

November 22, 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: Modifications to Walser Kia Project in Response to Comments from the Public and City Planning Commission**

Dear Ms. Wischnack:

Walser Real Estate LLC respectfully submits the following summary of recent changes made to its plans for the proposed Walser Kia development. Included in this submission are updated plans and photographs to visually demonstrate the proposed changes to the Walser Kia project which we believe will mitigate prior concerns raised by neighboring residents and the Minnetonka Planning Commission.

**1. Wetland Impacts**

- a. The Walser Kia project has no direct wetland impact. There are no wetlands filled or removed.
- b. The causeway from the south portion of the property to the north does require a buffer variance. This approach was preferred by city staff after it became clear that a structured bridge would have greater environmental impact.
- c. Considering the overall site, (i) the Walser Kia project will reduce existing setback encroachments by more than 60%, (ii) wetland buffer encroachments will be reduced by more than 50%, and floodplain setback encroachments will be reduced by more than 90%.

**2. View of the Parking Ramp from the North and West**

- a. Walser has undertaken several steps to mitigate the concerns related to the parking ramp. Walser initially proposed an on-grade parking option which was rejected by the city, as a parking structure is required by city ordinance.
- b. The first measure undertaken was to shorten the ramp toward the south by 36'. This increases the distance between the ramp and the neighbors to the north. In addition, the entire north face as well as the next 36' will have solid panels.
- c. Shortening the ramp also provides more area for the ground to slope upward to the north of the ramp. The grade will be higher to the north, reducing the visible height of the ramp.

- d. This approach also allows for additional landscape area on elevated ground on the north side of the ramp. This elevated landscaped area allows for the planting of fifteen additional evergreen and overstory trees.
- e. To further mitigate the view of the ramp by the neighbors to the north, Walser is proposing a green screen treatment of the solid walls. Engleman Ivy will be planted along the perimeter of the ramp. Precast planters will be located on the top tier. These will be planted with Gro Low Sumac which will hang down from the top.

### 3. Total Parking Count

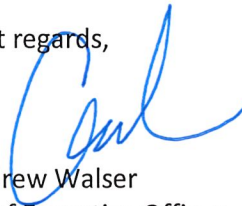
- a. Finally, the parking count in the ramp has been reduced and reconfigured. The number of stalls in the ramp has been reduced from 642 to 515.
- b. Please note this is not a public parking ramp where the cars come in and leave each day. The ramp will primarily be used for inventory storage. Approximately 100 of the stalls in the ramp will be used for employee and service parking.

### 4. Solar Panels

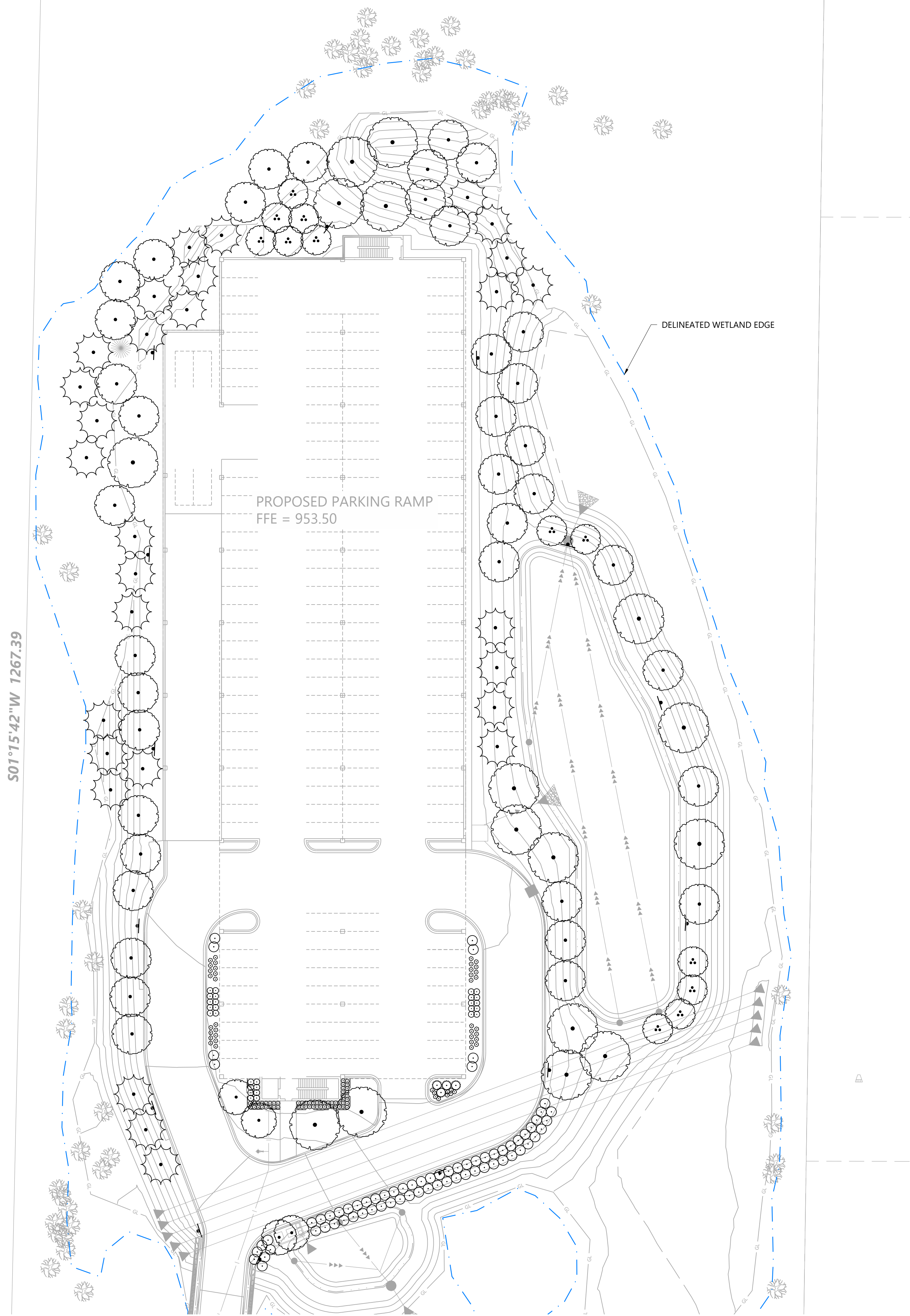
- a. Walser has carefully considered the possibility of installing solar panels on the dealership roof, the top deck of the parking ramp, or both.
- b. While we do not see the economic feasibility of installing solar at this time, we will continue to analyze adding panels at a later date if the economics justify such an investment.

Thank you for the opportunity to present these modifications to the Minnetonka City Council on December 4, 2023. We are optimistic for council approval and a prompt start to this exciting redevelopment.

Best regards,

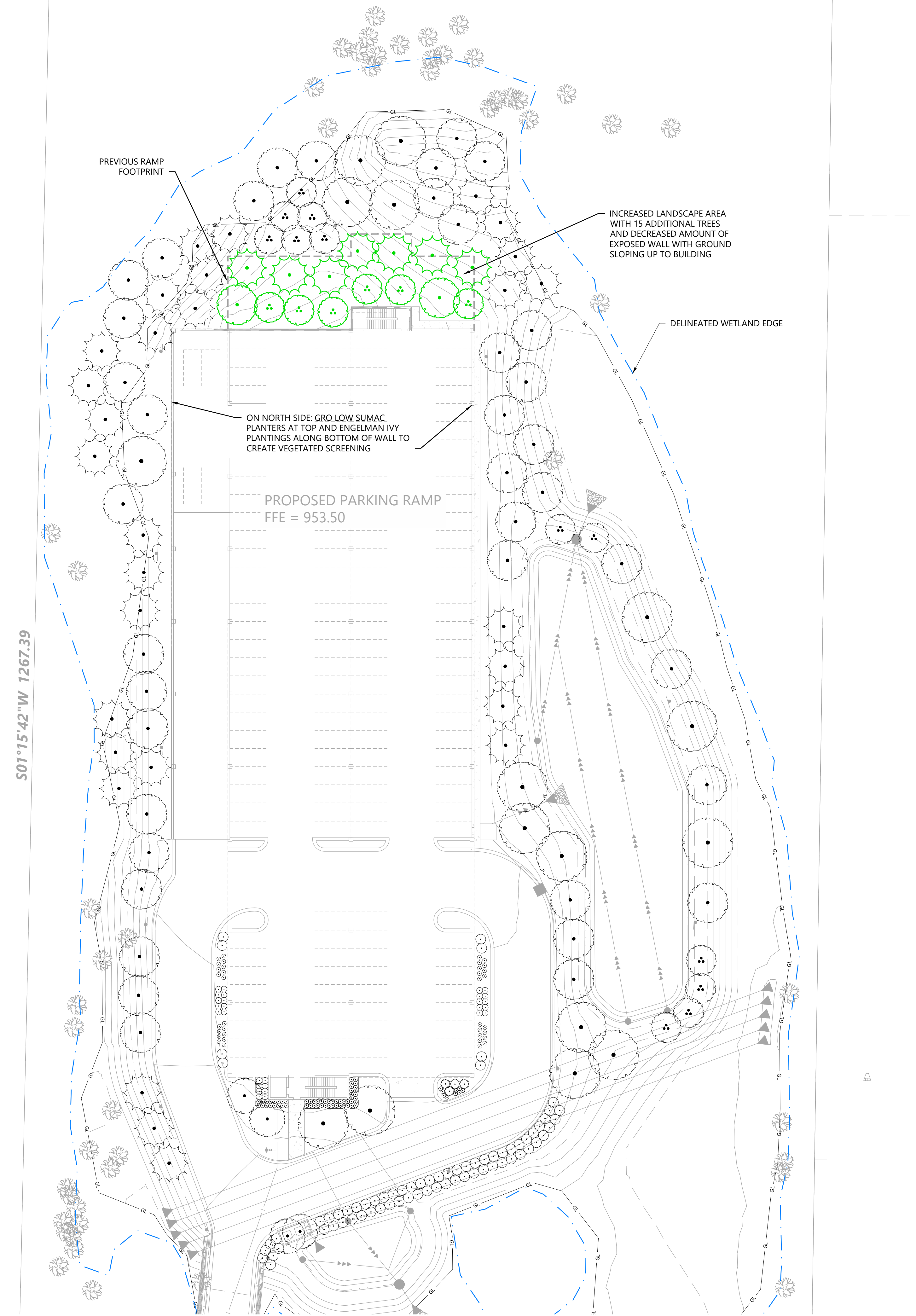
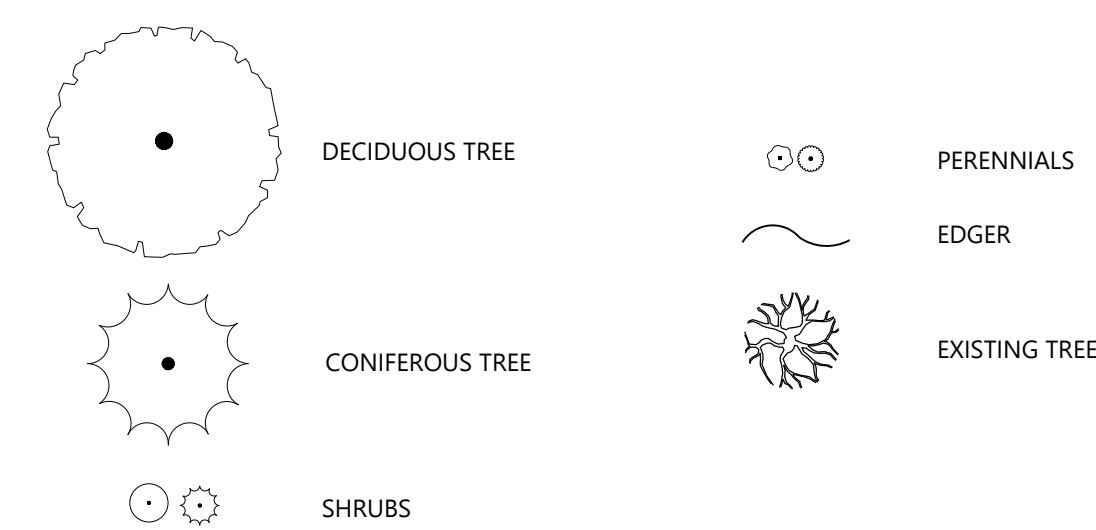


