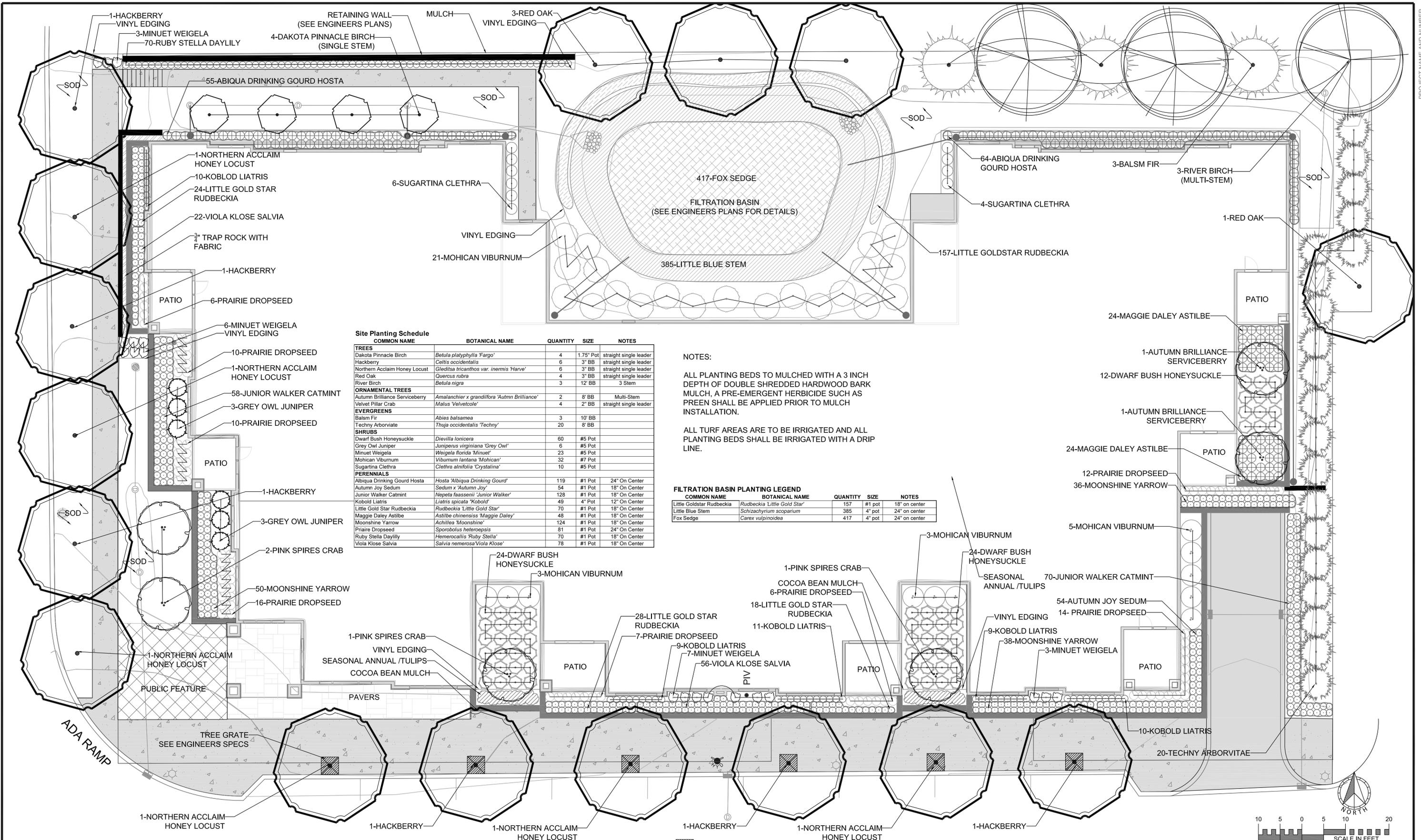
stone	precast	brick	cement bd wood	total
389.2	382.35	3574.97	257.78	1893.31
6%	6%	55%	4%	29%
				100%

**WEST**

stone	precast	brick	cement bd wood	total
309.03	203.19	776.88	263.47	1009.8
12%	8%	30%	10%	39%
				100%

*first level*

glass	total
534.32	1485
	36%



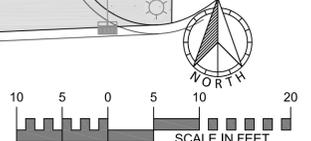
**Site Planting Schedule**

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	NOTES
<b>TREES</b>				
Dakota Pinnacle Birch	<i>Betula platyphylla 'Fargo'</i>	4	1.75" Pot	straight single leader
Hackberry	<i>Celtis occidentalis</i>	6	3" BB	straight single leader
Northern Acclaim Honey Locust	<i>Gleditsia tricanthos var. inermis 'Harve'</i>	6	3" BB	straight single leader
Red Oak	<i>Quercus rubra</i>	4	3" BB	straight single leader
River Birch	<i>Betula nigra</i>	3	12" BB	3 Stem
<b>ORNAMENTAL TREES</b>				
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	2	8" BB	Multi-Stem
Velvet Pillar Crab	<i>Malus 'Velvetcoote'</i>	4	2" BB	straight single leader
<b>EVERGREENS</b>				
Balsm Fir	<i>Abies balsamea</i>	3	10" BB	
Techny Arborviate	<i>Thuja occidentalis 'Techny'</i>	20	8" BB	
<b>SHRUBS</b>				
Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	60	#5 Pot	
Grey Owl Juniper	<i>Juniperus virginiana 'Grey Owl'</i>	6	#5 Pot	
Minuet Weigela	<i>Weigela florida 'Minuet'</i>	23	#5 Pot	
Mohican Viburnum	<i>Viburnum lantana 'Mohican'</i>	32	#7 Pot	
Sugartina Clethra	<i>Clethra alnifolia 'Crystalina'</i>	10	#5 Pot	
<b>PERENNIALS</b>				
Abiqua Drinking Gourd Hosta	<i>Hosta 'Abiqua Drinking Gourd'</i>	119	#1 Pot	24" On Center
Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	54	#1 Pot	18" On Center
Junior Walker Catmint	<i>Nepeta faassenii 'Junior Walker'</i>	128	#1 Pot	18" On Center
Kobold Liatris	<i>Liatris spicata 'Kobold'</i>	49	#1 Pot	12" On Center
Little Gold Star Rudbeckia	<i>Rudbeckia 'Little Gold Star'</i>	70	#1 Pot	18" On Center
Maggie Daley Astilbe	<i>Astilbe chinensis 'Maggie Daley'</i>	48	#1 Pot	18" On Center
Moonshine Yarrow	<i>Achillea 'Moonshine'</i>	124	#1 Pot	18" On Center
Prairie Dropseed	<i>Sporobolus heteroepis</i>	81	#1 Pot	24" On Center
Ruby Stella Daylily	<i>Hemerocallis 'Ruby Stella'</i>	70	#1 Pot	18" On Center
Viola Klose Salvia	<i>Salvia nemerosa 'Viola Klose'</i>	78	#1 Pot	18" On Center

**NOTES:**  
 ALL PLANTING BEDS TO MULCHED WITH A 3 INCH DEPTH OF DOUBLE SHREDDED HARDWOOD BARK MULCH, A PRE-EMERGENT HERBICIDE SUCH AS PREEN SHALL BE APPLIED PRIOR TO MULCH INSTALLATION.  
 ALL TURF AREAS ARE TO BE IRRIGATED AND ALL PLANTING BEDS SHALL BE IRRIGATED WITH A DRIP LINE.

**FILTRATION BASIN PLANTING LEGEND**

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	NOTES
Little Goldstar Rudbeckia	<i>Rudbeckia 'Little Gold Star'</i>	157	#1 pot	18" on center
Little Blue Stem	<i>Schizachyrium scoparium</i>	385	4" pot	24" on center
Fox Sedge	<i>Carex vulpinoidea</i>	417	4" pot	24" on center



DRAWING NAME	NO.	BY	DATE	REVISIONS
	1	TW	5-27-16	Revise plan per new building layout
	2	TW	6-23-16	Revise plan per new building layout
	3	TW	10-7-16	Revise plan per new building layout
	4	TW	11-4-16	Revise plan per new site plan & city comments

