

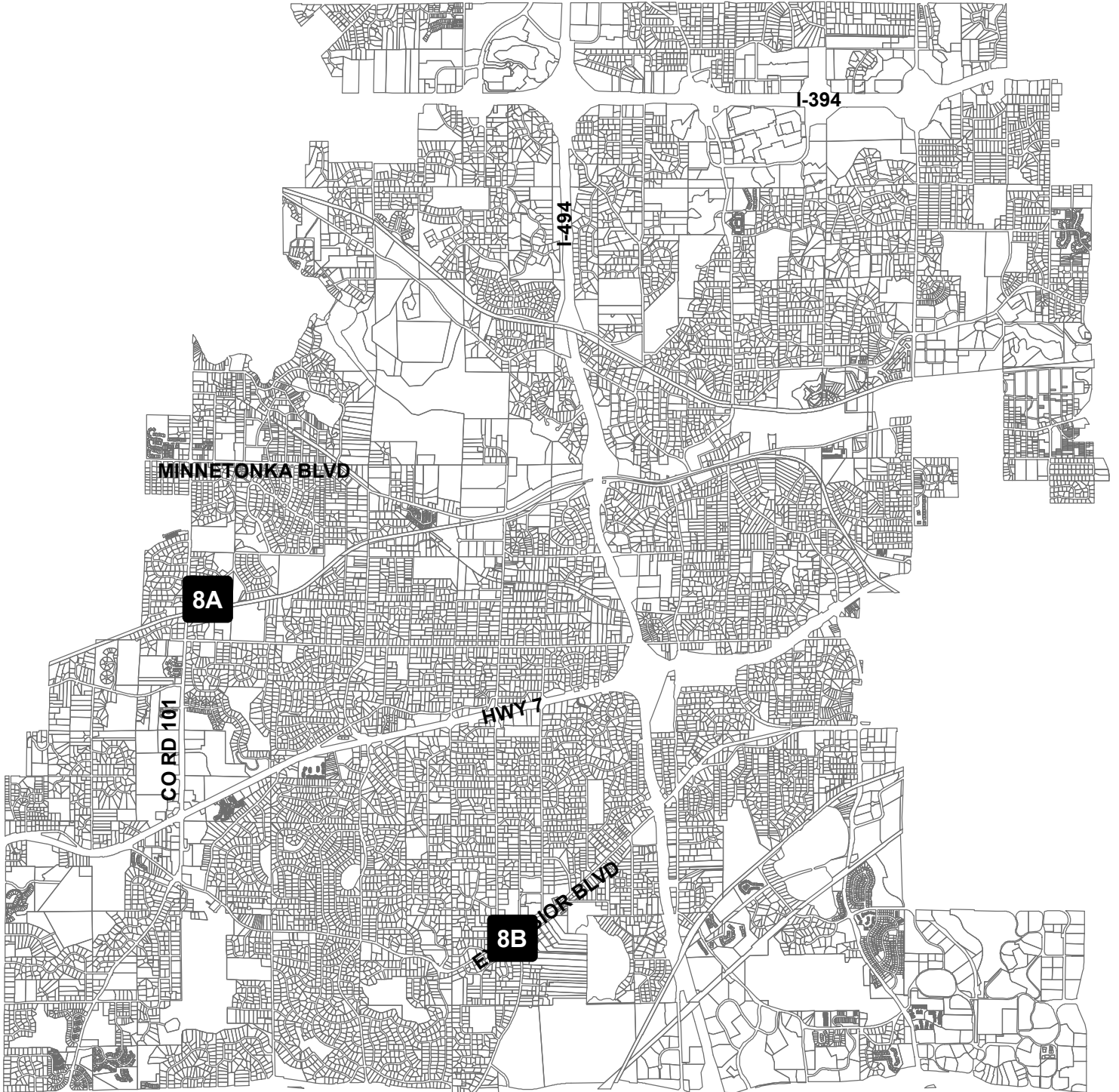


CITY OF
MINNETONKA

PLANNING COMMISSION

FEB. 3, 2022

14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
minnetonkamn.gov





**Planning Commission Agenda
Feb. 3, 2022**

Due to the COVID-19 health pandemic, all meetings of the Minnetonka Planning Commission will be conducted pursuant to Minn. Stat. § 13D.021, until further notice. Planning Commission members will participate in the meeting remotely via WebEx. Members of the public who desire to monitor the meeting remotely or to give input or testimony during the meeting can find instructions at <https://www.minnetonkamn.gov/government/virtual-meeting-information>. Limited seating may be available at the regular meeting room, for members of the public who wish to attend in person, but the public is advised to call 952.939.8200 the day of the meeting to confirm that the room will be open.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: Jan. 20, 2022

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

None

8. Public Hearings: Non-Consent Agenda Items

A. Resolution approving a conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle.

Recommendation: Adopt the resolution. (4 Votes)

- Recommendation to City Council (Feb. 28, 2022)
- Project Planner: Ashley Cauley

B. Resolution approving conditional use permits, with variances, for a rooftop patio and coffee shop at 14625 Excelsior Blvd.

Recommendation: Adopt the resolution. (4 Votes)

- Recommendation to City Council (Feb. 28, 2022)
- Project Planner: Ashley Cauley

9. Adjournment

Planning Commission Agenda

Feb. 3, 2022

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Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Feb. 17, 2022 agenda.

Project Description	King Technology, master development plan amendment
Project Location	6000 Clearwater
Assigned Staff	Susan Thomas
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Mtka Vantage and Momentum Programs, multiple items
Project Location	5735 Co Rd 101
Assigned Staff	Loren Gordon
Ward Councilmember	Kissy Coakley, Ward 4

Project Description	Eagle Brook Church, concept plan
Project Location	15407 and 15409 Wayzata Blvd
Assigned Staff	Loren Gordon
Ward Councilmember	Bradley Schaeppi, Ward 3

Project Description	Minnetonka Woodland Preserve, concept plan
Project Location	2615 and 2511 Plymouth Road
Assigned Staff	Loren Gordon
Ward Councilmember	Rebecca Schack, Ward 2

Project Description	Carlson/Gatehouse Properties, concept plan
Project Location	3928 and 3930 Shady Oak Road
Assigned Staff	Susan Thomas
Ward Councilmember	Brian Kirk, Ward 1

**Unapproved
Minnetonka Planning Commission
Minutes**

Jan. 20, 2022

1. Call to Order

Chair Sewall called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Powers, Waterman, Banks, Hanson, Henry, Maxwell, and Sewall were present.

Staff members present: City Planner Loren Gordon and Senior Planner Ashley Cauley.

3. Approval of Agenda

Powers moved, second by Banks, to approve the Jan. 20, 2022 agenda as submitted with an additional comment provided in the change memo dated Jan. 20, 2022.

Powers, Waterman, Banks, Hanson, Henry, Maxwell, and Sewall voted yes. Motion carried.

4. Approval of Minutes: Jan. 6, 2022

Waterman moved, second by Maxwell, to approve the Jan. 6, 2022 meeting minutes as submitted.

Powers, Waterman, Banks, Hanson, Henry, Maxwell, and Sewall voted yes. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of Jan. 10, 2022:

- Adopted a resolution denying a conditional use permit for an accessory structure in excess of 1,000 square feet at 4127 Williston Road.

The next planning commission meeting is scheduled to be held on Feb. 3, 2022.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Powers moved, second by Banks, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Resolution approving a floodplain setback variance for construction of a new house at 4230 Lindsey Lane.

Adopt the resolution approving a floodplain setback variance for the construction of a new house at 4230 Lindsey Lane.

Powers, Waterman, Banks, Hanson, Henry, Maxwell, and Sewall voted yes. Motion carried, and the item on the consent agenda was approved as submitted.

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

8. Public Hearings

A. Resolution approving a conditional use permit for an accessory dwelling unit at 2001 Hopkins Crossroad.

Chair Sewall introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

In response to Powers' question, Cauley explained that the site is unique; it is located on a corner, and city ordinances allow the site to have two driveways. The applicants plan to add additional screening that would mitigate the appearance of two principle structures.

Waterman confirmed with Cauley that compliance with the tree protection ordinance and the landscape plan would be reviewed during the building permit process.

In response to Henry's question, Cauley explained the accessory dwelling unit (ADU) ordinance.

Rachel Leonard introduced herself and her husband, Jon Leonard, applicants. She stated that:

- She appreciates everyone's time and consideration.
- The main floor would have 964 square feet. The basement would not be a full basement, so it would not be included in the floor-area ratio calculation.
- She was excited that the ADU ordinance was adopted so the proposal would not need a variance. She thinks the ordinance will be good for the community and give families options to assist aging parents, which is what the applicants plan to do.

- No neighbor would be adversely impacted by the proposal since the site is a corner lot and the way in which the lots are laid out. No neighbor is located close to the site in any direction. Seven or eight property owners in the area wrote letters in support of the proposal.
- The proposal would increase the property's value and make it more aesthetically attractive.
- She has received positive feedback from the neighborhood.
- There is quite a lot of existing foliage along Hopkins Crossroads, and the applicants would add pine trees to provide year-round coverage.
- She was excited to move forward.

Waterman asked where the pine trees would be planted. Ms. Leonard answered along the backside of the new construction on the south side. The north side on Runnymede Lane already has quite a few pine trees.

Banks confirmed with Ms. Leonard that the basement would have a door on the east side, and the other three sides of the basement would be underground.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

Maxwell thought the proposal was a clever and innovative use of the ADU ordinance. The project would repurpose an existing structure; update the neighborhood; increase the diversity of the housing stock in Minnetonka, which supports the comprehensive guide plan; and supports multi-generational families and aging in place. She has never seen so many positive comments from neighbors. She commended the applicants for working with the neighbors to make sure the proposal would be a positive impact on the whole neighborhood. She supports the staff's recommendation. The size is not a concern at all. Subdividing the property would not be possible since a subdivision into two lots would not meet minimum lot size requirements. She found no negative. She supports the proposal.

Powers concurred with Maxwell.

Banks agreed.

Waterman loved the repurposing. The property is unique in terms of the location of the structures, which would both be located on two different streets. The location of the new home would be a good use of the site's blank space. He supports the staff's recommendation.

Henry liked the thought the applicants put into the proposal and appreciated the applicants working with neighbors to meet the neighbors' needs and create an appropriate use of the space. He supports the staff's recommendation.

Chair Sewall has seen many larger and higher-priced houses torn down. He loves the repurposing. The proposal has many unique features, including the property being located on a corner and the existing house being located so far to one side. He supports the staff's recommendation.

Henry moved, second by Waterman, to recommend that the city council adopt the resolution approving a conditional use permit for a detached, accessory dwelling unit at 2001 Hopkins Crossroads.

Powers, Waterman, Banks, Hanson, Henry, Maxwell, and Sewall voted yes. Motion carried.

9. Adjournment

Banks moved, second by Henry, to adjourn the meeting at 7:27 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
Feb. 3, 2022

Brief Description	Conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle
Recommendation	Recommend the city council approves the request.

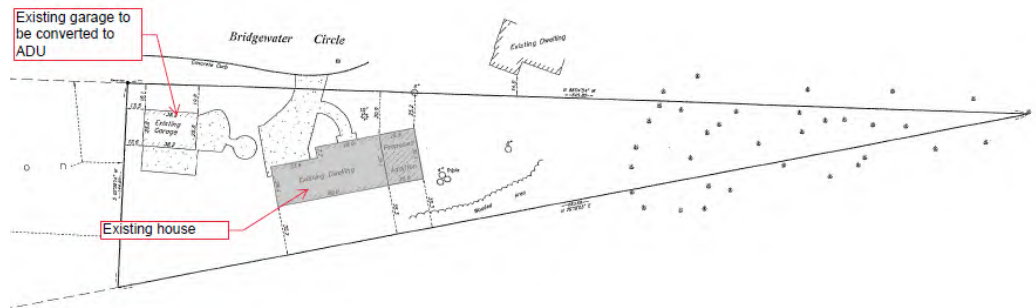
Background

Accessory dwelling units (ADUs) integrated into – either by being located within or attached to – single-family residential homes have been allowed with a conditional use permit since 1986. Prior to this, the zoning ordinance didn't restrict development to one single-family home per R-1 zoned property.

On Oct. 4, 2021, the city council amended the ordinance to allow detached ADUs as a conditionally permitted use.

Background

The property is roughly 46,000 square feet in size. The property is improved with a single-family home and a detached garage.



Mark Rosewarne, on behalf of the property owners, is proposing to convert the existing detached garage into an accessory dwelling unit. The proposal requires a conditional use permit to allow a detached, accessory dwelling unit on the property.

Staff Analysis

The proposal is reasonable and would meet the intent of the standards outlined in the city code for an accessory dwelling unit. The following is intended to summarize the standards and staff's findings. A full list of the standards and staff's findings can be found in the "Supporting Information" section of this report:

- **General Standards:** The property owners would continue to reside in the existing home. Parking for the dwellings would continue to exist within the three-car garage attached to the principal dwelling unit. Additional parking would be available within the existing driveway.
- **Setbacks and location requirements:** The existing structure to be converted into the ADU is located in front of the home and would have a setback of less than 15 feet from

the westerly side lot line.¹ Staff finds that the structure would be reasonably screened by existing vegetation and topography and is the result of the conversion of an existing structure. No outward expansion of the structure is proposed.

- **Construction and design:** The ordinance provides several construction and design-related standards to ensure compatibility into the existing single-family residential neighborhoods:

Size: The ADU would be 988 square feet. By code, the maximum ADU allowed by ordinance would be 900 square feet.² Staff finds the larger size reasonable as: (1) the ADU would contain a maximum of two bedrooms; (2) screening of the ADU to the northern right-of-way is by vegetation and a constructed berm, screening to the nearest neighbor to the west is by a fence and dense vegetation. The Hennepin County Regional Trail is to the south, and (3) the creation of the ADU is through the reuse of an existing structure.

Height: As proposed, the height of the ADU would be less than the principal structure and would remain at 12 feet (measured to the peak).

While building staff is included in the routing of all land use proposals and invited to provide comments, typically, review to ensure compliance with the building code does not occur until after land use approvals. This detailed, full plan review occurs at the time of a building permit. In the case of this proposal, the building staff noted that a change in occupancy and date of construction might trigger necessary foundation and insulation updates. The building staff has spoken with the property owners about the requirements, and both parties are comfortable with a plan to move forward if the land use request is approved.

The comment regarding possible code-related updates does not change staff's recommendation and does not trigger specific conditions of approval, as these items would be addressed at the time of a building permit. However, the staff is noting that it may slightly increase the overall height of the structure. Being that the existing home is two stories, even with a slight increase in height, the ADU would not extend above the highest point of the principal structure.

¹ City Code Sec. 300.16, Subd. 3(d)4: Any ADU, whether attached or detached, must be located behind the front building line of the principal dwelling unit. In the case of a corner or double frontage, lots

² City Code Sec. 300.16, Subd. 3(d)2: Any ADU, whether attached or detached, must be no larger than 1,000 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less.

The city council may approve a larger area where the additional size would not result in undue adverse impacts to the neighboring properties. In evaluating where this standard is met, the city may consider things such as:

- the size of the property;
- the location of the ADU relative to homes on adjacent properties;
- whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance;
- whether a similarly-sized non-ADU structure could be constructed in the location without a conditional use permit or variance; or
- any other characteristic that the city considers important or unique.

In no case may a detached ADU be less than 200 square feet.

Staff Recommendation

Recommend that the city council adopt the resolution approving a conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle.

Originator: Ashley Cauley, Senior Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding properties and subject properties:

	Subject Property	North	South	East	West
Use	Single-family residential home	Single-family residential home	Hennepin County Regional Trail and wetland beyond	Single-family residential home and Hennepin County Regional trail	Single-family residential home
Zoning	R-1	R-1		R-1	R-1
Guide plan designation	Low density residential	Low density residential		Low density residential	Low density residential

CUP Standards

The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd.2:

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
4. The use does not have an undue adverse impact on public health, safety, or welfare.

The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd.2:

CITY CODE STANDARD	STAFF FINDING
	The proposal would meet the general conditional use permit standards as outlined in City Code §300.16, Subd. 2:
1.	The use is consistent with the intent of the ordinance;
2.	The use is consistent with the goals, policies, and objectives of the comprehensive plan;
3.	The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
4.	The use does not have an undue adverse impact on public health, safety, and welfare.

The proposal would meet the specific conditional use permit standards as outlined in City Code §300.16, Subd. 3(d) for accessory apartments:		
GENERAL STANDARDS		
a.	ADUs are allowed only on properties zoned R-1, R-1A, and R-2.	The property is zoned R-1.
b.	No more than one ADU is allowed per property.	Only one ADU is proposed.
c.	The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.	The property owner would continue to reside in the existing principal structure.
d.	ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.	Subdivision is not proposed as part of the project, but this has been added as a condition of approval.
e.	Adequate off-street parking must be provided for both the principal dwelling unit and the ADU. Such parking must be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required driveway turnaround. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.	Off-street parking would continue to exist within the three-car garage attached to the house. Additional parking would be available within the driveway.
f.	The ADU and property on which it is located are subject to all other provisions of this ordinance related to single-family dwellings, including all provisions of the shoreland, wetland, floodplain, and nuisance ordinances. To the extent of any inconsistency among ordinance provisions, the most restrictive provisions apply.	The existing garage to be converted into the ADU does not meet setback requirements. However, the ADU would not encroach further into the required setback than the existing structure. No other natural features requiring setbacks exist on the property.
CONSTRUCTION AND DESIGN STANDARDS		

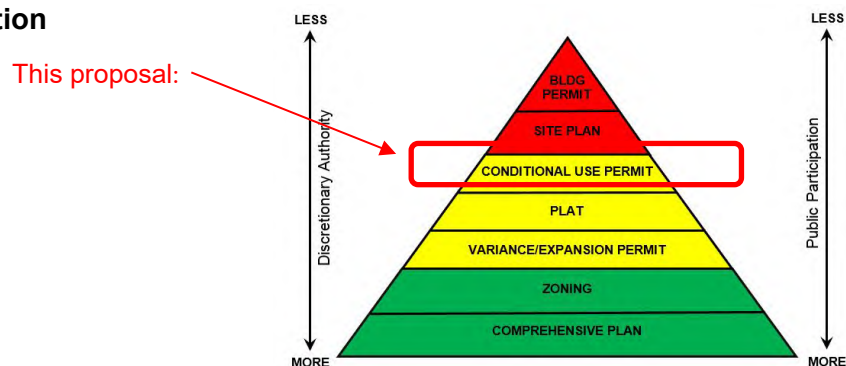
a.	On properties zoned R-1 or R-1A, an ADU may be attached to or detached from a principal structure. On properties zoned R-2, ADUs must be attached to the principal structure. An attached ADU includes an ADU that is contained within an existing principal structure.	The existing detached garage would be converted into a detached, accessory dwelling unit.
b.1.	Must be no larger than 1,000 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less. The city council may approve a larger area where the additional size would not result in undue adverse impacts to <u>the</u> neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique. In no case may a detached ADU be 200 square feet or less in total size.	The ADU would be 988 square feet. By code, the maximum ADU allowed by ordinance would be 900 square feet (35 percent of the gross floor area of the principal structure). Staff finds the size reasonable as existing vegetation and topography would continue to screen the structure. The Hennepin County Regional Trail is located to the south of the property.
b.2.	Must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines	This has been added as a condition of approval.

	shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.	
b.3.	Must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.	This has been added as a condition of approval.
b.4.	May not be served by an additional curb cut unless approved by the city engineer in compliance with the driveway ordinance.	The proposal does not include an additional curb cut. If the owner would like to add a second driveway, it would be allowed under the current ordinance with a driveway permit.
b.5	Must be registered with the Minnetonka police and fire departments prior to occupancy.	This has been added as a condition of approval.
ATTACHED ADUs		
1.	Must be designed to maintain the single-family appearance of the principal dwelling from off-site views.	The ADU is detached.
2.	May be created through the conversion of living space or attached garage space. However, the garage space may be converted only if: (1) space is available on the property for construction of a 24-foot by 24-foot garage without variance; and (2) the applicant submits a detailed plan demonstrating adequate vehicular parking exists on the site.	
3.	Maximum height and minimum required setbacks are outlined for principal structures in the associated zoning district.	