Andrew Walser  
Chief Executive Officer  
Walser Real Estate LLC



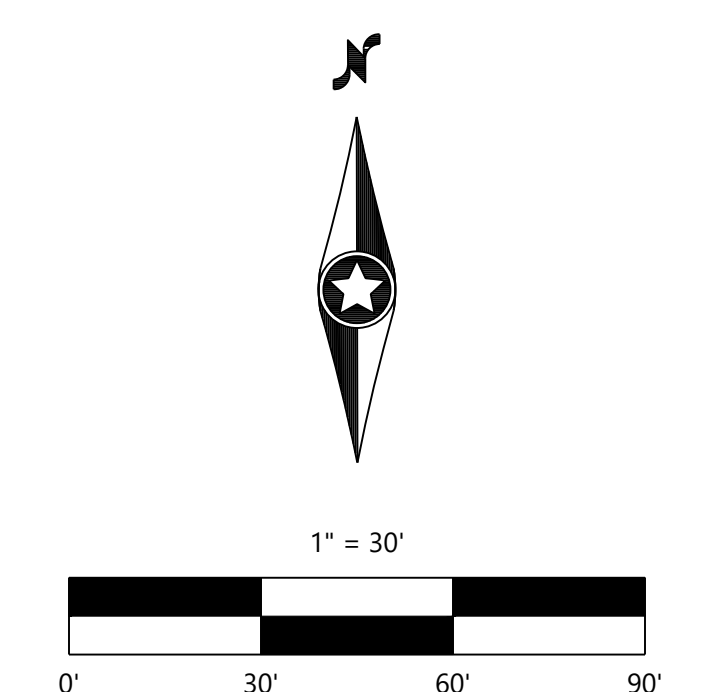
**PREVIOUSLY PROPOSED SITE**

**LANDSCAPE LEGEND**



**REVISED SITE**

- DECREASED RAMP FOOTPRINT
- INCREASED LANDSCAPING WITH ADDITIONAL TREES
- DECREASED EXPOSED WALL ON NORTH SIDE OF RAMP WITH GROUND SLOPING UP TO BUILDING
- CREATED VEGETATED SCREENING ON NORTHERN WALLS WITH GRO LOW SUMAC AND ENGELMAN IVY PLANTINGS



DESIGNED:	#
CHECKED:	#
DRAWN:	#
APPROVED:	#
DATE:	

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

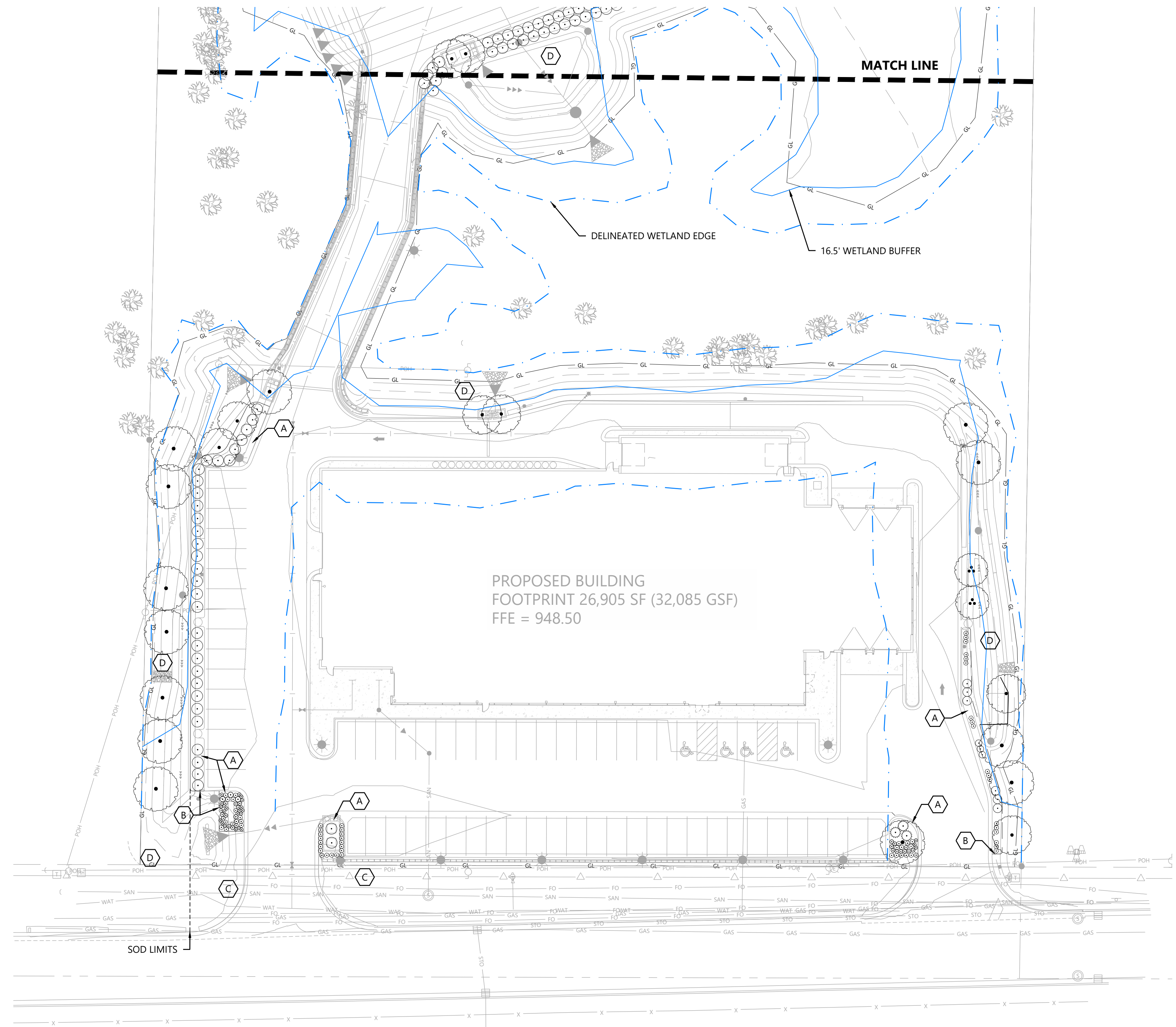
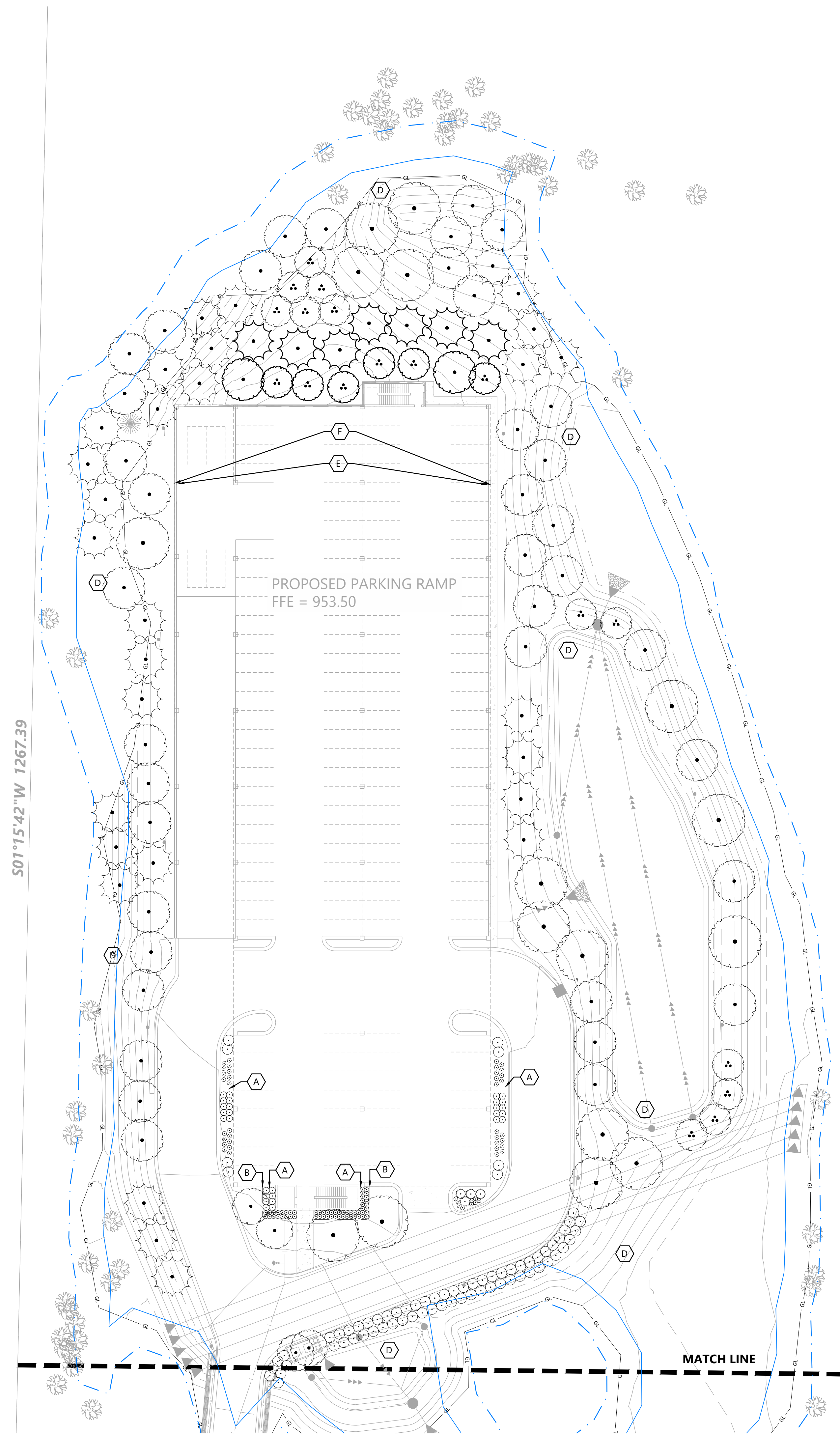
**Westwood**  
12701 Whitewater Drive, Suite B200  
Minnetonka, MN 55343  
Westwood Professional Services, Inc.

