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**To:** Planning Commission  
**From:** Loren Gordon, AICP, City Planner  
**Date:** Feb. 3, 2022  
**Subject:** Change Memo for the Feb. 3<sup>rd</sup> Planning Commission Agenda

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## ITEM 8B – UNMAPPED BREWING

The following comments were received after the packet was distributed:

I'm a Minnetonka resident and am writing in support of the proposed Unmapped Brewing expansion — Basecamp (the new coffee shop and retail space) and additional outdoor seating on their rooftop.

All communities need to thrive and grow which includes welcoming businesses and, when successful, encouraging their growth. Unmapped Brewing has demonstrated they are a successful business (continuing to grow, even during the pandemic) and has helped revitalize the Glen Lake area. Successful and growing businesses attract other businesses to the community and more people to the area.

It has been a great addition to the community by offering a welcoming gathering space for families and friends. I understand some people that live nearby have concerns. Unfortunately, it's often difficult to please everyone. However, I believe Unmapped has been very thoughtful in their planning for the rooftop patio and have made significant adjustments to the original design to address some of the concerns (reduction in size and moved to the north side of the building, closer to Excelsior Blvd and existing road noise).

I encourage you to support Unmapped Brewing's proposed expansion plans and recommend approval to the full Council.

Sincerely,  
Leslie Herman  
Minnetonka resident

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Dear Ashley:

I am writing to express my support for the proposed rooftop patio project at unmapped brewing. I have long felt that their outdoor patio space needed expansion, something that became particularly obvious during the pandemic.

Furthermore, a rooftop space would enable them to better take advantage of the position of the sun, since their current, small patio is Eastward facing, and gets uncomfortably cold in the afternoon and evening during most of the year.

Unmapped is a favorite local establishment, that is frequently busy, and which is also in the need of extra space. The rooftop patio would accomplish this expansion of space plus enable patrons to be more safely spread out.

Thank you for your consideration.

Regards,

Winston Wood  
14061 Stonegate Ln.  
Minnetonka, MN 55345

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Dear Ms Cauley,

I am writing to let you know that I support plans for the expansion of Unmapped. We love the vibrancy that Unmapped has brought to our little Glen Lake Community and want to see it grow and continue. I hope you will support their plans to expand our commercial area!

Heather Copps  
4460 Hunters Ridge Rd, Minnetonka

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Dear Mayor Wiersum, Ms. Causley and Council member Coakley,

My wife and family live at 5724 Glen Ave. We are a few blocks from Unmapped but can hear noise especially when there is a party or event. We support their business and expansion on the inside and the plans look great. However, we have concerns about the rooftop regarding the noise, number of people allowed on the roof, and parking which is not adequately addressed in the application. All three of these are not addressed in the application.

The application conventionally does not address the number of people allowed on the roof per the code. At 1,500 sf this means that 100 people could be on the roof by code (1500/15sf per person). The City of Minneapolis requires you in some instances to use a factor of 7sf/per person because realistically standing room for parties is how these spaces are used. If so, that would say that **214** people could be standing for a party in 1,500 sf. Imagine living in a neighborhood where **214** people are partying on an elevated deck every night?!? How many people will be allowed on the roof? Who will enforce it?

The hours of operation indicate that the roof partying won't stop until 10pm and 11pm 6 days a week on the roof. 11pm and frankly 10pm is not appropriate for its adjacency to R-1 and R-2 single family homes. It is not like a patron will leave the roof at exactly 11pm. Plus staff will be handling trash and bottles. Think about the clanking and noise just from trash alone. An acoustician should be hired by the applicant, and should be required by the City, with a report issued to the City on sound transmission and mitigation techniques as part of this application. The application says that amplified music will be inside only. However, the plans show a "projection screen"? How will sound to and from this screen be if it is not amplified? I encourage you to drive by the site and view the topography of the area. The proposed rooftop deck is above the height of the houses to directly to the south. Therefore, sound will transmit further into the residential neighborhoods....and again we could already hear noise from Unmapped when they have music there. The acoustician can verify this and/or provide mitigation such as adding a sound barrier on the south side of the rooftop (which should be a requirement by zoning). The City needs to have guidelines on outdoor bars and TVs with music or games....or what else is the projection screen to be used for and this should be included in the application. Sound from people, bar noise, and amplified music and broadcasting from the projection screen is meant for urban areas not our quiet neighborhoods like ours.

Why is parking not addressed in the application? Does the current retail building meet code minimum for parking? Will the increase of 214 occupants due to the expansion increase the parking load? Parking should be addressed as the building was never intended to be 2 stories. The roof counts as a story, and the original development was only planned for 1 story of retail parking. Thus the parking was never intended to accommodate 2 stories of uses and parking. As you may or may not know parking is already a problem with vehicles spilling into the county road and residential streets....this is a fact. Has a parking study been completed? . Where will people park? How will parking be mitigated to address ongoing issues?

Lastly, CUP's are permanent. This decision will outlast you and perhaps me. This is not an appropriate use for this area and for it's agency to residential neighborhoods. Parking is a huge deal that impacts everyone including the neighbors. There are currently not enough spaces to park and they will spill into our neighborhood whose streets are not designed for parking and two way traffic. Keep the use to 1 story, and noise kept to the inside of the establishment or how it is currently being used.

We do not support this. Vote the rooftop expansion down. Please enter this into the public record for this application as I will not be in attendance on the 2/3 planning committee. Please reach out to me in response to this email if you would like to talk, as I would be happy to do so.