DETACHED ADUs		
1.	Must be designed to maintain the residential character of the lot on which it will be located.	The existing garage would be converted into the ADU and would maintain the residential character of the lot.
2.	May be created through the conversion of detached garage space only if either: (1) the principal structure includes an attached garage with minimum dimensions of 24 feet by 24 feet; or (2) space is available on the property for construction of an attached or detached 24-foot by 24-foot garage without variance, and the applicant submits a detailed plan that demonstrates adequate vehicular parking exists on the site.	The ADU would not be created by the conversion of garage space. The principal structure includes a three-car, attached garage, and there is space to construct additional garage space without the need for a variance.
3.	The highest point of the ADU may not extend above the highest point of the roof of the principal dwelling unit. The city council may approve a taller ADU if it finds the additional height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other	The ADU would not extend beyond the highest point of the roof of the principal dwelling unit.

	characteristic the city considers important or unique.	
LOCATION REQUIREMENTS		
a)	Behind the rear building line of the principal dwelling unit. In the case of <u>of corner</u> or double frontage lots, the ADU is subject to front yard setbacks established for principal structures.	The existing garage to be converted into the ADU is located in front of the principal structure. Screening of the structure would continue to be through existing vegetation and topography. The lot configuration is also unique.
b)	To preserve existing, natural site features to the extent practicable.	The proposal consists of converting an existing garage into an ADU. The proposal includes exterior façade changes but minimal site improvements (unless required to update the foundation).
5.	Must be set back from side and rear property lines a distance equal to the code-defined height of the ADU, but not less than 15 feet, and set back from all-natural features as required by ordinance.	The existing structure would not meet setback requirements from the north and west property lines. However, the ADU is being created through the conversion of an existing structure.
OTHER REQUIREMENTS		
6.	May contain a maximum of two bedrooms.	The ADU would contain two bedrooms.
7.	Must be constructed on a permanent foundation with no wheels.	The ADU would be located on a permanent foundation.

Pyramid of Discretion



Voting Requirement The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority.

Motion Options The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

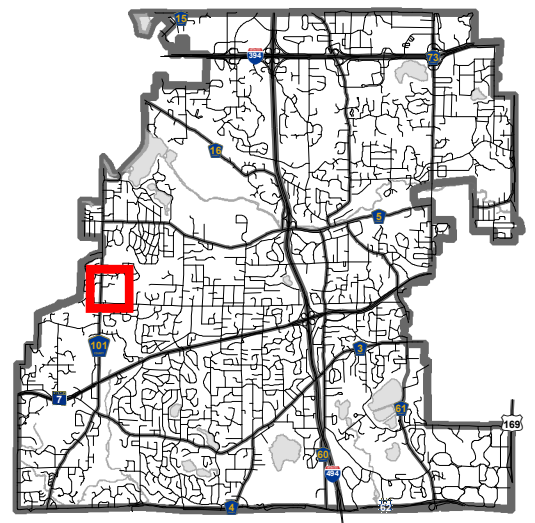
Neighborhood Comments The city sent notices to 26 area property owners and received no comments.

Deadline for Decision April 13, 2022



Location Map

Project: Holte Residence
Address: 17503 Bridgewater Cir



Described Intended use of Accessory Dwelling Unit (ADU) at 17503 Bridgewater Circle

The intended use of the ADU would be the independent living of the owner's grandmother. We, Megan and Tony Holte have lived full-time at 17503 Bridgewater Circle since 2011. We chose to raise our four children in this location to raise our family because of the great community and schools Minnetonka has to offer.

The ADU will continued to be owned by us while Megan's grandmother, Barb Hobday, is able enjoy living there and continue a close relationship with her grandchildren.

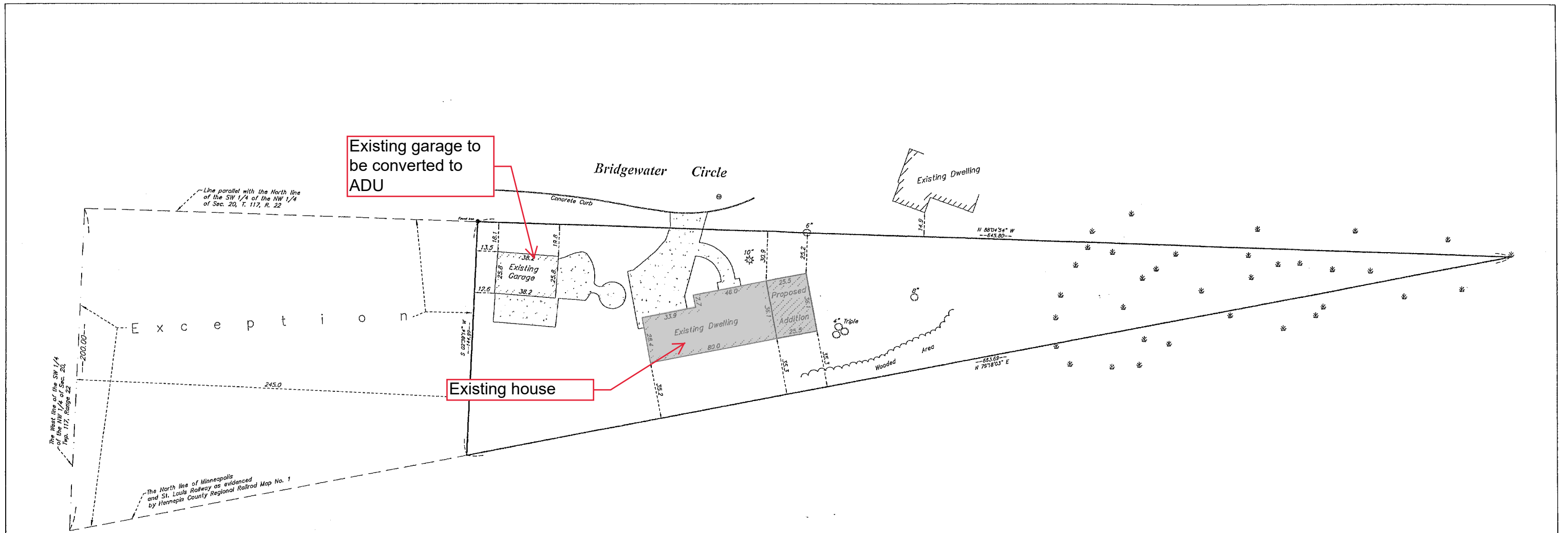
The proposed ADU would be a remodel form an already existing detached 3 stall garage and would maintain the residential character of the lot. This garage was built by the original homeowner in 1990. This structure is 988 square feet and is 12 feet tall at its peak. It is set back from the curb line 18.1 – 19.8 feet and 12.6 – 13.5 feet from the Western neighboring boundary. It is the only other structure, other than the principal dwelling, on the property.

The structure is very well screened by the closest neighbor (East) by a tall wooden fence and tall dense vegetation. The side of the structure (North)that faces the street is screen both by berm and vegetation.

There is adequate space on the property for a driveway and/or carport for the ADU that would be accessed via the principal dwelling's driveway. There would only be one additional vehicle, Barb's, brought to the property.

The proposed ADU would not affect the City of Minnetonka's shoreland, wetland, floodplain, or nuisance ordinance. It also would have no additional impact on to the neighboring properties. The proposed structure is currently being used as our woodworking shop. Changing this structure to an ADU would result in less noise impact (i.e., power tools) to the neighboring properties.

The has preexisting electrical service. Its proximity to the principal dwelling will easily allow connection to water, gas, and sewer.



LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = FENCE LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117 North, Range 22 West of the 5th Principal Meridian described as follows: Beginning at the intersection of the West line of said Southwest Quarter of the Northwest Quarter and the North line of Minneapolis and St. Louis Railroad right-of-way; thence North 200 feet; thence East and parallel to the North Line of said Southwest Quarter of the Northwest Quarter to the northerly line of said Minneapolis and St. Louis Railroad right-of-way; thence southwesterly along said North Line to the point of beginning, according to the U.S. Government Survey thereof, Hennepin County, Minnesota. EXCEPT the West 245.0 feet thereof.

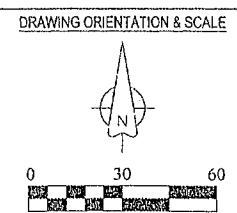
SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown. This survey was prepared without the benefit of any title work. We are aware that there may be an easement on the North line of this property but we were unable to find this easement and it was not supplied to us.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
5. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"* " Denotes iron survey marker, set, unless otherwise noted.

DATE	REVISION DESCRIPTION



CLIENT NAME / JOB ADDRESS

HOMES BY LEGACY

17503 BRIDGEWATER CIRCLE
MINNETONKA, MN

Advance
Surveying & Engineering, Co.

17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

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 PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Josetta S. Rinke
Josetta S. Rinke
52716
LICENSE NO.
OCTOBER 28, 2016
DATE

ADVANCE SURVEYING & ENGINEERING, INC.

SURVEYED BY: _____
DATE SURVEYED: OCTOBER 7, 2016

DATE DRAFTED: OCTOBER 28, 2016

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

160972 JR

SHEET NO.

S1

SHEET 1 OF 1

REVISIONS:
XX-XXX

BIRCH HOME DESIGN, LLC
ARCHITECTURAL DESIGN & DRAFTING
BIRCHHOME@HOTMAIL.COM

GARAGE BUILD-OUT PLAN
HOLTE RESIDENCE

DATE:
11/23/2021
FILE#:
21-121
SHEET
1
OF 2



ELEVATION 1/4"=1'-0"



ELEVATION 1/4"=1'-0"

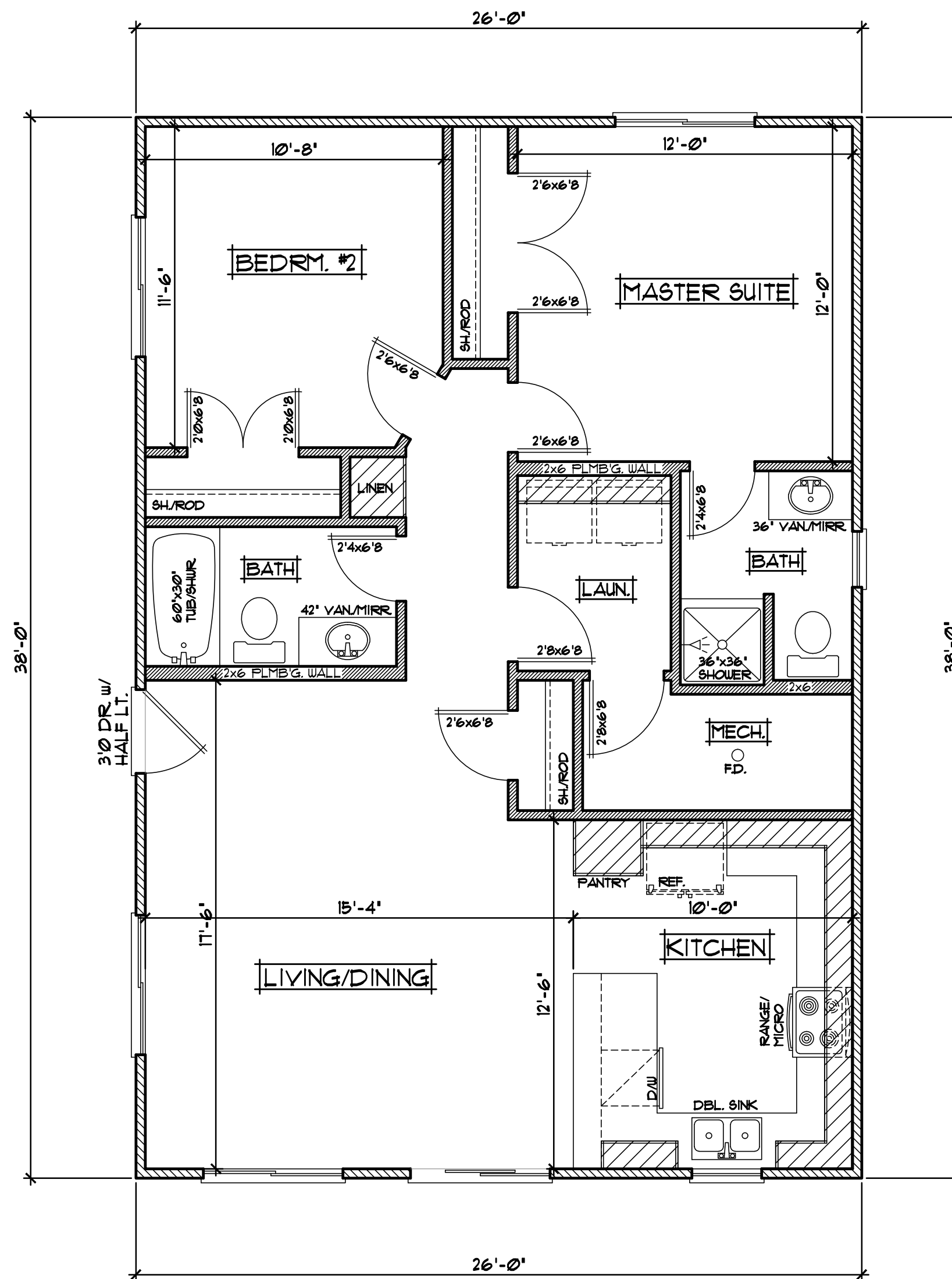


ELEVATION 1/4"=1'-0"




ELEVATION 1/4"=1'-0"

PLAN NOTE:
EXISTING STRUCTURE & CONDITIONS WERE
INTERPRETED FROM INFORMATION AND
PHOTOGRAPHS PROVIDED BY OTHERS.
ACTUAL STRUCTURE & CONDITIONS MAY VARY
FROM THAT SHOWN. GENERAL CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ACTUAL
EXISTING CONDITIONS.



MAIN LEVEL PLAN 1/4"=1'-0"
988 SQFT.

	EXISTING STUD WALLS
	NEW STUD WALLS

PLAN NOTE:
EXISTING STRUCTURE & CONDITIONS WERE INTERPRETED FROM INFORMATION AND PHOTOGRAPHS PROVIDED BY OTHERS.
ACTUAL STRUCTURE & CONDITIONS MAY VARY FROM THAT SHOWN. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL EXISTING CONDITIONS.

Photos submitted by
applicant



Photos submitted by
applicant



Photos submitted by
applicant



Photos submitted by
applicant



Photos submitted by
applicant





Views of existing structure to be converted into ADU from the driveway.



Views of existing structure to be converted into ADU from Bridgewater Circle

Resolution No. 2022-

Resolution approving a conditional use permit for a detached accessory dwelling unit at 17503 Bridgewater Circle

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Mark Rosewarne, on behalf of the property owners, has requested a conditional use permit for a detached accessory dwelling unit.

1.02 The property is located at 17503 Bridgewater Circle. It is legally described as:

That part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117 North, Range 22 West of the 5th principal meridian described as follows:

Beginning at the intersection of the West line of said Southwest Quarter of the Northwest Quarter and the North line of Minneapolis and St. Louis Railroad right-of-way; thence North 200 feet; thence East and parallel to the North Line of said Southwest Quarter of the Northwest Quarter to the northerly line of said Minneapolis and St. Louis Railroad right-of-way; thence southwesterly along said North Line to the point of beginning, according to the U.S. Government Survey thereof, Hennepin County, Minnesota EXCEPT the West 245.0 feet thereof.

1.03 The proposal is to convert the existing detached garage on the west side of the property into an accessory dwelling unit.

1.04 On Feb. 3, 2022, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the permit.

Section 2. Standards.

2.01 City Code §300.16 Subd. 2 outlines the general standards that must be met for granting a conditional use permit. These standards are incorporated into this resolution by reference.

2.02 City Code §300.16 Subd. 3(d) outlines the following specific standards that must be met for granting a conditional use permit for such facilities:

1) General Standards:

- a. ADUs are allowed only on properties zoned R-1, R-1A, and R-2.
- b. No more than one ADU is allowed per property.
- c. The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.
- d. ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.
- e. Adequate off-street parking must be provided for both the principal dwelling unit and the ADU. Such parking must be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required driveway turnaround. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.
- f. The ADU and property on which it is located are subject to all other provisions of this ordinance relating to single-family dwellings, including all provisions of the shoreland, wetland, floodplain, and nuisance ordinances. To the extent of any inconsistency among ordinance provisions, the most restrictive provisions apply.

2) Construction and Design Standards:

- a. On properties zoned R-1 or R-1A, an ADU may be attached to or detached from a principal structure. On properties zoned R-2, ADUs must be attached to the principal structure. An attached ADU includes an ADU that is contained within an existing principal structure.
- b. Any ADU, whether attached or detached:
 1. Must be no larger than 1,000 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less. The city council may approve a larger area where the additional size would not result in undue adverse impacts to the neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent

properties; whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique. In no case may a detached ADU be 200 square feet or less in total size.

2. Must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.
 3. Must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.
 4. May not be served by an additional curb cut unless approved by the city engineer in compliance with the driveway ordinance.
 5. Must be registered with the Minnetonka police and fire departments prior to occupancy.
- c. Attached ADUs:
1. Must be designed to maintain the single-family appearance of the principal dwelling from off-site views.
 2. May be created through the conversion of living space or attached garage space. However, the garage space may be converted only if: (1) space is available on the property for construction of a 24-foot by 24-foot garage without variance; and (2) the applicant submits a detailed plan demonstrating adequate vehicular parking exists on the site.
 3. Maximum height and minimum required setbacks are outlined for principal structures in the associated zoning district.
- d. Detached ADUs:
1. Must be designed to maintain the residential character of the lot on which it will be located.

2. May be created through the conversion of detached garage space only if either: (1) the principal structure includes an attached garage with minimum dimensions of 24 feet by 24 feet; or (2) space is available on the property for construction of an attached or detached 24-foot by 24-foot garage without variance, and the applicant submits a detailed plan that demonstrates adequate vehicular parking exists on the site.
3. The highest point of the ADU may not extend above the highest point of the roof of the principal dwelling unit. The city council may approve a taller ADU if it finds the additional height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique.
4. Must be located:
 - a) Behind the rear building line of the principal dwelling unit. In the case of corner or double frontage lots, the ADU is subject to front yard setbacks established for principal structures.
 - b) To preserve existing, natural site features to the extent practicable.
5. Must be set back from side and rear property lines a distance equal to the code-defined height of the ADU, but not less than 15 feet, and set back from all-natural features as required by ordinance.
6. May contain a maximum of two bedrooms.
7. Must be constructed on a permanent foundation with no wheels.

Section 3. Findings.

- 3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.16 Subd.2.

3.02 The proposal meets the specific conditional use permit standards outlined in City Code 300.16 Subd.3(d).

3) General Standards:

- a. The property is zoned R-1.
- b. Only one ADU is proposed.
- c. The property owners would continue to reside in the existing principal structure.
- d. Subdivision is not proposed as part of the project, but this has been added as a condition of approval.
- e. Off-street parking would continue to exist within the three-car garage attached to the principal structure.
- f. The ADU would comply with setback requirements for general structures. No property contains no natural features requiring a setback, such as wetland or floodplain areas. Additional parking would be available in the driveway.
- f. The existing garage does not meet setback requirements. However, the ADU would not encroach further into any required setback.

4) Construction and Design Standards:

- a. The existing garage would be converted into a detached, accessory dwelling unit.
- b. Any ADU, whether attached or detached:
 1. The ADU would be 988 square feet. By code, the maximum ADU allowed would be 900 square feet (35 percent of the gross floor area of the principal structure). Staff finds the size reasonable and finds that existing vegetation and topography would continue to screen the structure. The Hennepin County Regional trail system is to the south.
 2. As a condition of this resolution, the ADU must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.

3. As a condition of this resolution, the ADU must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.
 4. The proposal does not include an additional curb cut.
 5. As a condition of this resolution, the ADU must be registered with the Minnetonka police and fire departments prior to occupancy.
- c. The ADU is detached.
- d. Detached ADUs:
1. The existing garage would be converted into the ADU and would maintain the residential character of the lot.
 2. The ADU would be created by the conversion of garage space. However, the principal structure includes an attached, three-car, garage and there is space on the property to construct additional garage space without the need for a variance.
 3. The ADU would not extend beyond the highest point of the roof of the principal dwelling unit.
 4. Must be located:
 - a) The existing garage to be converted into the ADU is located in front of the principal structure. Screening of the structure would continue to be through existing vegetation and topography.
 - b) The proposal consists of converting an existing garage into an ADU. The proposal includes exterior façade changes but minimum surrounding site improvements (unless they are required to update the foundation to the building code).
 5. The existing structure does not meet setback requirements. However, no further expansion towards the north and west are proposed.
 6. The existing home contains two bedrooms. Nonetheless, this has been added as a condition of approval.
 7. The ADU would be located on a permanent foundation.

Section 4. City Council Action.

- 4.01 The above-described conditional use permit is approved, subject to the following conditions:
1. This resolution must be recorded with Hennepin County.
 2. A building permit is required.
 3. The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.
 4. The ADU may not be subdivided or otherwise separated in ownership from the principal dwelling unit.
 5. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum does not include vehicles of occasional guests who do not reside on the property.
 6. The ADU must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.
 7. The principal structure and the ADU must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical, and related city codes.
 8. The ADU must be registered with the Minnetonka police and fire departments prior to occupancy.
 9. The highest point of the ADU cannot extend beyond the highest point of the roof of the principal dwelling unit.
 10. The ADU cannot contain more than two bedrooms.
 11. Any driveway extensions must be constructed of a paved, hard surface.
 12. The city council may reasonably add or revise conditions to address any future unforeseen problems.
 13. Any change to the approved use that results in a significant increase in a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 28, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 28, 2022.

Becky Koosman, City Clerk

MINNETONKA PLANNING COMMISSION
Feb. 3, 2022

Brief Description

Items concerning Unmapped Brewing at 14625 Excelsior Blvd:

- Conditional use permit for fast food restaurant;
- Conditional use permit for an outdoor seating area; and
- Setback and parking variances.

Recommendation

Recommend the city council adopt the resolutions

Background

In 2016, the city council approved a conditional use permit, with variances, for Unmapped Brewing Co., a microbrewery with a taproom and outdoor seating at the Glen Lake Shopping Center at 14625 Excelsior Blvd.

