

**Addenda**  
**Minnetonka City Council Meeting**  
**Meeting of June 26, 2023**

**ITEM 14A – Marsh Run II**

After the city council packet had been published, a public comment was received and attached. The applicant generated an additional perspective of the building from the north. That plan sheet is also attached.

**ITEM 14B – Walsler Kia**

The attached plan sheet was received after publication of the report.



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**TO:** City Council  
**FROM:** Loren Gordon, AICP, City Planner  
**DATE:** June 26, 2023  
**SUBJECT:** Change Memo for June 26, 2023, City Council Meeting

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**Item 14A – Marsh Run II**

- A public comment was received after the city council packet had been published. That comment is attached.
- The applicant generated an additional perspective of the building from the north. That plan sheet is attached.

**Item 14D – Walser Kia**

- The attached plan sheet was received after publication of the report.

# Fwd: Marsh run 2

Subject	<b>Fwd: Marsh run 2</b>
From	Pamela Lewis
To	Bria Raines

Hi Tony,

I want to sincerely thank you for the recent changes made. The addition of a dog space on your property and movement of the roof entertainment deck are impactful. Honestly the former location of the roof deck felt cruel. So this is some relief.

I wanted to share some specific information about Fairfield Court.

I realize all the "Fairfields" run together here. The 20 units on court are unique and a separate association. We were built and sold as "Bayhill Townhomes" (see picture). We split management from the bayhill condo buildings long ago due to having very different needs and operating costs. Our townhomes are frankly much larger and nicer than our friends and neighbors in the gables townhouses east of FF Road.

We have VERY long term homeownership here. As you heard on the call Charlie Ross (assoc president) has been here over 20 years. I am an original owner and watched my home be built from the dirt up! We have as much emotional connection to our homes and as much investment in them as any single family home owner.

Three of the residents on the call last night are FF Court owners on the corner closest to the new building.

(Charlie Ross, Greg Brink and myself).

We really need some mass/height relief/consideration on the corner closest to our property.

Please think about sitting on your home deck next to a 7 story building with balcony(s)?

I will also attach a picture taken last night from the FRONT of the existing building. You can see how close our town homes are in the background.

We would really appreciate a chance to see the image/view from our property perspective before the council vote.

When walking last night I could see in the back of the current building how many of the largest trees are on the inside edge (between pond and building). The removal of these interior trees will certainly affect our tree cover and privacy.

I will also ask you again to please consider our incredible wildlife.

We share many large birds with crane lake. I don't know if they will come back to this area after such large construction and density. The creek area where the walking bridge is proposed has been a safe haven for them for decades. Please consider how we can better protect and preserve this area. This bridge would bring foot traffic to the area behind our south building. I understand and appreciate the desire to give Birke dogs another option other than our greenspaces. Maybe the bridge could be further south? Please feel free to contact me if you'd like any clarification or to discuss. Thank you for the opportunity to ask questions and be heard last night.

Sincerely

Pam Lewis

980 Fairfield court



# FW: Marsh Run II Redevelopment

<b>Subject</b>	<b>FW: Marsh Run II Redevelopment</b>
<b>From</b>	Charlie Ross
<b>To</b>	Loren Gordon

Greetings to all. Several participants in the zoom meeting hosted by Doran have sent in additional comments. I too am most pleased with Doran's decision to move their entertainment deck so it will now face 394 and their addition of a larger pet area for their residents. These are certainly positive steps. I going to concentrate on two areas of concern. I mentioned in earlier correspondence that the present office building has most likely exhausted its useful life and since office buildings are a thing of the past these days, an apartment is a logical consideration.

The first area of concern I would like to address is the increased density of this area when considering the proposed structure. The Birke has 185 apartments, and this new proposal would add another 197 apartments for a total of 383 residents in two relatively small areas of land. There are 3 long standing residential associations that are being affected by these apartments should the Marsh Run II Redevelopment be approved as presently presented. By contrast, Bayhill Condominiums have 60 individual residences, The Gables Townhome association has 106, and the Westridge HOA has 20. This is a total of 186 residential units which combined occupy much larger parcels of land. It is very difficult to not think this second apartment would not result in over saturation of this area. It goes without saying but the increase in apartments also means an increase in foot, vehicle, and pet traffic.