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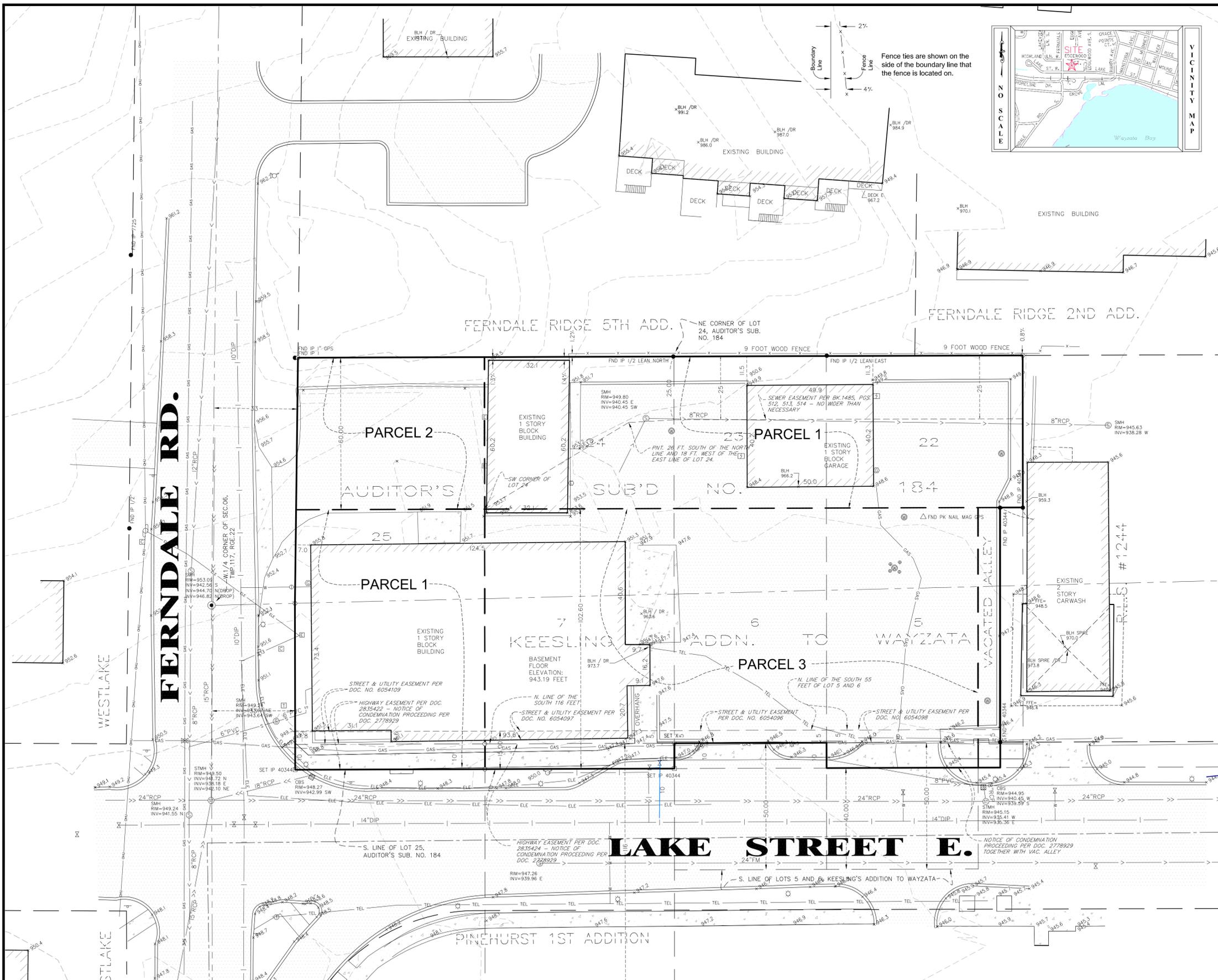
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.  
 Signed: *[Signature]*  
 Date: 12-16-15 Registration #: 20144

**Norby & Associates**  
 Landscape Architects, Inc.  
 100 East Second Street Chaska, MN 55318 (952) 361-0644

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

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

FILE NO.  
 37865-003  
**LP1**  
 PC 1/27/2016  
 Page 67 of 88



**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:  
Lots 22, 23 and 24, and that part of Lot 25 lying south of the northerly 60 feet thereof, all in Auditor's Subdivision Number 184, Hennepin County, Minnesota.

(Abstract)

Parcel 2:  
The North 60 feet of Lot 25, Auditor's Subdivision No. 184, Hennepin County, Minnesota.  
(Torren Property)

Parcel 3:  
The North 102.6 feet of Lots 5 and 7, and Lot 6, except the South 50 feet thereof, all in Block 2, Keesling's Addition to Wayzata, Minnesota.  
(Abstract Property)

(The west half of vacated alley is not included in the property description provided but appears to be included per other evidence and the Hennepin County parcel map.)

**ALTA/ACSM OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** 105 Lake Street East, Wayzata, Minnesota, 55391

3) **Flood Zone Information:** This property appears to lie within Zone X. (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27053C0307E, dated September 2, 2004, as acquired from the Federal Emergency Management Agency Web Site.

4) **Parcel Area Information:**

Parcel 1:	4,521 Sq. Ft. - 0.104 Acres
Parcel 2:	40,733 Sq. Ft. - 0.935 Acres
Total:	45,254 Sq. Ft. - 1.039 Acres

5) **Site Elevation:** Elevations are based on the top of top nut of the fire hydrant on south side of Meyer Dairy building which has an elevation of 949.98 feet (NGVD29) per the City of Wayzata benchmark data base.

6) **Zoning Information:** The current Zoning for the subject property is C-4A (Limited Central Business District) per the City of Wayzata's zoning map. The setback, height, and floor space area restrictions for said zoning designation were obtained from City of Wayzata Ordinances found on their web site and are as follows:  
Zoning: C-4A (Limited Central Business District)

Height: No building shall be erected or structurally altered to exceed two (2) stories and thirty (30) feet in height, whichever is lesser.

Setbacks: There shall be no front yard, exterior side yard or rear yard requirements, except that there shall be a required setback within C-4A District boundaries when such boundaries are adjacent to a residential district. In such cases, the setback shall be the same as the setback for the adjacent district. Development north of subject site is zoned P.U.D. - Contact City of Wayzata Planning Department for setback requirements.

Floor Area Ratio: The maximum floor area ratio (F.A.R.) shall be 2.0.

Area: The minimum total lot area shall be twelve thousand (12,000) square feet.

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

We have not received the current zoning classification and building setback requirements from the insurer.

11)(b) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 15077012 for a list of utility operators in this area.

19) **Wetland Delineation:** There are no apparent wetland on site.

**SURVEY REPORT**

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, File No. 38300 First Supplemental, dated March 30, 2015.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

- Item no's 1-9 are not survey related
- Item no. 10 - Vacation of Alley per county maps - No document recorded. *Shown hereon as part of the subject parcel.*
- Item no. 11 - Lake Street as shown hereon.
- Item no. 12 - Consequences of the tax legal description including additional land. *Shown hereon.*
- Item no's 13-15 - Easement for sewer main purposes in favor of the City of Wayzata created in documents dated July 31, August 1 and July 23, 1939 and filed August 14, 1940, in Book 1485, Pages 512 - 514 (Lots 22, 23 and 24). *Shown hereon.*
- Item no's 16-18 - Easement for highway purposes, in favor of the City of Wayzata, created in documents dated June 3 and June 30, 1953, filed September 24, 1953, in Book 1973, Page 580, 581 and 583 (Lot 25, 7 and 6). *Shown hereon.*
- Item no's 19-22 - Terms and conditions of Easement Agreement for street and utility purposes dated April 5, 1990, filed March 22, 1983 as Documents No's 6054096 (Lot 6), 6054097 (Lot 7), 6054098 (Lot 5) and 6054109 (Lot 25). *Shown hereon.*

2) **Observations/Comments** noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:

- Vacated alley as shown on County Maps. Not documents available
- Existing building ties within street and utility easement on south side of site.

**CERTIFICATION**

To Homestead Partners, Commercial Partners Title, LLC, and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1 - 5, 7a, 8, 9, 11(b) and 19 of Table A thereof. The field work was completed on May 19, 2015.

Date of Plat or Map: May 19, 2015

David B. Pemberton, PLS Minnesota License No. 40344

**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
⊠ HYDRANT	⊠ GAS METER	⊠ CONTOUR PROPOSED
⊠ SURVEY MONUMENT SET	⊠ GAS VALVE	— DT — DRAIN TILE
● SURVEY MONUMENT FOUND	— GUARD RAIL	— EL — ELECTRIC UNDERGROUND
⊠ SURVEY CONTROL POINT	⊠ HAND HOLE	— FO — FIBER OPTIC UNDERGROUND
⊠ LIGHT POLE	⊠ SOIL BORING	— GAS — GAS UNDERGROUND
⊠ POWER POLE	⊠ TREE CONIFEROUS	— OHU — OVERHEAD UTILITY
⊠ SANITARY MANHOLE	⊠ TREE DECIDUOUS	⊠ RAILROAD TRACKS
⊠ SANITARY CLEANOUT	⊠ TELEPHONE MANHOLE	—> —> SANITARY TOWER
⊠ SIGN	⊠ TELEPHONE PEDESTAL	—> —> STORM SEWER
⊠ GROUND ELEVATION	—> —> UTILITY MANHOLE	— TEL — TELEPHONE UNDERGROUND
⊠ STORM DRAIN	⊠ UTILITY PEDESTAL	— UTL — UTILITY UNDERGROUND
⊠ STORM MANHOLE	⊠ WELL	— W — WATERMAIN
⊠ YARD LIGHT		

FIELD CREW	NO.	BY	DATE	REVISION
LAKE				
DRAWN				
DBP				
CHECKED				
GRG				
DATE				
04/16/2015				

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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 19th day of May, 2015.