**RAMP FOOTPRINT & LANDSCAPING UPDATE**

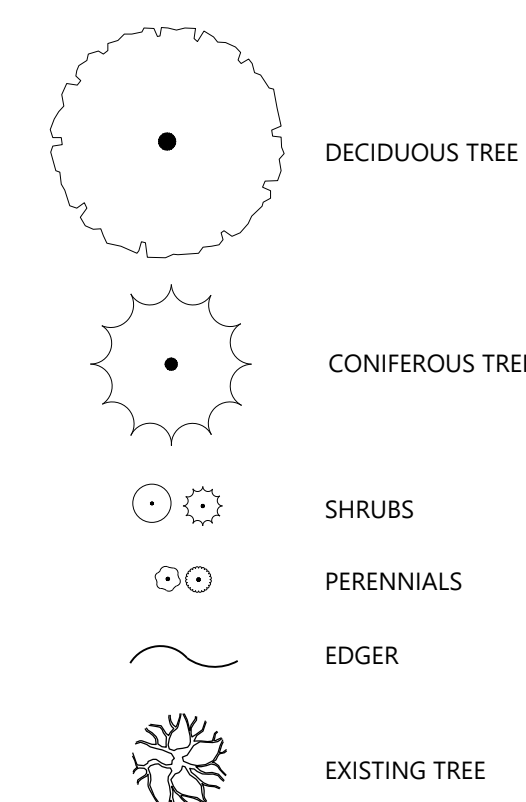
SHEET NUMBER:

**1**

DATE: 11/20/2023



**LANDSCAPE LEGEND**

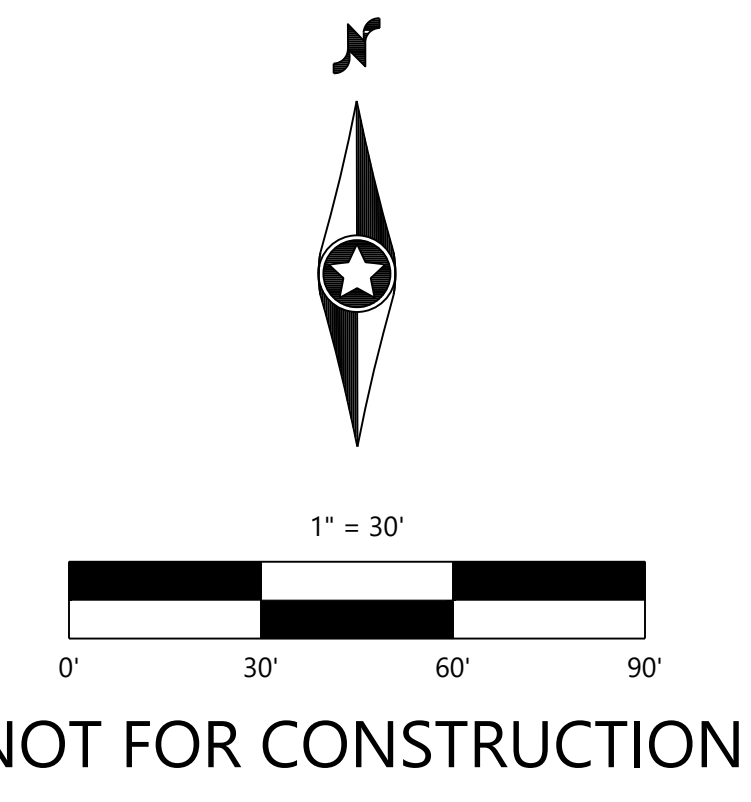


**LANDSCAPE KEYNOTES**

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)
- D NATIVE WETLAND SEED MIX
- E GRD LOW SUMAC PLANTERS AT TOP OF WALL
- F ENGELMAN IVY PLANTING AT BOTTOM OF WALL

**LANDSCAPE SUMMARY**

- I-394 DISTRICT LANDSCAPE REQUIREMENTS:
- ALL EFFORTS SHALL BE TAKEN TO PRESERVE EXISTING NATURAL FEATURES.
  - A MINIMUM LANDSCAPE PLAN INVESTMENT OF 2 PERCENT OF TOTAL PROJECT VALUE IS REQUIRED.
  - DECIDUOUS TREES WILL NOT BE LESS THAN 2" IN BUT NOT MORE THAN 4" IN CALIPER. CONIFEROUS TREES WILL NOT BE LESS THAN 6" FT BUT NOT MORE THAN 8" FT IN HEIGHT.
- PARKING LOT LANDSCAPE REQUIREMENTS:
- ONE TREE FOR EACH 15 SURFACE PARKING SPACES.
- TREES REQUIRED= 5 (65/15=4.33)
- TREES PROVIDED= 136
- \*\*\*ALL NON-NATIVE SPECIES, OR CULTIVARS OF NATIVE SPECIES, TO BE LOCATED WITHIN THE PARKING LOT AND ALONG THE FRONTAGE RD. NO NON-NATIVES TO BE PLANTED IN WETLAND BUFFER AREA\*\*\*



DESIGNED:	
CHECKED:	
DRAWN:	
APPROVED:	
DATE:	03/06/2023
PROJECT:	WALSER REAL ESTATE, LLC
LOCATION:	7700 FRANCE AVENUE SOUTH, SUITE 41N EDINA, MN 55435
SCALE:	1" = 30'

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

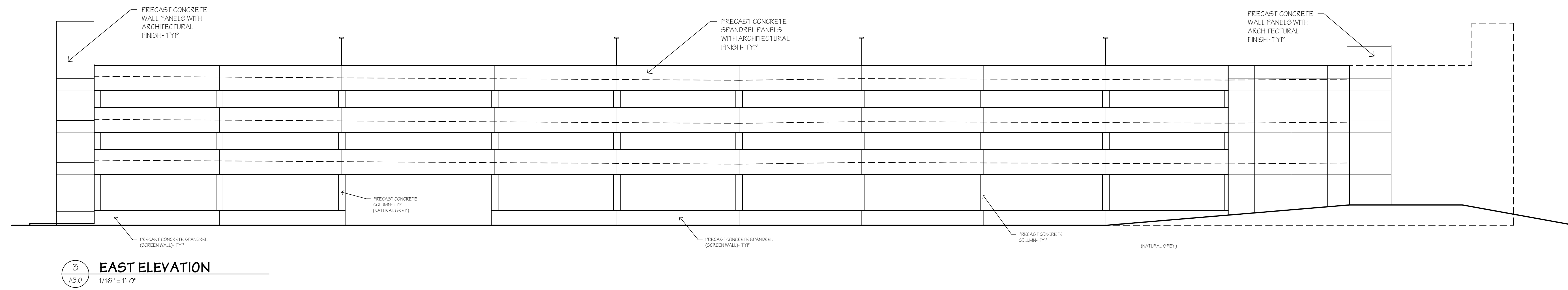
DATE: \_\_\_\_\_  
LICENSE NO: \_\_\_\_\_

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

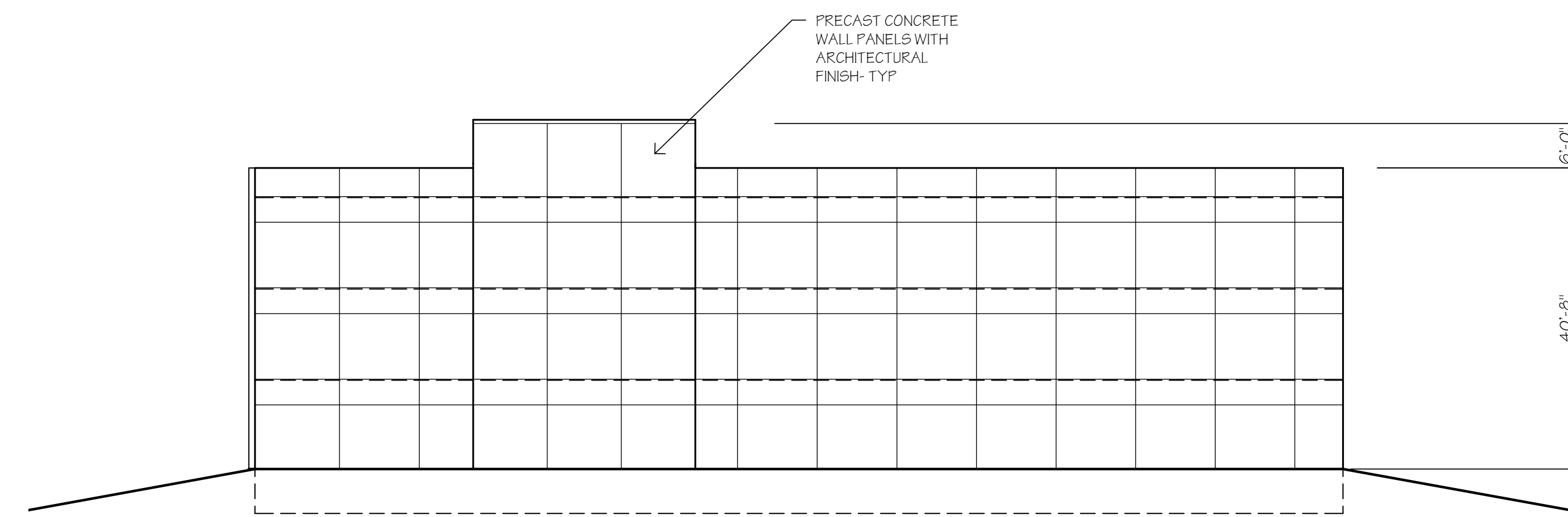
**Westwood**  
12701 Whitewater Drive, Suite #200  
Minnetonka, MN 55343  
Phone: (952) 837-2100  
Fax: (952) 837-2022  
www.westwoodps.com  
Westwood Professional Services, Inc.

