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To: Planning Commission
From: Loren Gordon, City Planner
Date: Jan. 19, 2023
Subject: Change Memo for the Jan. 19th Planning Commission meeting

ITEM 9A – Ridgewood Villas

The attached neighborhood comments were received after distribution of the planning commission packet.

ITEM 9B – Marsh Run II Redevelopment

There is an error in the Staff Recommendation section of the report. Please make the following change:

An in-person ~~virtual~~ neighborhood meeting was held on Nov. 29, 2022.

The attached neighborhood comments were received after distribution of the planning commission packet.

From: [Joseph Boyer](#)
To: [Ashley Cauley](#)
Subject: 18116 Ridgewood Rd, Joe Boyer's thoughts
Date: Wednesday, January 18, 2023 1:10:55 PM
Attachments: [Opposition to Builder Proposed Roadway2.pdf](#)
[Best roadway location.pdf](#)
[Max tree loss, erosion-proposed plan.pdf](#)
[Proposed roadway.pdf](#)

Hi Ashley,

I am a homeowner in Marshes of Meadowwoods. 4218 Lindsey Ln, Minnetonka, MN 55345. I am very concerned that this development will negatively impact the use and enjoyment of my property and that of my neighborhood. Please find my comments attached. I have a surgery scheduled for Friday AM so my availability to comment at the commission meeting is not sure. It sounds like this is the most important of meetings in establishing the development. Therefore It is imperative that my thoughts are communicated to the commissioners.

My home foundation is set at 908 the cul de sac at the proposed development is also 908. The public service road proposed is obscure but will most likely face at my home as stated in my maps. I propose a better road servicing the development. see map. A shrub buffer or landscape berm is needed at the cul de sac to screen automobile lighting as the cars and delivery vehicles wind around the cul de sac. Many signature trees are lost with the builders proposed road easement.

See attachments below.

Please let me know of the successful receipt of this message.

Thank you!

Joseph Boyer



18116 Ridgewood Road site.

Opposition to Builder proposed Roadway.

Determined by Joe Boyer, 4218 Lindsey Lane Minnetonka, MN. Marshes of Meadowwoods.

Date 1/16/2023

Purpose, to significantly reduce negative impact of the proposed roadway on Marshes of Meadowwoods neighborhood. The owners of Marshes of Meadowwoods have purchased properties paid for the roads, maintain the wetlands at great expense. A request to interrupt access and take land for this development ought not create a perpetual nuisance for our members. Therefore, it is my view that the developer's flag lot road access be limited to the first ground suitable for access to their existing private driveway, thereby limiting the distance into Marshes of Meadowwoods property. There are numerous inconveniences associated with this intrusion, mostly short-term annoyances (3-5 years) such as road blocking and dirt. My main concern is with long term headlight pollution, often overlooked but super annoying, without insightful planning great damage occurs to others in the form of anxiety and decreased property values.