Proposal Summary

The following is intended to summarize the applicant’s proposal. Additional information associated with the proposal can be found in the “Supporting Information” section of this report.

- **Existing Site Conditions**

The property is located in the southwest corner of the Excelsior Blvd/Eden Prairie Road intersection. The site is improved with a roughly 31,000 square foot shopping center. The shopping center was originally constructed in 1958.

The parking lot surrounding the shopping center building was reconfigured in 2021. This reconfiguration increased the amount of available parking onsite and converted the drive-aisle to a one-way system. The parking lot currently has 137 total parking stalls.

Unmapped Brewing Co. operates within the easternmost tenant space, occupying roughly 8,700 square feet. The space includes roughly 5,100 square feet of brewing space and 3,600 square feet designated for a taproom.



Figure 1: 2018 aerial

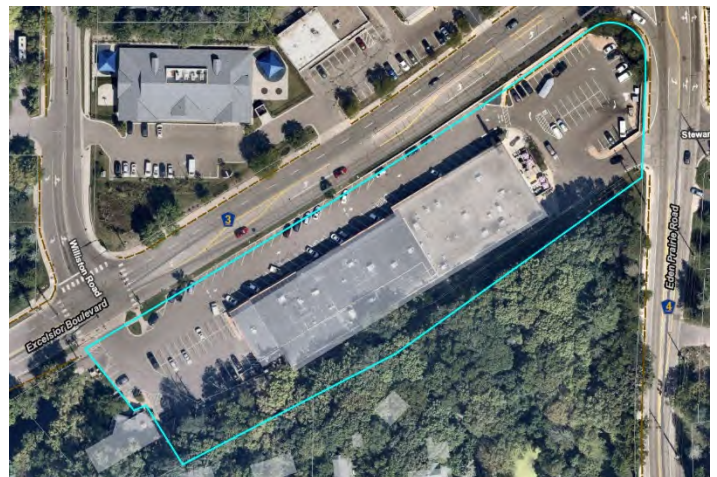


Figure 2: Recent aerial

An outdoor patio area was constructed on the east side of the building.

- Proposed Use**

Unmapped Brewing Co. and the property owner are proposing to expand into an adjacent tenant space and to create a rooftop patio.

Basecamp: The adjacent 1,100 square foot tenant space, previous occupied by State Farm, would be remodeled to accommodate a coffee bar, retail, and a bike/ski repair and service area.

The coffee bar will offer pre-packed snacks, pastries and made-to-order coffees.

Rooftop patio: A 1,500 square foot rooftop patio is also proposed. The patio would be accessed from a stairwell interior to the building (located between the current Unmapped space and Basecamp) and a secondary access on the east side of the building. The plan indicates seating for roughly 30 people, with maximum capacity of 75 people. The patio would operate during normal taproom operating hours. No music or sound equipment would be located on the rooftop patio.

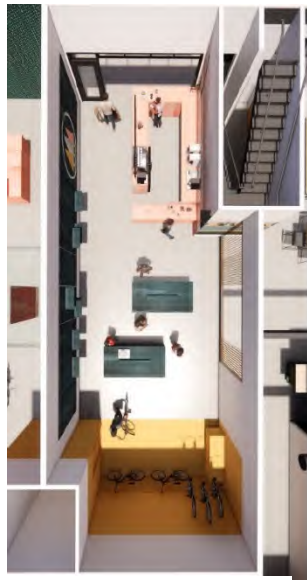


Figure 4: Basecamp

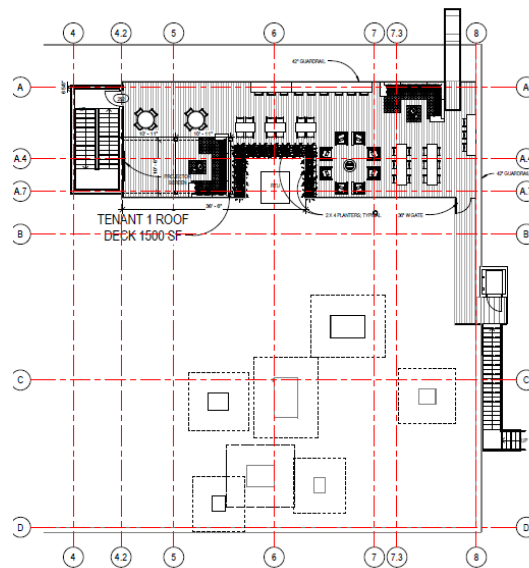


Figure 3: Rooftop Patio

To summarize hours of operation:

	Brewery		Basecamp	
	Winter Hours	Summer Hours *	Retail/Repair	Coffee Bar
Monday	3–10 p.m.	Noon – 10 p.m.	7 a.m. – 8 p.m.	7 a.m. – 3 p.m.
Tuesday				
Wednesday				
Thursday				
Friday	Noon – 10 p.m.	Noon. – 11 p.m.	8 a.m. – 8 p.m.	8 a.m. – 3 p.m.
Saturday	Noon – 10 p.m.	Noon – 11 p.m.		

Sunday	Noon – 6 p.m.	Noon – 7 p.m.	8 a.m. – 3 p.m.	
* Memorial Day to Labor Day				

The proposal requires a:

- 1) Conditional use permit for fast food restaurant with or without drive-up facilities;
 - 2) Conditional use permit for an outdoor seating area;
 - 3) Parking variance; and
 - 4) Setback variances.
- **Neighborhood Meeting.** On Jan. 26, 2022, Unmapped Brewing and the property owner held a neighborhood meeting. Four people attended the meeting. Residents expressed concerns related to:
 - 1) Sound implications and thresholds for the patio. The neighbors asked if additional noise mitigation measures could be implemented. The neighbors requested additional greenery or fences to provide additional screening and buffering.
 - 2) Potential increase in “jaywalking” across Excelsior Blvd and Eden Prairie Road. The neighbors asked if additional signage could help address this issue.

The residents also asked about how Unmapped will inform patrons of offsite parking options and general questions about staffing, construction, and accessibility requirements.

Primary Questions and Analysis

A land-use proposal is comprised of many details. In evaluating a proposal, staff first reviews the details and then aggregates them into a few primary questions or issues. The following outlines both the primary questions associated with the proposal and the staff’s findings:

- **Is the conditional use permit and setback variance for the restaurant use appropriate?**

Yes. The shopping center has had a mix of food and non-food related users since it was constructed in 1958. The coffee shop would be roughly 500 square feet and would meet all but one of the standards outlined in city code for restaurant uses.¹ The coffee shop would:

¹ City Code Sec. 300.21, Subd. 4(f): fast food restaurants with or without drive-up facilities, except those located in a community or regional shopping centers:

- 1) Shall be located only on sites having direct access to minor arterial streets or service roads;
- 2) Public address systems shall not be audible from any residential parcel;
- 3) Stacking for a minimum of six cards per aisle shall be provided within applicable parking lot setbacks;
- 4) Shall not be permitted when traffic studies indicated significant impacts on the levels of service as defined by the institute of traffic engineers of adjacent streets and intersections; and
- 5) Buildings shall be setback at least 100 feet and screened from any adjacent property designated in the comprehensive guide plan for residential use.

- ✓ Be located at the intersection of two minor arterial streets.²
- ✓ No public address systems are proposed.
- ✓ The proposal does not include a drive-thru that requires vehicle stacking.
- ✓ More information on traffic generation can be found in the “Supporting Information” section of this report, but the coffee shop would not have a significant impact on the levels of service of adjacent roadways.

The coffee shop would be located within a building that has a 25-foot setback, where 100 feet is required. Staff finds the variance to reduce the building setback reasonable, as:

- ✓ The building was originally constructed in 1958, prior to the adoption of the city’s first zoning district.
- ✓ The coffee shop would be within a shopping center that is located at the intersection of two “busier” roadways.
- ✓ The entrance of the coffee shop is orientated to the north and would be roughly 140 feet from the shared property line. This provides a separation between the surrounding residential uses and the coffee shop.

• **Is the conditional use permit, and setback variance, for the rooftop patio appropriate?**

Yes. City code does not differentiate between an outdoor eating area on the ground or on the roof of a building and requires a conditional use permit for outdoor seating areas.³

The rooftop patio would:

- ✓ Be enclosed as required by the liquor license.
- ✓ Be located to not interfere with pedestrian or vehicular circulation or remove parking from the site.
- ✓ Not have speakers or audio equipment.
- ✓ Comply with building setbacks.

² Table VIII-1 of the 2030 Minnetonka Comprehensive Guide Plan classifies a minor arterials as roadways that: (1) interconnect major trip generators; (2) include traffic signals, roundabouts, and cross-street stops; (3) restricted parking when necessary; (4) have a typical average daily traffic of 5,000 – 30,000 vehicles; and (5) have posted speed limits of 34-45 miles an hour.

³ By City Code Sec. 300.21, Subd. 4: accessory sidewalk cafes and outdoor eating areas:

- 1) Shall be located in a controlled or cordoned area with at least one opening to an acceptable pedestrian walk. When a liquor license is involved, an enclosure is required, and the enclosure shall not be interrupted; access shall be only through the principal building;
- 2) Shall not be permitted within 200 feet of any residential parcel and shall be separated from residential parcels by the principal structure or other method of screening acceptable to the city;
- 3) Shall be located and designed so to not interfere with pedestrian and vehicular circulation;
- 4) Shall be located to obstruct parking spaces. Parking spaces may be removed for use only if parking requirements specified in section 300.28 are met;
- 5) Shall be located adjacent to an entrance to the principal use;
- 6) Shall be equipped with refuse containers and periodically patrolled for litter pick-up;
- 7) Shall not have speakers or audio equipment which is audible from adjacent parcels; and
- 8) Shall be located in compliance with building setback requirements.

The rooftop patio would be located roughly 100 feet from the residential property line to the south. By code, 200 feet is required. However, staff finds the proposed setback reasonable, as:

- ✓ The patio has been located as far north as possible on the building.
- ✓ Would be roughly 350 feet from the nearest residential structure.
- ✓ Would be separated from the residential property by the shopping center building/ HVAC equipment, rear drive aisle and existing vegetation.

Additionally, Unmapped Brewing has included greenery in the rooftop plans but indicated during the neighborhood meeting that additional greenery and screening could be added to provide additional screening.

• **Can the anticipated parking demand be accommodated?**

Yes, the parking lot for the shopping center currently contains 137 parking stalls. By city code, the shopping center would require 237 stalls. In spring of 2021, the city secured SRF Consulting Group for a parking study. The study reviewed existing parking demands of the site and evaluated anticipated parking demands of the Del Sur expansion (approved in 2021) and a 2,500 square foot patio. The following should be noted about the parking study: (1) it reflects the original, larger, patio size which was 1,000 square feet larger than the current proposal; and (2) did not include a 300 square foot coffee shop. The full study has been included as an attachment to this report.

In summary, the study found:

	Time of day	Demand range	Highest Peak	Average peak demand	Compared to ITE* standards
2021 existing conditions	Afternoon (12 – 2 p.m.)	36-60 stalls	53 stalls	48 stalls	Observed conditions less than anticipated by ITE standards
	Evening (6 p.m.)	81-124 stalls	124 stalls	103 stalls.	
Del Sur Expansion and 2,500 sf patio (study)	Afternoon (12-2 p.m.)	NA	NA	59 stalls	NA
	Evening (6 p.m.)	NA	NA	127 stalls	NA

** ITE Parking Generation Manual, 5th edition*

As noted above, the study did not include the coffee shop or the reduced patio size. To reflect this, staff has calculated the following:

	Time of day	Demand range*	Highest Peak	Anticipated peak demand	Compared to ITE* standards
Current proposal: (staff calculated based on study)	Afternoon (12 – 2 p.m.)	NA	NA	62 stalls	NA
	Evening (6 p.m.)	NA	NA	115 stalls	
<i>* ITE Parking Generation Manual, 5th edition</i>					

The study noted that potential parking issues could arise with the inclusion of the patio. However, the following actions have since been taken to provide additional parking:

- ✓ The patio size was reduced from 2,500 to 1,500 square feet.
- ✓ Restriping of the parking lot to increase the amount of available onsite parking to 137 stalls. It is now anticipated that the anticipated peak parking demand could be accommodated on site.
- ✓ A shared parking agreement with Prestige Preschool north of the site has been secured. This provides up to 29 additional spaces during times when the center will experience times of peak parking demand.

Staff Recommendation

Recommend that the city council adopt the following resolutions for Unmapped Brewing at 14725 Excelsior Blvd:

1. Resolution approving a conditional use permit, with a setback variance, for a coffee shop
2. Resolution approving a conditional use permit, with variances, for a 1,500 square foot rooftop patio
3. Resolution approving a parking variance for the Glen Lake Shopping Center

Originator: Ashley Cauley, Senior Planner
 Through: Loren Gordon, AICP, City Planner

Supporting Information

- Project No.** 91043.21a
- Property** 14625 Excelsior Blvd
- Surrounding Land Uses**
 Northerly: Excelsior Boulevard,
 Easterly: Eden Prairie Road, commercial buildings beyond
 Southerly: single-family home
 Westerly: neighborhood commercial center
- Planning**
 Guide Plan designation: Commercial
 Existing Zoning: B-2, limited business
- Licenses**
 Unmapped has two city/ Minnesota Alcohol and Gambling Enforcement Division (MN AGED) issued licenses:
- **On-sale brewers taproom with Sunday sale license (City).** By [State Statute](#), this permit can only be issued to a taproom if the brewer produces less than 250,000 barrels of malt liquor annually.
 - **Off-sale brewer malt liquor license (MN AGED) for growler/ crowler sales.** By [State Statute](#), this license can be issued:
 - ✓ To a taproom for the sale of malt liquor that has been produced and packaged by the brewer.
 - ✓ Off-sale license to brewers that produce less than 20,000 barrels of malt liquor annually.
 - ✓ Off-sales (growlers/ crowlers) may not exceed 750 barrels annually.

Total production by Unmapped in 2021 was 1302 barrels.

Trip Generation The shopping center is at the intersections of Excelsior Blvd/ Williston Road and Excelsior Blvd/ Eden Prairie Road.

According to the [Hennepin County Multimodal Counts Map](#), the roadway counts are:

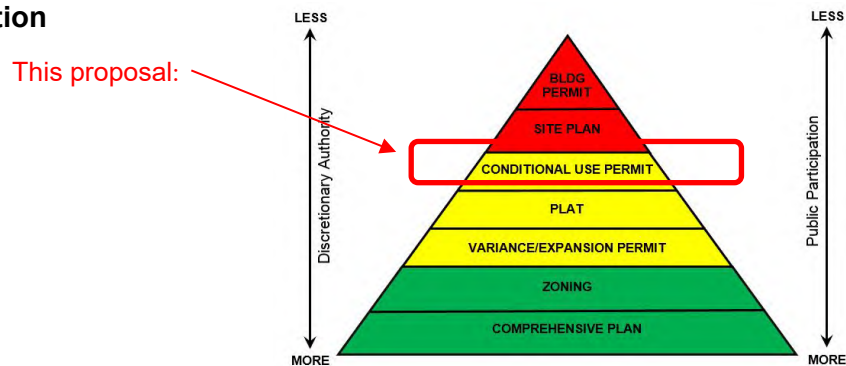
	Roadway classification	Designed capacity	Traffic Counts	
			Study year	Volume observed
Williston Road	Collector	1,000-15,000	2015	4,450
Excelsior Blvd	Minor Arterial	5,000-30,000	2018	10,500 trips *
Eden Prairie Road	Minor Arterial	5,000-30,000	2018	7,100 trips **
* up roughly 1,000 observed trips from 2016				

** down roughly 200 trips from 2016 study

By ITE standards, the shopping center would generate 125 total trips during peak demand times. The additional trips generated by the coffee shop and outdoor eating areas could be accommodated on adjacent roadways based on existing traffic volumes.

ITE Average	Quality Restaurant	8,725 sf	7.5/1000 sf	65 trips
	Shopping Center	18,350 sf	1.63/1000 sf	30 trips
	Fast Casual Restaurant	3,925 sf	7.6/1000 sf	30 trips
	TOTAL			125 trips

Pyramid of Discretion



Voting Requirement

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The city council's approval requires an affirmative vote of five members due to the variances.

Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolutions approving the request.
2. Disagree with the staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Neighborhood
Comments**

The city sent notices to 310 area property owners and received several comments. Those comments have been attached to this report.

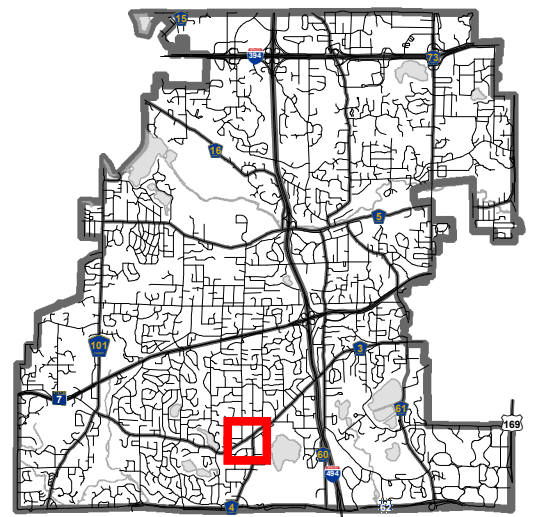
**Deadline for
Decision**

April 13, 2022



Location Map

Project: Unmapped Brewing
Address: 14625 Excelsior Blvd



Base Camp at Unmapped Brewing Co.

Base Camp at Unmapped is a space for customers to start their adventure. Whether it's coffee to start the day, a place to plan your next weekend excursion, or the bike service to get you back on the trail, Base Camp has the gear you need to help you go somewhere unmapped.

- 1,100 SF shop focuses on Coffee, Lifestyle & Technical Clothing, and Bicycle/XC Ski Service/Repair.
 - Coffee Shop and pastries 7-4
 - Retail Store 10-8
 - Bike/Ski Service 3-8
- The goal of Base Camp is to meet the needs of existing customers and attract new customers to the Glen Lake/Minnetonka area.
 - Retail earlier and on-demand with coffee
 - Attached to a brewery
 - DIY bike/ski service at odd hours
- Fit
 - Outfitter and brewery flow
 - Consistency in brands
 - Reinforcing ideas between two worlds
 - i.e. Cycle Unmapped
 - Creating fit among Outfitters activities
- Positioning
 - Unmapped customers
 - Glen Lake neighborhood
 - Lone Lake Park MTB trails

Unmapped Brewing Co. - Business Plan Supplement

I. Staffing

Unmapped Brewing Co. currently has/plans to create the following staffing positions:

- 1) Taproom Manager: The primary duties of the Taproom Manager are expected to be: Managing taproom operations and staff, opening, closing, bartending, merchandise sales, leading tours, taproom cleanup, dish washing. This is a full-time position and will report to the Founders.
- 2) Head Brewer: The primary duties of the Head Brewer are expected to be: Performing day-to-day brewery operations such as milling, brewing, cellaring, kegging, bottling, quality control, yeast management, and cleaning. The Head Brewer is also expected to manage the production schedule/keep records as well as supervise assistant-level brewery operations staff. This is a full-time position and will report to the Founders
- 3) Brewer: The primary duties of an Unmapped Brewer are expected to be: Performing day-to-day brewery operations such as milling, brewing, cellaring, kegging, bottling/canning, quality control, yeast management, and cleaning. This is a full-time position and will report to the Head Brewer.
- 4) Sales Manager: The primary duties of the Sales Manager are expected to be: Selling, marketing, and distributing beer to restaurants and liquor stores. The Sales Manager will oversee delivery logistics, as well as scheduling tastings at liquor stores. The role reports to the Founders and is a full-time position.
- 5) Base Camp General Manager: The primary duties of the Base Camp are expected to be: Managing inventory, merchandise, and the day-to-day operations of Base Camp. They will oversee staffing and scheduling. This is a full-time position and will report to the Founders.

Part-time Positions:

- 1) Taproom Servers will be added to support taproom and brewery operations. Taproom Servers would report to the Taproom Manager.
- 2) Delivery Driver: The role of the delivery driver will be to deliver kegs and cans to accounts (both restaurants and liquor stores).
- 3) Baristas: The role of the barista will be to serve and prepare coffee/beverages solely at Base Camp. This role will also be responsible for assisting customers on the retail side at Base Camp.

As future operations needs dictate, the company may hire more of each of these positions.

II. Safeguards Against Under-age Sales

Unmapped Brewing Co. will implement two different types of safeguards to protect against underage sales; Staff Training and Taproom Procedures

Staff Training: All Unmapped Brewing staff (including non-taproom positions) will be required to receive training on the "Alcohol Server Awareness Program." No staff member will be allowed to serve to customers before completing this requirement.

Taproom Procedures:

Events/High Traffic ("Busy") Days: If high numbers of customers are expected for an event or possibly Friday night/Saturday, ALL Unmapped Brewing patrons will be required to show their ID to a staff member prior to entering the taproom. Each patron who has a valid 21+ ID will be given either a wristband or handstamp which will allow them to purchase alcohol in the taproom

All Other Situations: For all other situations in which wristbands or handstamps are not being issued, ALL patrons will be required to present a valid 21+ ID to a Taproom Server for each alcoholic beverage that they wish to purchase.

