

December 15, 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: Submission of a Similar Request as Part of the Original Application for the Proposed Walser Kia Project

Dear Ms. Wischnack:

Walser Real Estate, LLC ("Walser") respects the decision of city council on December 4, 2023, denying Walser's proposal for the Walser Kia project (the "Project") and appreciates the thoughtful discourse during the council meeting.

The Project involves a unique site, specific parking requirements mandated by city ordinance, engaged neighbors, and diverse feedback from city council. As a result, the Project has evolved over the course of the past 16 months since Walser first approached the city.

Because Walser remains optimistic that we can find a way to make the Project work for all stakeholders, Walser seeks to submit a similar (but not the same) request for the Project as part of its original application, pursuant to Minn. Stat. §15.99, subd. 2(b). Walser asks that the city council consider this request at the December 18, 2023, meeting. Our intent would be that this similar proposal for the Project would then be considered by the council at a future meeting in early 2024.

The specifics of this similar proposal are still being finalized, but Walser intends to modify the Project to address the helpful feedback received from multiple stakeholder groups throughout this journey. Specifically, Walser is considering alternative plans for the proposed parking and landscaping on the rear/north portion of the site. No modifications to the building, causeway, or front/south portion of the Project are contemplated at this time.

Walser's excitement for the Project has not diminished, and we are encouraged by how close it seems we are to obtaining council approval. Please let me know of any questions or concerns. Thank you for your consideration.

Best regards,

Andrew Walser
Chief Executive Officer
Walser Real Estate, LLC

