

DORAN

June 12, 2023

City of Minnetonka

14600 Minnetonka Blvd

Minnetonka, MN 55345

Dear Mayor Wiersum and members of the City Council,

In an effort to help with any pet waste issues within the Westridge neighborhood and to clarify any misconceptions regarding our pet policies at Doran Companies, we have provided information on pet policies, Westridge trail maintenance, and trash receptacle locations.

Attached are the Community Rules and Policies pertaining to animals at Birke Apartments, a prior Doran developed project (Attachment #1). Residents are required to sign an Animal License Agreement, which becomes part of the resident's lease (Attachment #2). There is also a \$350 non-refundable fee at move-in plus a \$65/month fee for dogs and \$35/month fee for cats.

The animal policy states that no more than a total of two animals are permitted per apartment and the aggregate weight of the animals per apartment shall not exceed 80 pounds. There is also a breed restriction list of prohibited dogs. This policy is also consistent with industry standards.

Approximately only 35 residents (20%) at Birke Apartments have animals, which includes dogs, cats, service, and support animals. Of the 20%, six residents have more than one animal. This percentage is consistent with three other surveyed properties that Doran manages (Attachment #3). We also obtained pet information from six other comparable buildings in the metro area (Attachment #4). The building names were requested to be kept confidential, but they provided a breakdown of the number of pets and the number of support animals.

We reached out to CSM Corporation that owns and manages the Westridge Market Shopping Center and the private common area trails within the Westridge neighborhood. They indicated that they have frequent conversations with the various associations within the neighborhood over the years, but have not received any complaints regarding pet waste along the shared trails.

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Attached is a map showing the location of receptables around Birke Apartments. In an effort to try and resolve where pet waste accumulates, we are proposing to add a trash receptable at the north side of the property (Attachment #4). We also have cooperation from the existing Marsh Run office owner and will install a waste receptable in front of the 11812 Marsh Run office building.

Doran Companies sees value to have monthly reoccurring meetings with the adjacent homeowner associations. We hope that these meetings will help with any neighborhood issues and we would like to host them at the Birke Apartments.

Sincerely,



Tony Kuechle
President of Development
Doran Companies

CC: Ms. Julie Wischnack (via email jwischnack@minnetonkamn.gov)
Ms. Bria Raines (via email braines@minnetonkamn.gov)
Mr. Loren Gordon (via email lgordon@minnetonkamn.gov)

Attachment #1: Community Rules and Policies

Attachment #2: Animal License Agreement

Attachment #3: Doran Managed Properties – Pet Survey

Attachment #4: Other Market Comparable Properties - Pet Survey

Attachment #5: Map of Waste Receptacles at Birke and Marsh Run Office Buildings

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