

**Addenda**  
**Minnetonka City Council Meeting**  
**Meeting of April 11, 2022**

**ITEM 13A – Items concerning Abdo Market House multi-family residential development at  
14317 Excelsior Blvd**

There are two changes related to this item:

1. Staff identified a typographic error on EXHIBIT A of the vacation resolution. A corrected exhibit is attached.
2. Two comments were received after the packet was distributed. The comments are attached.



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

**TO:** City Council  
**FROM:** Loren Gordon, AICP, City Planner  
**DATE:** April 11, 2022  
**SUBJECT:** Change Memo for April 11, 2022, City Council Meeting

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**Item 13A – ABDO Market House**

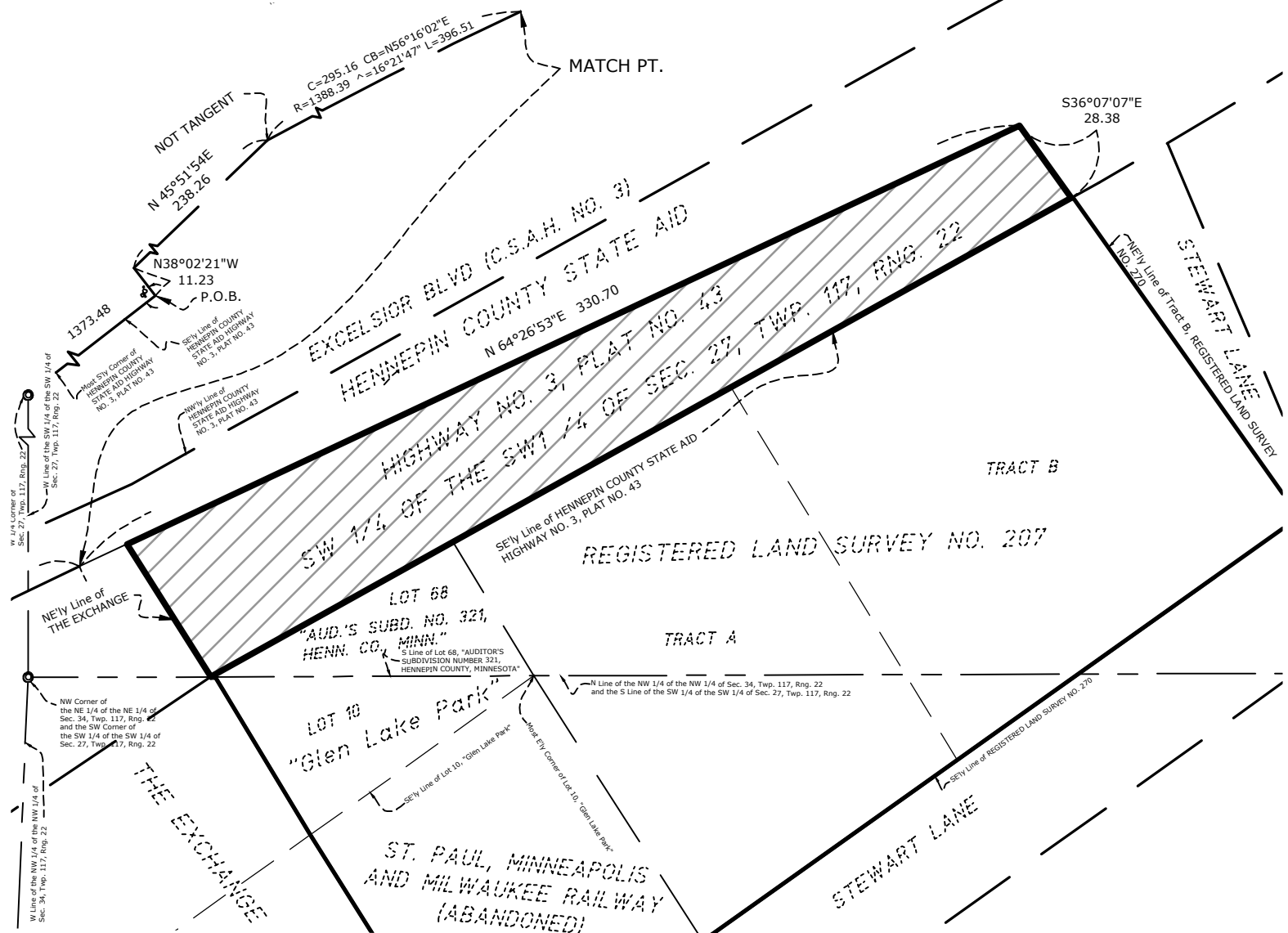
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**RIGHT OF WAY VACATION EXHIBIT**  
**HENNEPIN COUNTY STATE AID HIGHWAY NO. 3, PLAT 43,**  
**SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 117, RANGE 22**  
**City of Minnetonka, Hennepin County, Minnesota**