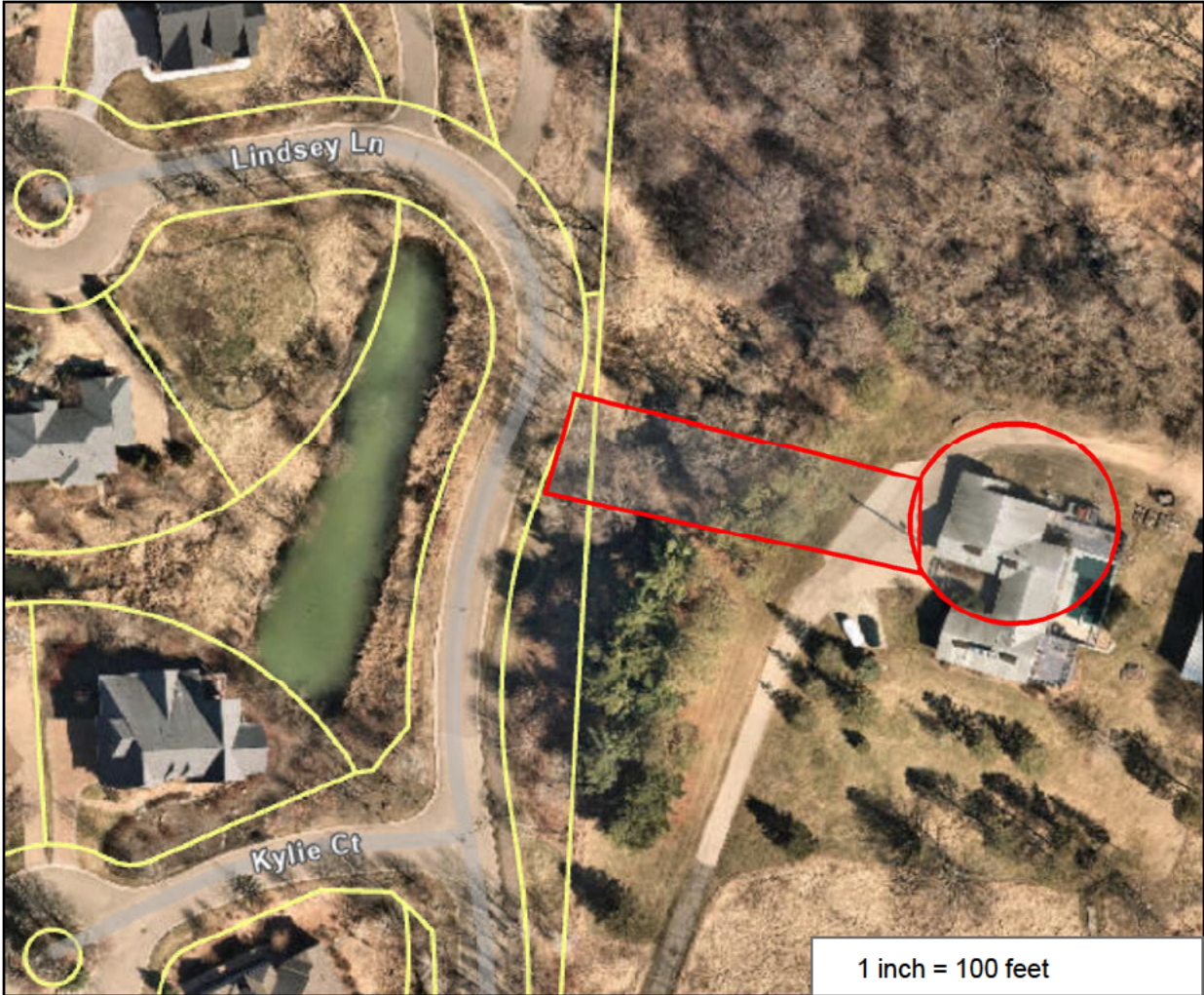
Negative impact of proposed plan.

1. The proposed roadway excavation is extensive and requires removal of approximately 20 significant white pine trees ranging in size from 15 to 24 inches in diameter.
2. The holding pond area is insufficient for the hardcover density created from housing and roadway construction. Additionally, the existing pond depression has no outlet so flooding will occur.
3. The cul-de-sac elevation and road alignment directly impact the privacy of at least five of my neighbors and our home due to automobile activity turning like a searchlight on a swivel in the dark as headlight spillover shines directly through our windows into our homes most private spaces. When you consider 10-26 trips in the morning hours and the same amount in the evening you can imagine the intensity and angst as a result. Please keep your excess light trash on your side of the property line.

Better results by moving the proposed road.

1. Moving the driveway to Kylie intersection, saves excavation impact with better use of existing drive area. May align with existing sewer and water stub. Additionally, the car lights are shining downhill mostly to the south over the lake wetland when leaving the development.
2. Mostly eliminates excess water runoff onto Marshes of Meadowwoods wetland property.
3. Decreases uphill slope of road to new development from 10% to 6.3%.
4. Preserves trees for aesthetic appeal as well as wildlife predator bird habitat.
5. Creates a level approach thereby increasing safety at the public trail cross walk.
6. Sewer and water trench and public road should align so that tree damage and erosion is mitigated.
7. Better safety as a streetlight currently exists at Kylie Court intersection.