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  
DESIGNERS PLANNERS

TWP. 117 - RGE. 22 - SEC. 06  
HENNEPIN COUNTY  
REF: 57235-001

**Wayzata**  
Minnesota

**ALTA/ACSM Land Title Survey**

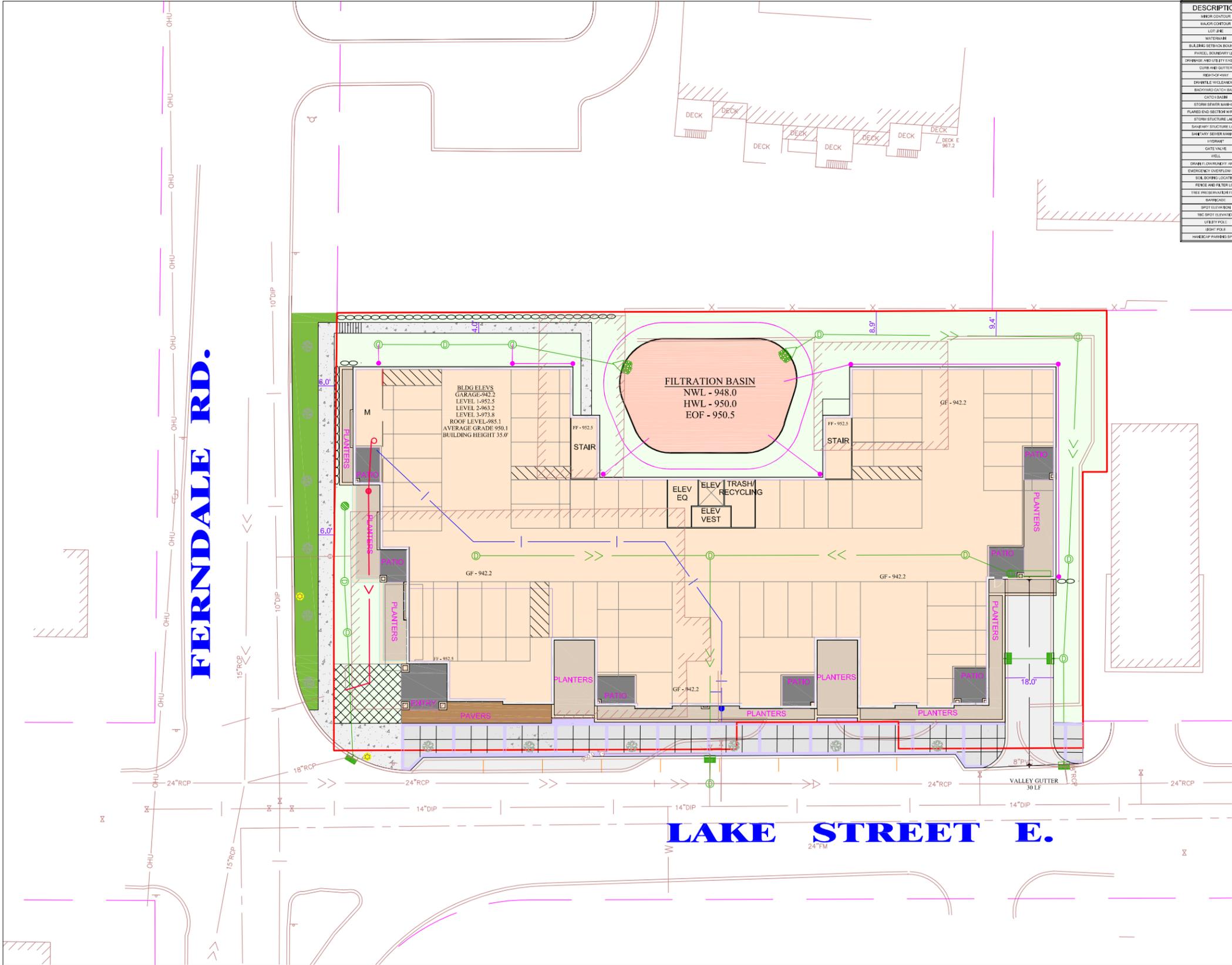
PREPARED FOR:  
**Homestead Partners**

FILE NO.  
37865-003

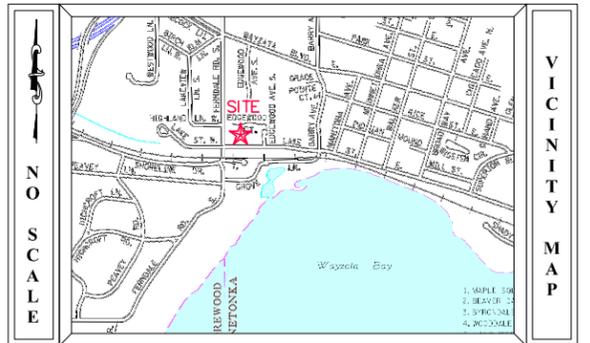
1

PC 11/21/16

Page 68 of 88



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATER MAIN		
BUILDING SETBACK BOUNDARY		
PHASEL BOUNDARY LINE		
DRIVEWAY AND UTILITY ENCLOSURES		
CLUB AND SETBACK		
RIGHT-OF-WAY		
DRIVEWAY ENCLOSURES		
BACKWARD DRIVEWAY		
STORM SEWER		
PLANNED END SECTION WITH PUMP		
STORM STRUCTURE LABEL		
STORM STRUCTURE LABEL		
STORM STRUCTURE LABEL		
HYDRA-MAT		
GATE VALVE		
WELL		
EMERGENCY OVERFLOW INVALE		
EMERGENCY OVERFLOW INVALE		
PILE BOREHOLE LOCATION		
FENCE AND FILTER LOG		
TRAIL AND BOUNDARY		
SPOT ELEVATION		
TIC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



PROFESSIONAL CONSULTANTS				
	Company	NAME	ADDRESS	
Developer	Homestead Partners	Tom Bakritges	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 / EC	Grading & Erosion Control Plan
UP	Utility Plan

LANDSCAPE LEGEND	
	PROPOSED ROW TREE
	PROPOSED BOULEVARD SOD
	PROPOSED SITE POST CONSTRUCTION SOD

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

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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE-MEYERS				
DRAWN BY				
TOW				
CHECKED BY				
RSM				
DATE				
10/04/16				

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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 10/04/16 Lic. No. 26428

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

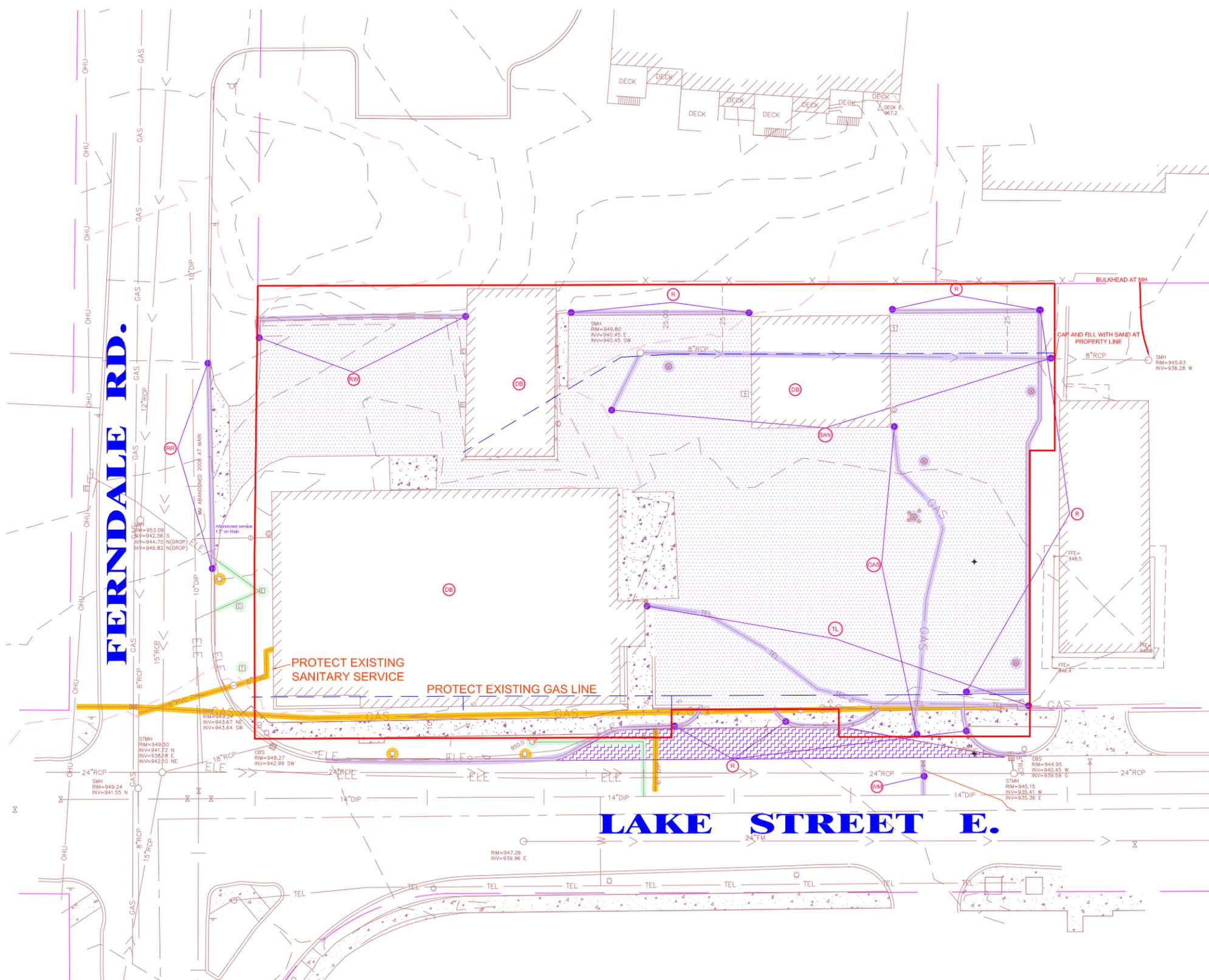
ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