**RIGHT OF WAY VACATION DESCRIPTION**

That part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 117, Range 22, Hennepin County, Minnesota, lying within HENNEPIN COUNTY STATE AID HIGHWAY NO. 3, PLAT 43, according to the recorded plat thereof, Hennepin County, Minnesota; also being a part of that property as described in Document No. 1521482, filed in the Office of the Registrar of Titles, Hennepin County, Minnesota, which lies northeasterly of the northeasterly line of the recorded plat of THE EXCHANGE, Hennepin County, Minnesota; described as follows:

Beginning at a point on the southeasterly line of said HENNEPIN COUNTY STATE AID HIGHWAY NO. 3, PLAT 43, distant 1373.48 feet northeasterly from the most southerly corner of said PLAT 43, as measured along said southeasterly line; thence North 38 degrees 02 minutes 21 seconds West (said plat being the basis of bearings) 11.23 feet, at right angles to said southeasterly line; thence North 45 degrees 51 minutes 54 seconds East 238.26 feet; thence northeasterly 396.51 feet on a non-tangential curve, concave to the southeast, radius 1388.39 feet, central angle 16 degrees 21 minutes 47 seconds and chord bearing North 56 degrees 16 minutes 02 seconds East, 28.38 feet to the southeasterly line of said PLAT 43; thence southwesterly along said southeasterly line to the point of beginning.

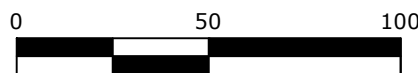


**MINNESOTA CERTIFICATION**

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

Dated this 11th day of April, 2022

Rory L. Synstelien Minnesota License No. 44565



SCALE IN FEET

**CivilSite**  
**GROUP**

5000 GLENWOOD AVENUE  
 GOLDEN VALLEY, MN 55422  
 CivilSiteGroup.com

Drawn By: TH  
 Project No. 21476 SHEET 1 OF 1

To: Minnetonka City Council members

We have lived in the city of Minnetonka for 56 years. During that time we have enjoyed the quality of life the city affords its residents. The city's leaders have consistently made decisions based on providing a safe and healthful natural environment. Therefore, we have the following concerns regarding the proposed redevelopment of the property at 14317 Excelsior Boulevard:

1. Stewart "Lane" is in reality a large, hilly, dangerous alley. Walking along it is risky, due to the lack of continuous sidewalk, vehicles parked along it while loading/unloading, seasonal large piles of ice and snow, and speeding rush-hour drivers from northbound Eden Prairie Road hoping to avoid the traffic signal at Excelsior Boulevard. All walking residents of the area, especially seniors and those with disabilities, will be further endangered with added traffic. Both ends of Stewart Lane empty onto busy streets without traffic control systems at either end.
2. The recently approved permits for Unmapped Brewing Company and the adjacent shopping mall will increase the traffic at the intersection of Excelsior Boulevard and Eden Prairie Road. A short block south of that intersection drivers have difficulty exiting Stewart Lane or the shopping center directly across from it. Vehicles approaching on northbound Eden Prairie Road are obstructed from view due to the hill on that road, creating a situation similar to a "blind intersection".
3. A positive ratio of green space to concrete paving is essential to preserve Minnetonka's quality of life. Over the recent decades the quaint Glen Lake area has become more densely populated with the addition of successful commercial buildings and multi-unit residential buildings. Erecting a 36-unit building with 13 street-level parking stalls on an acre of land does not appear consistent with the pro-nature philosophy of the city of Minnetonka.
4. A proposal to develop the lot at 14317 Excelsior Boulevard should limit the height of any building(s) to no more than 2 stories. Doing so would ensure an aesthetically pleasing transition from the higher building on the west to the townhomes on the east. Vehicular traffic from such a building could exit to the parking lot on the west with modifications to that current parking lot exit.