**LANDSCAPE PLAN**

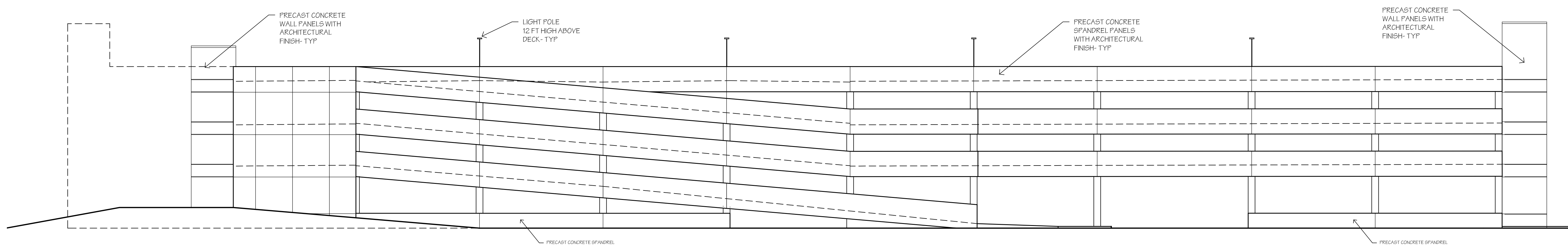
SHEET NUMBER:  
**L200**  
DATE: 11/20/2023  
PROJECT NUMBER: 0036502.00



3 EAST ELEVATION  
A3.0  
1/16" = 1'-0"



2 NORTH ELEVATION  
A3.0  
1/16" = 1'-0"



1 WEST ELEVATION  
A3.0  
1/16" = 1'-0"

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

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**PHILLIPS ARCHITECTS & CONTRACTORS, LTD.**

401 North Third Street  
Suite 450  
Minneapolis, MN 55401  
Ph. (612) 868-1261  
E-mail: philips@phillipsarchitects.com

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

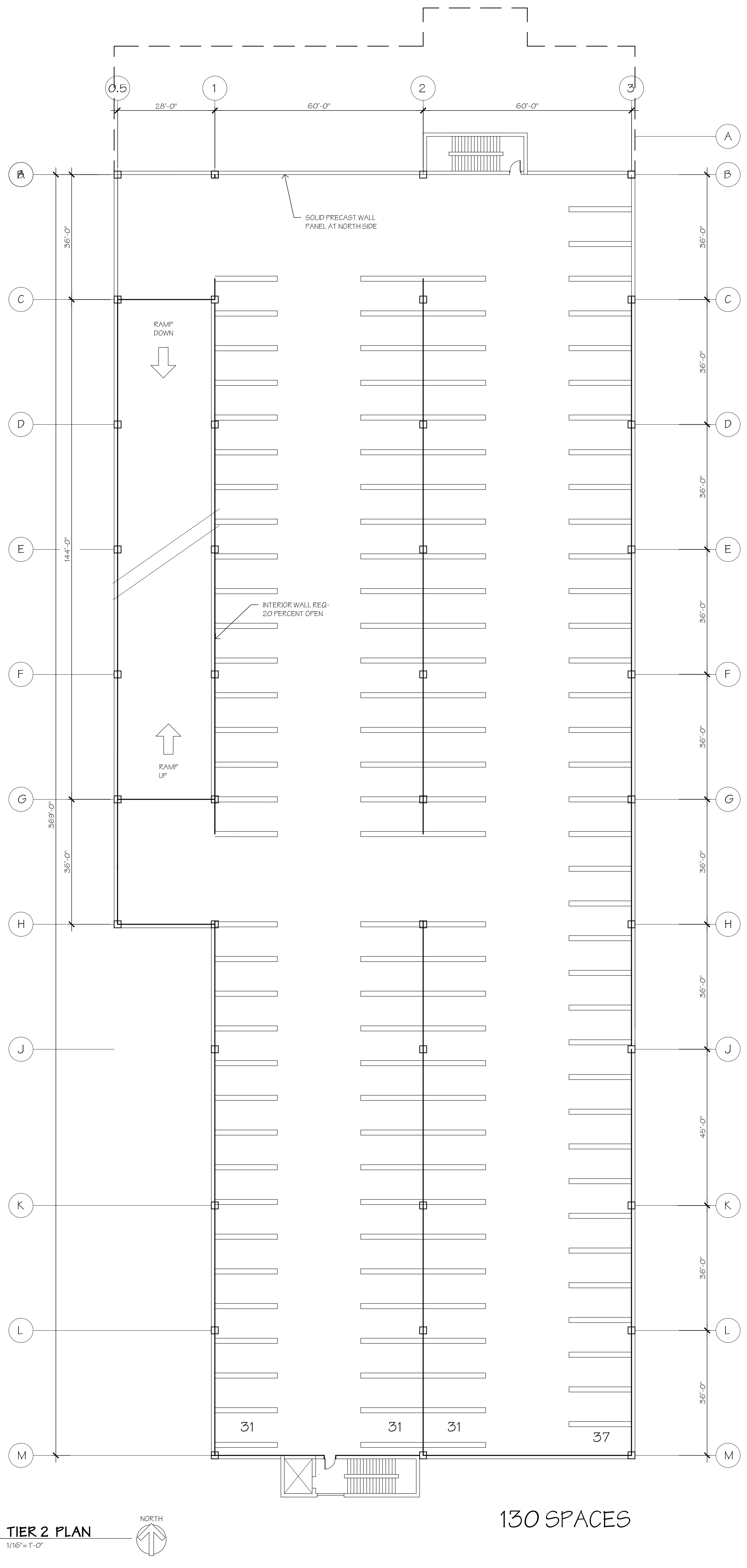
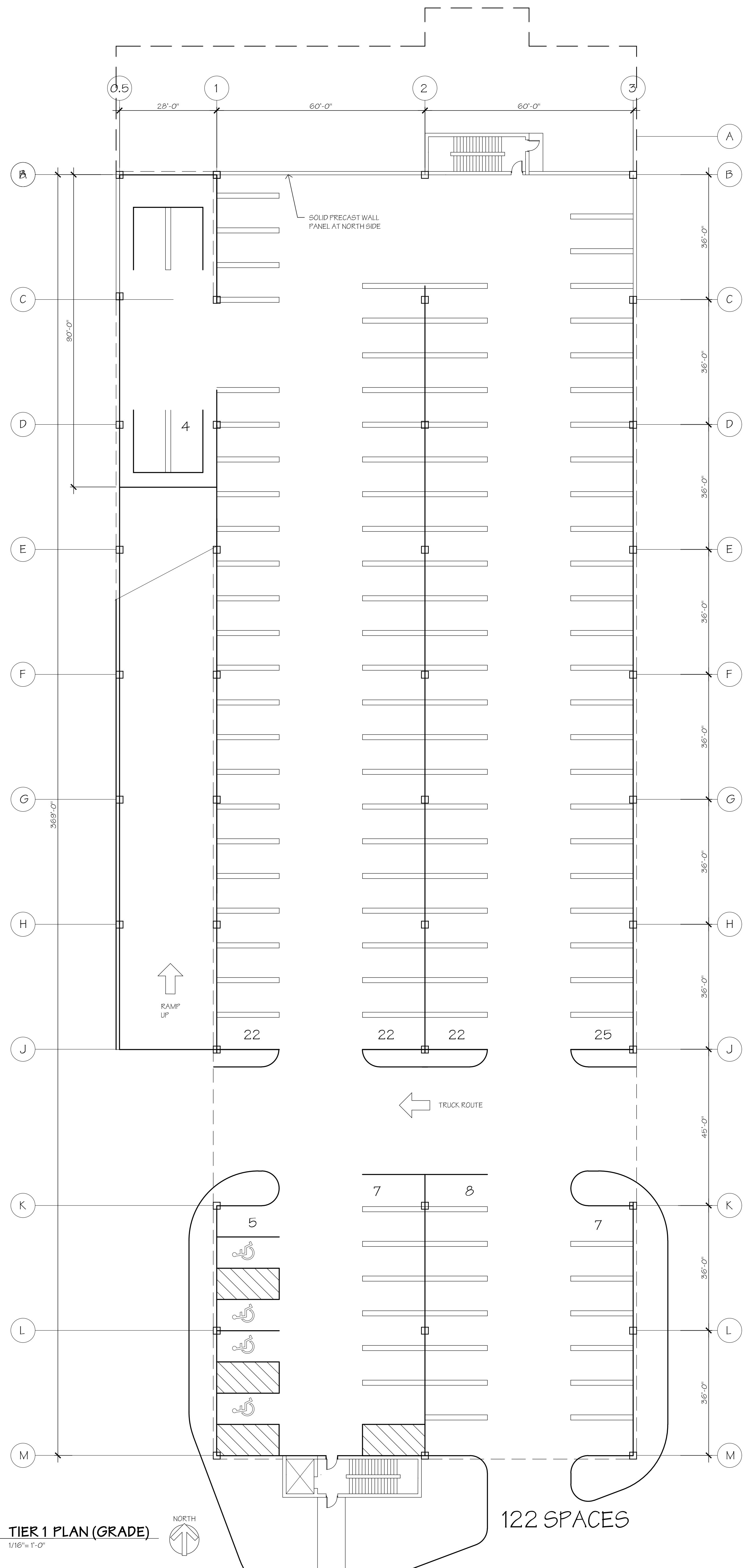
DATE REG. NO. 17387

ISSUE/REVISION:  
7/24/2023 REVIEW  
11/01/2023 REVISED

DRAWN BY: DAF  
CHECKED BY: DAF  
PROJECT NO.:

**RAMP ELEVATIONS**

**A3.8**



PARKING COUNT	
RAMP	
1ST TIER (GRADE)	122
2ND TIER	130
3RD TIER	130
4TH TIER	133
<b>SUBTOTAL</b>	<b>515</b>
FRONT OPEN LOT	66
<b>TOTAL</b>	<b>581</b>

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

PHILLIPS  
 ARCHITECTS &  
 CONTRACTORS, LTD.  
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 David A. Phillips

DATE: 11/17/2023 REG. NO.: 17387  
 ISSUE/REVISION: REVISED RAMP

DRAWN BY: DAP  
 CHECKED BY: DAP  
 PROJECT NO.:

PRELIMINARY  
 RAMP PLAN

**A2.8**

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

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 Ph: (612) 668-1261  
 E-mail: dphillips@phillipsarchitects.com