The second issue is the impact that this proposed apartment will have on our Westfield Community. I have been a resident at the Westfield HOA for over 20 years and happen to live in the building that Doran has indicated is the closest residential building to their proposal under review. Since there has been no discussion with the City Council, the planning commission, or City officials other than a few comments during the Zoom meeting I will take this avenue to expand on the infringement to our residents right to privacy if this proposal is approved as submitted. Please let me offer what I hope is a little better analysis of this.

The Westridge HOA is built around Fairfield Ct. with each of our 4 buildings facing Fairfield Ct a road built in a horseshoe fashion. The areas outside the front of our buildings are taken up by the road and individual residences driveways. The only areas of individual privacy for our resident are found on each units rear decks extending from the rear of our homes and the patio areas under these decks. Our residents privacy, especially in our south and west buildings, will be greatly affected by this Redevelopment as presently submitted.

Our buildings have three levels, we enter at grade and our second main living level is up 10 ft counting floor joists. Then our third floor is up another 10 ft so residents standing on the third level are 20 ft above grade. We have steep roofs making our buildings seem much taller than they are. The ceiling in our upper-level measures 28ft above grade. By comparison, if the Marsh Run Redevelopment is constructed with 9 ft ceilings and figuring in a foot between each level that means that the third level will have its floor at approximately 30 ft if the first level is built at grade. The fourth floor have its floor at approximately 30 ft if the first level is built at grade. The fourth floor would be at 40 ft, the fifth at 50 ft and the sixth floor at 60 ft. Our property is a little higher up at grade than this proposed site. If we were to figure that our buildings are up 20 ft from this building site, that would put our main level at 30 ft above the grade level at the proposed site. This would that the new proposed structures third floor would be about even with

our main level. Each floor there after would increase additional levels by 10ft. Thus the 4<sup>th</sup> floor would be at 40 ft to grade, the fifth at 50 ft to grade and the sixth at 60ft to grade. Floors 4,5, and 6 will be looking down toward our homes.

Tony from Doran commented that the closest corner of this proposed building to our closest building will be 225 ft which I believe he feels is a long distance? Unfortunately, it is not. I will offer some comparisons which I hope are easily understandable. In doing so I hope that most receiving this message have some sporting knowledge as those venues have playing surfaces surrounded by seats which I believe offers a reasonable analysis.

The distance from home plate to second base at Target Field is 121 ft. Add 50 ft for the approximate distance from home plate to the backstop and you have 171 ft. and that is for a few seats right behind the backstop, by the time you get to the 10th row, that viewing distance is far greater than 225 ft. Fans sitting in the first, second, and third level have no problem seeing homeruns that clear the left field fence that is 331 ft from home plate, nor do they have any problem seeing homeruns launched into the second deck most measuring over 400 ft from home plate so far greater than that distance from a ballpark seat.

Looking at the Vikings stadium, the field itself measures 100 yards or 300 ft and the end zone adds another 30 ft. Then there is space in between the end zone and the seats. If you were to sit in the first row behind the end zone, at team on the 50-yard line those players would be about 225 ft from your seat. Spectators in the upper-level seating areas and those in the second level are much farther than 225 ft from the playing surface and they all enjoy a good view looking down to the field.

Most ice surfaces for NHL teams measure at least 100 ft so if your seats are behind a goalie are in the second or third level, the goalie at the far end of the ice is more than 225 ft away.

My last comparison is for you golfers or golfing fans. This sport measures distances in yardage so 225 ft is 75 yds which is approximately the distance for the most lofted club in ones bag. Certainly not a long distance.

Each redevelopment project has its own uniqueness and a big one should be how it will fit into an existing neighborhood. I do not recall anyone from the city ever mentioning a box being established or checked for specifically address the neighbors right to privacy. Just because all the boxes established may have been checked, that feature alone does not necessarily make it a good fit.

If allowed to be constructed as proposed, our residents will be like Goldfish in a boll sitting on a coffee table.

When presented with the question as to why the building must be so tall, I recall Tony's response that due to city requirements (on what I do not recall an elaboration) they must build that tall. I would guess in his mind to make it profitable as every business exists to be profitable and they should.

