

Addenda
Minnetonka City Council Meeting
Meeting of October 16, 2023

ITEM 10G – Mayor’s reimbursement for travel expenses

Additional information regarding conferences attended and submitting reimbursement has been provided and included in this addenda

ITEM 14A – Items concerning Walser Kia at 15700 and 15724 Wayzata Blvd

Walser Kia has requested postponement of the agenda item. The following attached comments were received after the distribution of the packet. An updated agenda is also attached.



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

TO: City Council
FROM: Moranda Dammann, Assistant City Manager
DATE: Oct. 16, 2023
SUBJECT: Change memo for Oct. 16, 2023, City Council Meeting

ITEM 10G – Mayor’s reimbursement for travel expenses

Additional information regarding conferences attended and submitting reimbursement has been provided and included in this addenda.

Transportation Alliance
Washington D.C. Fly-in
September 19 – 21, 2023

In September, City Manager Mike Funk and Mayor Brad Wiersum traveled to Washington D.C. to participate in the Transportation Alliance Washington D.C. Fly-in. This is the first time that either of us participated in this event. The purpose of the event was to highlight specific transportation issues in Minnesota and to make the case for federal support of various transportation projects. The city of Minnetonka has some upcoming transportation needs, and the intent was to get involved with the process and tee up the requests that are anticipated in the future. Elected federal officials spoke to our group, and then, smaller groups met with congressional leaders and staff. Senators Smith and Klobuchar spoke to the group, as did U.S. Representatives Phillips, Emmer, Fischbach and Stauber. We also met with Congressional staff from the offices of other Minnesota Representatives. We later had one-on-one meetings with senators, representatives and staff.

The primary focus of our visit was to tee up the need for improvements to Minnesota Highway 7. We did not have a specific request this time, but we explained our concerns about the challenges on Highway 7, and we informed our elected federal officials, and their staffs, that requests will be coming in the future. In the latest Minnesota Legislative Session, our state elected officials, Representative Patty Acomb and Senator Kelly Morrison secured legislation that funds a study of Highway 7 from I494 to the Hennepin County western border in St. Bonifacius. Further, cities along the Highway 7 corridor are working together to form a Highway 7 commission to collaboratively facilitate this work. An organizational meeting of mayors and city managers/administrators is planned for November 14, 2023.

Intercity Leadership Visit
Philadelphia, PA
October 1 – 3, 2023

Mayor Wiersum is a Co-chair of the Regional Conference of Mayors, and consequently was invited to participate in the annual InterCity Leadership Visit, hosted collaboratively by the Minneapolis and St. Paul Chambers of Commerce. The trip involves chamber officials, elected officials, appointed officials, business leaders and regional NGO's (e.g. Greater MSP). The 2023 visit traveled to Philadelphia, PA. The objective of the visit is to learn about issues and challenges facing other regions of the country, and to share ideas on how approaches in other parts of the nation can help find new and creative solutions to issues in our region. Topics that were covered included housing, urban revitalization, public safety, reducing gun violence, transit and homelessness. The visit was instructive and worthwhile. From both a relationship-building perspective as well as a content and the opportunity to understand different regional approaches to problem solving, the visit was illuminating.



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To: City Council
From: Loren Gordon, AICP, City Planner
Date: October 16, 2023
Subject: Change Memo for the Oct. 16th City Council Agenda

ITEM 14A - Walser Kia

The following attached comments were received after the distribution of the packet.