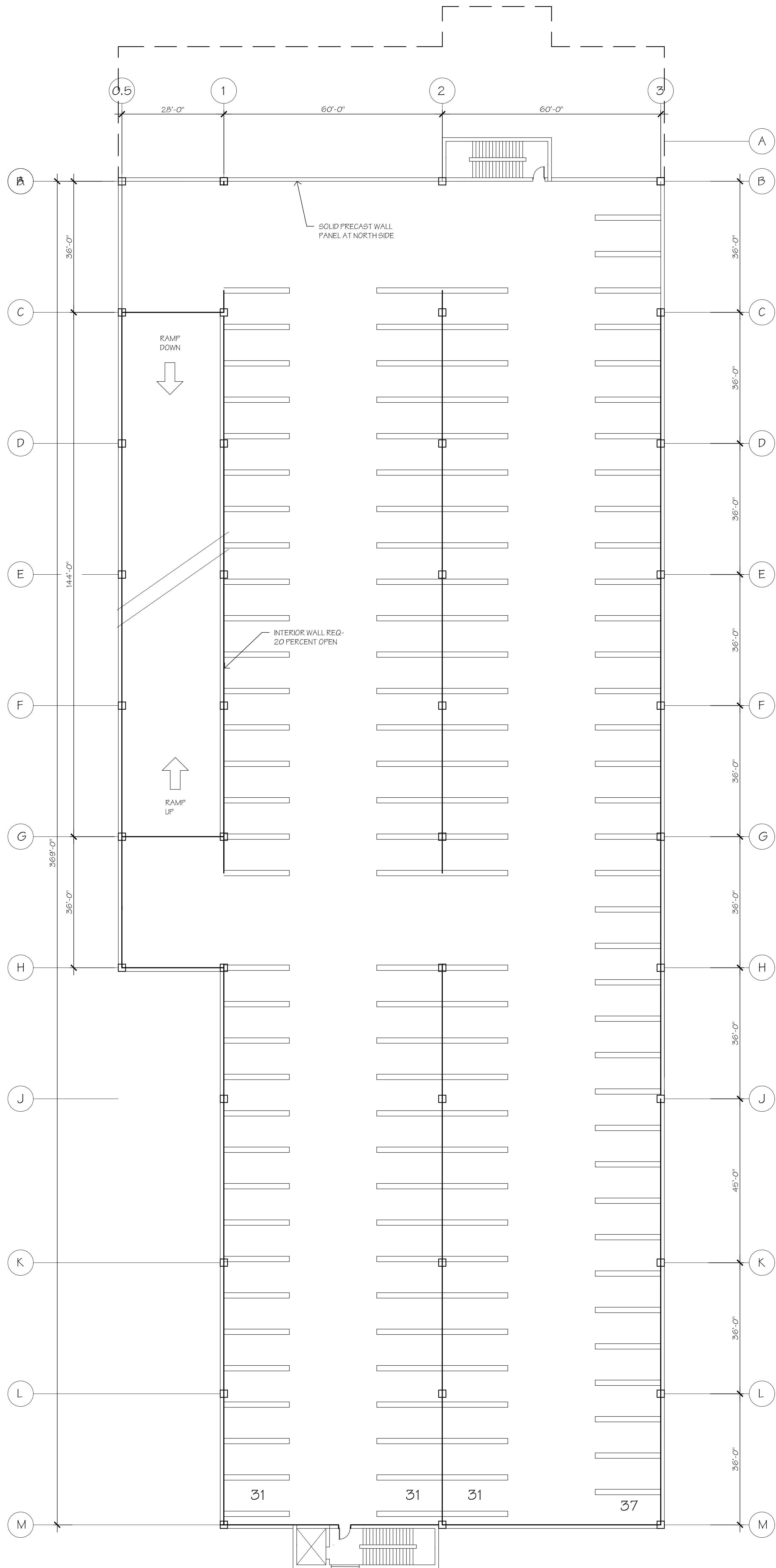
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 David A. Phillips

DATE: \_\_\_\_\_ REG. NO. 17387  
 ISSUE/REVISION: 11/17/2023 REVISED RAMP

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: DAP  
 PROJECT NO.:

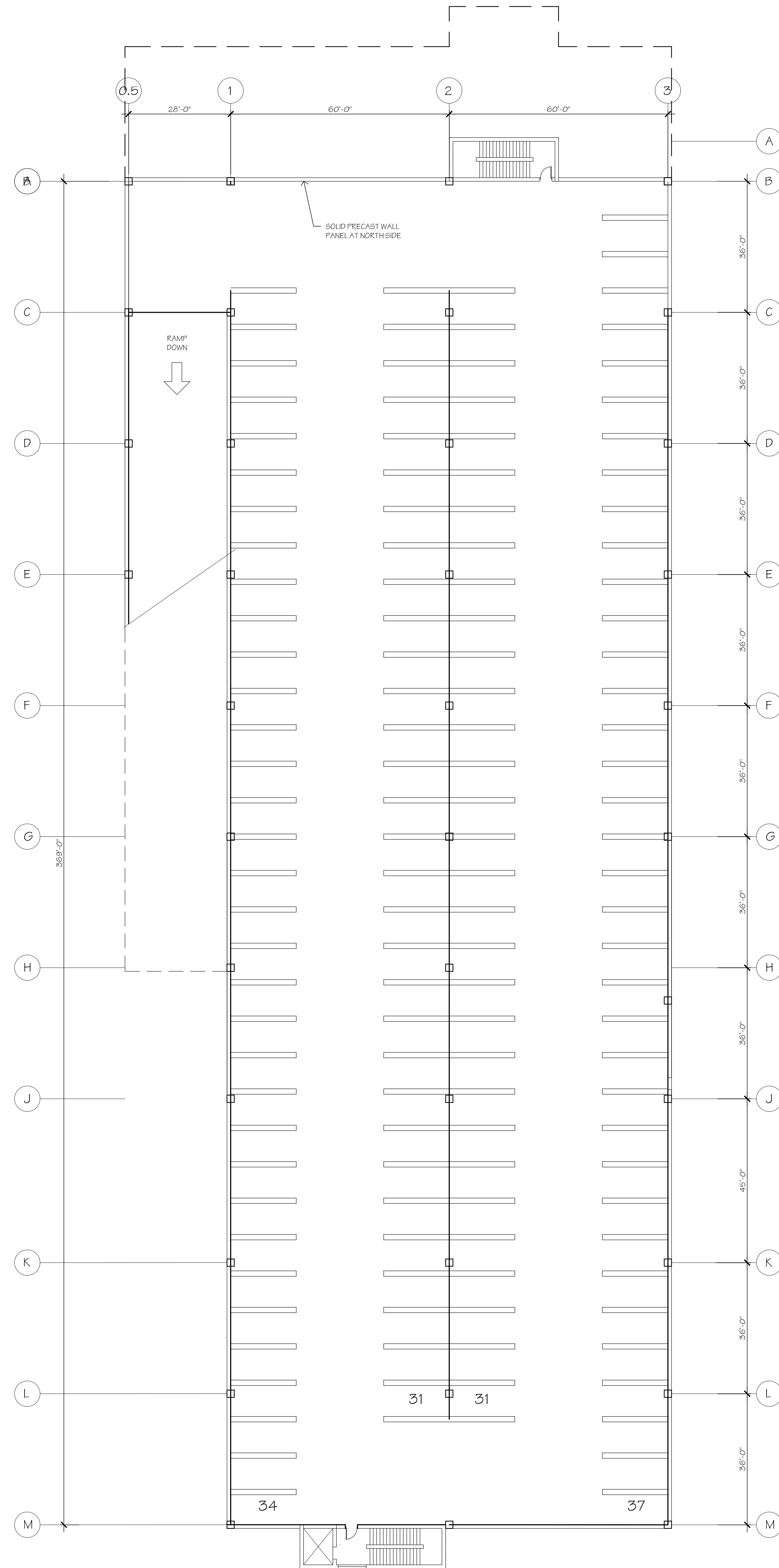
**PRELIMINARY RAMP PLAN**

**A2.8**



130 SPACES

1 TIER 3 PLAN  
 1/16" = 1'-0"



133 SPACES

2 TIER 4 PLAN  
 1/16" = 1'-0"

### FLOOD STORAGE SUMMARY

PROPOSED CITY FLOODPLAIN ELEVATION = 945.2

#### FLOOD STORAGE WITHIN PROJECT AREA ANALYSIS BOUNDARY

EXISTING	3,687 CY
PROPOSED	3,775 CY
SURFACE BELOW 945.2' 3,147 CY	
PIPED STORAGE 628 CY	

\*SURFACE VOLUME BELOW 945.2 THAT IS BEING USED FOR WATER QUALITY VOLUME IS EXCLUDED.

NOTE FLOOD STORAGE OUTSIDE OF FLOOD ANALYSIS BOUNDARY WILL REMAIN UNCHANGED FROM EXISTING CONDITIONS AND IS NOT INCLUDED IN FLOOD STORAGE COMPARISON VALUES.

REFER TO WALSER KIA MINNETONKA STORMWATER MANAGEMENT REPORT FOR ADDITION INFORMATION.

### LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CITY PROPOSED 945.2 FLOODPLAIN
		PROJECT AREA ANALYSIS BOUNDARY
		WETLAND LINE
		GRADING LIMITS
		RETAINING WALL
		FLOODPLAIN AREA

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	
VERTICAL SCALE:	
INITIAL ISSUE REVISIONS:	
1	###
2	###
3	###
4	###
5	###

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH SUITE 410N  
EDINA, MN 55435

**WALSER KIA**  
MINNETONKA, MN

**Westwood**  
17201 Winnetka Drive, Suite #200  
Minnetonka, MN 55343  
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Fax: (888) 937-5150  
Toll Free: (888) 937-5150  
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**FLOODPLAIN STORAGE ANALYSIS**