Please give a lot of consideration to our concerns and consider removing those restrictions that Tony referenced regarding the height. If that is not possible, Doran certainly has fine architects who should be able to redesign this structure to eliminate the top two floors and pick up many of those units by building further out with the remaining 4 floors toward the west.

Thank you each for your time and consideration in reviewing my comments.

Sincerely,

Charlie Ross  
992 Fairfield Ct  
Minnetonka, MN

# Marsh Run II Redevelopment: Project Comments

Subject	Marsh Run II Redevelopment: Project Comments
From	Robert and Jamie Arko
To	Bria Raines

Hello Bria,

We are residents of Westridge Community and we had the opportunity to attend the June 21 virtual neighborhood meeting facilitated by Doran Companies on the proposed Marsh Run II redevelopment project. With this in mind, we want to share our concerns and feedback related to the information provided.

**Project Concerns:**

Privacy, noise level, and impact to the wetlands are still major concerns for us based on the current plans.

- **Privacy**
  - The number of stories of the proposed development is our largest concern. As property owners that face the wetlands, we are concerned about privacy related to tenants from this development being able to see into our home.
    - Currently, a line of mature trees is the only physical barrier that we have from the current Marsh Run II property. If the proposed development is taller than those trees, tenants will be able to see into our home. If the proposed development is not taller than those trees, but the trees are removed, tenants will be able to see into our home.
- **Noise Level**
  - With this being a large multi unit development, noise levels coming from the property are a concern. With the location of the proposed development being near the wetlands, noise and sound will carry impacting neighboring communities as the wetlands are an open environment.
  - Keeping the physical barriers that are currently around the wetlands (i.e. mature tree line) are incremental to help manage sound and noise not only from this proposed property but the noise coming from Highway 394.
    - We moved to Minnetonka from Minneapolis where we lived in multi unit development that was built in already established multi unit development that was built in already established neighborhood. One of the biggest complaints coming from the neighborhood was the high noise level as there were no physical barriers to help absorb the sound. As a result, there were many noise violations that were issued and required involvement from the city.
- **Impact to the Wetlands**
  - The impact to the wetlands and the animals that live there is a concern as a result of tree removal and other environmental changes.
  - The location of proposed foot bridge to link this development to the parking lot at Marsh Run I is an area where many mitigate birds live and nest. Possible negative impact to their environment as result of additional foot traffic, litter, and overall disruption is a cause for concern.

**CALL TO ACTION:** I urge the city of Minnetonka in collaboration with Doran Companies to reevaluate the current design related to:

— The number of stories of the property and propose a plan to ensure that neighboring communities are able to maintain the privacy of their homes.

- Review the current tree removal plan and work to reduce the number of trees that will be removed along the wetlands.
- Review the plan for the proposed foot bridge and determine any changes that can be made to help to mitigate impact to the natural habitat and the wildlife that live there.

**Other Project Feedback:**

- The movement of the entertainment deck from north side of the property to south side is a positive change and will help to improve noise and privacy concerns related to that particular space on the property.
- The addition of 10 parking spaces to the property's flat lot was a positive update to allow for additional parking for guests and visitors.
- The proposed pet activity area providing tenants a space on property for their pets is a positive addition to help mitigate additional challenges that have been experienced in the neighborhood related to increase in pets and pet waste with the addition of the Birke.

Thank you,

Robert and Jamie Arko  
976 Fairfield Court



# FW: Marsh Run II - View from Wetlands/Oberlin Park

Subject	<b>FW: Marsh Run II - View from Wetlands/Oberlin Park</b>
From	Sarah Maloney
To	Bria Raines

On Thursday, June 22, 2023, 3:44 PM, Tony Kuechle wrote:

Good afternoon Sara.

I will see if one of our architects can use they pictures, or if they need to take their own. I know the need some additional information like elevation at that point to tie it in to the exact elevation of the proposed building. We are also struggling with time and able to get these views done. I think the ones by the townhomes will be the first priority.

I also wanted to confirm with that all the dogs at the Birke are DNA tested.