III. Projected Food to Liquor Ratios

Unmapped Brewing Co. does not plan to offer or serve any food sourced from the Unmapped Brewing premises. However, patrons are encouraged to order food to be delivered to them at the Unmapped Brewing Co. premises from local restaurants. Patrons are also encouraged to bring their own food with them to the Unmapped Brewing Co. premises.

IV. Unmapped Brewing Co. Hours of Operation

Winter Taproom Hours (Rooftop patio to be closed during the winter):

Monday - Thursday: 3 – 10 pm

Friday - Saturday: 12 – 10 pm

Sunday: 12 – 6 pm

Summer (Memorial Day- Labor Day) Taproom Hours:

Monday - Thursday: 12 – 10 pm

Friday – Saturday : 12 – 11 pm

Sunday: 12 – 7 pm

Hours/Days of the Week When Live Entertainment, Dancing, or Amplified Music is

Present: Unmapped Brewing anticipates live or amplified musical events would occur rarely (once a week or less often). On weekdays, such events could occur between the hours of 7 – 10 pm. On Saturdays, such events could occur between the hours of 1 – 10 pm. On Sundays, such events could occur between the hours of 1 – 7 pm. As a non-negotiable requirement, all live or amplified music events will be required to end by 10pm regardless of the day of the week or taproom hours.

V. Base Camp Hours of Operation

(Base Camp Coffee Bar to close at 3 pm every day)

Monday – Friday: 7 am – 8 pm

Saturday: 8 am – 8 pm

Sunday: 8 am – 3 pm

VI. Description of the Type of Entertainment Offered

Food Trucks: Unmapped Brewing Co. occasionally hosts food trucks to occupy a designated space outside of the taproom during taproom hours.

Events: Unmapped Brewing Co. hosts three annual outdoor events that include live music, food trucks, and outdoor beer sales. All such events must be first approved by the Glen Lake Center landlord and the City of Minnetonka. Unmapped Brewing Co. will abide by all pertinent city ordinances for any such event.

Live Music: Unmapped Brewing Co. may from time to time offer live music events that would be hosted inside the taproom with all exterior doors closed. Amplified musical acts ranging from 1 to 5 members would be allowed. Based on personal music taste, Unmapped Brewing ownership would attempt to source local singer/songwriters, acoustic/nonamplified musicians, and folk music artists/groups.

VII. Menu

Unmapped Brewing Co. will not prepare food on the premises, but offers pre-packaged snacks and fresh pastries for purchase. All of these concession items will be sourced locally. Therefore, the only "menu items" will be beverages. Unmapped Brewing Co. offers seven flagship beers as well as up to an additional seven rotating beers, while Base Camp will offer hand-crafted espresso drinks and fresh coffee.

The Unmapped flagship beers are:

1. No Trace, American IPA (2nd place in the American IPA category at the 2021 MN Craft Brewers Cup)
2. Cosmic Tiara, Pale Ale
3. Low Visibility, Hazy IPA
4. Topo Wit, Belgian witbier
5. Purgatory Pils, Czech Pilsner (1st place in the Light Lager category at the 2019 MN Craft Brewers Cup)
6. Tonka Lite, American Light Lager (1st place in the American Lager category at the 2021 MN Craft Brewers Cup and 3rd place across all categories)
7. Sour Eclipse Series – rotates between Black Currant Plum and Pineapple Tangerine seasonally

Base Camp beverages (all coffee will be supplied by local roaster, Northern Coffeeworks):

1. Drip Coffee
2. Espresso
3. Americano
4. Latte (seasonal flavors available)
5. Assorted teas

Unmapped Brewing Co. offers non-alcoholic beverages such as local craft sodas and kombucha. Water is also available free of charge to all patrons.

VIII. Orderly Appearance and Refuse Control

Unmapped Brewing Co. will employ a series of strategies to always maintain an orderly appearance.

Most importantly, taproom staff and baristas will be vigilant in keeping the taproom, retails, and patio areas clean and free of used glassware while also cleaning any spills, litter, or other refuse. Restrooms will be checked every two hours for cleanliness, and if issues are discovered or reported, they will be dealt with immediately.

The rooftop patio will be regularly monitored by Unmapped staff. Signs will be posted asking customers to return empty glassware to the bar, but racks/plastic bins will also be placed on the rooftop patio to help ease cleanup. Staff will utilize the lift at the end of the evening when bringing down racks of glassware and refuse. Grip tape will be installed on the stairways to prevent any slips/falls.

At the end of each shift, a detailed and thorough cleaning of the taproom, bar/counter, and patios will be performed. The Taproom Manager or closing Shift Lead completes the closing cleaning checklist to ensure all tasks were completed adequately, as well as check for and address any property damage before leaving the premises each evening.

Brewery staff will be required to keep the brewing area clean and always sanitized to government standards. At the end of each shift, all equipment and floor space that was in use during the brewing process will be thoroughly cleaned. All spent grains will be stored in the designated dry storage area until their proper removal. The Head Brewer is to personally attest that the cleaning was completed properly at the end of each brewing shift.

IX. Sound and Noise Management Plan

Sound equipment will only be located inside the taproom. There will be no speakers or amplification equipment on the patio. During operating hours, music will be played in the taproom at a volume that would allow conversations to be easily heard. Other scenarios such as live music performances or outdoor events have already been addressed in Section IV and Section V of this document

Written Statement

The portion of the Glen Lake Center building pertinent to this Conditional Use Permit application is located at the address of 14625 Excelsior Boulevard, Minnetonka, MN 55345. This Conditional Use Permit application is for a proposed use of "microbrewery" by Unmapped Brewing Company, LLC.

The adjacent space located at the address of 14635 Excelsior Boulevard will cease to exist and be added to Unmapped Brewing Company, LLC. This retail space will be called Base Camp and will be operated by Unmapped Brewing Company, LLC.

The address of 14625 Excelsior Boulevard, Minnetonka, MN 55345 falls within the boundaries of "B-2 Limited Business District" as defined in the City of Minnetonka Zoning Map. According to Section 300.18 in the City of Minnetonka Code of Ordinances, the City of Minnetonka has defined "Microbrewery" as a conditional use of the B-2 Limited Business District zone.

Therefore, as Unmapped Brewing Company, LLC plans to operate at 14625 Excelsior Boulevard, Minnetonka, MN 55345 as a microbrewery producing less than 5,000 bbl per year without food service, the intended use falls within the guidelines of the conditional use of "microbrewery" in the B-2 Limited Business District zone as defined in Section 300.18 in the City of Minnetonka Code of Ordinances.

As the CFO and Founder of Unmapped Brewing Company, LLC, I, the undersigned Megan Jean Park attest that Unmapped Brewing Company, LLC will utilize the aforementioned portion of Glen Lake Center located at the address of 14625 Excelsior Boulevard, Minnetonka, MN 55345 in the exact manner that was defined in this written statement as "microbrewery."

Megan Park

Megan Park, Founder

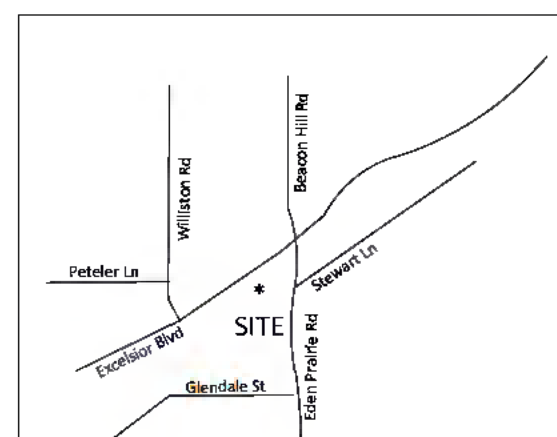
12/9/21

Date

LEGEND

- SET MONUMENT
SET MAG NAIL
SET CHISELED "X"
FOUND MONUMENT
FOUND MAG NAIL
FOUND CAST IRON MONUMENT
LIGHT POLE
MAIL BOX
SIGN
BOLLARD
POWER POLE
SIGN
BOLLARD
POWER POLE
GUY WIRE
UTILITY BOX
ROOF DRAIN
TRANSFORMER
GAS VALVE
GAS METER
HYDRANT
GATE VALVE
LIFT STATION
FLARED END SECTION
CATCH BASIN
CATCH BASIN MANHOLE
MANHOLE
COMMUNICATION MANHOLE
ELECTRIC MANHOLE
CHAIN LINK FENCE
OVERHEAD POWER LINE
RETAINING WALL
PARKING STALL COUNT
DISABLED PARKING STALL
SCHEDULE B EXCEPTION NO.
CONCRETE SURFACE

VICINITY MAP



SURVEY NOTES

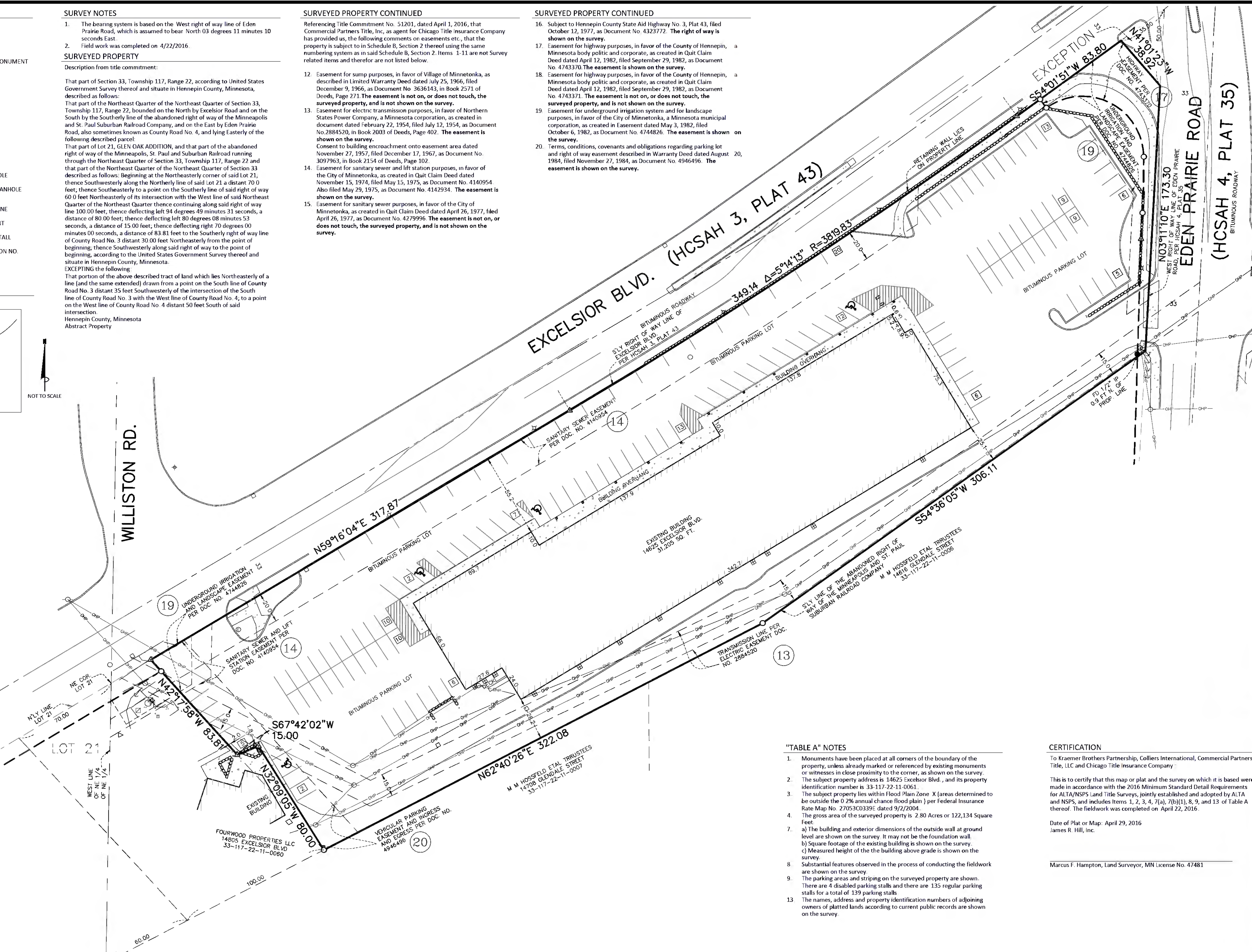
The bearing system is based on the West right of way line of Eden Prairie Road, which is assumed to bear North 03 degrees 11 minutes 10 seconds East.
Field work was completed on 4/22/2016.
SURVEYED PROPERTY
Description from title commitment:
That part of Section 33, Township 117, Range 22, according to United States Government Survey thereof and situate in Hennepin County, Minnesota, described as follows:
That part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 117, Range 22, bounded on the North by Excelsior Road and on the South by the Southerly line of the abandoned right of way of the Minneapolis and St. Paul Suburban Railroad Company, and on the East by Eden Prairie Road, also sometimes known as County Road No. 4, and lying Easterly of the following described parcel:
That part of Lot 21, GLEN OAK ADDITION, and that part of the abandoned right of way of the Minneapolis, St. Paul and Suburban Railroad running through the Northeast Quarter of Section 33, Township 117, Range 22 and that part of the Northeast Quarter of the Northeast Quarter of Section 33 described as follows: Beginning at the Northeast corner of said Lot 21, thence Southwesterly along the Northerly line of said Lot 21 a distant 70 0 feet, thence Southeast to a point on the Southerly line of said right of way 60 0 feet Northeasterly of its intersection with the West line of said Northeast Quarter of the Northeast Quarter thence continuing along said right of way line 100 00 feet, thence deflecting left 94 degrees 49 minutes 31 seconds, a distance of 80 00 feet, thence deflecting left 80 degrees 08 minutes 53 seconds, a distance of 15 00 feet, thence deflecting right 70 degrees 00 minutes 00 seconds, a distance of 83 81 feet to the Southerly right of way line of County Road No. 3 distant 30 00 feet Northeasterly from the point of beginning, thence Southwesterly along said right of way to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
EXCEPTING the following:
That portion of the above described tract of land which lies Northeasterly of a line (and the same extended) drawn from a point on the South line of County Road No. 3 distant 35 feet Southwesterly of the intersection of the South line of County Road No. 3 with the West line of County Road No. 4, to a point on the West line of County Road No. 4 distant 50 feet South of said intersection.
Hennepin County, Minnesota
Abstract Property

SURVEYED PROPERTY CONTINUED

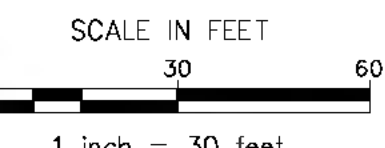
- Referencing Title Commitment No. 51201, dated April 1, 2016, that Commercial Partners Title, Inc. as agent for Chicago Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Schedule B, Section 2. Items 1-11 are not Survey related items and therefor are not listed below.
12. Easement for sump purposes, in favor of Village of Minnetonka, as described in Limited Warranty Deed dated July 25, 1966, filed December 9, 1966, as Document No. 3636143, in Book 2571 of Deeds, Page 271. The easement is not on, or does not touch, the surveyed property, and is not shown on the survey.
13. Easement for electric transmission purposes, in favor of Northern States Power Company, a Minnesota corporation, as created in document dated February 22, 1954, filed July 12, 1954, as Document No. 2884520, in Book 2003 of Deeds, Page 402. The easement is shown on the survey.
14. Consent to building encroachment onto easement area dated November 27, 1957, filed December 17, 1967, as Document No. 3097963, in Book 2154 of Deeds, Page 102.
15. Easement for sanitary sewer and lift station purposes, in favor of the City of Minnetonka, as created in Quit Claim Deed dated November 15, 1974, filed May 15, 1975, as Document No. 4140954 Also filed May 29, 1975, as Document No. 4142934. The easement is shown on the survey.
16. Easement for sanitary sewer purposes, in favor of the City of Minnetonka, as created in Quit Claim Deed dated April 26, 1977, filed April 26, 1977, as Document No. 4279996. The easement is not on, or does not touch, the surveyed property, and is not shown on the survey.

SURVEYED PROPERTY CONTINUED

- Subject to Hennepin County State Aid Highway No. 3, Plat 43, filed October 12, 1977, as Document No. 4323772. The right of way is shown on the survey.
17. Easement for highway purposes, in favor of the County of Hennepin, a Minnesota body politic and corporate, as created in Quit Claim Deed dated April 12, 1982, filed September 29, 1982, as Document No. 4743370. The easement is shown on the survey.
18. Easement for highway purposes, in favor of the County of Hennepin, a Minnesota body politic and corporate, as created in Quit Claim Deed dated April 12, 1982, filed September 29, 1982, as Document No. 4743371. The easement is not on, or does not touch, the surveyed property, and is not shown on the survey.
19. Easement for underground irrigation system and for landscape purposes, in favor of the City of Minnetonka, a Minnesota municipal corporation, as created in Easement dated May 3, 1982, filed October 6, 1982, as Document No. 4744826. The easement is shown on the survey.
20. Terms, conditions, covenants and obligations regarding parking lot and right of way easement described in Warranty Deed dated August 20, 1984, filed November 27, 1984, as Document No. 4946496. The easement is shown on the survey.



NOT TO SCALE



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CITY RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244
www.jrhinc.com

Glen Lake Shopping Center
14625 Excelsior Blvd., Minnetonka, MN 55345
ALTA/NSPS LAND TITLE SURVEY
FOR
Kraemer Bros.
14730 Excelsior Blvd., Minnetonka, MN 55343

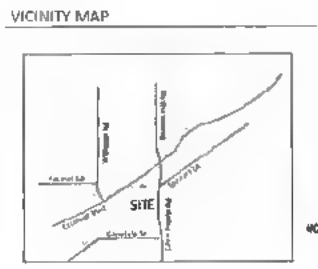
DRAWN BY
JCB
DATE
4/29/2016
REVISIONS
CAD FILE
23267m.DWG
PROJECT NO.
23267
SHEET 1 OF 1

- "TABLE A" NOTES
1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 14625 Excelsior Blvd., and its property identification number is 33-117-22-11-0061.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053C0339E dated 9/2/2004.
4. The gross area of the surveyed property is 2.80 Acres or 122,134 Square Feet.
5. The building and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
6. Square footage of the existing building is shown on the survey.
7. Measured height of the building above grade is shown on the survey.
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. The parking areas and striping on the surveyed property are shown. There are 4 disabled parking stalls and there are 135 regular parking stalls for a total of 139 parking stalls.
10. The names, address and property identification numbers of adjoining owners of platted lands according to current public records are shown on the survey.

CERTIFICATION
To Kraemer Brothers Partnership, Colliers International, Commercial Partners Title, LLC and Chicago 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof. The fieldwork was completed on April 22, 2016.
Date of Plat or Map: April 29, 2016
James R. Hill, Inc.
Marcus F. Hampton, Land Surveyor, MN License No. 47481

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- LEGEND**
- SET MONUMENT
 - SET MAG NAIL
 - SET CHISEL "X"
 - FOUND MONUMENT
 - FOUND MAG NAIL
 - FOUND CAST IRON MONUMENT
 - LIGHT POLE
 - MAIL BOX
 - SIGN
 - BOLLARD
 - POWER POLE
 - COPY WIRE
 - UTILITY BOX
 - ROOF DRAIN
 - TRANSFORMER
 - GAS VALVE
 - GAS METER
 - HYDRANT
 - GATE VALVE
 - LIFT STATION
 - FLARED END SECTION
 - CATCH BASIN
 - CATCH BASIN MANHOLE
 - MANHOLE
 - COMMUNICATION MANHOLE
 - ELECTRIC MANHOLE
 - CHAIN LINK FENCE
 - OVERHEAD POWER LINE
 - RETAINING WALL
 - PARKING STALL COUNT
 - DISABLED PARKING STALL
 - SCHEDULE B EXCEPTION NO
 - CONCRETE SURFACE



SURVEY NOTES

- The bearing system is based on the West right of way line of Eden Prairie Road, which is assumed to bear North 03 degrees 11 minutes 30 seconds East.
- Field work was completed on 4/22/2016.

SURVEYED PROPERTY

Description from title commitment:

That part of Section 33, Township 117, Range 22, according to United States Government Survey thereof and situate in Hennepin County, Minnesota, described as follows:

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EXCEPTING the following:

That portion of the above described tract of land which lies Northeastly of a line (and the same extended) drawn from a point on the South line of County Road No. 3 distant 35 feet Southwesterly of the intersection of the South line of County Road No. 3 with the West line of County Road No. 4 to a point on the West line of County Road No. 4 distant 90 feet South of said intersection.