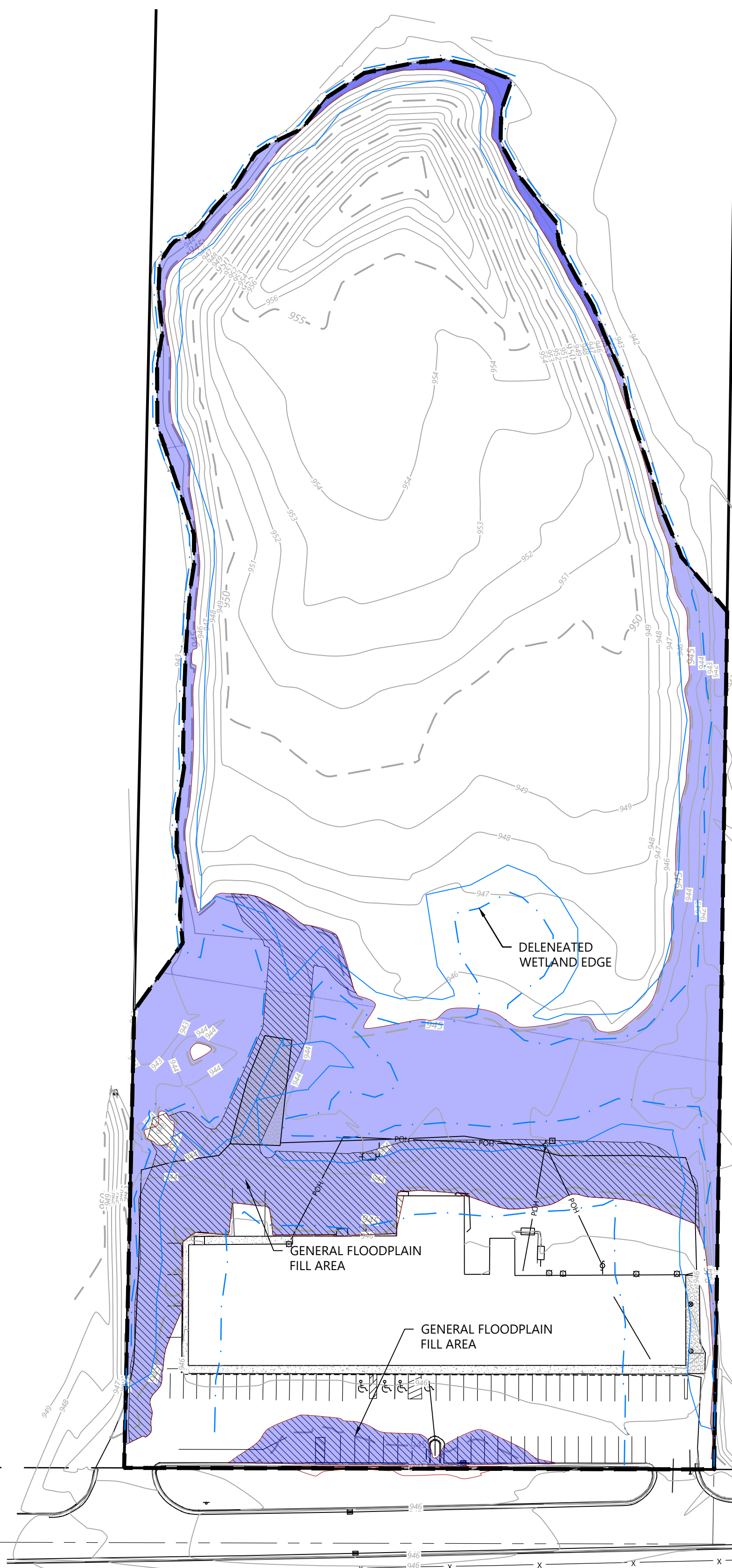
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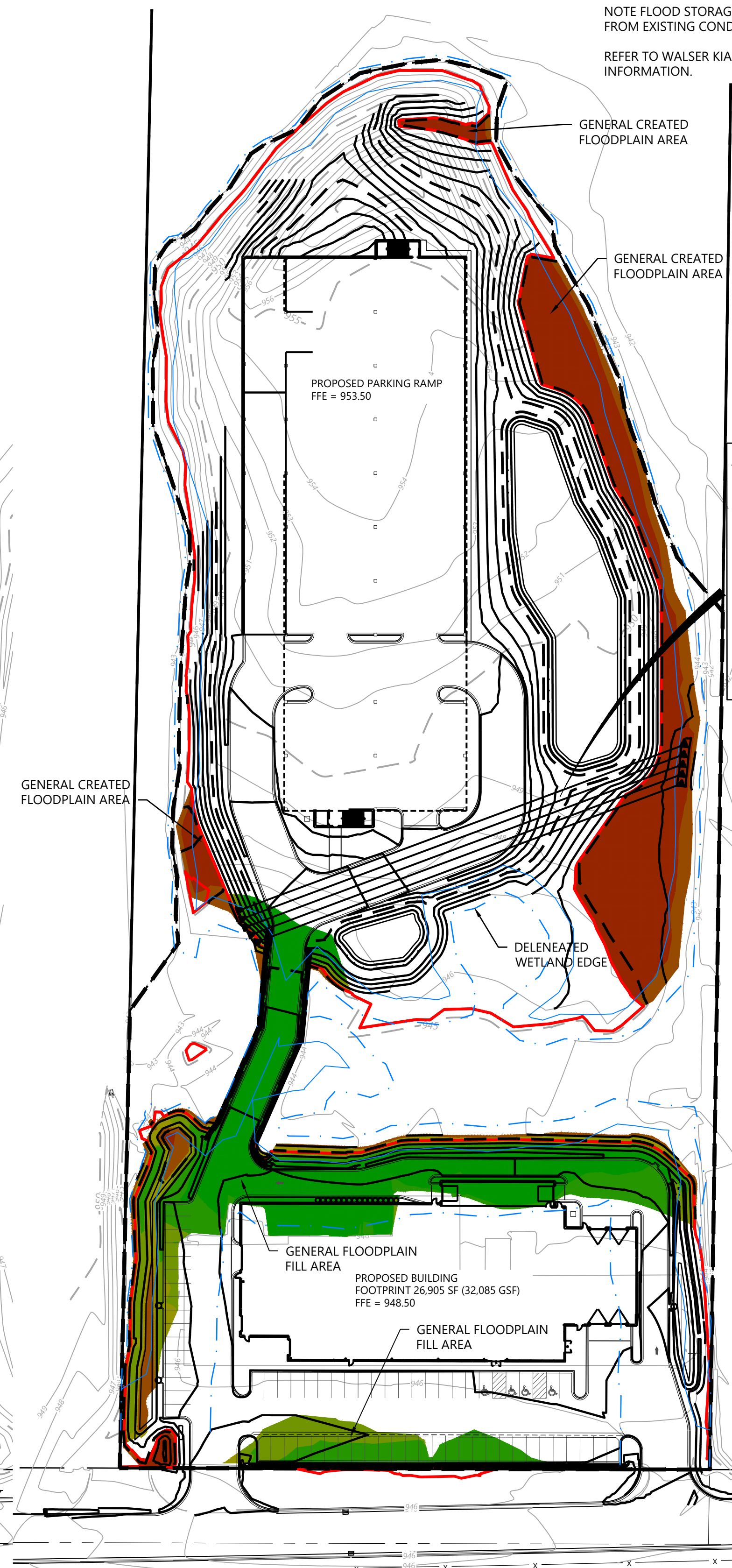
DATE: 11/20/2023

PROJECT NUMBER: 0036502.00

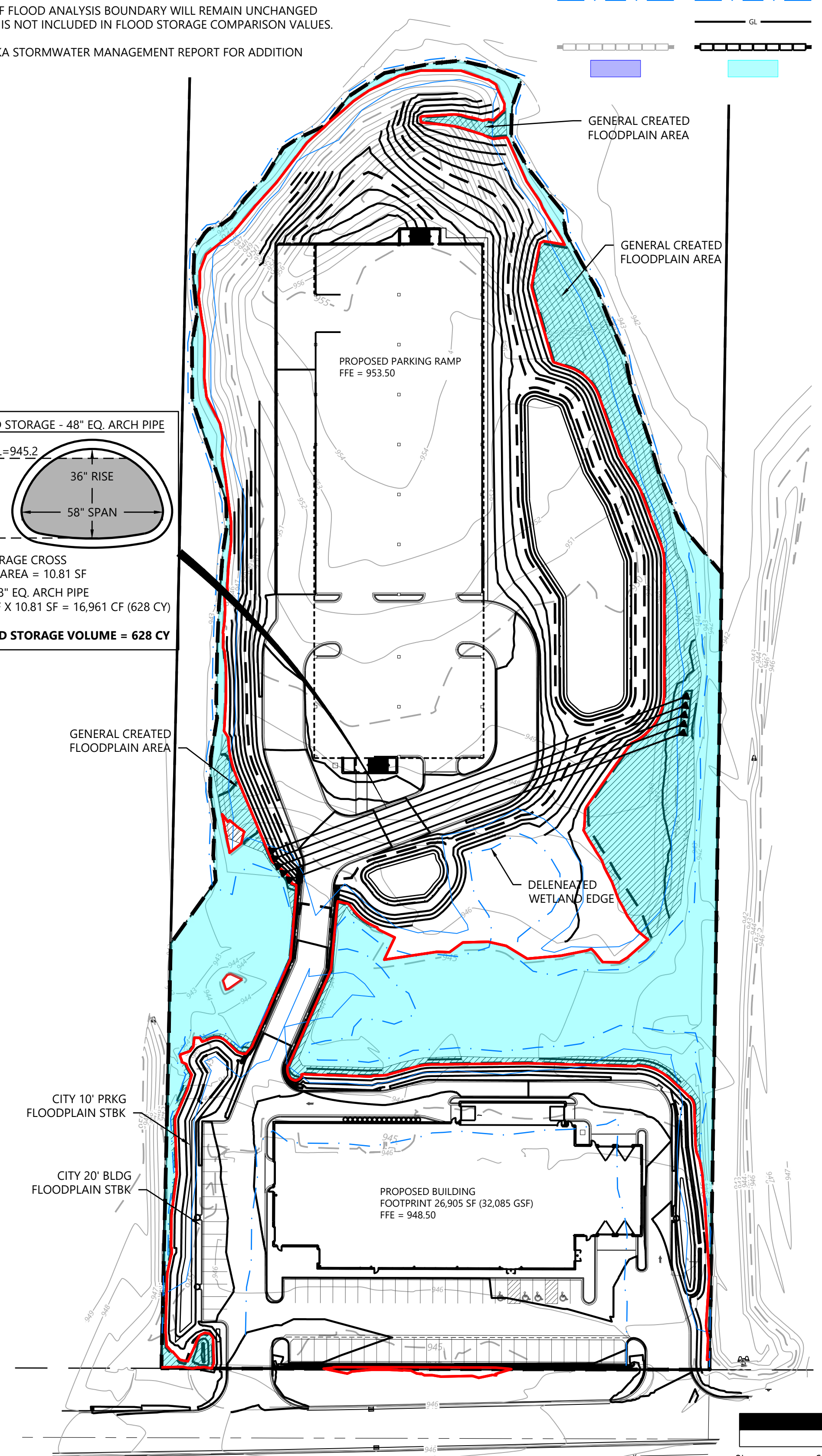
WALSER KIA



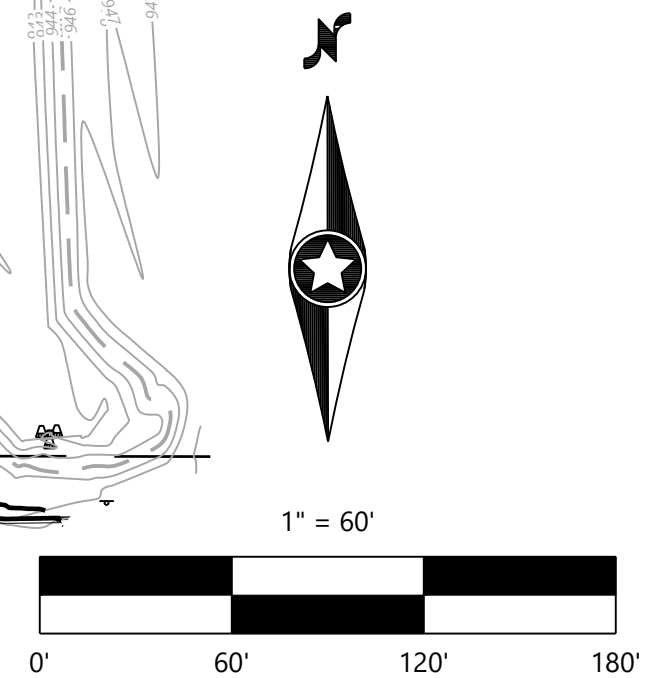
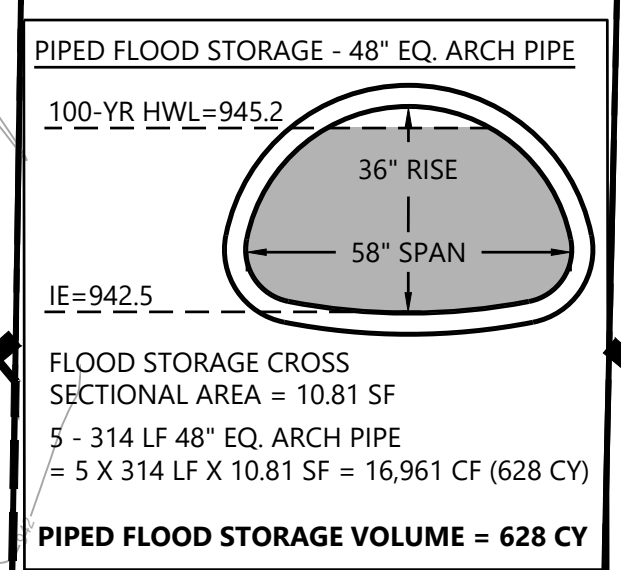
**EXISTING FLOOD STORAGE**