Thanks

**TONY KUECHLE**

*President of Development*

**From:** Sara Maloney  
**Sent:** Thursday, June 22, 2023 2:21 PM  
**To:** Tony Kuechle  
**Cc:** Julie Wischnack; Loren Gordon  
**Subject:** Marsh Run II - View from Wetlands/Oberlin Park

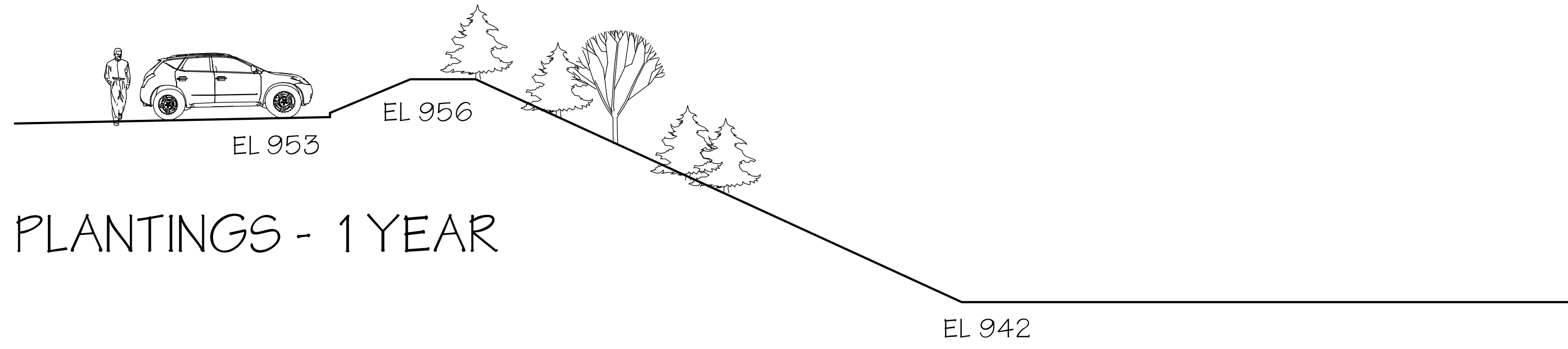
Hi Tony:

I'm following up on the question that was asked at the neighborhood meeting regarding a view of the new building from Fairfield Court. it would also be helpful if you could provide a picture of the view of the proposed building from the north edge of the wetlands at Oberlin Park. I'm forwarding some recent pictures I took from the walking path. Also, I didn't have a chance to state this last evening, but I wish the colors of the proposed building would blend in better with the natural environment as well as the existing townhomes and condo buildings.