Agenda
City of Minnetonka
City Council Regular Meeting
Monday, October 16, 2023
6:30 PM
Council Chambers



1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Kirk-Schack-Wilburn-Calvert-Schaeppi-Coakley-Wiersum
4. Approval of Agenda
5. Approval of Minutes:
 - A. [Sept. 11, 2023 study session minutes](#)
 - B. [Sept. 18, 2023 regular meeting minutes](#)
6. Special Matters: None.
7. Reports from City Manager & Council Members
8. Citizens Wishing to Discuss Matters Not on the Agenda
9. Bids and Purchases: None.
10. Consent Agenda - Items Requiring a Majority Vote:
 - A. [Strategic Profile quarter three report](#)
 - B. [Ordinance repealing section 1045.060 of the Minnetonka City Code, relating to catalytic converters](#)
 - C. [Ordinance relating to administrative citations and fines](#)
 - D. [Authorize write-off of uncollectible accounts receivable](#)
 - E. [Conditional use permit for EKA Sports at 15314 Minnetonka Industrial Road](#)
 - F. [Resolution approving a final plat for RIDGEWOOD PONDS, an 11-lot subdivision, at 18116 Ridgewood Rd, and an adjacent, unaddressed parcel](#)
 - G. [Mayor's reimbursement for travel expenses](#)
11. Consent Agenda - Items Requiring Five Votes:
 - A. [Ice arena bleachers project budget amendment](#)
 - B. [Items concerning pole additions and replacements along existing 0734 Xcel Energy Electrical Line](#)

- C. [Fire engines purchase budget amendment](#)
- 12. Introduction of Ordinances:
 - A. [Items concerning a financial institution and fast food restaurant, with drive-thrus, at 14617 Highway 7](#)
- 13. Public Hearings:
 - A. [On-sale wine and on-sale 3.2% malt beverage liquor licenses to Ichiddo Ramen Minnetonka LLC dba Ichiddo Ramen, at 12415 Wayzata Blvd Ste. 13](#)
 - B. [Request to vacate an easement in conjunction with a preliminary and final plat proposal to redevelop the property at 12431 Wayzata Blvd.](#)
- 14. Other Business:
- 15. Appointments and Reappointments: None.
- 16. Adjournment

Minnetonka City Council meeting are broadcast live and available for replay on Comcast Channel 16 (SD)/859 (HD) and the city website.

WALSER

October 16, 2023

Andrew Walser
Phone: 952-945-7220
Email: awalser@walser.com

VIA E-MAIL TO:

City of Minnetonka
Attn: J. Wischnack
14600 Minnetonka Blvd.
Minnetonka, MN 55345

Re: Request to Postpone City Council Agenda Item Concerning Walser Kia


Dear Ms. Wischnack:

Walser Real Estate LLC respectfully requests a postponement of the currently scheduled agenda item regarding Walser Kia at 15700 and 15724 Wayzata Blvd currently set to be heard at tonight's city council meeting. We request that this item be heard at the city council meeting scheduled for October 30, 2023.

Walser Real Estate LLC will use this two-week period to review and carefully consider the public comments recently received.

Thank you for your consideration.

Best regards,

DocuSigned by:

091F3C0A605F4F0...
Andrew Walser
Chief Executive Officer
Walser Real Estate LLC

Comments received after packet distribution

From: [Becky Koosman](#)
To: [Julie Wischnack](#); [Loren Gordon](#); [Susan Thomas](#)
Cc: [Kelsey Engelen](#)
Subject: FW: *NEW SUBMISSION* City council and EDA email comments
Date: Friday, October 13, 2023 2:55:03 PM

From: City of Minnetonka, MN <minnetonkamn@minnetonkamn.gov>
Sent: Friday, October 13, 2023 1:07 PM
To: Kelsey Engelen <kengelen@minnetonkamn.gov>; Becky Koosman <bkoosman@minnetonkamn.gov>
Subject: *NEW SUBMISSION* City council and EDA email comments

City council and EDA email comments

Submission #: 2761723
IP Address: 69.180.190.150
Submission Date: 10/13/2023 1:06
Survey Time: 8 minutes, 33 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Name

Karen Lawrie

Full Address

408 Parkers Lake Road
208
Minnetonka, MN 55391
United States

Phone

[REDACTED]

Email

[REDACTED]

City Council, EDA or LBAE

City Council

Meeting date

October 16, 2023

Agenda item

Walker Kia

Comment

As a resident of Wyldewood Condominiums just north of the proposed construction I am appalled at how this has been managed. 400 feet as the limit for notifying of variances? Ridiculous. This has been snuck in and is a monstrosity. The proposed parking ramp keeps getting bigger and bigger and will be a blot on the landscape that is not needed nor wanted. Where does it stop with the encroachment on the wetland? The greed for tax dollars does not excuse the damage to the environment. Already this wetland has been damaged by the Ron Clark development- the reduction in wildlife in the nearly ten years I have lived here is very sad and I remember this stuff when I vote every election. Do not approve the Walter Kia expansion into the marsh with the huge parking ramp!