It is our hope that the current driveway be demolished, and wetland restored when roads are completed to reduce hardcover impact on Lake Zimmerman.



No results

Comments:

Proposed roadway

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No results

Comments:

tree loss2

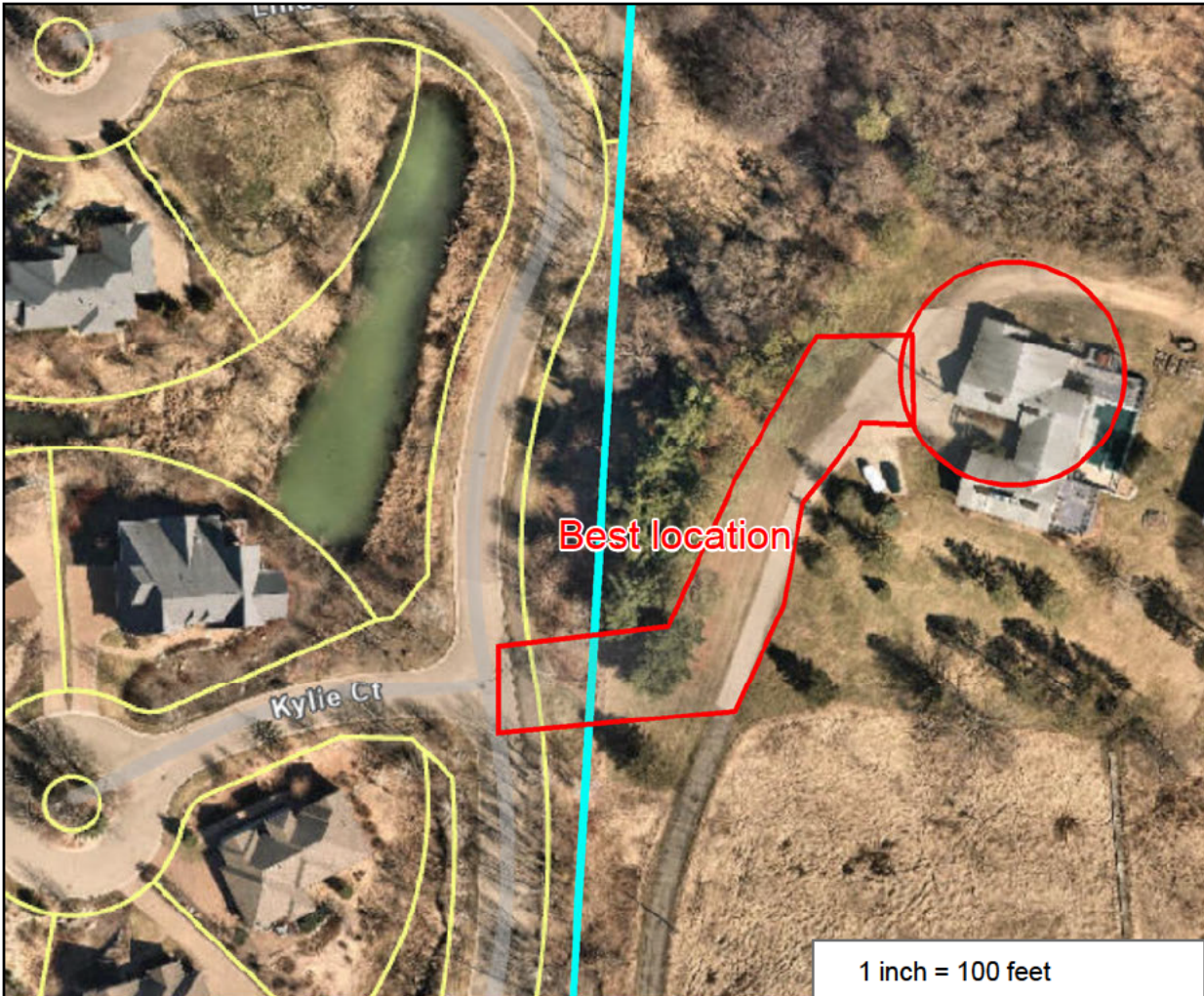
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Hennepin County Property Map