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

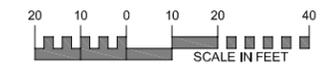
**SITE AND LANDSCAPE PLAN**  
 MEYER PLACE AT FERNDAL RD  
 HOMESTEAD PARTNERS, LLC  
 10/21/2016  
 69 of 88

FILE NO.  
 37865-003  
**SP**  
**SP**

MEYER PLACE AT FERNDAL 37865-003



- (WM) ABANDON EXISTING WM ON SITE (LENGTH TO BE DETERMINED IN FIELD)
- (SAN) REMOVE 170 LF SANITARY SEWER
- (TL) REMOVE 145 LF TELEPHONE LINE
- (GAS) REMOVE 120 LF GAS LINE
- (RW) DEMO RETAINING WALL APPROXIMATELY 350 SF
- SALVAGE EXISTING LIGHTPOLES (3)
- (DB) DEMO EXISTING BUILDINGS (3)
- (W) ABANDON WELLS (5)
- (RR) REMOVE AND REPLACE 75 LF OF PUBLIC GUTTER
- (R) REMOVE 500 LF OF PRIVATE AND PUBLIC CURB AND GUTTER
- RELOCATE MINOR UTILITIES (UTILITY COMPANIES)
- RELOCATE EXISTING HYDRANT (SEE UTILITY PLAN)
- REMOVE 2580 SY ON-SITE BITUMINOUS
- PROTECT 150 SY PUBLIC BITUMINOUS
- REMOVE 490 SY CONCRETE
- ▬ PROTECT EXISTING SANITARY SERVICE 60 LF AND GAS LINE 350 LF



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.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE-MEYERS				
DRAWN BY				
TCW				
CHECKED BY				
RSM				
DATE				
10/04/16				

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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 10/04/16 Lic. No. 26728

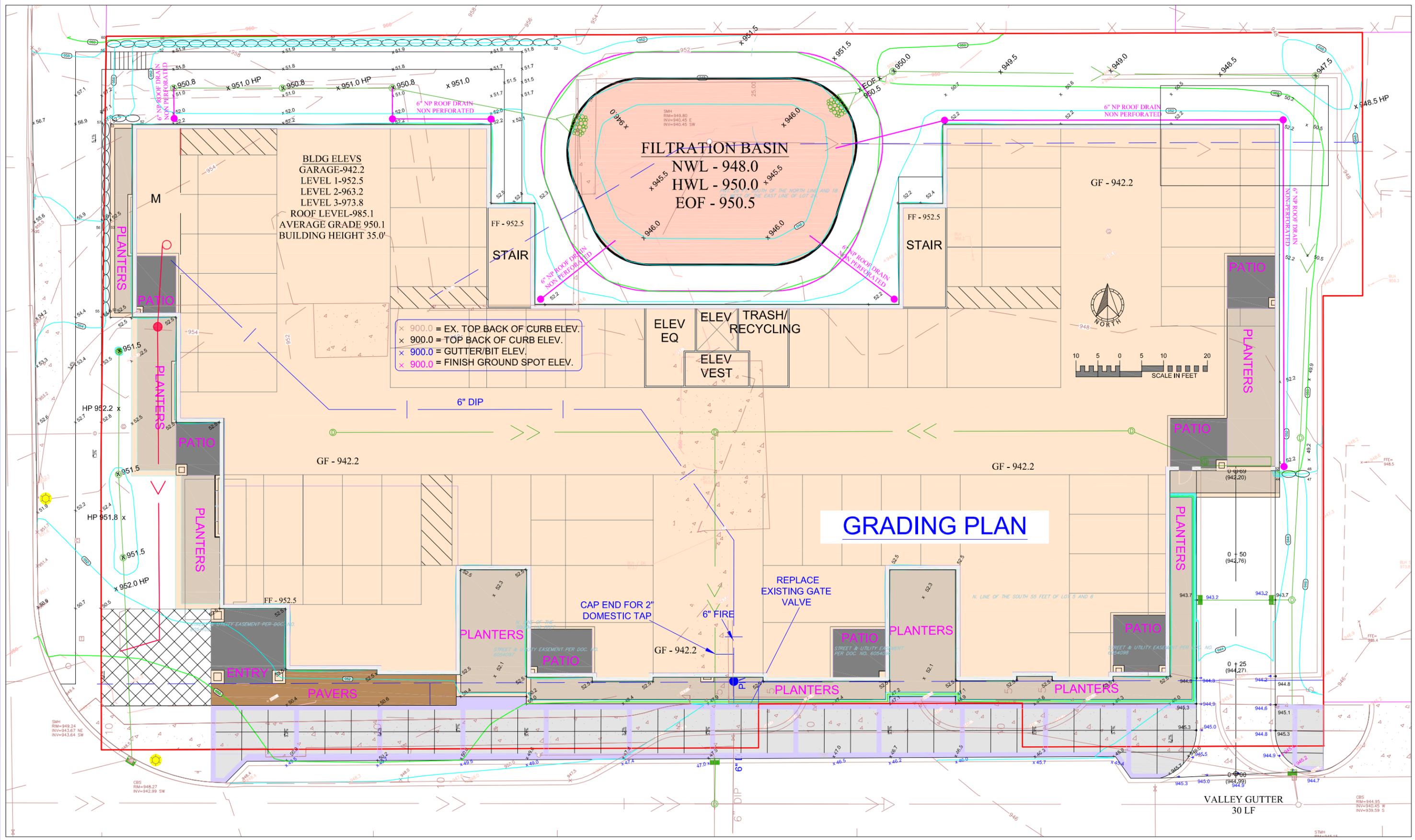


**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
 ---  
 WAYZATA,  
 MINNESOTA

DEMOLITION PLAN  
 MEYER PLACE AT FERNDALE  
 HOMESTEAD PARTNERS, LLC  
 10/21/2016  
 Page 70 of 88

FILE NO.  
 37865-003  
 DP  
 DP



# GRADING PLAN

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE-MEYERS				
DRAWN BY				
TCW				
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RSM				
DATE				
10/04/16				

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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 10/04/16 Lic. No. 26728

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

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

CITY PROJECT NO. ---

WAYZATA, MINNESOTA

GRADING PLAN  
 MEYER PLACE AT FERNDALE  
 HOMESTEAD PARTNERS, LLC

DATE: 10/21/2016  
 PAGE: 71 of 88

FILE NO. 37865-003  
 GP  
 GP

**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 - (1.04 ACRES)
  - RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL.
  - SEED ALL PERVIOUSLY DISTURBED AREAS WITH MINDOT 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 CATCHBASIN 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 - 620 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.
- THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.