**PROPOSED CUT/FILL WITHIN FLOODPLAIN AREAS**






**PROPOSED FLOOD STORAGE**



**NOT FOR CONSTRUCTION**



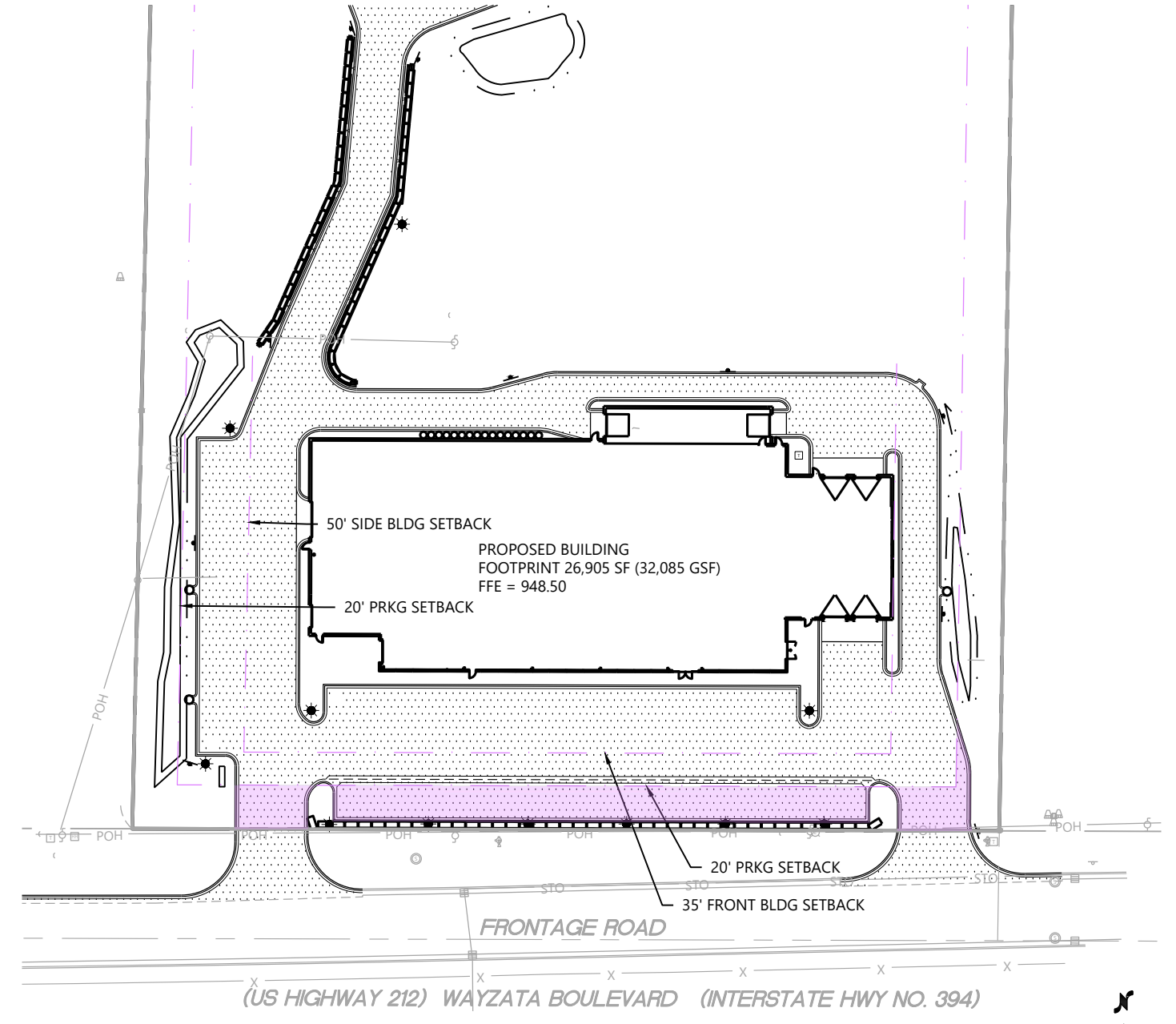
# LEGEND

-  PROPERTY LINE
-  SETBACK
-  NON-CONFORMING SETBACK AREA



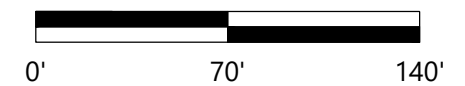
## EXISTING CONDITIONS

(14,061 SF OF NON-CONFORMING SETBACKS)



## PROPOSED IMPROVEMENTS

(5,485 SF OF EXPANSION PERMIT)



DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
FIELD CREW: \_\_\_\_\_  
FIELD WORK DATE: \_\_\_\_\_

PREPARED FOR:

**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

## Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minnetonka, MN 55343  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)  
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## PROPERTY LINE SETBACK

SHEET NUMBER:

1 OF 3

DATE: 10/18/2023

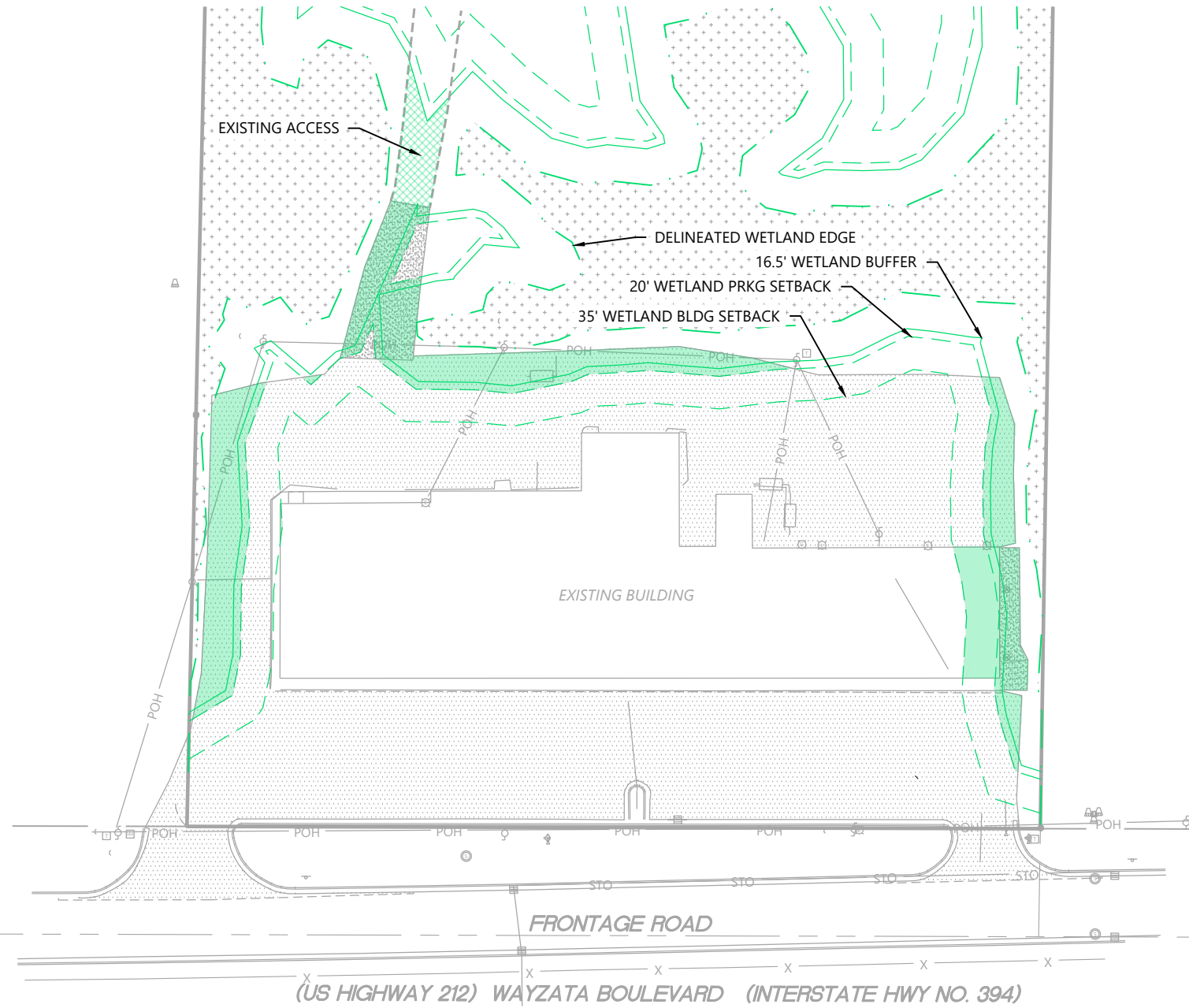
PROJECT NUMBER: 0036502.00

WALSER KIA MINNETONKA

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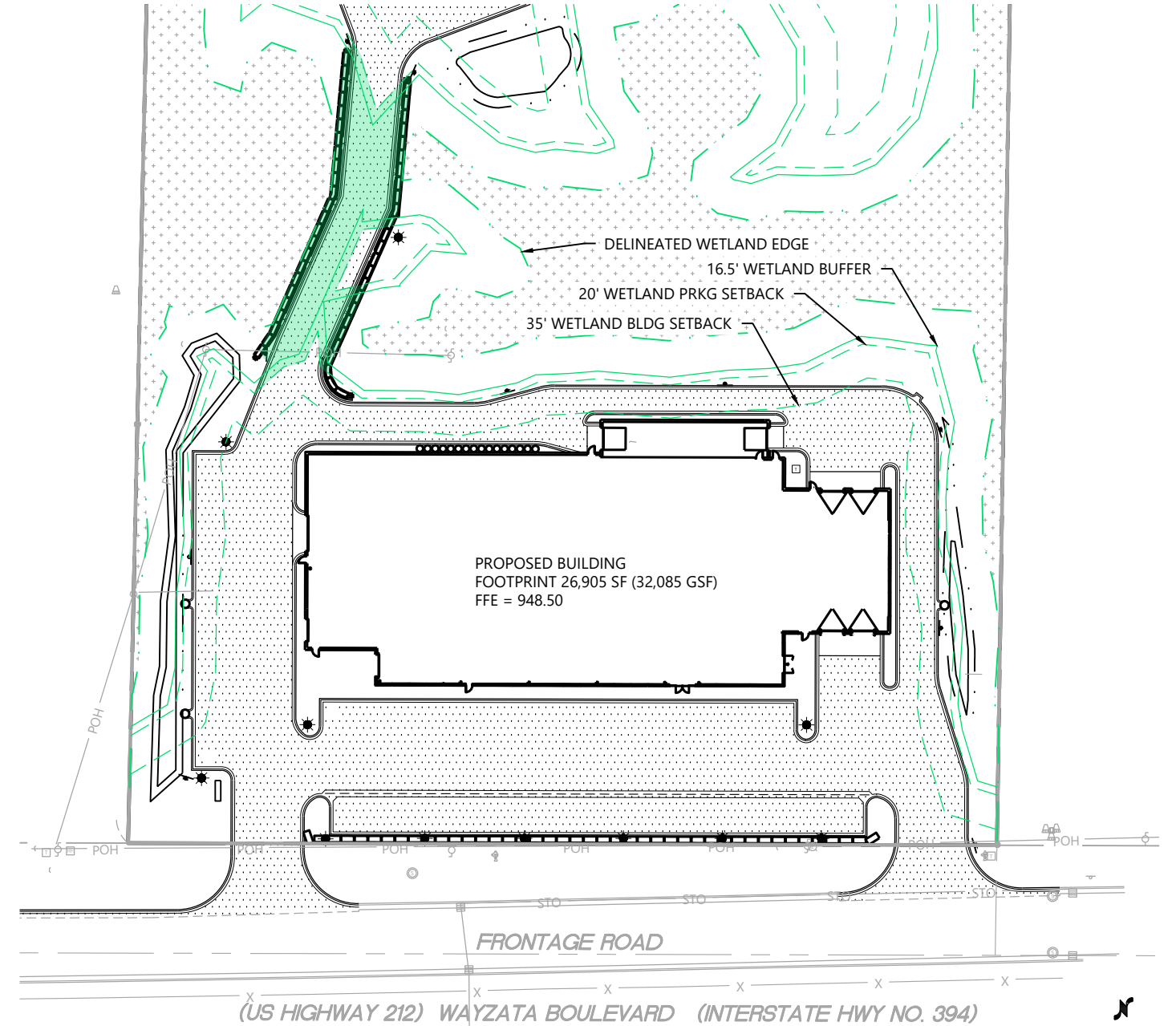
# LEGEND