Thanks,  
 Josh Stowers  
 5724 Glen Ave  
 Minnetonka, MN

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Pete Baker

**Full Address**

10323 W 34th Cir.  
 Minnetonka, MN 55305

**Comment**

Hello, My name is Pete Baker and, while I am a Minnetonka resident, I do not live in the Glen Lake neighborhood surrounding Unmapped Brewing. My twin brother, on the other hand does. He and his wife are raising 2 young kids and the comment often about what a great place Unmapped is for their family and neighbors to gather. My young family visits often and we love the Glen Lake area. Glen Lake Station has really come to life since Unmapped joined the community and we couldn't be more supportive of their plans to expand retail operations, grow economic activity, add jobs and offer rooftop space to improve their outdoor experience. This is a win for Glen Lake and the surrounding community. Kind Regards, Pete

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Thank you for hosting the neighborhood meeting for the Unmapped Brewery expansion. I appreciate the opportunity to see how the company is expanding and thriving.

The parking diagram as shown in the Planning Commission meeting packet highlights a situation should be adjusted as a part of the development process.

The exit from the parking lot onto Eden Prairie Road is at an upward angle with obstructed views. Drivers need to navigate those obstructed views, cars turning off Excelsior Boulevard a few yards to the north and, in the winter, traction issues when trying to start moving on a slippery incline. While it has been an issue for quite awhile, it is a problem that should be fixed so it doesn't hobble the increase in traffic for all shops in that building.

There are two easy ways to solve this problem:

1. Change the one-way layout so traffic enters from the east (off Eden Prairie Road) and exits at the west end of the lot, where there is no incline to navigate, sight lines exiting the lot are better and the semaphore can help regulate movement.

or

2. Close the entrance on Eden Prairie Road completely -- such as what has been done for the parking lot at the Oaks, where one entrance/exit has been "closed" completely (Do Not Enter signs posted on both sides) and the only entrance and exit is near the substation. This would eliminate the incline issue turning onto Eden Prairie Road and perhaps also increase parking a bit as the lot is restriped.

Either of these solutions would also direct patrons to the overflow parking at Prestige Preschool, which was a logistics question raised at the neighborhood meeting.

I am in support of the expansion proposed by Unmapped Brewery provided this parking hazard is addressed. From what I can see, it shouldn't be a major burden to fix.

Joan Vitek Hiller  
5638 Glen Ave

February 2, 2022

To: Ashley Cauley, Planning Commissioners and City Council members

Re: Unmapped Brewing Co. proposed expansion

I've been following the Unmapped Brewery's expansion plans coming up for review by the Planning Commission. I am Unmapped's neighbor to the south, and my property directly abuts the Shopping Center. I've been actively learning about the plans and what impact they might have on me, living directly to the south. I've talked with JD and Megan Park from Unmapped, Kriss Novak, the property owner, and Ashley Cauley, the City's project manager. We've had open, informative and friendly conversations. Kriss, Megan and JD have been good neighbors: available and responsive to my concerns. And Ashley has answered many of my questions on the needed approvals for this project.

There are two issues I ask the Planning Commission to review. First, I worry about increased noise and activity from a rooftop patio. Section 2.02 of the resolution for a CUP for the rooftop patio cites City Code §303.21 Subd.4(p) stating that "outdoor eating/seating areas... shall be separated from residential parcels by the principal structure or other methods of screening acceptable to the city".

The roof of Unmapped is on the same level as my second floor. There may be distance between my house and the shopping center building, but a rooftop patio will be about the same level as the living quarters and not "separated by the building". I expressed these concerns to the Brewery, and we took a look at the physical spot where the patio will be located in relation to my house. They've been hopeful that additional noise won't be a problem.

But it's hard to predict how noise from up to 50-75 people (max occupancy) on the rooftop will travel. In Unmapped's response to the Jan 26 neighborhood meeting, I was happy to read they were open to placing a "sound mitigation fence and/or greenery" on the south and east sides of the patio. When the Brewery was first in development, the owners installed a tall barrier wall on the south side of the outdoor patio to baffle noise spilling directly to the south. Currently, I don't hear much conversational noise from the patio (which is actually around the corner on the East side of the Brewery), so I feel the same requirements for sight-and-sound mitigation should apply to this addition as it did to there. I ask the Planning Commission to consider requiring functional barriers around the rooftop patio that would mitigate sight-and-sound spillage towards residential areas.

Second, I understand the Prestige Academy on the north side of Excelsior Blvd will allow overflow brewery parking after hours. Ideally, customers would cross Excelsior at traffic lights. But they may instead cross in the middle of the block. This was the "unintended effect" when the Copper Cow opened: folks parking in the Unmapped lot ran across Eden Prairie Rd in front of approaching traffic rather than walk half a block to the traffic light. I brought this up at the virtual neighborhood meeting and learned there's a wall and steep drop into the Brewery lot that hopefully would discourage crossing there.

I think it's still a risk: have we accepted that businesses can expand their parking needs outside their footprint and spill over major County roads for overflow parking? Generally, what will increased business activity, overflow parking and more pedestrian/car interaction mean for Glen Lake: a small community with a commercial area packed along a few blocks of a heavily-traveled County Road, surrounded by residential property? What is the role of the Planning Commission when considering expansion of the commercial district that invites more pedestrian-car interaction? I ask that you discuss this at the meeting and generate some debate.

Respectfully,  
Anne Hossfeld  
Glen Lake