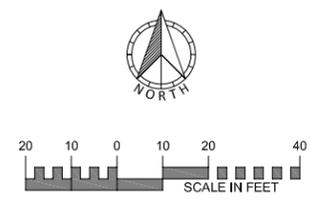
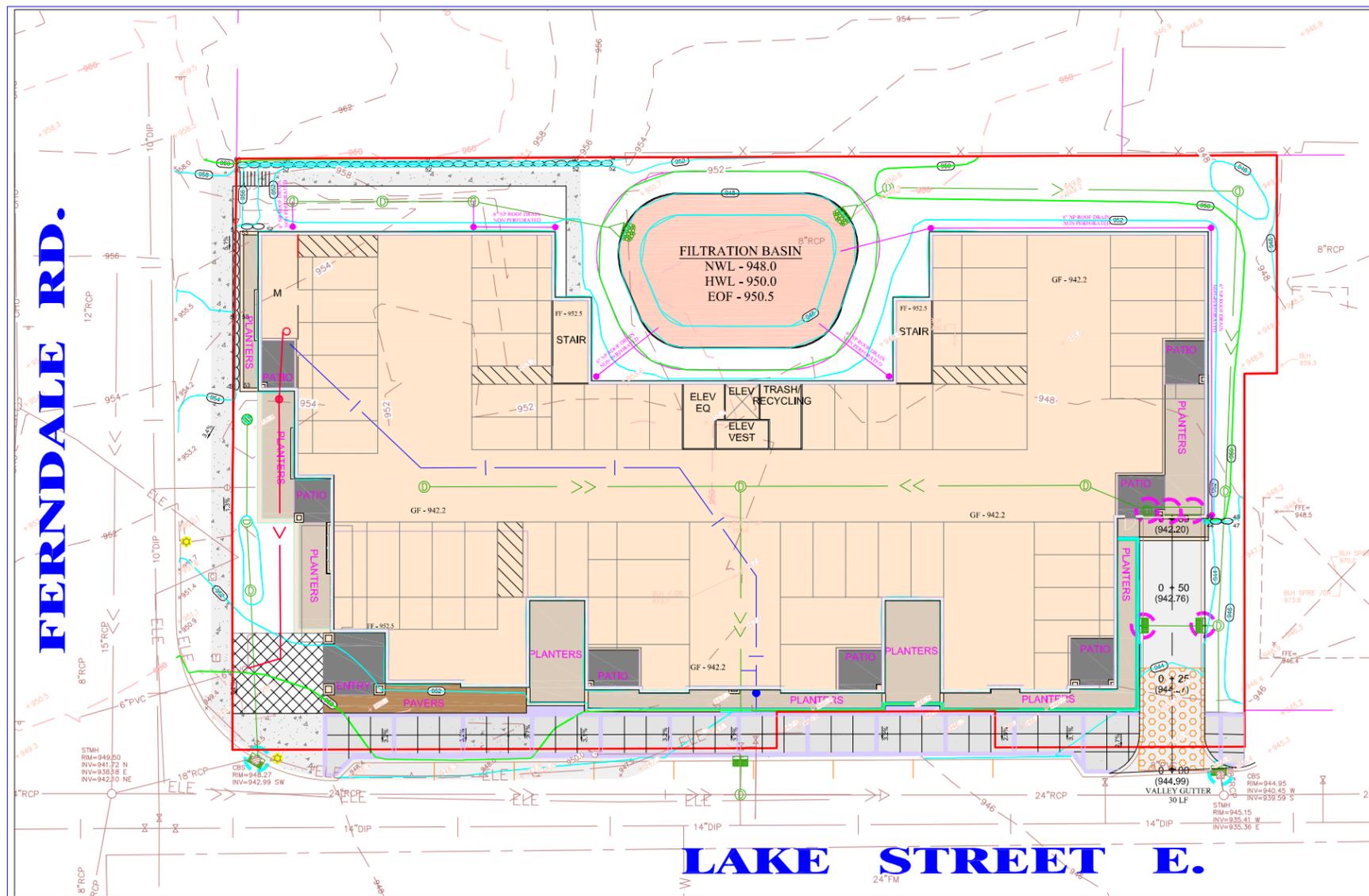
**GENERAL NOTES:**

- 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.

# EROSION CONTROL PLAN

	ROCK ENTRANCE BERM		CHAIN LINK FENCE AND FILTER LOG
	INLET PROTECTION		EXISTING INLET PROTECTION

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 WRAP-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		



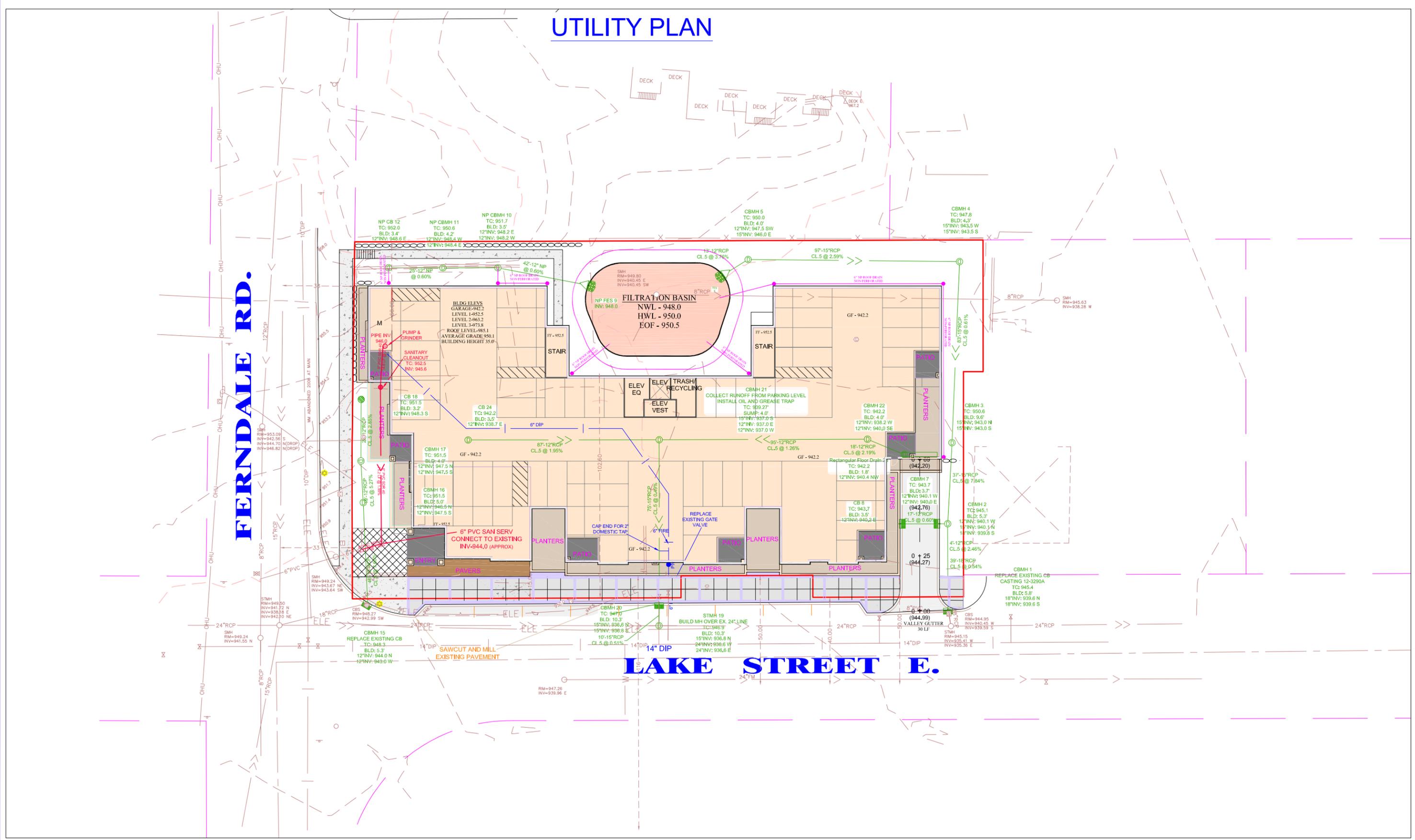
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

<table border="1"> <thead> <tr> <th>DRAWING NAME</th> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td>BASE-MEYERS</td><td></td><td></td><td></td><td></td></tr> <tr><td>DRAWN BY</td><td></td><td></td><td></td><td></td></tr> <tr><td>TCW</td><td></td><td></td><td></td><td></td></tr> <tr><td>CHECKED BY</td><td></td><td></td><td></td><td></td></tr> <tr><td>RSM</td><td></td><td></td><td></td><td></td></tr> <tr><td>DATE</td><td></td><td></td><td></td><td></td></tr> <tr><td>10/04/16</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	DRAWING NAME	NO.	BY	DATE	REVISIONS	BASE-MEYERS					DRAWN BY					TCW					CHECKED BY					RSM					DATE					10/04/16					USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  ROBERT S. MOLSTAD, P.E. Date: 10/04/16 Lic. No. 26728	 <b>SATHRE-BERGQUIST, INC.</b> 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	CITY PROJECT NO. --- <b>WAYZATA, MINNESOTA</b>	<b>EROSION CONTROL PLAN</b> MEYER PLACE AT FERNDALE HOMESTEAD PARTNERS, LLC	FILE NO. 37865-003 DATE: 10/21/2016 EC EC
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10/04/16																																														

# UTILITY PLAN

FERNDALE RD.