Thank you,
City of Minnetonka, MN

This is an automated message generated by Granicus. Please do not reply directly to this email.



From: [Mike Funk](#)
To: [Loren Gordon](#); [Julie Wischnack](#)
Subject: FW: Walser wetland development
Date: Friday, October 13, 2023 4:43:42 PM
Attachments: [image001.png](#)
[image003.png](#)

FYI...

Mike Funk | He, Him, His
City Manager
City of Minnetonka | mfunk@minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Direct: 952-939-8209 | Main: 952-939-8200

From: Bradley Schaeppi <bschaeppi@minnetonkamn.gov>
Sent: Friday, October 13, 2023 4:38 PM
To: amymorsman@yahoo.com
Cc: Mike Funk <mfunk@minnetonkamn.gov>; Public Comment <publiccomment@minnetonkamn.gov>
Subject: Fw: Walser wetland development

Amy.

Thank you for your comments on the proposed Kia development.

I have copied the city manager with your feedback on the land use application.

You are free to try me on my cell phone this weekend at 612.770.7447.

Best.
Bradley

Bradley Schaeppi
City of Minnetonka Ward 3 Councilmember
My home: 315 Townes Lane (NW Corner of Ward 3)
612.770.7447
bschaeppi@minnetonkamn.gov

From: Amy Morsman [REDACTED]
Sent: Friday, October 13, 2023 1:52 PM

To: Bradley Schaeppi

Subject: Walser wetland development

Dear Mr. Schaeppi,

I'm writing to urge you to vote against Walser Kia getting a variance to fill in a wetland in Minnetonka to build a large garage. We absolutely need to start prioritizing wetlands and environmental preservation. Minnetonka has done some great things environmentally such as native plantings and invasive species removal, but still needs to work on protecting areas that should be protected from development. If this project passed environmental muster, why do they need a "variance"?

I remember meeting you during your election campaign and that one of your strong values was in protecting the environment, which is why I convinced the three voters in my household to vote for you! I think you won by three votes, too! I hope you will vote to deny this variance and leave the wetland as it is.

Sincerely

Amy Morsman

3305 Hazelwood West

Minnetonka

Sent from my iPhone

From: [Becky Koosman](#)
To: [Susan Thomas](#); [Loren Gordon](#)
Subject: FW: *NEW SUBMISSION* City council and EDA email comments
Date: Monday, October 16, 2023 8:16:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Becky Koosman, MCMC | She/ Her
City Clerk
City of Minnetonka | minnetonkamn.gov
Office: 952-939-8208

From: City of Minnetonka, MN <minnetonkamn@minnetonkamn.gov>
Sent: Sunday, October 15, 2023 8:17 PM
To: Kelsey Engelen <kengelen@minnetonkamn.gov>; Becky Koosman <bkoosman@minnetonkamn.gov>
Subject: *NEW SUBMISSION* City council and EDA email comments

City council and EDA email comments

Submission #: 2764427
IP Address: 75.72.26.179
Submission Date: 10/15/2023 8:17
Survey Time: 6 minutes, 49 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Name

Rustan and Beth Wiersma


Full Address

267 Bellwether Path
Wayzata, MN 55391
USA

Phone

[REDACTED]

Email


City Council, EDA or LBAE

City Council

Meeting date

October 16, 2023

Agenda item

Walser Kia Project

Comment

We are NOT in favor of a large parking complex intruding on the wetlands!!! We are NOT in favor of lighting or noise pollution that will interfere with all the water fowl and birds that the wetlands supports!!