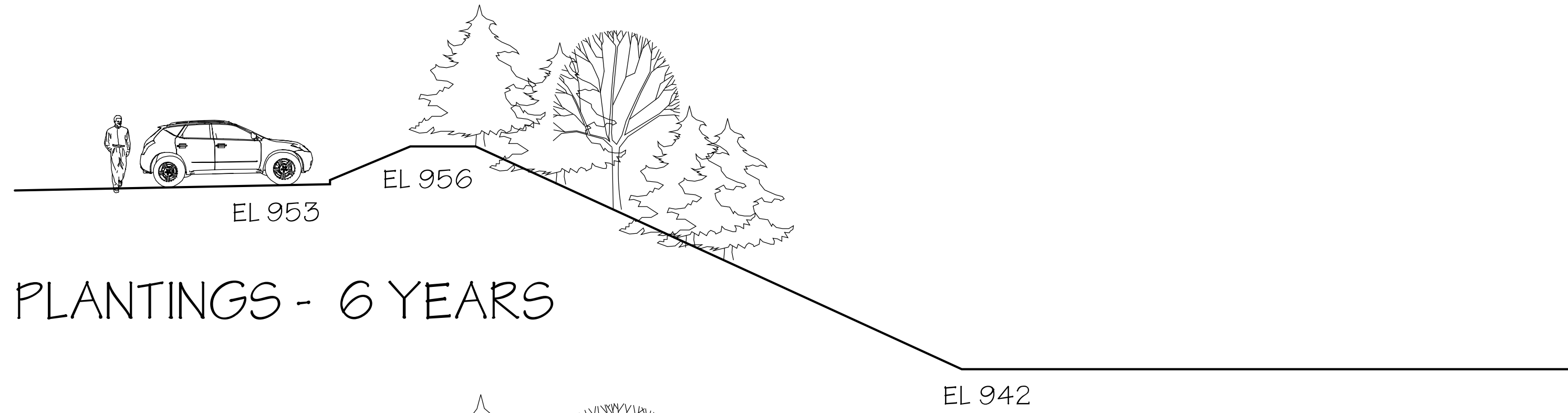
Thanks,

Sara  
705 Fairfield Circle

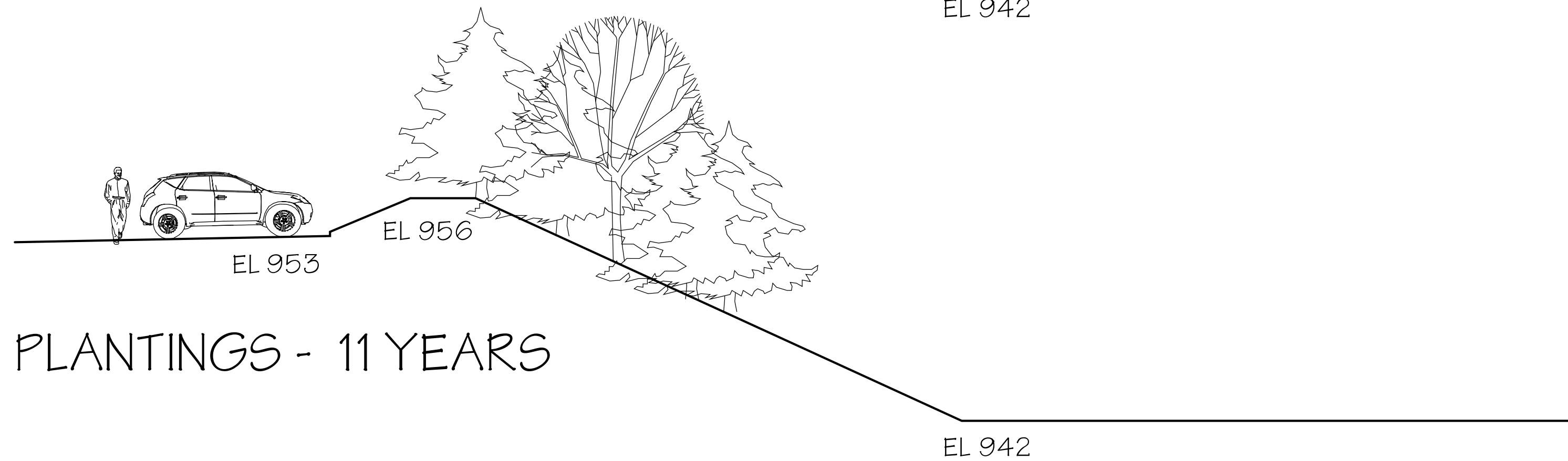




PLANTINGS - 1 YEAR



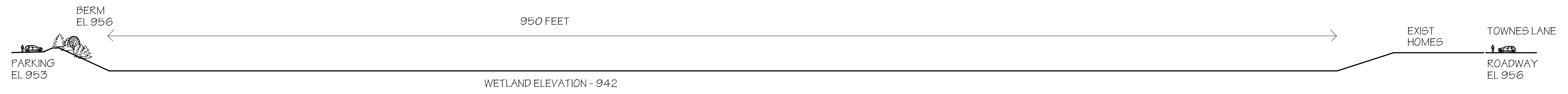
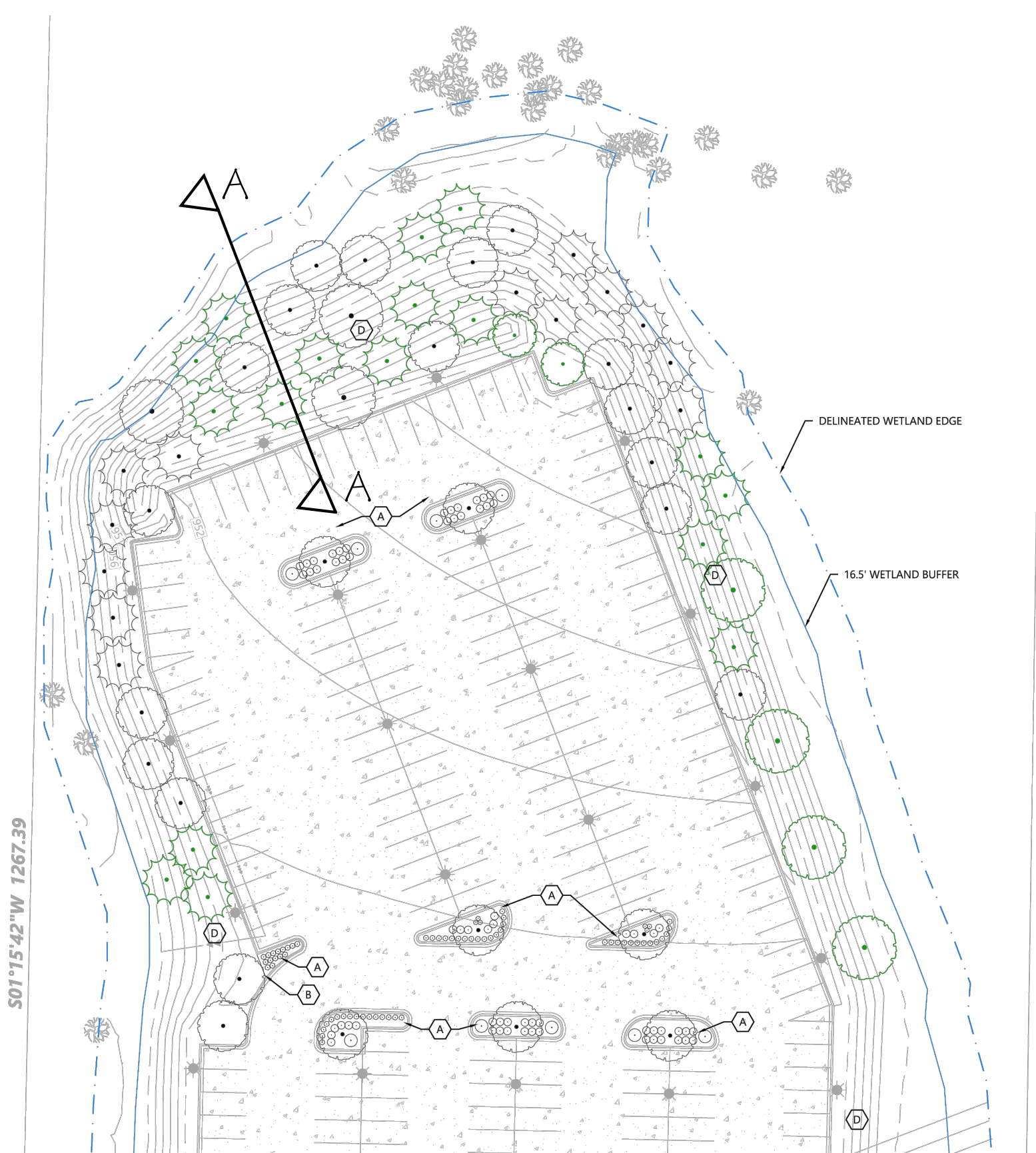
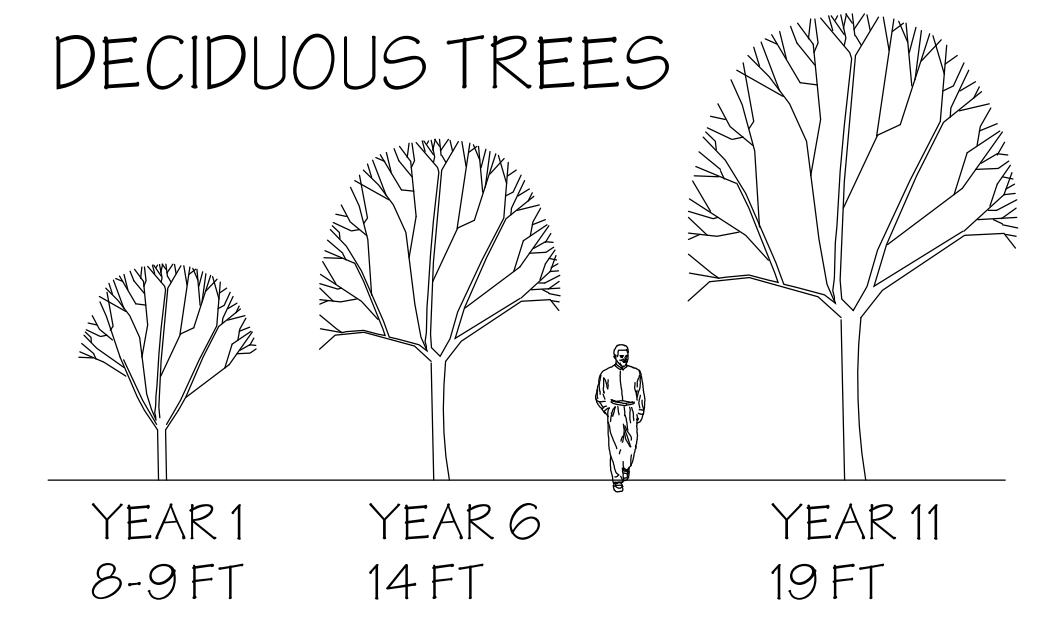