LAKE STREET E.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE-MEYERS				
DRAWN BY				
TOW				
CHECKED BY				
RSM				
DATE				
10/04/16				

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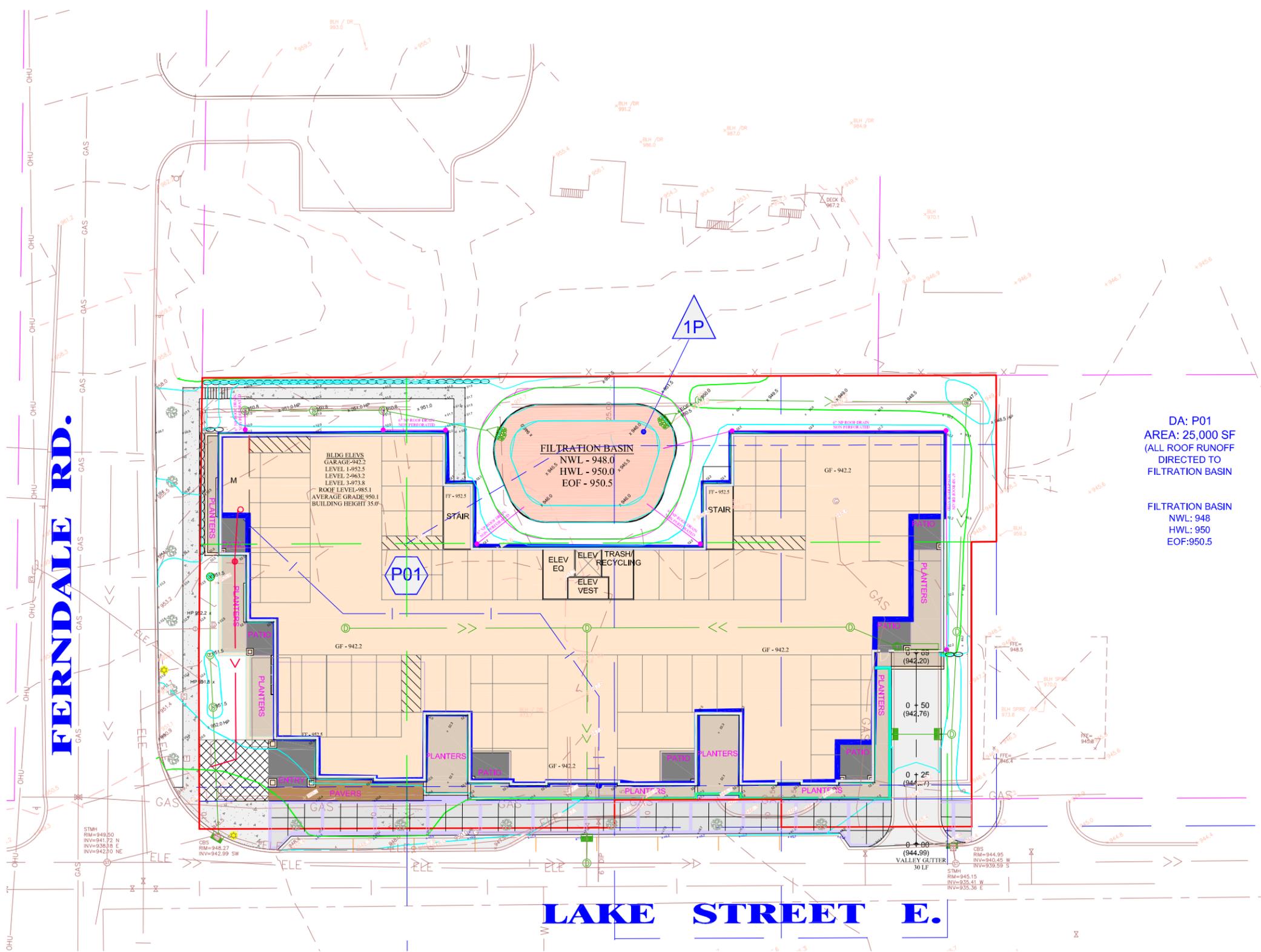
*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 10/04/16 Lic. No. 26728

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

CITY PROJECT NO.	WAYZATA, MINNESOTA	UTILITY PLAN	FILE NO. 37865-003
		MEYER PLACE AT FERNDALE	DATE: 10/21/2016
		HOMESTEAD PARTNERS, LLC	PAGE: 73 of 88
			UP
			UP

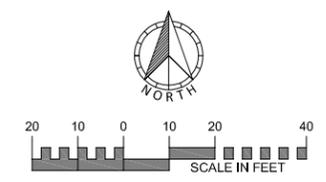
MEYER PLACE AT FERNDALE 37865-003

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		
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SOIL BORING LOCATION		
FENCE AND FILTER LOG		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



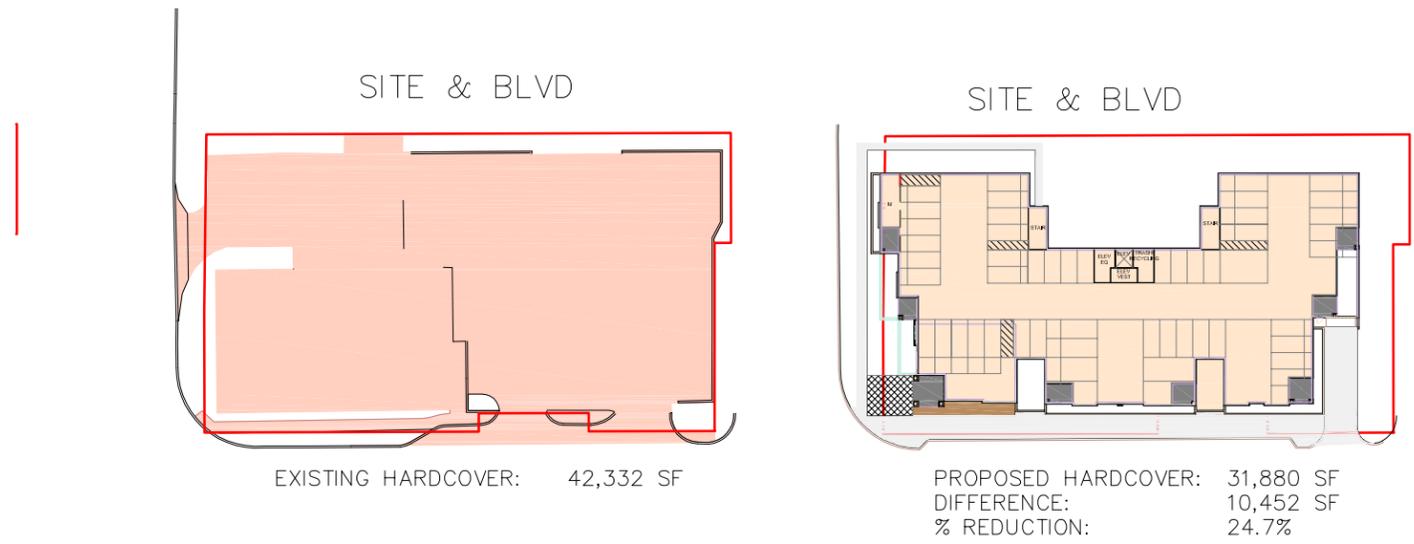
DA: P01  
 AREA: 25,000 SF  
 (ALL ROOF RUNOFF  
 DIRECTED TO  
 FILTRATION BASIN)

FILTRATION BASIN  
 NWL: 948  
 HWL: 950  
 EOF: 950.5



SEE STORMWATER MANAGEMENT REPORT  
 FOR DETAILED CALCULATIONS

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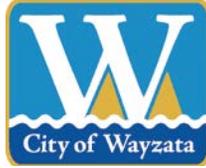


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DATE												
10/04/16												

ROBERT S. MOLSTAD, P.E.  
Date: 10/04/16 Lic. No. 26428

NOV 21 2016  
Page 75 of 88

HC  
HC



**Planning Report  
Wayzata Planning Commission  
November 21, 2016**

**Project Name:** Urness Residence  
**Addresses of Request:** 143 Westwood La S  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**City Council Review:** December 6, 2016 (Tentative)  
**“60 Day” Deadline:** January 7, 2017

---

## **Development Application**

### Introduction

The applicant, Hendel Homes, has submitted building plans for construction of a new home at 143 Westwood La S. The property is part of the MacMillan Place subdivision that was approved by the City Council in April 2015. The subdivision includes two single-family residential lots with a shared driveway from Westwood Lane. The City Council resolution approving the subdivision included a condition that states:

“The Applicant and/or future homeowner shall submit final building plans for each residence in the Proposed Subdivision for review and approval by the Planning Commission and City Council that are compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8, and obtain approval of such plans prior to the issuance of any building permit for the Proposed Subdivision.”

The applicant has submitted the house plans for review and approval by the Planning Commission and City Council. The proposed site plan and building plans are included as Attachment A.

### Project Location

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

Address	PID	Owner
143 Westwood La S	01-117-23-12-0005	White Birch Property/Development Group

Map 1: Project Location



Relevant Property Information

Current zoning:	R-1/Low Density Single Family Residential District
Comp plan designation:	One Acre Single Family
Total lot area:	90,968 sq. ft.

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-1/Low Density Single Family Residential District	One Acre Single Family
East	Single-family homes	R-1/Low Density Single Family Residential District	One Acre Single Family
South	Single-family homes	R-1/Low Density Single Family Residential District	One Acre Single Family
West	Highway 12	N/A	N/A

**Analysis of Application**

Zoning

The following table outlines the zoning requirements for the property:

*Table 1: Proposed House*

	R-1 Requirement	Proposed
Front setback (east)	45 ft. (min.)	400+ ft.
Side setback (north)	20 ft. (min.)	25 ft.
Side setback (south)	20 ft. (min.)	45 ft.
Rear setback (west)	50 ft. (min.)	185 ft.
Lot coverage	15% (max.)	Undetermined
Impervious surface	25% (max.)	Undetermined
Height	3 stories or 40 ft. to midpoint	31 ft.

City staff has requested additional information from the applicant regarding the lot coverage and impervious surface.

House Plans

The proposed plans include detailed elevations and floor plans for the new house. The proposed house would be two levels with a walk-out basement on the back of the home. The house would include a four car attached garage with driveway access from Westwood Lane S. The primary exterior materials consist of stone, standing seam metal canopies, and an asphalt shingle roof.