We have provided these comments with the hope that doing so will assist you in making a thoughtful decision regarding this development. We hope you will truly consider the public good.

Betty Kay and George Stein

14301 Stewart Lane #210

**From:**  
**To:** [Susan Thomas](#)  
**Subject:** Abdo Market House  
**Date:** Friday, April 8, 2022 3:51:58 PM

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Susan,

Please provide the Mayor and Councilmembers a copy of the November 4, 2021 virtual neighborhood meeting invite that Mr. Abdo mailed to neighbors of 14317 Excelsior Boulevard. The letter mentions a 4 story, 36-unit market rate apartment building, and specifically includes a fourth floor penthouse. This suggests a floor plan with 35 units on the first 3 floors.

On the Monday, November 15 virtual neighborhood meeting, Mr. Paul Abdo indicated there would be four units on the fourth floor, suggesting a floor plan with 32 units on the first 3 floors. This week when Mr. Abdo graciously returned my call to see if there was a recording of the neighborhood meeting, I was left with the impression they were looking at 5 units on the fourth floor, and yet the floor plan submitted to the city has 9 units on the fourth floor.

This confusion is quite concerning with the history of Glen Lake neighbors' distrust of past development project claims and promises. Zvago was originally proposed as a four story, 45-unit luxury condo with an \$850,000 penthouse. Neighbors argued for a three story building to better fit next to the three story Lake Shores Condos and our two story townhomes, but lost. The economy kept the building from being built for 10 years, at which time the developer had to reapply for the four story building. The building would be a 54-unit senior Co-op. Again, neighbors argued for a three story building to better fit the neighborhood, and the Planning Commission agreed. Unfortunately, the Mayor and 4 Councilmembers believed the developer would sue the city and overruled the Planning Commission decision.

During my call with Mr. Abdo, I appealed to him to make the project in the same footprint, with only three floors and the floorplans they had for their announcement letter and the neighborhood meeting. I shared with him that our townhome developers originally proposed a large condominium project similar in size to his, but on a larger property, and reached a compromise with neighbors by actually withdrawing the large condo proposal and building the 13-unit Lakeside Estates Townhomes instead.

Councilmember Kirk has asked "If not this, then what?" Why can't the answer be compromise? A three story, 36-unit Abdo Market House apartment building with the current footprint would allow for the same parking, affordable units, tree preservation, and provide better balance in both height and mass transitioning from the 4 story Oaks Apartments to the 2 story Lakeside Estates Townhomes.

As a participant in some neighborhood meetings about the development of the Renneke Property, I believe that both extremes of thought lost out--those who favored a park or single family home on the one hand, and those who favored a large 4 story building on the other hand.

During the March 7, 2022 city council meeting when this project was sent to the Planning Commission, Mayor Wiersum asked that a sense of the mass of this 4 story building be compared to the Oaks on the West and the Townhomes on the East. I saw the comparison for the Oaks, but didn't note one for the Townhomes.

It is my hope this building will be right-sized to three stories on the current footprint. Thank you for your assistance in forwarding this to Mayor Wiersum and the Councilmembers.

Keith Weigel  
14209 Glen Lake Drive  
Minnetonka, MN 55345