Hennepin County, Minnesota
Abstract Property

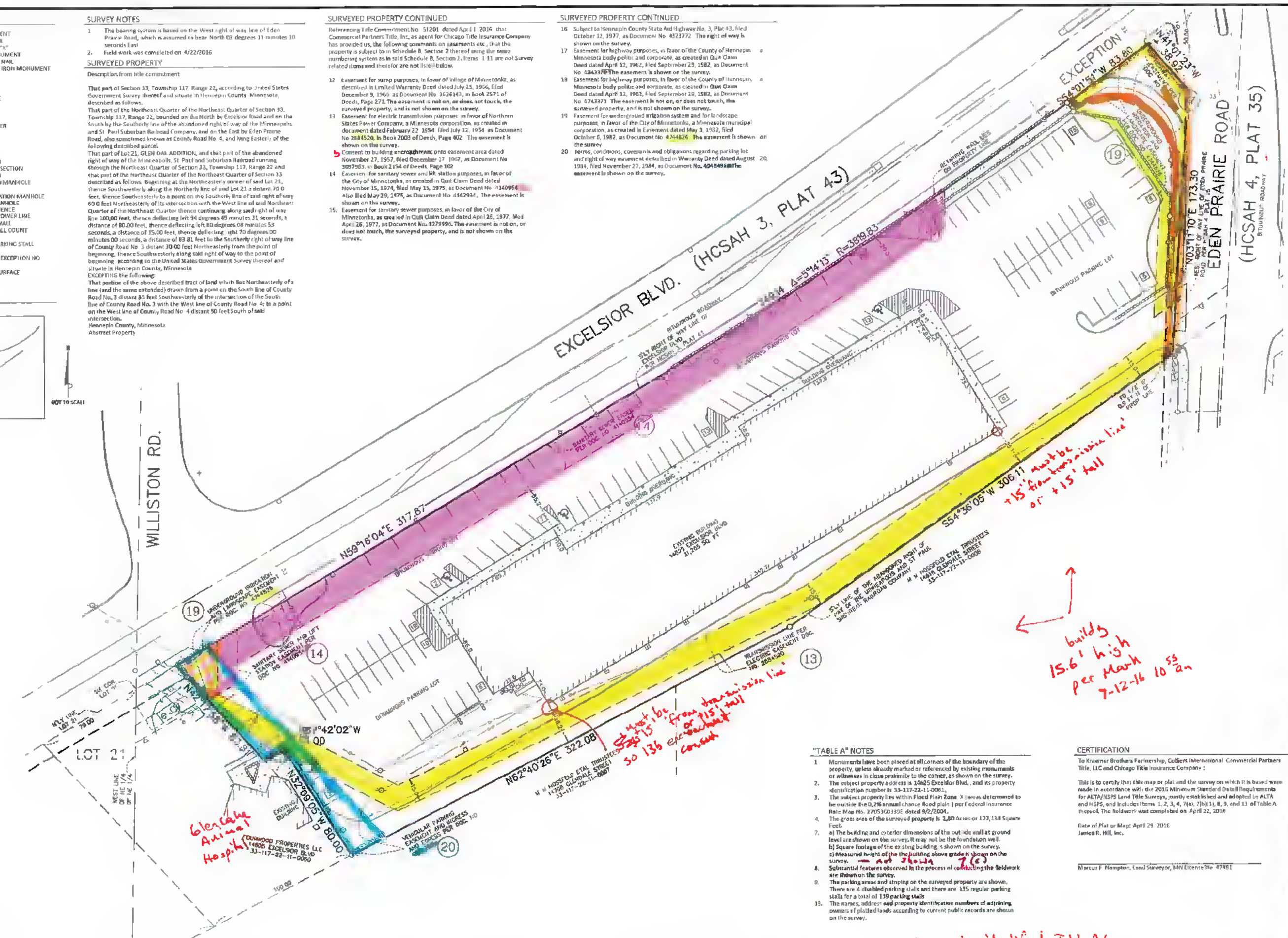
SURVEYED PROPERTY CONTINUED

Referencing Title Commitment No. 51201 dated April 1, 2016 that Commercial Partners Title, Inc. as agent for Chicago Title Insurance Company has provided us, the following comments on encumbrances etc., that the property is subject to in said Schedule B, Section 2, items 1-11 are not Survey related items and therefore are not listed below.

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13. Easement for electric transmission purposes, in favor of Northern States Power Company, a Minnesota corporation, as created in document dated February 27, 1954, filed July 12, 1954, as Document No. 2884520, in Book 2003 of Deeds, Page 402. The easement is shown on the survey.
14. Consent to building encroachment onto easement area dated November 27, 1957, filed December 17, 1967, as Document No. 3097963, in Book 2154 of Deeds, Page 102.
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SURVEYED PROPERTY CONTINUED

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17. Easement for highway purposes, in favor of the County of Hennepin, Minnesota body politic and corporate, as created in Quit Claim Deed dated April 12, 1982, filed September 29, 1982, as Document No. 4343978. The easement is shown on the survey.
18. Easement for highway purposes, in favor of the County of Hennepin, Minnesota body politic and corporate, as created in Quit Claim Deed dated April 12, 1982, filed September 29, 1982, as Document No. 4743973. The easement is not on, or does not touch, the surveyed property, and is not shown on the survey.
19. Easement for underground irrigation system and for landscape purposes, in favor of the City of Minnetonka, a Minnesota municipal corporation, as created in Easement dated May 3, 1982, filed October 6, 1982, as Document No. 4444826. The easement is shown on the survey.
20. Terms, conditions, covenants and obligations regarding parking lot and right of way easement described in Warranty Deed dated August 20, 1984, filed November 27, 1984, as Document No. 4948496. The easement is shown on the survey.



- "TABLE A" NOTES**
1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
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 3. The subject property lies within Flood Plain Zone X (as determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 270530033D dated 9/2/2004.
 4. The gross area of the surveyed property is 2.80 Acres or 122,134 Square Feet.
 5. a) The building and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall. b) Square footage of the existing building is shown on the survey. c) Measured height of the building above grade is shown on the survey. - not shown 7(c)
 6. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
 7. The parking areas and striping on the surveyed property are shown. There are 4 disabled parking stalls and there are 135 regular parking stalls for a total of 139 parking stalls.
 8. The names, address and property identification numbers of adjoining owners of platted lands according to current public records are shown on the survey.

CERTIFICATION

To Kraemer Brothers Partnership, Coletts International Commercial Partners Title, LLC and Chicago 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 2016 Minnesota Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof. The fieldwork was completed on April 22, 2016.

Date of Plat or Map: April 29, 2016
James R. Hill, Inc.

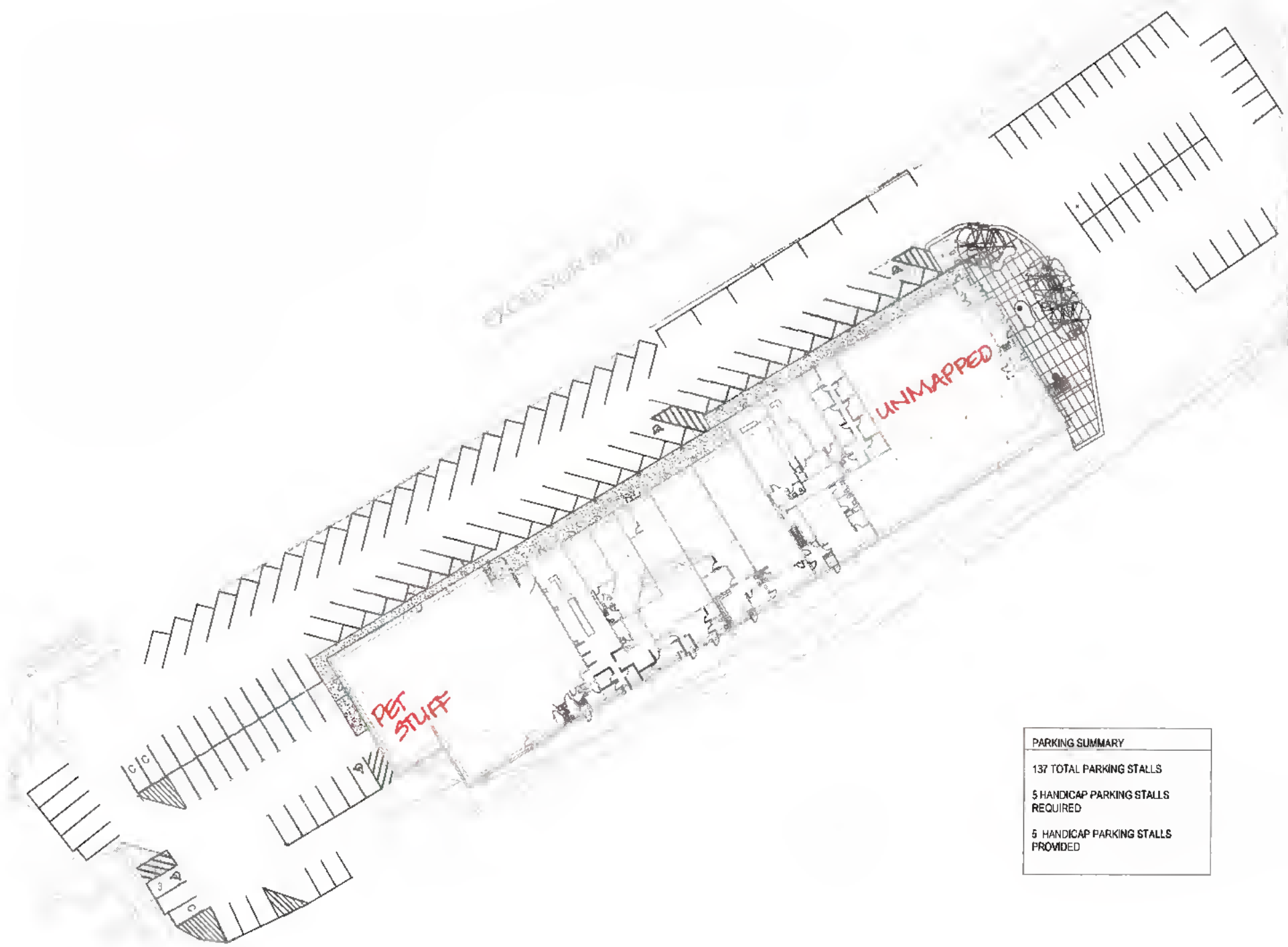
Marcus F. Hampton, Land Surveyor, MN License No. 47481

No zoning identified - Table A 6
utilities Table A 11

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CITY F.D. 42, SUITE 120, BURNVILLE, MN 55337
PHONE: (952)960-6044 FAX: (952)960-6044
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Glen Lake Shopping Center
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ALTA/NSPS LAND TITLE SURVEY
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DRAWN BY	JCB
DATE	4/29/2016
REVISIONS	
CAD FILE	23267m DWG
PROJECT NO.	23267
SHEET 1 OF 1	

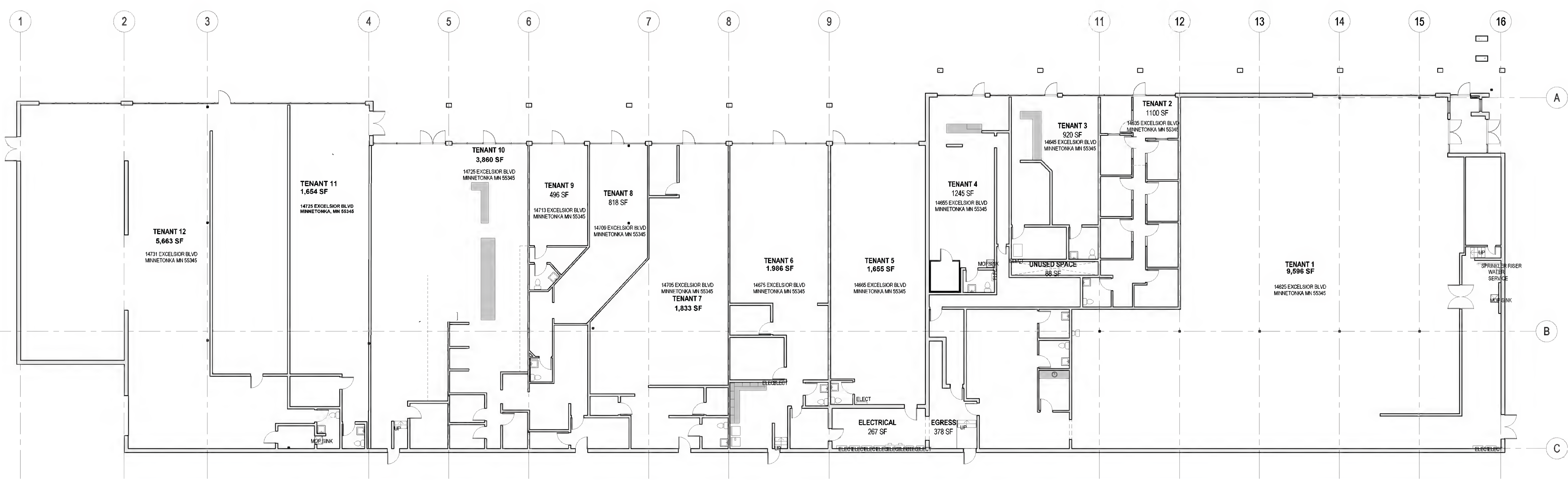


EXCESSOR ROAD

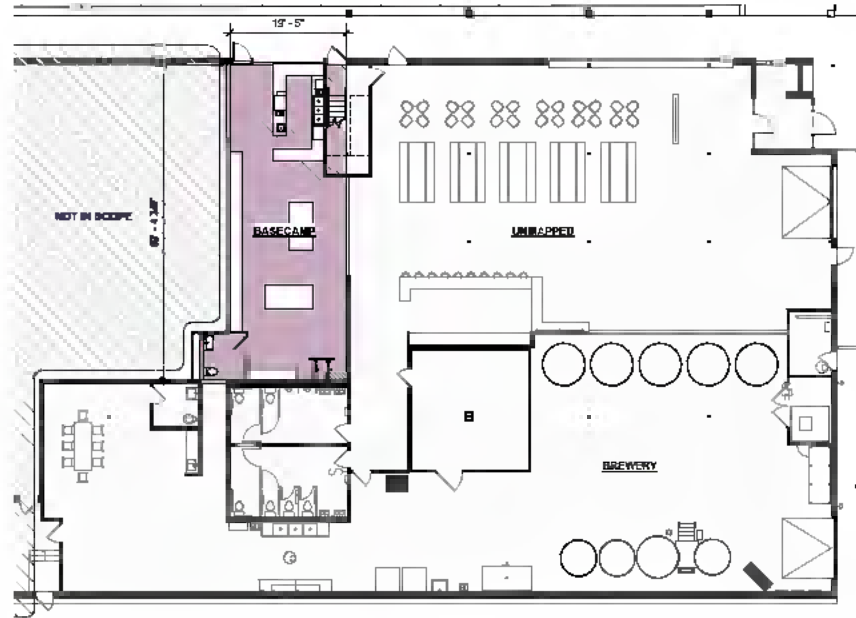
PET STUFF

UNMAPPED

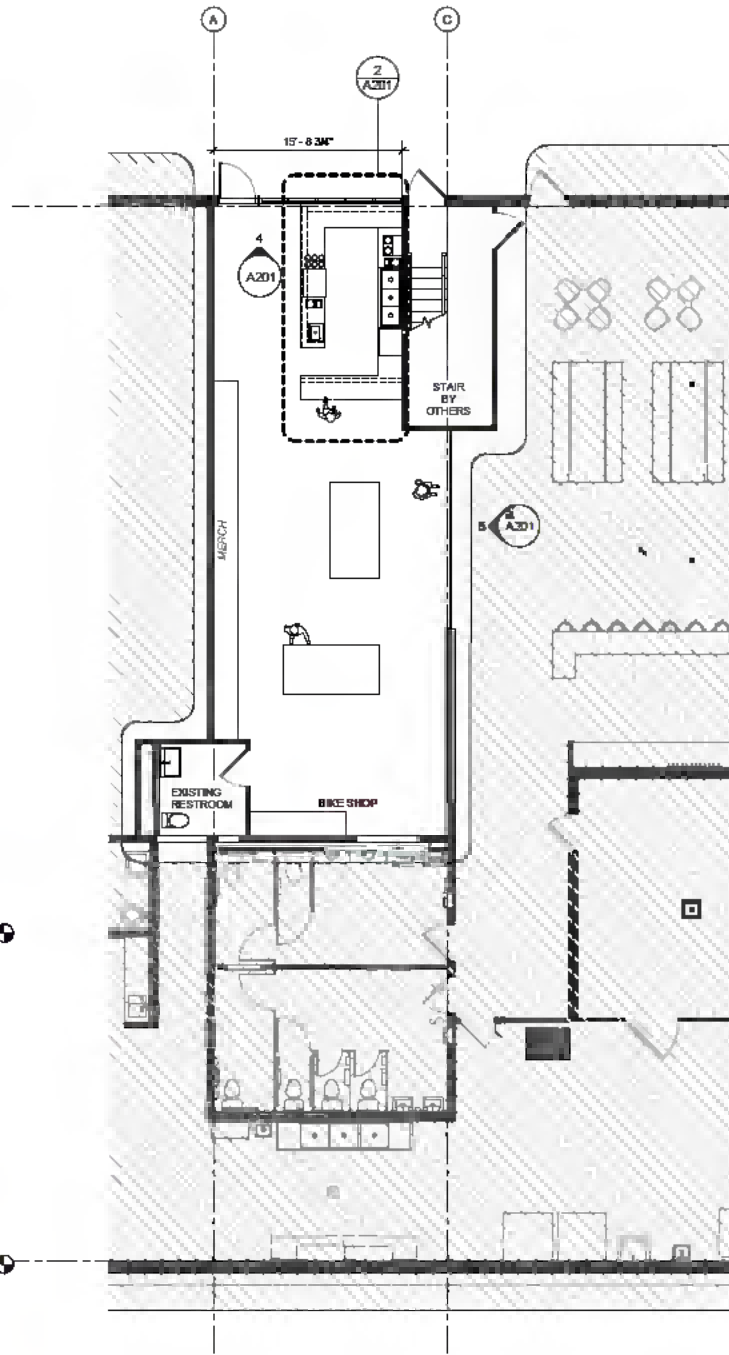
PARKING SUMMARY
137 TOTAL PARKING STALLS
5 HANDICAP PARKING STALLS REQUIRED
5 HANDICAP PARKING STALLS PROVIDED



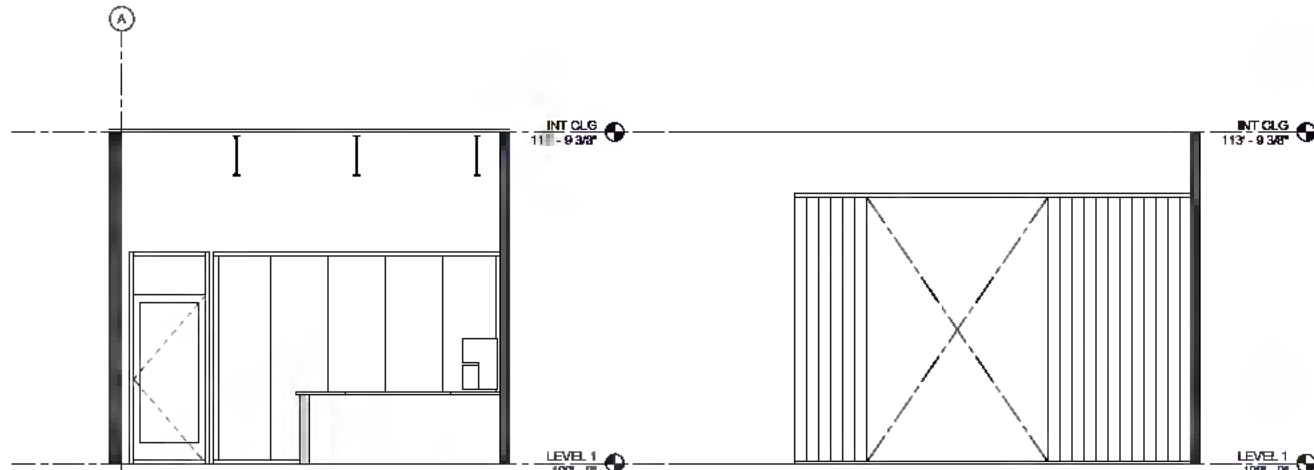
1 1st Floor
SCALE 3/32" = 1'-0"



6 BASECAMP AND UNMAPPED
A201 1/16" = 1'-0"

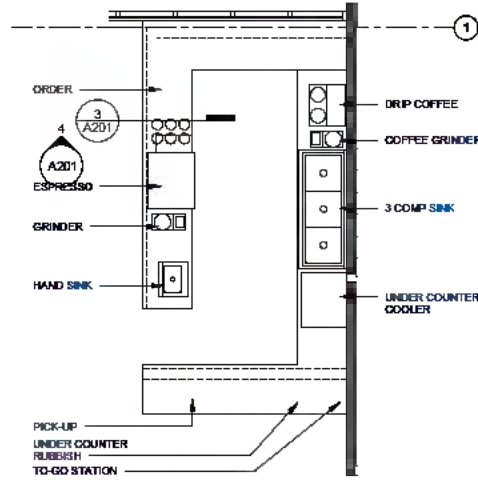


1 LEVEL 1 FLOOR PLAN
A201 1/8" = 1'-0"

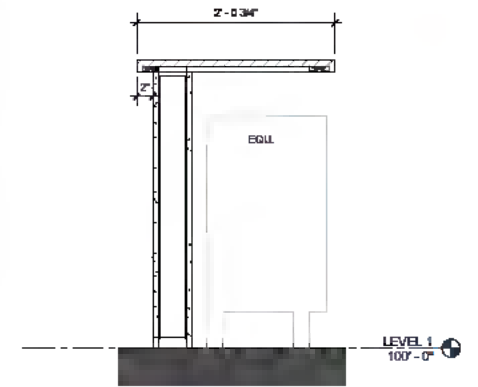


4 INTERIOR ELEV.
A201 1/4" = 1'-0"

5 ROPE WALL FROM TAPROOM
A201 1/4" = 1'-0"



2 EQU. PLAN
A201 1/4" = 1'-0"



3 COUNTER SECTION
A201 1" = 1'-0"

PRINTING INSTRUCTIONS
This sheet has been saved as 1/2 SCALE of the original. When printing please make sure "ACTUAL SIZE" is selected on your printer's setting to insure that the intended scale of the sheet prints correctly.