Driveway Access

The approved subdivision plans included widening the driveway that serves the existing house to 20 feet. The driveway would be shared between the two lots. The proposed site plan includes a change to the driveway configuration. The two lots would share a single driveway access from Westwood Lane. However, the driveway would split at the front of the properties, and two separate driveways would be provided for the lots. The revised driveway plan would remove two spruce trees, but the rest of the spruce hedge would remain. The proposed driveway would need to be 20 feet in width to meet the fire code access requirements.

Tree Preservation

The proposed plans include the removal of four trees and nine cedars along the edge of the driveway court. The trees to be removed include one heritage tree, a 30-inch maple tree just west of the proposed screen porch. The maple tree is classified as a heritage tree and would require replacement at a ratio of 2 inches for every 1 inch removed. The applicant would therefore be required to plant 60 inches of trees on the site. The remainder of the trees that would be removed are significant trees. The significant trees removed would be less than 25 percent of the total inches of trees on the site. Therefore, no mitigation would be required for the removal of the significant trees.

**Applicable Code Provisions for Review**

Preliminary Plat Criteria (Section 805.14.E)

The City Council condition requiring review and approval of the home design on Lot 1 is based on the ordinance criteria for preliminary plat review pertaining to the proposed house:

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.

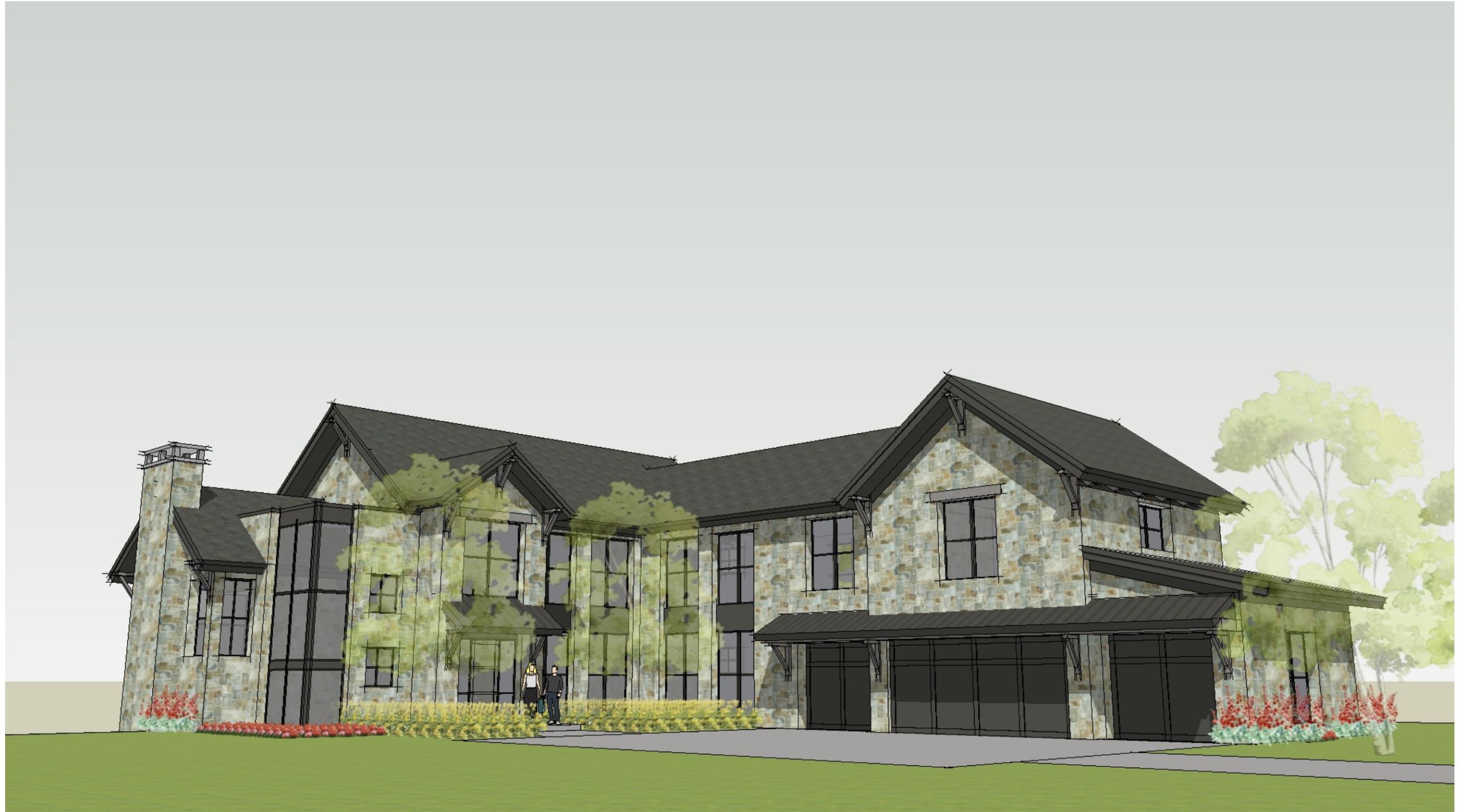
### **Action Steps**

After considering the items outlined in this report, the Planning Commission should consider making a motion which approves the preliminary house plans for 143 Westwood La S, based on the finding that the design meets the standards of City Code Section 805.14.E.8, and satisfies the condition of Resolution No. 17-2015.

### **Attachments:**

Attachment A: Proposed House Plans





FRONT PERSPECTIVE SKETCH

URNESS RESIDENCE  
by HENDEL HOMES

11/4/2016  
EXTERIOR IMAGES

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URNESS RESIDENCE  
by HENDEL HOMES

11/4/2016  
EXTERIOR IMAGES

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LEFT SIDE ELEVATION 1/8"=1'-0

URNESS RESIDENCE  
by HENDEL HOMES

10/4/2016  
EXTERIOR IMAGES

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URNES RESIDENCE  
by HENDEL HOMES

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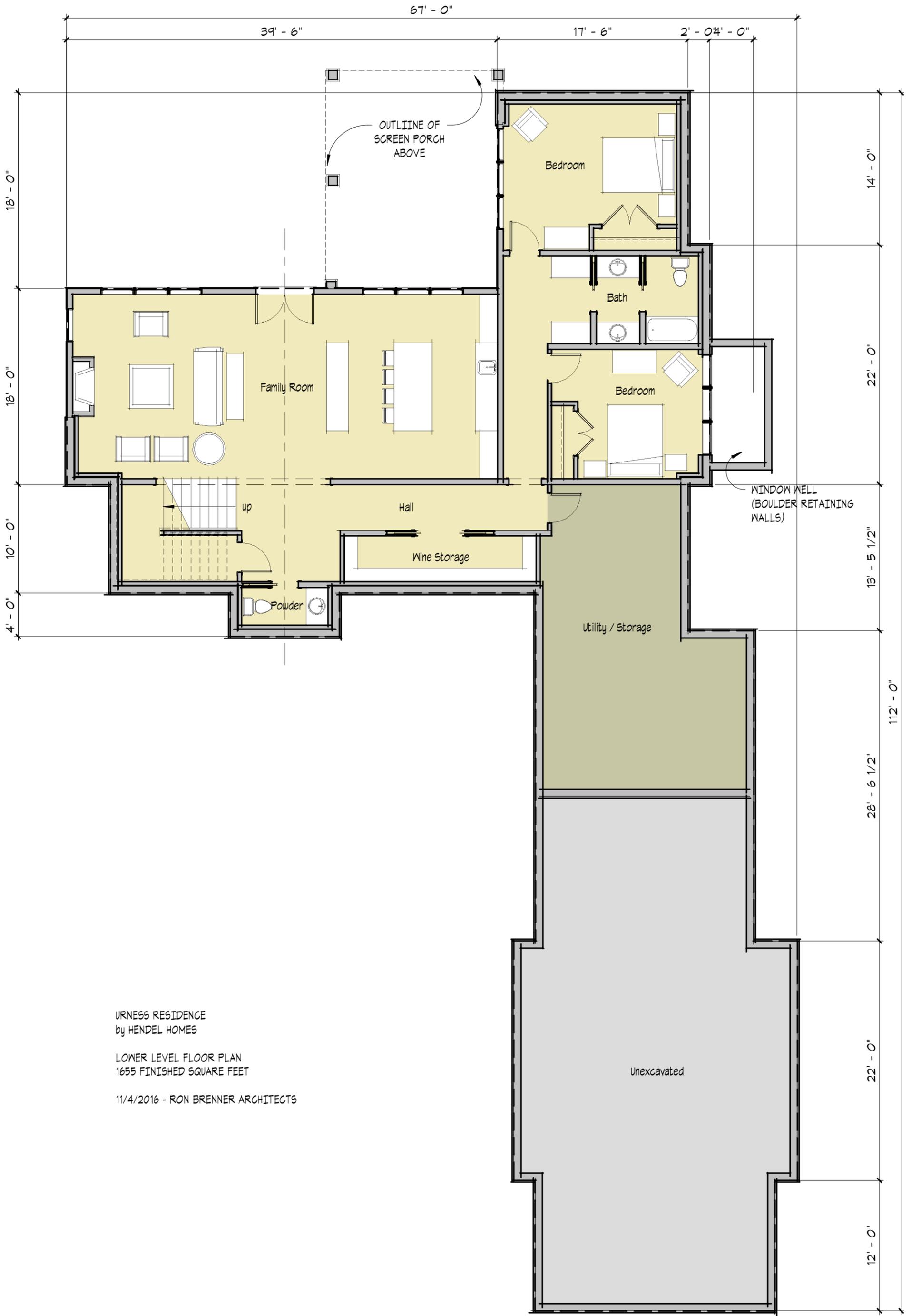
RIGHT SIDE ELEVATION