Date: 1/16/2023



PARCEL ID: 1911722420001

OWNER NAME: Lisa A Millhone Et Al

PARCEL ADDRESS: 18116 Ridgewood Rd, Minnetonka MN 55345

PARCEL AREA: 19.7 acres, 858,027 sq ft

A-T-B: Abstract

SALE PRICE: \$850,000

SALE DATE: 05/2011

SALE CODE: Warranty Deed

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$929,900
TAX TOTAL: \$13,963.98

ASSESSED 2022, PAYABLE 2023
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$2,248,500

Comments:

Best roadway location

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Ashley Cauley

From: Bryan Rice <[REDACTED]>
Sent: Tuesday, January 17, 2023 1:06 PM
To: Ashley Cauley
Subject: FW: [EXTERNAL] Ridgewood Villa Meetings virtual options
Attachments: Best roadway location.pdf; Max tree loss, erosion-proposed plan.pdf; Opposition to Builder Proposed Roadway2.pdf; Proposed roadway.pdf

Hi Ashley

I see on-line that you are the Project Manager for the proposed Ridgewood Villa project. I am sending this correspondence to you as note Joe sent these to Brad and Loren of the City earlier today. I believe you were the person we worked with on our build at 4230 Lindsey Lane, and was so impressed on your diligence and related. We are just a couple of weeks from being completed, and our really pleased with everything. Thanks again.

We are the new neighbors in Joe's communications, and if the proposed roadway is an accurate depiction that would be a concern as the incoming lights would directly shine on our main living area. If truly need to be in this general area, at the least we would ask that you consider moving the intersection south 30-40' - basically positioning the intersection (and lights) through the yellow lined easement areas having less effect on any property owner.

Joe's Best location of course would work as well, and may be safer for all parties with one intersection. Not sure how this effects the Kylie Court folks, as not there quite yet.

Anyways, thanks for your leadership with this and we will trust that you will help find a win/win solution for all. Call on any questions.

Bryan and Becky Rice

[REDACTED]

Sent from [REDACTED] for Windows

Marsh Run II

Thursday, January 19, 2023 1:01 PM

Subject	Marsh Run II
From	Peter Vickerman
To	Bria Raines
Sent	Thursday, January 19, 2023 9:27 AM

Good morning Bria,

I was reviewing the plans for the Marsh Run II proposal and had a couple comments/questions:

- I generally support the new proposal as it will significantly increase the value of the property and thus provide additional tax revenue to the city, county, and school district. I note that the 2022 total tax for the property is \$68,152.04 whereas the 175-unit Birke is \$564,009.58. With more units proposed for Marsh Run II, it can be expected that the total tax will be even higher for this project.
- There appeared to be two site plans in the submission, one had one access to the frontage road and the other had two. From a pedestrian and bicycle standpoint, one access would be preferable.
- The current bike/ped path along the frontage road could use improvement.
 - This trail can serve as a great way for these future residents to get to businesses at Westridge Market and Ridgedale but is currently not a great experience.
 - Ideally the trail would be moved away from back of curb with street trees to better buffer users. If the trail is pulled back enough, a car waiting to turn could be between the street and the trail, limiting conflicts between drivers leaving the site and bikers and pedestrians.
 - The intersections and ramps could use improvement as well as there are currently large turn radii that increase the crossing distance.
 - The ramps also face 45 degrees into the frontage road (they are diagonal) vs just facing east/west since this is the only real movement anyone would do.

Thank you,

Peter Vickerman

11550 Oberlin Road