

January 12, 2021

City of Wayzata
Emily Goellner, Community Development Director
600 Rice Street E
Wayzata, MN 55391

Emily,

Melvin's 235 LLC is requesting a change to the CUP to add a 2nd elevator to the building. Based on feedback from prospective tenants related to access to Lake Street and walkability of downtown Wayzata, Melvin's 235 is requesting approval of 2 additional parking spaces on the public surface lot. The building will be more accessible from Lake Street for tenants and visitors.

A Conditional Use Permit (CUP) under the City's Fee-In-Lieu of Parking Policy (FILOP) was approved by the City Council on April 21, 2020 (Resolution 16-2020) to meet the project's parking requirement shortfall of up to 73 parking stalls. With this request, the shortfall would increase to 75 parking stalls. The CUP required that FILOP fees be paid as required by the Development Agreement and the FILOP Policy. Melvin's 235 LLC proposes to honor this request by paying the appropriate FILOP fees and amending the Development Agreement to reflect that.

Attached is the revised development application and building plans to formally request the change at the next City Council meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pat Hughes', with a long horizontal flourish extending to the right.

Pat Hughes
Melvin's 235 LLC