UNMAP-PED RETAIL

11/19/2021
IN PROGRESS

CHRISTIAN DEAN
ARCHITECTURE

2909 Bryant Ave #304
Minneapolis, MN 55408
612.886.2814
www.deanarch.com

Contact
Christian Dean
cdan@deanarch.com
612.886.2814

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

Print Name

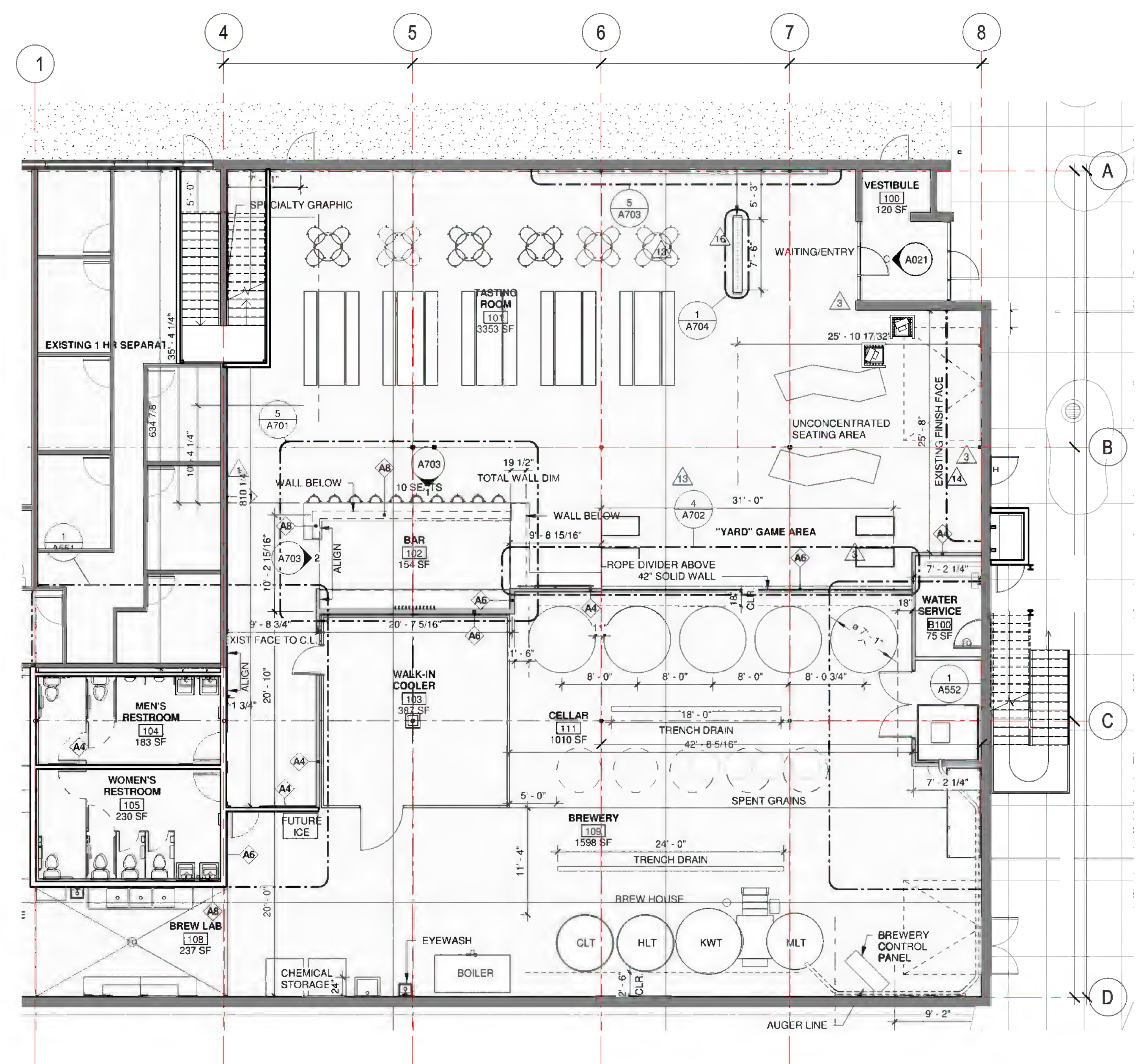
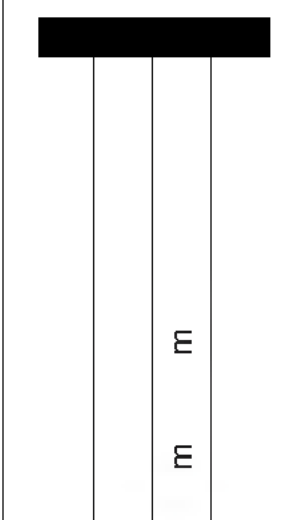
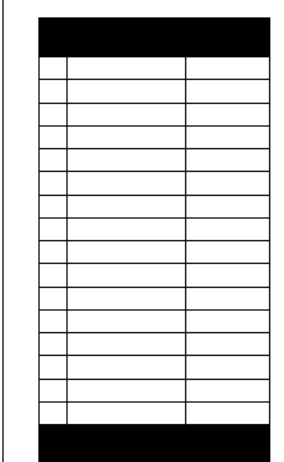
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License Number

Issue / Revision Schedule
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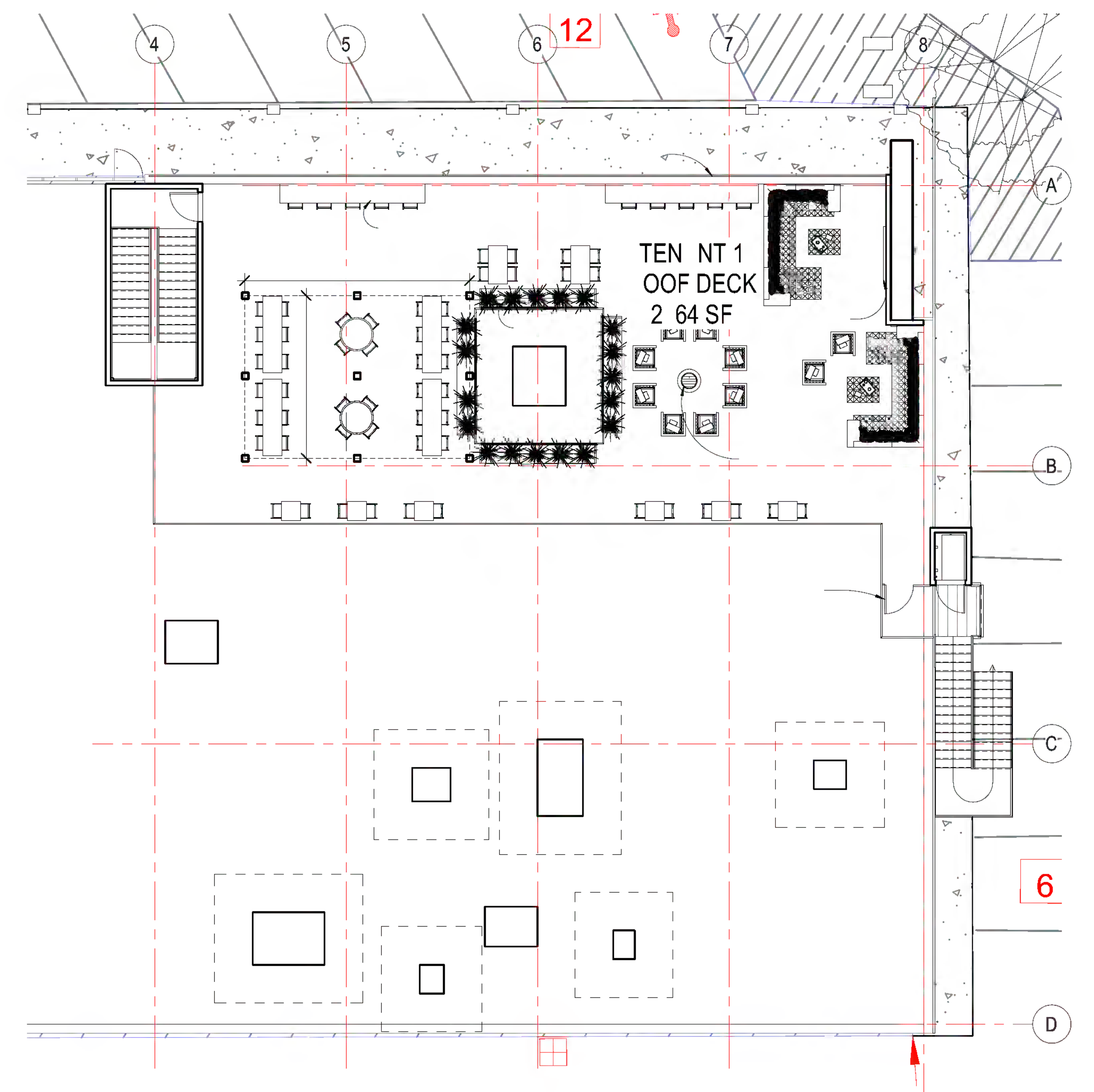
NOT FOR CONSTRUCTION
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LEVEL 1 FLOOR PLAN

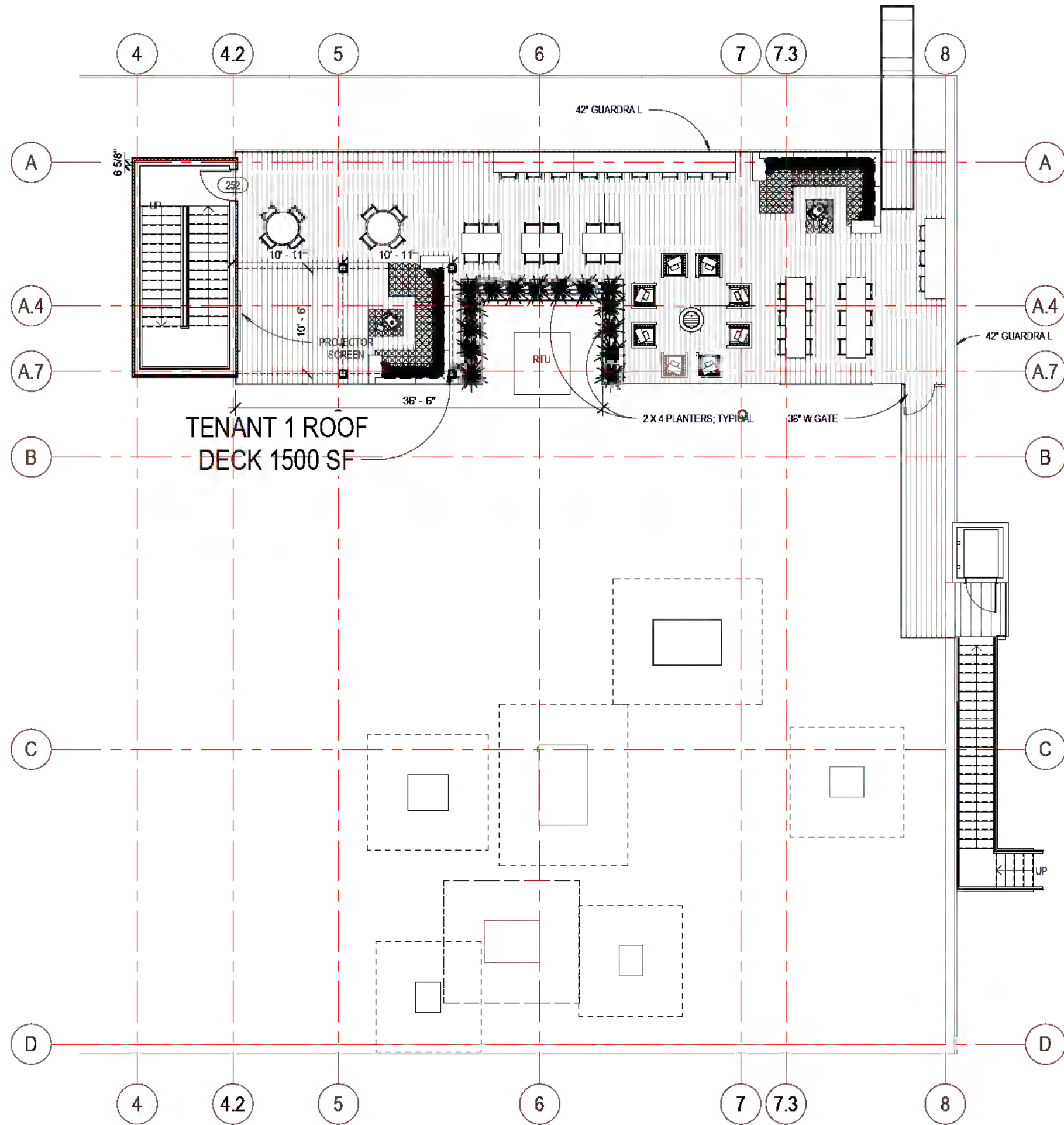
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○ Floor Plan to Deck



○ Deck Over Ten NT 1





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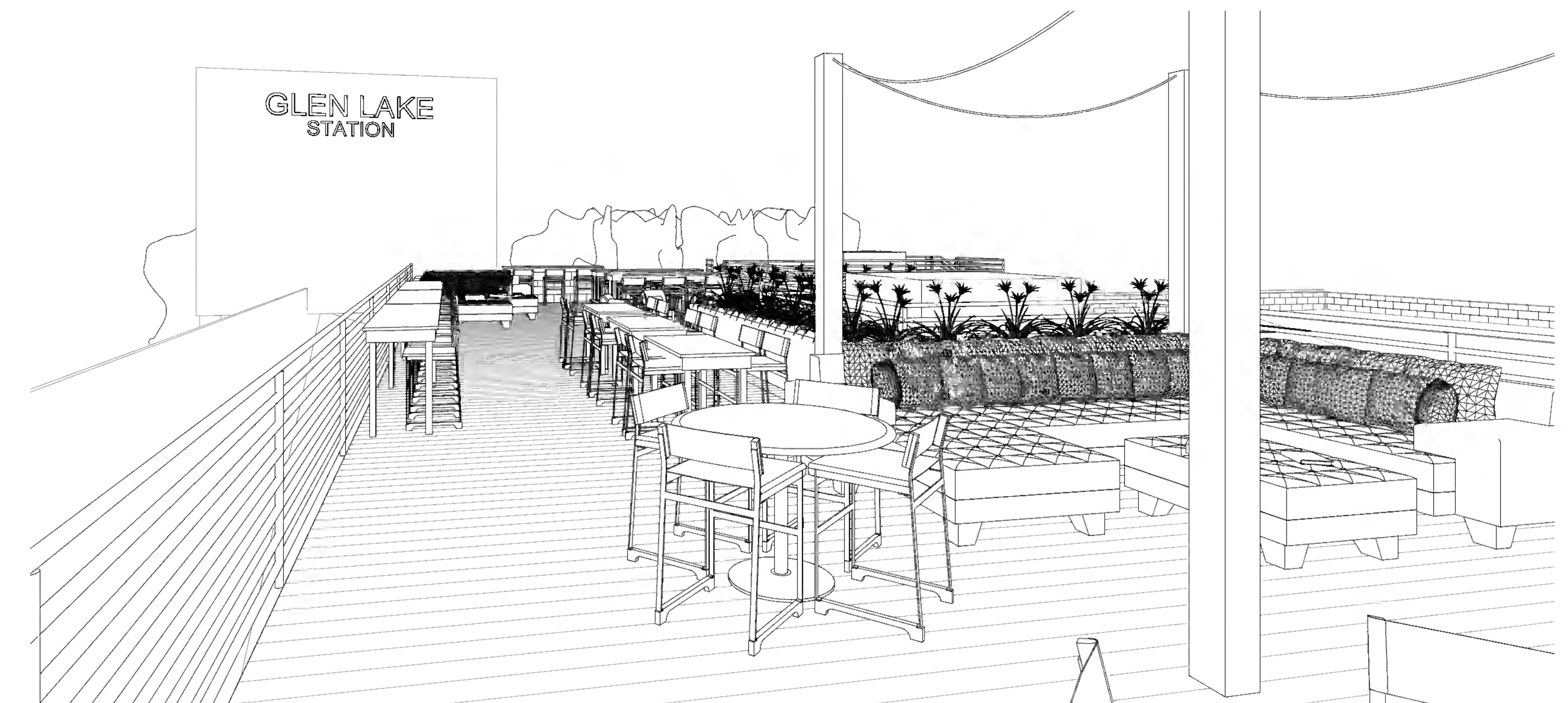
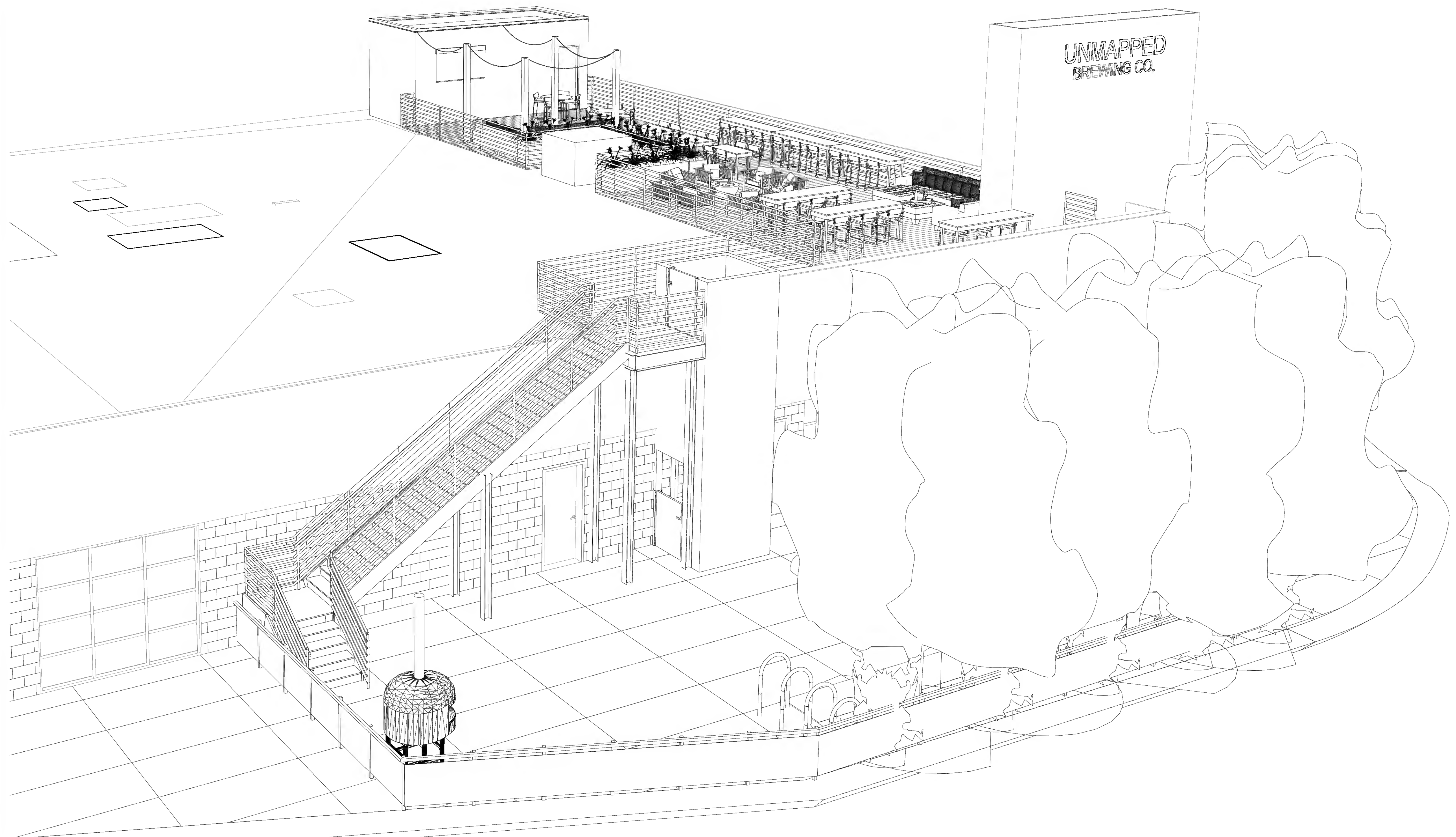
**BASECAMP
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18 NOV 2021**



**BASECAMP
INTERIOR VIEWS**

**CHRISTIAN DEAN ARCHITECTURE
18 NOV 2021**



PARKING AGREEMENT

THIS PARKING AGREEMENT (the "**Agreement**") is made and entered into by and between Everbrook Academy, LLC (dba as Prestige Academy), a Minnesota limited liability company having an address of 14730 Excelsior Blvd, Minnetonka, MN 5534555407 (the "**Landlord**"), and UNMAPPED BREWING, having an address of 14625 Excelsior Blvd, Minnetonka, MN 55345 (the "**Tenant**"), as of February 1, 2022 (the "**Effective Date**").