1/8"=1'-0

URNESS RESIDENCE  
by HENDEL HOMES

11/4/2016  
EXTERIOR IMAGES

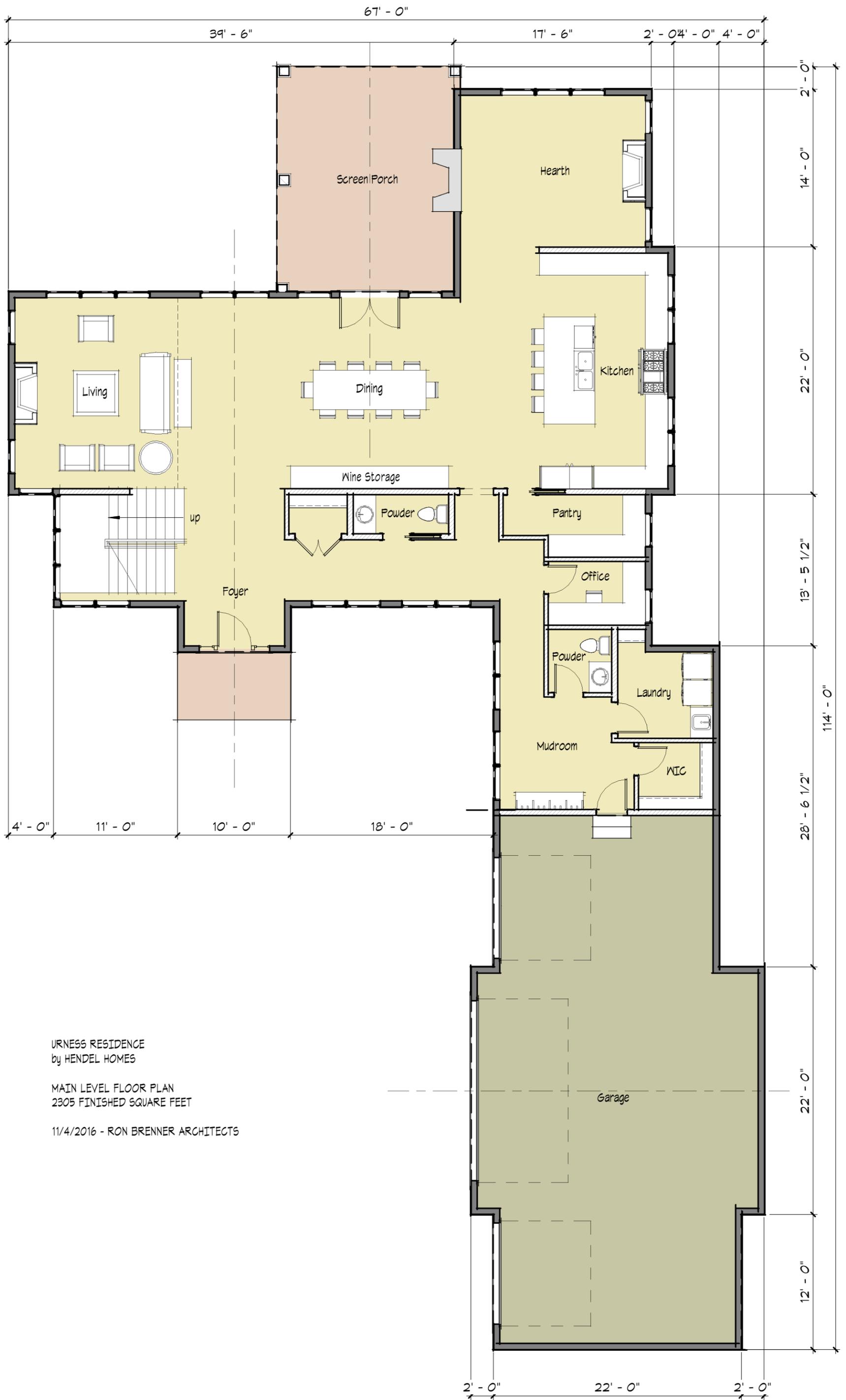
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URNESS RESIDENCE  
 by HENDEL HOMES

LOWER LEVEL FLOOR PLAN  
 1655 FINISHED SQUARE FEET

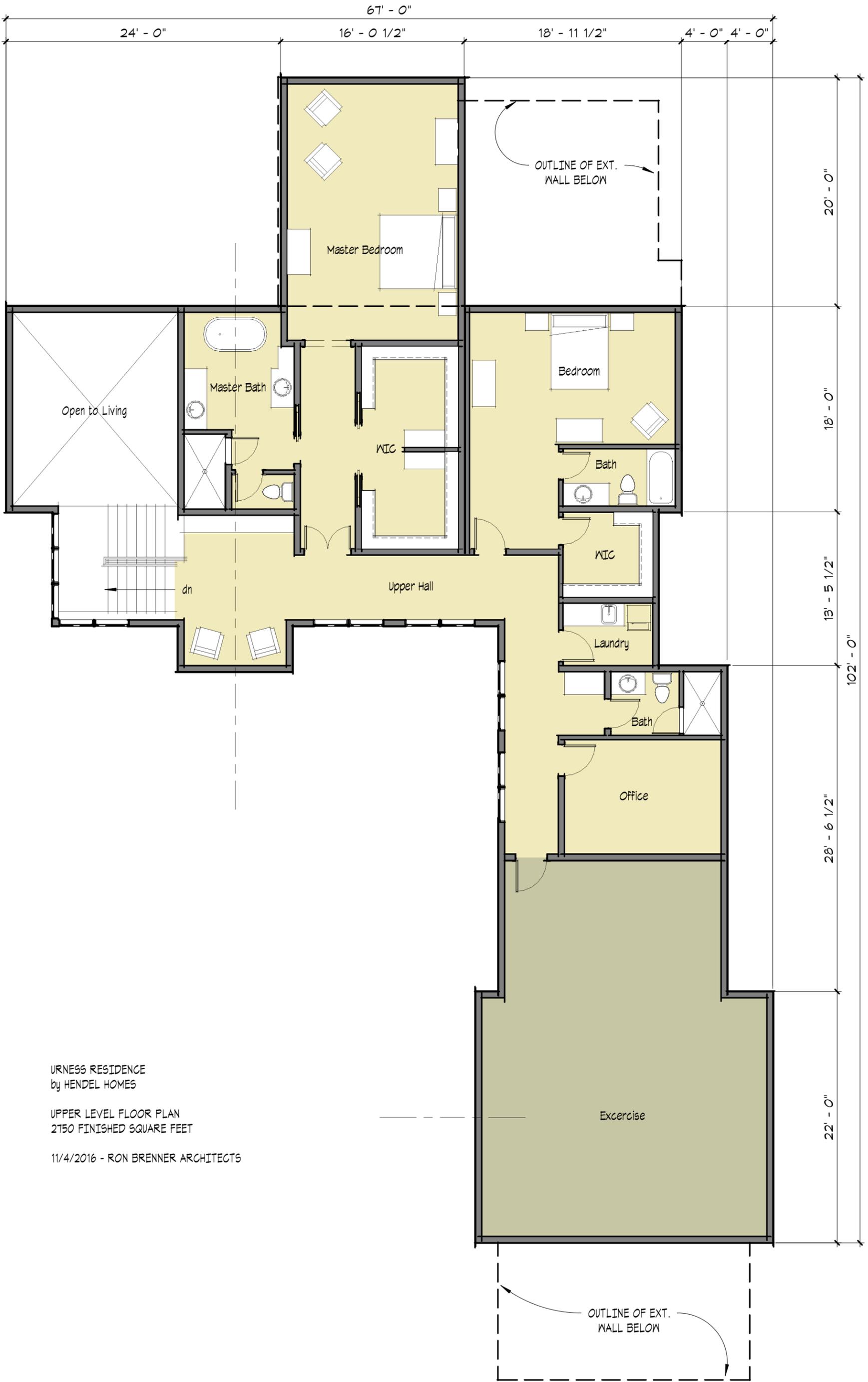
11/4/2016 - RON BRENNER ARCHITECTS



URNES RESIDENCE  
by HENDEL HOMES

MAIN LEVEL FLOOR PLAN  
2305 FINISHED SQUARE FEET

11/4/2016 - RON BRENNER ARCHITECTS



URNESS RESIDENCE  
by HENDEL HOMES

UPPER LEVEL FLOOR PLAN  
2750 FINISHED SQUARE FEET

11/4/2016 - RON BRENNER ARCHITECTS