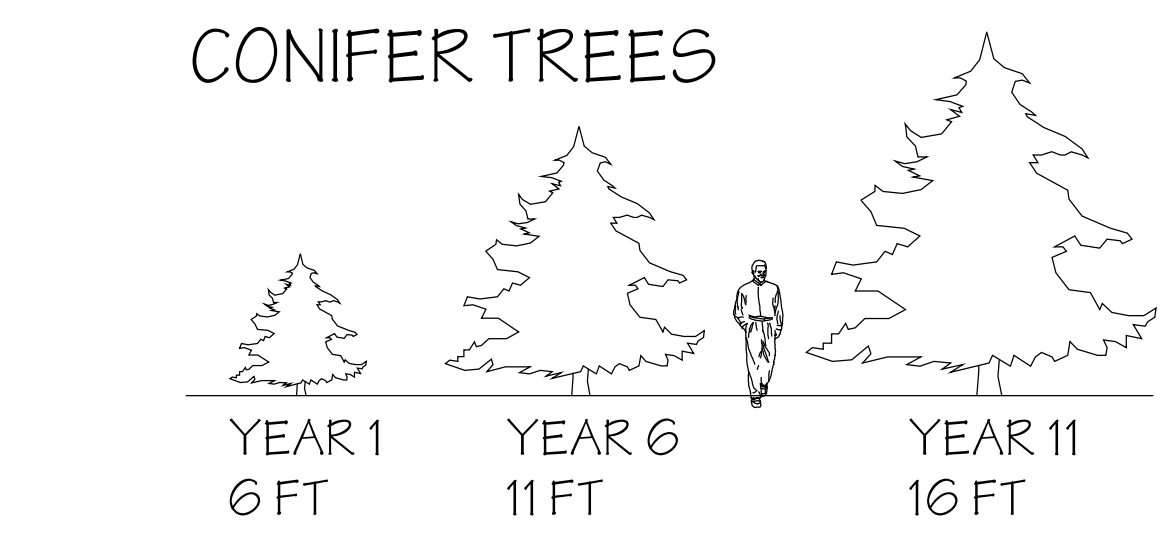
PLANTINGS - 6 YEARS



PLANTINGS - 11 YEARS

2 SECTION DETAILS  
1/8" = 1'-0"

3 PARTIAL PLAN  
1" = 50'-0"



1 SECTION AA  
1/40" = 1'-0"

2023 NEW BUILDING FOR:  
**WALSER KIA**  
15700 WAYZATA BLVD  
MINNETONKA, MINNESOTA

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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.  
David A. Phillips

DATE: \_\_\_\_\_ LICENSE # 17387

ISSUE/REVISION:  
6/21/2023 CITY REVIEW

DRAWN BY:  
CHECKED BY: DAF  
PROJECT NO.:

**SITE SECTION STUDY**

**AA**