WHEREAS, Landlord owns certain real property addressed as addressed above. ("**Landlord Property**") which includes a surface parking area; and

WHEREAS, Tenant desires the use of certain parking on Landlord Property for their consumers, and Landlord desires to allow such parking, under the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant agree as follows:

1. **Parking Agreement.** Landlord agrees to provide to Tenant parking stalls on Landlord Property (the "**Stalls**") for following hours: 1) 6pm and later on weekdays, and 2) all hours during weekends.

This Agreement **does not** create an easement or a lease, sublease or any other real estate or other interest in Landlord Property by Tenant and shall under no circumstances be recorded on the Landlord Property.

2. **Parking Fee.** The monthly fee to be paid by Tenant to Landlord under this Agreement shall be **\$.00/month**, payable in advance by check made out to Landlord, postmarked no later than the 5th day of each month (the "**Fee**"). Checks can be sent to Landlord's addressed written above.

3. **Term.** Landlord and Tenant agree that the term of this Agreement shall begin once Tenant's rooftop deck opens and continue month-to-month. Either party reserves the right to terminate this Agreement by providing the other party a written termination notice (the "**Termination Notice**"). Upon receipt of the Termination Notice by either party, this Agreement shall terminate on the date that is thirty (30) days after the date the Termination Notice is received by the non-terminating party. The above notwithstanding, Landlord shall have the right to immediately terminate this Agreement if required by the City of Minnetonka for any reason.

4. **Condemnation.** If any portion of either parking area is taken by eminent domain, this Agreement shall automatically terminate.

5. **Indemnification.** This Agreement is made on the express condition that Landlord shall be free from all liabilities and claims for damages or suits by Tenant for or by reason of any injury or injuries to any person, persons, or property of any kind or nature whatsoever, whether employees, customers, or invitees, from any cause or causes whatsoever while in or on Landlord Property. Tenant further covenants and agrees to indemnify, save, hold harmless, and defend Landlord from all liabilities, charges, expenses (including attorneys' fees), and costs on account of or by reason of any such injuries, liabilities, claims, suits, or losses however occurring or damages growing out of Tenant's presence on Landlord Property.

6. Assignment, sublease. This Agreement shall not be assignable and subleasable without the prior written consent of Landlord, such consent to be granted or withheld in Landlord's sole and absolute discretion.
7. Default. In the event of a breach or default of any of the terms and conditions set forth in this Agreement, the defaulting party shall have ten (10) days from the date of written notice of the breach or default to cure. If the breach or default is not cured, then the sole remedy shall be to immediately terminate the Agreement.
8. Entire agreement. This Agreement contains the entire understanding of the parties hereto.
9. Attorneys' Fees and Costs. In the event that either party incurs attorneys' fees or other costs in order to enforce its right hereunder, the non-prevailing party shall pay the other party's reasonable attorneys' fees and court or other costs and expenses.
10. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

[Signature Page Follows]

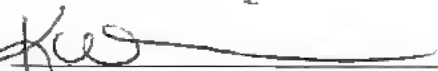
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

LANDLORD:

Everbrook Academy LLC

TENANT:

Unmapped Brewing, LLC

By: 
Its Director

By: Megan Park
Its Founder



Memorandum

SRF No. 14452.00

To: Loren Gordon, AICP, City Planner
City of Minnetonka

From: Tom Sachi, PE, Associate
Mark Powers, PE, PTOE, Senior Engineer

Date: March 12, 2021

Subject: Glen Lake Shopping Center Parking Study

Introduction

SRF has completed a parking study for the Glen Lake Shopping Center at 14725 Excelsior Boulevard in Minnetonka, MN. The main objectives of this study are to identify existing parking demand via historical aerial imagery, estimate time of day parking demands for two (2) potential land use scenarios, determine if the existing parking supply is sufficient to meet the expected future demand, and identify potential parking opportunities, if necessary. The following sections provide the assumptions, analysis, and study conclusions offered for consideration.

Existing Parking Assessment

Historical parking survey data was collected using aerial imagery from Nearmap, from September 2017 through September 2019. Approximate timeframes were estimated based on the shadows shown in the images. Additionally, aerial imagery provided by the City of Minnetonka from four (4) days in July 2019 was also utilized to supplement the data. Based on the parking surveys, the available parking supply exceeds the existing parking demand, as shown in Table 1, and is summarized in the following:

- During the afternoon (approximately 12:00 to 2:00 p.m.), the parking demand ranges from 36 to 60 spaces, with an average peak demand of 48 spaces. The average afternoon peak demand results in a 78 space surplus.
- During the early evening (approximately 6:00 p.m.), the demand ranges between 81 and 124 spaces, with an average peak demand of 103 spaces. The average evening peak demand results in a 23 space surplus.
- The typical peak demand times of the shopping center were expected to be during the early afternoon or evening based on the existing land uses, therefore, the demand observed should represent the approximate peak parking demand for the building.

Table 1. Existing Peak Parking Demand / Supply Assessment

Collection Day	Approximate Time	Demand	Existing Supply	Surplus / (Deficit)
Tuesday, October 17, 2017	1:00 PM	40	126	+86
Wednesday, May 2, 2018	12:00 PM	50	126	+76
Friday, September 7, 2018	12:00 PM	36	126	+90
Friday, April 19, 2019	12:00 PM	46	126	+80
Thursday, July 11, 2019	12:00 PM	53	126	+73
Thursday, July 11, 2019	6:00 PM	81	126	+45
Friday, July 12, 2019	12:00 PM	53	126	+73
Tuesday, July 16, 2019	12:00 PM	53	126	+73
Thursday July 18, 2019	12:00 PM	46	126	+80
Thursday July 18, 2019	6:00 PM	124	126	+2
Thursday, August 29, 2019	4:00 PM	37	126	+89
Tuesday, September 24, 2019	12:00 PM	60	126	+66
Average 12:00-2:00 PM Demand		48	126	+78
Average 6:00 PM Demand		103	126	+23

The existing demand was also compared to the expected demand from the *ITE Parking Generation Manual, 5th Edition* to identify if the sites land uses are generating a higher or lower peak parking demand as compared to historical ITE data. The majority of the Glen Lake Shopping Center was estimated using the Shopping Center land use, however, the DelSur restaurant and Unmapped Brewery were generated individually to accurately capture their expected parking demands. There is not a direct brewery land use, however the Quality Restaurant land use provides a similar land use type to a brewery based on the description, hours, and service time of guests. Therefore, this land use was carried forward in order to estimate the parking demand via ITE. Note, there was approximately 3,200 SF of empty retail space within the shopping center during the times of the aerial imagery. The results of the expected parking demand are shown in Table 2.

Table 2. Expected Existing Parking Demand

Land Use (ITE Code)	Size	Demand by Time	
		12:00 PM	6:00 PM
Shopping Center (820)	15,300 SF	30	26
Fast Casual Restaurant (930)	2,200 SF	22	17
Quality Restaurant (931)	9,400 SF	-	70
Expected ITE Demand		52	113
Average Observed Demand		48	103
Percent of ITE Demand		92%	91%

As shown, the average existing parking demand found in the historical parking utilization surveys is approximately eight (8) to nine (9) percent lower during the afternoon and evening peak hours, respectively. These calibration rates will be used for the expected future peak demand under the proposed land use scenarios.

Proposed Changes to Land Use

There are two (2) proposed land use options for the Glen Lake Shopping Center: Based on the information from the development team, parking was reviewed for the following two (2) scenarios:

1. The DelSur restaurant will acquire an additional 1,600 SF from a neighboring vacant space within the shopping center.
2. DelSur restaurant expansion of 1,600 SF and Unmapped Brewery will add a 2,500 SF rooftop patio.

While it has been indicated that the number of seats within DelSur is expected to remain similar to existing even after expansion, a conservative estimate was completed assuming that the additional restaurant space would increase parking demand. Note, based on information provided by the City, it is expected that there will be approximately 5,000 SF of empty retail space within the current shopping center after the proposed DelSur expansion. It was observed that two (2) businesses closed since the time of the aerial imagery observations.

Land Use Scenario 1

Parking generation estimates for the proposed land use scenario 1, which included the expanded DelSur space, were developed using the *ITE Parking Generation Manual, Fifth Edition* and are shown in Table 3. The expected parking demand was then adjusted to fit the observed average rate experienced at the site.

Table 3. Scenario 1 Expected Parking Demand

Land Use (ITE Code)	Size	Demand by Time	
		12:00 PM	6:00 PM
Shopping Center (820)	13,500 SF	26	22
Fast Casual Restaurant (930)	3,800 SF	38	29
Quality Restaurant (931)	9,400 SF	-	70
Expected ITE Demand		64	121
Adjustment Factor		92%	91%
Estimated Demand		59	110
Supply		126	
Surplus/(Deficit)		+67	+16

As shown in Table 3, the current parking supply is expected to be sufficient for afternoon and evening demand, with a surplus of 67 spaces in the afternoon and 16 spaces during the early evening time period. Note that the vacant 5,000 SF of additional shopping center space is expected to have a demand of 10 spaces during the afternoon and nine (9) spaces during the evening. While the existing parking supply would still be adequate during both peak periods, this reduces the evening surplus to seven (7) spaces.

Land Use Scenario 2

Parking generation estimates for the proposed land use scenario 2, which includes an expanded DelSur and a rooftop patio for Unmapped Brewing were developed using the *ITE Parking Generation Manual, Fifth Edition* and are shown in Table 4. The expected parking demand was then adjusted to fit the observed average rate experienced at the site.

Table 4. Scenario 2 Expected Parking Demand

Land Use (ITE Code)	Size	Demand by Time	
		12:00 PM	6:00 PM
Shopping Center (820)	13,500 SF	26	22
Fast Casual Restaurant (930)	3,800 SF	38	29
Quality Restaurant (931)	11,900 SF	-	89
Expected ITE Demand		64	140
Adjustment Factor		92%	91%
Estimated Demand		59	127
Supply		126	
Surplus/(Deficit)		+67	(-1)

As shown in Table 4, the current parking supply is expected to be sufficient for afternoon with a surplus of 67 spaces. However, during the evening peak hour, the expected demand would exceed the supply by one (1) space. With the potential additional demand from the vacant 5,000 SF of shopping center space, the deficit would be expected to reach 10 spaces during the evening peak hour. It should be noted that there is potential for site business specific parking restrictions that may further reduce the available parking spaces for either proposed development.

Considerations

It is expected that the proposed expansion of DelSur would not be expected to cause parking supply issues that would require mitigation. However, if the proposed rooftop patio was included for Unmapped Brewery, there is expected to be parking supply issues. This supply issue could be exacerbated on warm/sunny days during the summer months, when parking demand at the site was once observed to reach full capacity in summer of 2019. While parking is not typically designed for the highest single peak day of the year, there should be considerations for overflow parking opportunities should issues arise. These opportunities to meet the expected demand include public parking options and shared parking agreement options with the following:

- Public On-Street Parking along Beacon Hill Road
- Prestige Pre School Academy after 7:00 p.m. and during weekend hours
- Glen Lake Animal Hospital reserved spaces during evening and weekend hours
- Illunis and United States Post Office during evening and weekend hours

If the majority of these options were explored, potential guests would need to cross Excelsior Boulevard at the Eden Prairie Road and Williston Road traffic signals. Both crossing options provide a safe crossing for pedestrians. In addition to guests, shopping center business owners may be able to work with adjacent businesses with excess parking supply to allow employees to park in those lots. This reduces turnover in adjacent businesses lots and provides a more accurate estimate of the number of spaces that may be utilized on a day to day basis. Employees may also utilize the available on-street parking, which opens up spaces for guests within the on-site parking lot.

In addition to parking opportunities off site, businesses within the shopping center can continue to offer incentives for utilizing other modes of transportation. It has been noted that Unmapped provides discounts to guests who utilize walking, biking, transit, or Uber/Lyft. These incentives could be utilized by other businesses as a way to further reduce vehicle parking demand.

Conclusions

The following conclusions are offered for consideration:

- During the afternoon (approximately 12:00 to 2:00 p.m.), the existing parking demand ranges from 36 to 60 spaces, with an average peak demand of 48 spaces. The average afternoon peak demand results in a 78 space surplus.
- During the early evening (approximately 6:00 p.m.), the existing demand ranges between 81 and 124 spaces, with an average peak demand of 103 spaces. The average evening peak demand results in a 23 space surplus.
- There are two (2) proposed land use options for the Glen Lake Shopping Center:
 - The DelSur restaurant will acquire an additional 1,600 SF from a neighboring tenant within the shopping center.
 - DelSur restaurant expansion of 1,600 SF and Unmapped Brewery will add a 2,500 SF rooftop patio.
- For land use scenario 1, the current parking supply is expected be sufficient for afternoon and evening demand, with a surplus of 67 spaces in the afternoon and 16 spaces during the early evening time period.
 - Note that the vacant 5,000 SF of additional shopping center space is expected to have a demand of 10 spaces during the afternoon and nine (9) spaces during the evening. While the existing parking supply would still be adequate during both peak periods, this reduces the evening surplus to seven (7) spaces.
- For land use scenario 2, the current parking supply is expected be sufficient for afternoon with a surplus of 67 spaces. However, during the evening peak hour, the expected demand would exceed the supply by one (1) space.
 - With the potential additional demand from the vacant 5,000 SF of shopping center space, the deficit would be expected to reach 10 spaces during the evening peak hour. It should be noted that there is potential for site business specific parking restrictions that may further reduce the available parking spaces for either proposed development.

- Opportunities to meet the expected demand include public parking options and shared parking agreement options with the following:
 - Public On-Street Parking along Beacon Hill Road
 - Prestige Pre School Academy after 7:00 p.m. and during weekend hours
 - Glen Lake Animal Hospital reserved spaces during evening and weekend hours
 - Illunis and United States Post Office during evening and weekend hours
- In addition to parking opportunities off site, businesses within the shopping center can continue to offer incentives for utilizing other modes of transportation.



Unmapped Expansion Plan Updates

As business owners in Glen Lake, we are incredibly thankful and sensitive to the community that has embraced us since we opened our doors nearly five years ago. We strive to do our best and be good neighbors, while continuing to make Unmapped a sought-after destination in Minnetonka.

We recognize that our expansion plans – including a rooftop patio and coffee/retail shop adjacent to our current taproom may have created some apprehension with our neighbors so we'd like to take this opportunity to address some of the primary concerns we've heard about in our discussions.

- **Sound implications and thresholds for the patio. Requested additional noise mitigation, either by way of a fence or greenery. Complimented the buffering of the existing outdoor patio.**

We understand the concern about noise, especially for our residential neighbors directly to the south. We are very interested in placing a sound mitigation fence and/or greenery on the south and east sides of the rooftop patio. Not only would it help block sound/noise, but it would also look visually appealing and block views of unsightly rooftop HVAC units. We will not be putting speakers or hosting live music on the rooftop patio and our operating hours will mirror that of our current patio.

Additionally, the rooftop patio will be located on the north side of the building that runs parallel to Excelsior Blvd. Any noise from the rooftop patio will be negligible compared to the road noise coming from Excelsior Blvd.

- **How will Unmapped will educate about the additional parking? Neighbors asked about the “no parking” petition process if parking becomes an issue in the future.**

We were proactive in seeking out a parking agreement with Prestige will certainly help with parking congestion. The Glen Lake Station parking lot was recently re-stripped and paved to created additional parking. We also have a long-standing friendship with Bethlehem Lutheran Church on Eden Prairie Road and have an agreement for our customers to use their parking lot when we are at capacity. We are committed to producing signage to highlight these parking options, as well as call attention to them on our website.

We 100% support residents petitioning for "no parking" on their streets during our three large outdoor event days (or whenever they would prefer). We have never and will never encourage or tell our guests to use on-street parking for these events (we promote the overflow parking arrangements we have with Prestige, First Minnetonka City Bank, and Bethlehem Lutheran Church for these high-capacity days).

- **Concerns were raised about potential “jaywalking” across Excelsior Blvd and Eden Prairie Road. Neighbors asked if additional signage would help?**

We are thankful that there are two stoplight crosswalks to get across Excelsior Blvd at Williston Road and Eden Prairie Road. We're happy to use verbiage on our parking signs and our website information text to encourage people to use them as the law requires. We do assume people have the good sense to follow the law and cross at the appropriate places as they would anywhere else, so benefits of this extra verbiage may be negligible (and possibly "overwhelm" people with too much information when reading the signs).

- **General questions about how the patio will be built, structural information, and accessibility requirements.**

We would be glad to provide any information that we can for questions about materials, structural information, accessibility, etc. We would need our architect to weigh in to provide specifics since these designs are still being bid out. (We do not have information readily available and would need time to confirm exact details since we're still in the design phase.)

Thank you,

Megan & JD Park

Founders, Unmapped Brewing Co.

Ashley Cauley

From: Doris Pagelkopf <[REDACTED]>
Sent: Monday, January 10, 2022 4:15 PM
To: Ashley Cauley
Subject: Unmapped Brewing

Dear Ashley,

I was dismayed to receive the notice that Unmapped proposes to add a rooftop patio.

During the summer they have one or two parking lot events. On those evenings the neighborhood needs to shut our windows and cannot sit on our porches or patios because of the loud noise. Their speakers are set at the max and could be cut way back if they cared about being good neighbors.

I can put up with that one night a summer but having this every night of our summer is just unacceptable. Unmapped needs to move someplace where there are no close by neighbors. Plus parking. This means many more people and already there is a huge parking issue.

What is the best way for my building, Glen Lake Shores, to let our voices be heard?

Doris Pagelkopf
14319:Stewart Lane #301
Minnetonka 55345

Sent from my iPad

Ashley Cauley

From: Nico Nikolov <[REDACTED]>
Sent: Wednesday, January 12, 2022 4:11 PM
To: Ashley Cauley
Subject: Regarding Unmapped Brewing expansion.

To whom it may concern:

As the owners of DelSur Empanadas, we are happy to write this letter in support of the expansion plans Unmapped Brewing Co. has proposed to the city.

The collaboration between DelSur and Unmapped has been a force for good in the Glen Lake neighborhood, and we should recognize the joy and community that has been created by the addition of our businesses in Minnetonka. With the many challenges we all have faced the past few years and constant navigating of uncertainty, not only should we celebrate the fact that we survived, but also that we're growing and planning for the future. As fellow business owners, we will do all we can to support Unmapped's endeavors.

We know many are concerned about parking and noise, but as a business located in Glen Lake Station (the same parking lot as Unmapped), we know that they have done their due diligence in planning for this expansion. Not only was the parking lot recently re-paved and striped to add additional parking in our own lot, but they were also proactive in securing a parking agreement with another business.

As far as noise goes, the rooftop patio will be no different than their existing patio (hours, music, etc) and since we have not had any issues with them in the past regarding noise, we do not anticipate for that to be any different with a rooftop patio.

Overall, we are excited to see the next steps for Unmapped take shape and are happy they are choosing to pursue this expansion in their current space.

Thank you for your consideration

Nico & Diego

From: [REDACTED]
To: [Ashley Cauley](#)
Subject: Unmapped Rooftop expansion
Date: Saturday, January 8, 2022 5:24:05 PM

I have been a Glenn Lake resident for over 10 years now. I am happy to see the retail district starting to grow. With Unmapped Brewing Co. looking at a 2765 sq ft expansion and the addition of another retailer, my concerns are the same as when the Copper Cow opened and applied for a liquor license. I realize unmapped is not applying for a liquor license, but my concerns are the same.

Noise, walking safety and parking.

Some of these issues were in the Variances which never got enforced. Copper Cow lost their parking arrangement with the Dental Office adjacent to the south, and employees where to park at our church

The city held a community forum about the parking issues at that time, which I left feeling unheard and led to no more communication for us residents.

Adding Rooftop drinking is adding noise any way you look at it.

Adding 2765 sq ft of more patron space in a mall that is already a parking nightmare. Where will the additional parking come from ?

I believe the city code at the time of the last meeting was 5 parking stalls for every 1000 sq ft. unless a variance is granted.

Thanks for your time.
Hunter

Ashley Cauley

From: Joe D Linhoff [REDACTED]
Sent: Wednesday, January 12, 2022 11:22 AM
To: Ashley Cauley
Cc: Doris Pagelkopf
Subject: Overly Loud-Outdoor-Patio Nuisance potential with Unmapped Brewing Co.

Hello Ashley Cauley: Thank you for considering quality sound abatement for neighbors of Unmapped Brewing Company's loudspeakers' summer music and announcements.

Best, Joe Linhoff , unit 202

.....