Thank you,

City of Minnetonka, MN

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From: [Kelsey Engelen](#)
To: [Loren Gordon](#); [Susan Thomas](#)
Subject: FW: *NEW SUBMISSION* City council and EDA email comments
Date: Monday, October 16, 2023 10:10:48 AM
Attachments: [image001.png](#)
[image003.png](#)

Walser Kia public comment

Kelsey Engelen | She/Her
Senior Election Specialist
City of Minnetonka | minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8218

From: City of Minnetonka, MN <minnetonkamn@minnetonkamn.gov>
Sent: Friday, October 13, 2023 6:10 PM
To: Kelsey Engelen <kengelen@minnetonkamn.gov>; Becky Koosman <bkoozman@minnetonkamn.gov>
Subject: *NEW SUBMISSION* City council and EDA email comments

City council and EDA email comments

Submission #: 2762479
IP Address: 73.62.180.159
Submission Date: 10/13/2023 6:09
Survey Time: 17 minutes, 49 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Name

james sondell

Full Address

268 bellwether path
wayzata, IL 55391
United States

Phone

[REDACTED]

Email

[REDACTED]

City Council, EDA or LBAE

City Council

Meeting date

October 16, 2023

Agenda item

Walser Kia 15700&15724 Wayzata Blvd

Comment

I am past President and current Board member of the Legacy Oaks Twin home owners association. The revised proposal of Walser Kia's four story parking ramp requires all residents residing in the adjacent Legacy Oaks subdivision to be notified of this proposal even though their properties are beyond the 400 foot rule. The affected homeowners will be negatively impacted by a tall, lighted, noisy 4 story automobile parking ramp. A less visual 3 story enclosed ramp might mitigate the objectional features of an open 4 story outdoor automobile ramp. The current homeowners deserve to be informed of this proposal as well as having the option of publicly expressing their opinions before a final decision is rendered. We purchased our homes in order to enjoy the tranquil sounds and sights of the natural wetlands and it's surrounding environs. It is my hope that the current proposal be modified to maintain and preserve the natural setting Legacy Oaks strive to maintain.

Thank you,

City of Minnetonka, MN

This is an automated message generated by Granicus. Please do not reply directly to this email.



From: [Susan Thomas](#)
To: [Julie Wischnack](#); [Loren Gordon](#)
Subject: FW: Walser KIA project
Date: Monday, October 16, 2023 11:49:01 AM

I will add to change memo.

Susan Thomas, AICP | She, Her, Hers
Assistant City Planner
City of Minnetonka | minnetonkamn.gov
Office: 952-939-8292

From: Jack Smuckler <jack.smuckler@gmail.com>
Sent: Monday, October 16, 2023 11:19 AM
To: Susan Thomas <sthomas@minnetonkamn.gov>
Subject: Fwd: Walser KIA project

Begin forwarded message:

From: Jack Smuckler <jack.smuckler@gmail.com>
Subject: Re: Walser KIA project
Date: 10/16/2023

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From: Jack Smuckler
[REDACTED]
Subject: Walser KIA project
Date: October 16, 2023 at 11:1500
CDT
To: sSusan Thomad

My name is Jack Smuckler and I live at 800 Gleason Acres Dr, Wayzata, MN I am a registered architect in the state of MN and have serious concerns regarding the Walser/KIA building a parking garage and driveway in the wetland.

My home overlooks a beautiful wetland to both the south and north of my home and for over 17 years we have enjoyed the numerous wildlife that has been able to inhabit the wetlands. With all of the developments taking place throughout the city there are very few places for the wildlife to have

refuge.

Therefore, I am opposed to any development in the wetland by Walser KIA or anyone else so we can protect the wildlife sanctuaries that still exist.

If Walser KIA is allowed to build into the wildlife area, I fear that this will be used as a precedent for others to build in the wetland areas destroying precious wildlife and the ecological system.