- PROPERTY LINE
- DELINEATED WETLAND EDGE
- WETLAND BUFFER
- WETLAND SETBACK
- NON-CONFORMING SETBACK AREA



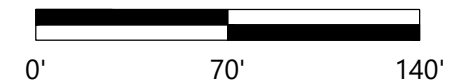
## EXISTING CONDITIONS

(8,485 SF OF NON-CONFORMING SETBACK AREA)



## PROPOSED IMPROVEMENTS

(3,990 SF OF NON-CONFORMING SETBACK AREA)



N:\0036502\00\DWG\CIVIL\EXHIBITS\ENCROACHMENT WALSER MINNETONKA.DWG

WALSER KIA MINNETONKA

PREPARED FOR:

**WALSER REAL ESTATE, LLC**

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EDINA, MN 55435

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Westwood Professional Services, Inc.

WETLAND SETBACK

SHEET NUMBER:

2 OF 3

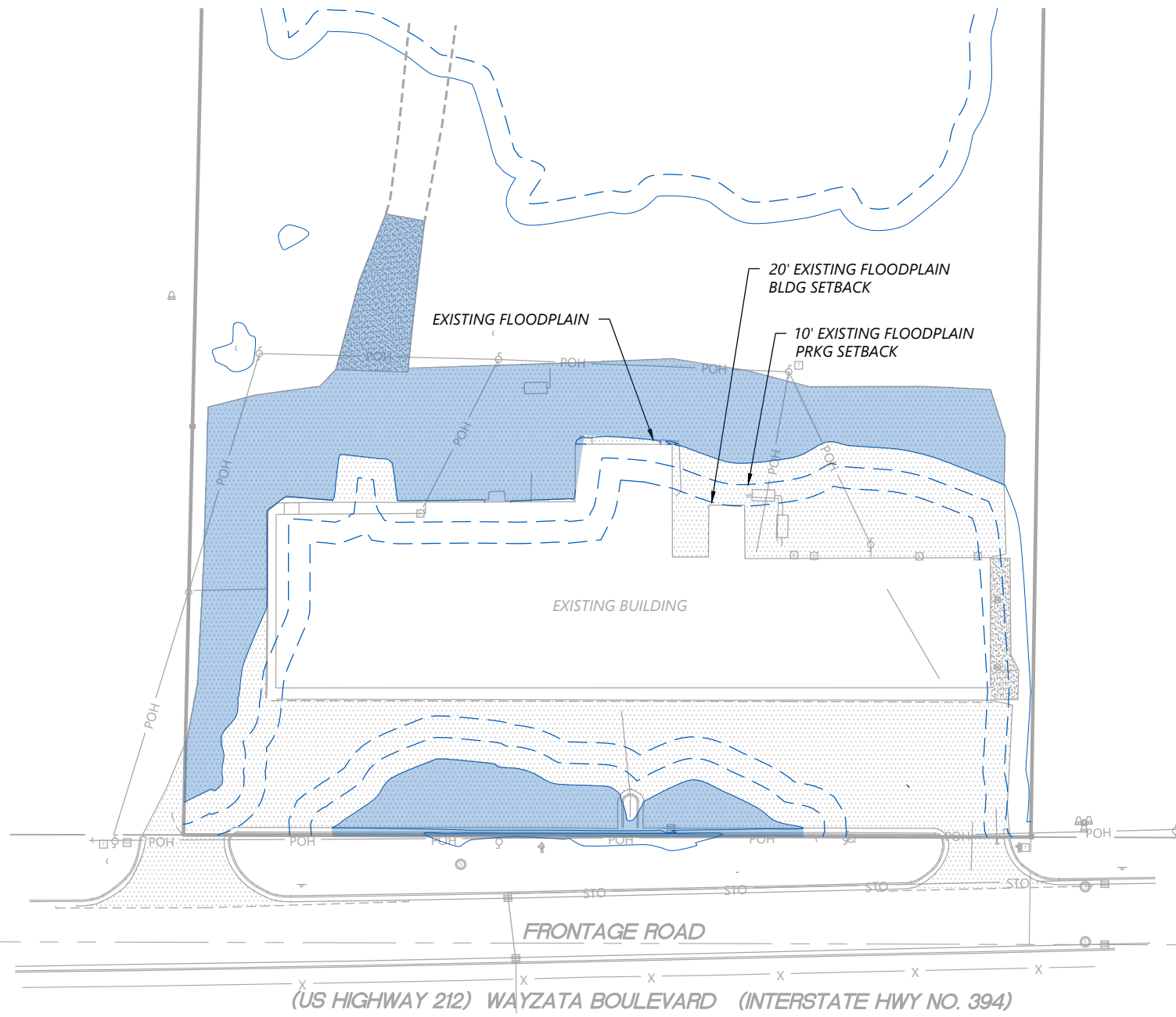
DATE: 10/18/2023

PROJECT NUMBER: 0036502.00

DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
FIELD CREW: \_\_\_\_\_  
FIELD WORK DATE: \_\_\_\_\_

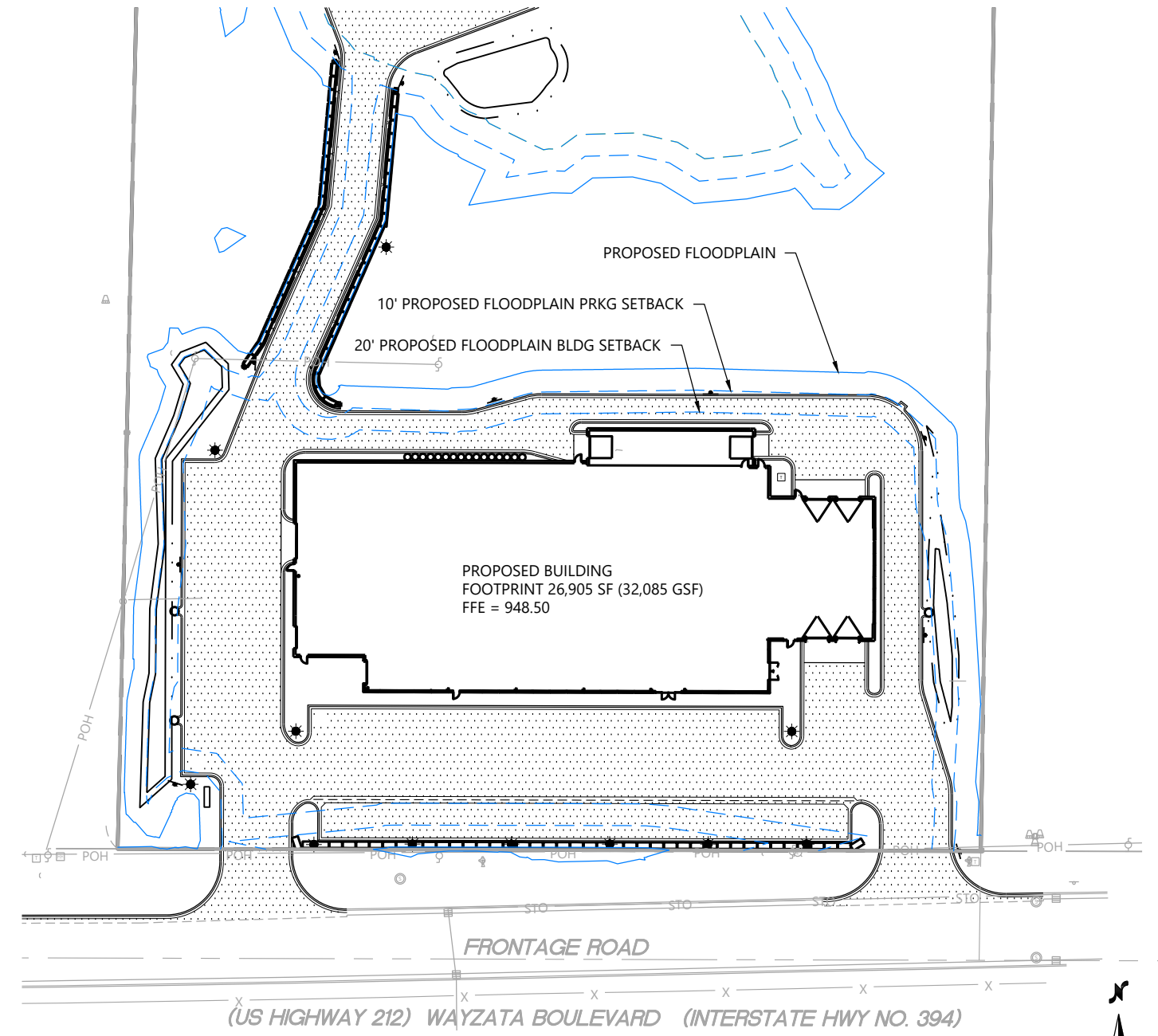
# LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
PROPERTY LINE		945.2 FLOODPLAIN	
		HORIZONTAL FLOODPLAIN SETBACK	
		IMPERVIOUS AREAS BELOW CITY FLOODPLAIN	



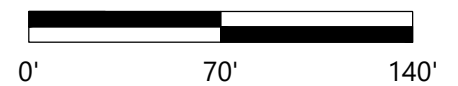
## EXISTING CONDITIONS

AREAS THAT WILL FLOOD WITHOUT IMPROVEMENT



## PROPOSED IMPROVEMENTS

IMPROVEMENTS ELEVATE SITE ABOVE FLOODPLAIN



N:\0036502\00\DWG\CIVIL\EXHIBITS\ENCROACHMENT WALSER MINNETONKA.DWG

WALSER KIA MINNETONKA

PREPARED FOR:

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EDINA, MN 55435

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

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## FLOODPLAIN SETBACK

SHEET NUMBER:

**3** OF **3**

DATE: 10/18/2023

PROJECT NUMBER: 0036502.00

DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
FIELD CREW: \_\_\_\_\_  
FIELD WORK DATE: \_\_\_\_\_