The East side of our 14319 condo is in direct sound line of the Unmapped Brewing; and even their previous summer festivals' outdoor entertainment proved loud-annoying disturbances. Please help Unmapped Brewing Co be good neighbors. We appreciate your thoughtfulness as Minnetonka's Senior Planner.

Sent from my iPhone

From: [REDACTED]
To: [Ashley Cauley](#)
Subject: Input on Unmapped
Date: Monday, January 24, 2022 8:22:57 PM

Will they have music (bands) on the rooftop?

- > I live at Zvago at Glen Lake and when bands play I can hear them.
- > Decibels allowed, cut off time, where are these people going to park? Already in the summer, parking is extremely inadequate. Cars that parked in the alley, prevented fire fighting equipment to get close enough to put out a fire at Sir Knight Cleaners.
- > Will they they provide security, does Minnetonka PD have enough staff to shut down a big gathering (without calling in for mutual aid)?
- >
- > Do they have any plans for underage people—no beer events? Some bars did that in Mpls and it was a big headache. Look at who is committing the murders in Mpls. Teenagers never want the night to end. They didn't want to go home when the night was done. Wheelies on Excelsior Blvd anyone? Of course all these things are worst case scenario.
- > Have they done a CPTED crime prevention through environmental design study?
- >
- > Sharon Grimes
- > 14301 Stewart Lane,#201
- > Minnetonka, MN 55345
- > [REDACTED]
- > Sent from my iPad

Ashley Cauley

From: Molly Moilanen [REDACTED]
Sent: Friday, January 28, 2022 1:46 PM
To: Ashley Cauley; Bradley Schaeppi
Subject: I support Unmapped's proposal. Here's why.

Dear Ms. Cauley and Councilmember Schaeppi,

I grew up in Minnetonka and attended Glen Lake Elementary. On Saturday mornings, my dad would head to Glen Lake to drop off his drycleaning at Sir Knights, stop by the hardware store and pick up donuts and cinnamon bread for me and my brother at that amazing little bakery next door. It was a hub!

When my husband and I moved back to Minnetonka with our kids a few years ago, we were excited to see that Glen Lake was still thriving because of unique local businesses like Unmapped and DelSur. Unmapped's vision for a rooftop space and a new coffee shop is exciting and inspiring. If we want our community hub to continue to compete and thrive, we should support their innovation and investment.

Please support Unmapped's planned projects. Unmapped is a true community asset and a proven community partner.

Thank you,
Molly

Molly Moilanen - Ward 3
3929 Brown Ln, Minnetonka, MN 55345

Resolution No. 2022-

Resolution approving a conditional use permit, with a setback variance, for a coffee shop at 14625 Excelsior Blvd.

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 Unmapped Brewing Company, LLC., is requesting a conditional use permit for a 300 square foot coffee shop. The request also requires a variance reducing the building setback from a residential parcel from 100 feet to 25 feet.
- 1.02 The property is located at 14625 Excelsior Boulevard. It is legally described on Exhibit A of this resolution.
- 1.03 On Feb. 3, 2022, the planning commission held a hearing on the request. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council approve the conditional use permit, with variances.

Section 2. Standards.

- 2.01 City Code § 300.21 Subd.2 lists the following general conditional use permit standards:
1. The use is consistent with the intent of this ordinance;
 2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
 3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements;
 4. The use is consistent with the city's water resources management plan;
 5. The use is in compliance with the performance standards specified in section 300.28 of this ordinance; and

6. The use does not have an undue adverse impact on public health, safety, or welfare.

2.02 City Code §330.21 Subd.4(f) City Code Sec. 300.21, Subd. 4(f): fast-food restaurants with or without drive-up facilities, except those located in a community or regional shopping centers:

1. Shall be located only on sites having direct access to minor arterial streets or service roads;
2. Public address systems shall not be audible from any residential parcel;
3. Stacking for a minimum of six cars per aisle shall be provided within applicable parking lot setbacks;
4. Shall not be permitted when traffic studies indicated significant impacts on the levels of service as defined by the institute of traffic engineers of adjacent streets and intersections; and
5. Buildings shall be setback at least 100 feet and screened from any adjacent property designated in the comprehensive guide plan for residential use.

2.04 By City Code §300.07 Subd.1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. FINDINGS.

3.01 3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.21 Subd.4.

3.02 But for the setback variance, the proposal would meet the specific conditional use permit standards outlined in City Code §330.21 Subd.4(f) City Code Sec. 300.21, Subd. 4(f): fast-food restaurants with or without drive-up facilities, except those located in a community or regional shopping centers:

1. The shopping center in which the coffees shop would be located is located at the intersection of Excelsior Blvd and Eden Prairie Road. Both of these streets are classified as minor arterial streets or service roads;
2. No public address systems are proposed. Nonetheless, this has been added as a condition of approval.

3. No drive-up window is proposed.
4. The increased number of trips from the patio and the coffee shop can be accommodated on adjacent roadways based on existing traffic volumes collected in 2015 and 2018 by Hennepin County.
5. A variance is required as the existing building in which the coffee shop would be located has a setback of 25 feet.

3.02 The proposal would meet the variance standard as outlined in City Code §300.07 Subd. 1:

1. Intent of the Ordinance. The intent of the ordinance, as it relates to the location of restaurants and residential uses, is to ensure appropriate separation of uses, which are known to have different levels of activity and intensities. In this case, the restaurant entrance would be more than 350 feet from the nearest residential structure. Additionally, the coffee shop would be screened by existing vegetation and topography.
2. Consistent with Comprehensive Plan. The subject property is located in the Glen Lake village center. One of the overall themes outlined in the comprehensive plan is to “provide development and redevelopment opportunities that encourage vitality, promote identity, and improve livability” in village centers. The requested variances would result in the creation of a new coffee shop and a use that is compatible with existing uses within the village center.
3. Practical Difficulties. There are practical difficulties in complying with the ordinance:
 - a) Reasonableness and Unique Circumstance. The requested variance to reduce the required separation between the restaurant and residential uses is reasonable. Construction of the original Glen Lake Center occurred in 1958. This predates the adoption of the city’s first zoning ordinance. The variance would allow a restaurant user to occupy a space within a center that has a mix of non-food and food-related uses. The restaurant entrance and parking would be orientated away from the residential uses and would be visually separated from them by existing vegetation and topography.
 - b) Character of the Neighborhood. The use would not negatively impact the character of the neighborhood, as the village center already has a mix of uses.

Section 4. City Council Action.

4.01 The above-described conditional use permit and variance are approved, subject to the following conditions:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
 - Floor plans, dated Nov. 19, 2021
 - Renderings, dated Nov. 18, 2021, and Jan. 26, 2022
2. This resolution must be recorded at Hennepin County.
3. The coffee shop must obtain all applicable food licenses.
4. A building permit is required.
5. This resolution does not approve any signs. Sign permits are required.
6. Speakers or audio equipment which is audible from adjacent parcels is not allowed.
7. If the shared parking agreement with the property at 14730 Excelsior Blvd no longer exists and/or a parking issue is observed on site, the site's parking demand will require additional review. If the review finds that the parking demands exceed parking availability, a revised conditional use permit is required, or this resolution is void.
8. The city council may reasonably add or revise conditions to address any future unforeseen problems.
9. Any change to the approved use that results in a significant increase in traffic or a significant change in character will require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 28, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 28, 2022.

Becky Koosman, City Clerk

EXHIBIT A

That part of Section 33, Township 117, Range 22, according to United States Government Survey thereof and situate in Hennepin County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 117, Range 22, bounded on the North by Excelsior Road and on the South by the Southerly line of the abandoned right of way of the Minneapolis and St. Paul Suburban Railroad Company, and on the East by Eden Prairie Road, also sometimes known as County Road No. 4, and lying Easterly of the following described parcel:

That part of Lot 21, GLEN OAK ADDITION, and that part of the abandoned right of way of the Minneapolis, St. Paul and Suburban Railroad running through the Northeast Quarter of Section 33, Township 117, Range 22 and that part of the Northeast Quarter of the Northeast Quarter of Section 33 described as follows: Beginning at the Northeasterly corner of said Lot 21; thence Southwesterly along the Northerly line of said Lot 21 a distant 70.0 feet; thence Southeasterly to a point on the Southerly line of said right of way 60.0 feet Northeasterly of its intersection with the West line of said Northeast Quarter of the Northeast Quarter thence continuing along said right of way line 100.00 feet; thence deflecting left 94 degrees 49 minutes 31 seconds, a distance of 80.00 feet; thence deflecting left 80 degrees 08 minutes 53 seconds, a distance of 15.00 feet; thence deflecting right 70 degrees 00 minutes 00 seconds, a distance of 83.81 feet to the Southerly right of way line of County Road No. 3 distant 30.00 feet Northeasterly from the point of beginning; thence Southwesterly along said right of way to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

EXCEPTING the following:

That portion of the above described tract of land which lies Northeasterly of a line (and the same extended) drawn from a point on the South line of County Road No. 3 distant 35 feet Southwesterly of the intersection of the South line of County Road No. 3 with the West line of County Road No. 4; to a point on the West line of County Road No. 4 distant 50 feet South of said intersection.

Hennepin County, Minnesota
Abstract Property

Resolution No. 2022-

Resolution approving a conditional use permit, with variances, for a 1,500 square foot rooftop patio at 14625 Excelsior Boulevard

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 Unmapped Brewing Company, LLC., is requesting a conditional use permit for a rooftop, outdoor seating area. The request also includes a variance to reduce the setback from the residential property from 200 feet to 100 feet for the outdoor seating area.
- 1.02 The property is located at 14625 Excelsior Boulevard. It is legally described on Exhibit A of this resolution.
- 1.03 On Feb. 3, 2022, the planning commission held a hearing on the request. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council approve the conditional use permit, with variances.

Section 2. Standards.

- 2.01 City Code §300.21 Subd.2 lists the following general conditional use permit standards:
1. The use is consistent with the intent of this ordinance;
 2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
 3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements;
 4. The use is consistent with the city's water resources management plan;
 5. The use is in compliance with the performance standards specified in

section 300.28 of this ordinance; and

6. The use does not have an undue adverse impact on public health, safety, or welfare.

2.02 City Code §300.21 Subd.4(p) lists the following specific standards for accessory sidewalk cafes and outdoor eating/seating areas:

1. Shall be located in a controlled or cordoned area with at least one opening to an acceptable pedestrian walk. When a liquor license is involved, an enclosure is required, and the enclosure shall not be interrupted; access shall be only through the principal building;
2. Shall not be permitted within 200 feet of any residential parcel and shall be separated from residential parcels by the principal structure or other methods of screening acceptable to the city;
3. Shall be located and designed so as not to interfere with pedestrian and vehicular circulation;
4. Shall not be located to obstruct parking spaces. Parking spaces may be removed for the use only if parking requirements specified in section 300.28 are met;
5. Shall be located adjacent to an entrance to the principal use;
6. Shall be equipped with refuse containers and periodically patrolled for litter pick-up;
7. Shall not have speakers or audio equipment which is audible from adjacent parcels; and
8. Shall be located in compliance with building setback requirements.

2.03 By City Code §300.07 Subd.1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. FINDINGS.

3.01 The proposed outdoor seating area would meet the general standards listed in City Code §300.21 Subd.2.

- 3.02 But for the setback variance, the proposal would meet the specific conditional use permit standards outlined in City Code §300.21 Subd.4(p) for accessory sidewalk cafes and outdoor eating/seating areas:
1. The plans indicate that an enclosure and access through the principal building are consistent with liquor license requirements. Nonetheless, this has been added as a condition of approval.
 2. The patio would be set back 100 feet from the shared property line. This requires a variance. As noted below, the variance is reasonable.
 3. The patio would be located on the roof of the building and would not interfere with pedestrian and vehicular circulation.
 4. The patio would be located on the roof of the building and would not remove parking.
 5. The patio is located on the roof with access near the main entrance.
 6. As a condition of this resolution, the area must be equipped with refuse containers and periodically patrolled for litter pick-up.
 7. No speakers or audio equipment is proposed. Nonetheless, this has been added as a condition of approval.
 8. The rooftop patio would maintain required building setbacks from property lines.
- 3.02 The proposal would meet the variance standard as outlined in City Code §300.07 Subd. 1:
1. Intent of the Ordinance. The intent of the ordinance as it pertains to outdoor seating area setbacks is to ensure appropriate separation between these areas and residential land uses so as to minimize real and perceived nuisance impacts. The proposed outdoor seating area setback would meet this intent. The proposed rooftop patio would be roughly 350 feet from the nearest residential structure and would be separated by the building, rear-drive aisle, and existing vegetation and topography.
 2. Consistent with Comprehensive Plan. The subject property is located in the Glen Lake village center. One of the overall themes outlined in the comprehensive plan is to “provide development and redevelopment opportunities that encourage vitality, promote identity, and improve livability” in village centers. The requested variances would result in the creation of a new and unique gathering space consistent with the goals of the comprehensive plan.

3. Practical Difficulties. There are practical difficulties in complying with the ordinance:
 - a) Reasonableness. The requested outdoor seating area setback variance is reasonable. Though the proposed seating area would be just 100 feet from the closest residential property, it would be set back over 350 feet from the home located on that property. Additionally, the rooftop would be located on a rooftop and would be separated by existing commercial features on the property and existing vegetation and topography.
 - b) Unique Circumstance and Character of the Neighborhood. The rooftop patio would allow for reasonable expansion of a business use without removing parking and without outwardly expanding the building. This is a unique circumstance, and the setback variance would not adversely impact the character of the neighborhood.

Section 4. City Council Action.

4.01 The above-described conditional use permit and variance are approved, subject to the following conditions:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
 - Floor plans, dated Nov. 19, 2021
 - Renderings, dated Nov. 18, 2021, and Jan. 26, 2022
2. This resolution must be recorded with Hennepin County.
3. The outdoor patio must:
 - a) Comply with all requirements of the Minnesota state building code, fire code, and health code.
 - b) Be controlled and cordoned off with an uninterrupted enclosure, with access only through the principal building;
 - c) Be equipped with refuse contains and regularly patrolled for litter pick-up; and
 - d) Must be closed by 10:00 p.m. Sunday through Thursday and by 11:00 p.m. Friday and Saturday.
4. Speakers or audio equipment which is audible from adjacent parcels is not allowed.

5. The outdoor seating area must conform to all aspects of the City Code Chapter 8, Public Health and Public Nuisance Ordinances.
6. If the shared parking agreement with the property at 14730 Excelsior Blvd no longer exists and/or a parking issue is observed on site, the site's parking demand will require additional review. If the review finds that the parking demands exceed parking availability, a revised conditional use permit is required, or this resolution is void.
7. The city council may reasonably add or revise conditions to address any future unforeseen problems.
8. Any change to the approved use that results in a significant increase in traffic or a significant change in character will require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 28, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 28, 2022.

Becky Koosman, City Clerk

EXHIBIT A

That part of Section 33, Township 117, Range 22, according to United States Government Survey thereof and situate in Hennepin County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 117, Range 22, bounded on the North by Excelsior Road and on the South by the Southerly line of the abandoned right of way of the Minneapolis and St. Paul Suburban Railroad Company, and on the East by Eden Prairie Road, also sometimes known as County Road No. 4, and lying Easterly of the following described parcel:

That part of Lot 21, GLEN OAK ADDITION, and that part of the abandoned right of way of the Minneapolis, St. Paul and Suburban Railroad running through the Northeast Quarter of Section 33, Township 117, Range 22 and that part of the Northeast Quarter of the Northeast Quarter of Section 33 described as follows: Beginning at the Northeasterly corner of said Lot 21; thence Southwesterly along the Northerly line of said Lot 21 a distant 70.0 feet; thence Southeasterly to a point on the Southerly line of said right of way 60.0 feet Northeasterly of its intersection with the West line of said Northeast Quarter of the Northeast Quarter thence continuing along said right of way line 100.00 feet; thence deflecting left 94 degrees 49 minutes 31 seconds, a distance of 80.00 feet; thence deflecting left 80 degrees 08 minutes 53 seconds, a distance of 15.00 feet; thence deflecting right 70 degrees 00 minutes 00 seconds, a distance of 83.81 feet to the Southerly right of way line of County Road No. 3 distant 30.00 feet Northeasterly from the point of beginning; thence Southwesterly along said right of way to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

EXCEPTING the following:

That portion of the above described tract of land which lies Northeasterly of a line (and the same extended) drawn from a point on the South line of County Road No. 3 distant 35 feet Southwesterly of the intersection of the South line of County Road No. 3 with the West line of County Road No. 4; to a point on the West line of County Road No. 4 distant 50 feet South of said intersection.

Hennepin County, Minnesota
Abstract Property

Resolution No. 2022-

Resolution approving a parking variance for the Glen Lake Shopping Center at 14625 Excelsior Blvd

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 Kriss Novak, on behalf of SouthMetro Centers X, LLC., is requesting a parking variance to reduce the required amount of parking for the Glen Lake Shopping Center from 237 stalls to 137 stalls.
- 1.02 The property is located at 14625 Excelsior Boulevard. It is legally described on Exhibit A of this resolution.
- 1.03 On Feb. 3, 2022, the planning commission held a hearing on the request. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council approve the with variance.

Section 2. Standards.

- 2.01 By City Code §300.07 Subd.1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. FINDINGS.

- 3.02 The proposal would meet the variance standard as outlined in City Code §300.07 Subd. 1:

1. Intent of the Ordinance. The intent of the ordinance as it pertains to parking requirements is to ensure adequate parking is provided to meet anticipated parking demand. In 2021, a parking study completed by SRF Consulting Group reviewed the existing parking demands of the site and evaluated the anticipated parking demands of the site. The study concluded that 127 stalls would be required to accommodate the peak parking demands of the site. Since the study was concluded: (1) the proposed Unmapped rooftop patio size was reduced from 2,500 to 1,500 square feet; (2) the parking lot was reconfigured, increasing the amount of onsite parking to 137 stalls; and (3) a shared parking agreement with the property at 14730 Excelsior Blvd was obtained. It is anticipated that under current conditions, the center's parking demands can be accommodated onsite. Overflow parking will also be available via the shared parking agreement across the street.
2. Consistent with Comprehensive Plan. The subject property is located in the Glen Lake village center. One of the overall themes outlined in the comprehensive plan is to "provide development and redevelopment opportunities that encourage vitality, promote identity, and improve livability" in village centers. The requested variance will allow the owner and tenants to invest in the center, thereby encouraging vitality and improving livability.
3. Practical Difficulties. There are practical difficulties in complying with the ordinance:
 - a) Reasonableness and Unique Circumstance. The requested parking variance is reasonable. By literal interpretation of the code, the site would not have enough available parking. However, the parking study and review of the Institute of Transportation Engineers anticipates that the parking demand could be accommodated on site. Further, a shared parking agreement with an adjacent property owner was secured to provide additional parking during peak parking demand times.
 - b) Character of the Neighborhood. The parking variance would allow for investment into the Glen Lake neighborhood.

Section 4. City Council Action.

4.01 The above-described parking variance is approved.

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
 - Floor plans, dated Nov. 19, 2021
 - Renderings, dated Nov. 18, 2021, and Jan. 26, 2022

2. Prior to the issuance of a building permit:
 - a) This resolution must be recorded with Hennepin County.
 - b) A solid double yellow line from Eden Prairie Road access into the parking lot adjacent with the first row of parking must be added prior to the issuance of a building permit.
3. This variance does not guarantee approval of future parking variances for the site.
4. This variance may require additional review if: (1) if a parking issue is observed onsite; or (2) the shared parking agreement with 14730 Excelsior Blvd is terminated.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 28, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 28, 2022.

Becky Koosman, City Clerk

EXHIBIT A

That part of Section 33, Township 117, Range 22, according to United States Government Survey thereof and situate in Hennepin County, Minnesota, described as follows:

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That part of Lot 21, GLEN OAK ADDITION, and that part of the abandoned right of way of the Minneapolis, St. Paul and Suburban Railroad running through the Northeast Quarter of Section 33, Township 117, Range 22 and that part of the Northeast Quarter of the Northeast Quarter of Section 33 described as follows: Beginning at the Northeasterly corner of said Lot 21; thence Southwesterly along the Northerly line of said Lot 21 a distant 70.0 feet; thence Southeasterly to a point on the Southerly line of said right of way 60.0 feet Northeasterly of its intersection with the West line of said Northeast Quarter of the Northeast Quarter thence continuing along said right of way line 100.00 feet; thence deflecting left 94 degrees 49 minutes 31 seconds, a distance of 80.00 feet; thence deflecting left 80 degrees 08 minutes 53 seconds, a distance of 15.00 feet; thence deflecting right 70 degrees 00 minutes 00 seconds, a distance of 83.81 feet to the Southerly right of way line of County Road No. 3 distant 30.00 feet Northeasterly from the point of beginning; thence Southwesterly along said right of way to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

EXCEPTING the following:

That portion of the above described tract of land which lies Northeasterly of a line (and the same extended) drawn from a point on the South line of County Road No. 3 distant 35 feet Southwesterly of the intersection of the South line of County Road No. 3 with the West line of County Road No. 4; to a point on the West line of County Road No. 4 distant 50 feet South of said intersection.

Hennepin County, Minnesota
Abstract Property