Sincerely,
Jack Smuckler A.I.A

From: [Kelsey Engelen](#) on behalf of [Public Comment](#)
To: [Loren Gordon](#); [Julie Wischnack](#); [Susan Thomas](#)
Subject: FW: Walser Kia project
Date: Monday, October 16, 2023 2:50:07 PM
Attachments: [image001.png](#)
[image003.png](#)

Public comment, Walser Kia

Kelsey Engelen | She/Her
Senior Election Specialist
City of Minnetonka | minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8218

From: Bradley Schaeppi <bschaepi@minnetonkamn.gov>
Sent: Friday, October 13, 2023 4:53 PM
To: kjlawrie@me.com
Cc: Mike Funk <mfunk@minnetonkamn.gov>; Public Comment <publiccomment@minnetonkamn.gov>
Subject: Fw: Walser Kia project

Karen.

Good evening and thank you for your comments.

I have copied the city manager on your Kia comments so that they are in the public record for all councilmembers to view.

Feel free to call my cell phone this weekend at 612.770.7447.

Best.
Bradley

Bradley Schaeppi
City of Minnetonka Ward 3 Councilmember
My home: 315 Townes Lane (NW Corner of Ward 3)
612.770.7447
bschaepi@minnetonkamn.gov

From: Karen Lawrie
Sent: Wednesday, October 11, 2023 4:02 PM
To: Bradley Schaeppi

Subject: Walser Kia project

Hello,

As a 9 year resident of Wyldewood Condominiums I was horrified recently to learn of the Walser Kia project that was so far along in the planning stages. Im not sure how it got to the stage it is without us at Wyldewood knowing about it but no one here is a fan!

Living on the southwest corner of the building I have marsh surrounding me and bought my condo knowing it was on a protected space.

It is bad enough that the large BMW dealership is such a blot on the landscape during the winter when the trees are bare but to add a four story parking ramp that actually intrudes into the marsh is unconscionable!

I understand the City wants the tax dollars but marshland is supposed to be protected wetland and safe for wildlife. It seems like the City has been steadily chipping away at that wetland-over the nine years I've been here the water level has certainly dropped and I've always wondered what kind of deal Ron Clark did to be allowed to build those four houses out on the peninsula to the west of me which are almost on the edge of the water.

Please reconsider this monstrosity of a parking ramp! It does not belong on the marsh, especially that size, that height and with the associated lighting that will blare into residences. If it is considered what about reducing the size, height, limiting the lighting, requiring landscaping trees etc.All of which should have been done with the BMW dealership but are sadly lacking.

I plan to be at the Council Meeting on the 16th and hope this is on the agenda.I will be out of the country in November and hope my voice can be heard before I leave.

Karen Lawrie

408 Parker's Lake Road #208

Minnetonka, MN 55391

Sent from my iPad

From: [Krista Lee Johnson](#)
To: [Drew Ingvalson](#)
Subject: Re: City Council Meeting Comments
Date: Monday, October 16, 2023 3:38:56 PM
Attachments: [image002.png](#)

I would like to voice my opposition to the proposed parking garage being built by the Walser group. I live directly across the street from the wetland that will be harmed.

This home has been in my family since 1979 and much has changed. I have never before spoken out in opposition to any of the developments around my house, but this is entirely different.

The destruction of any wetland is reprehensible, especially for a parking garage. The many deer, waterfowl, foxes, coyotes, fishers, rabbits and raccoons would all be impacted, as would we humans. Those living on the wetland will have to deal with flooding and environmental degradation.

I'm surprised that the city is even considering such a negative development. We need more open spaces, not more parking garages.

Thank you for listening to my views.
Sincerely,
Krista Johnson
223 Gleason Lake Road

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From: Drew Ingvalson <dingvalson@minnetonkamn.gov>
Sent: Monday, October 16, 2023 3:22:33 PM
To: [REDACTED]
Subject: City Council Meeting Comments



Drew Ingvalson | He, Him, His
Associate Planner/Sustainability Coordinator
City of Minnetonka | minnetonkamn.gov
14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8293