

## City Council Agenda Item #14\_ Meeting of April 24, 2017

<b>Brief Description</b>	Continued concept plan review for the Shady Oak Redevelopment located at 4312 Shady Oak Road.
<b>Action Requested</b>	Discuss concept plan with the applicant. No formal action required.

### Background

In March 2015, the city purchased the properties at 4312 Shady Oak Road and 4292 Oak Drive Lane as a result of Hennepin County's road reconstruction project on Shady Oak Road. The city of Minnetonka currently owns and manages a commercial building at 4312 Shady Oak Road and a residential building at 4292 Oak Drive Lane.

To prepare for redevelopment, the city hosted a series of meetings to gain input on development of the properties from January to April of 2016. The residents and business owners surrounding the project site in both Minnetonka and Hopkins were invited to three neighborhood meetings to introduce the project and gather issues/concerns/expectations from the surrounding neighborhood. In addition to meeting with the neighborhood, the city hosted a developer's roundtable for an invited group of developers to gauge interest and ideas on redevelopment options. Lastly, a project update was given at a city council meeting regarding development options for the property. The complete meeting notes are posted on the city's website here: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

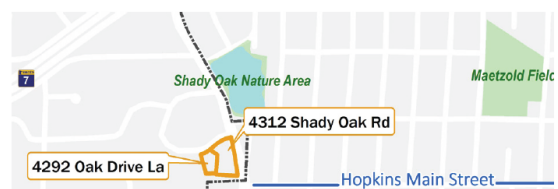
With the input of the neighborhood and the development community, the city solicited interest from developers for potential options for redeveloping the 4312 Shady Oak Road (commercial) property. The solicitation for developers did not identify only housing, but indicated the city's willingness to include commercial, retail, and/or residential. The goal of the project is to prepare and form a feasible redevelopment plan that will be reviewed by the city, neighborhood, and local stakeholders.

On November 14, 2016, the city council conducted developer interviews and selected Ron Clark Construction to continue negotiations. The city is currently engaged in negotiations with Ron Clark to redevelop the property. The negotiations are not complete and no agreement has been established with the developer.

*Excerpt from Developer Request for Information packet, September 2016*

### Project Description

The city is examining potential options for redeveloping the properties. The assumption is that the existing in-line commercial building and possibly the existing single family building would be removed in order to accommodate new development that could include commercial, retail and/or residential uses. The goal of the project is to prepare and form a feasible redevelopment plan that is acceptable to the city, neighborhood, and local stakeholders.



## **Proposed Concept Plan**

Ron Clark Construction is proposing a three-story, 54-unit apartment building on the property located at 4312 Shady Oak Road. The developer has provided a number of iterations of a site plan as well as changes to the architectural plans. See revised plans received April 18, 2017.

## **Public Input**

- January to April 2016 — the city led meetings regarding potential redevelopment of the property. Meeting summaries are attached.
- February 15, 2017 — the city and the potential developer held a neighborhood meeting where approximately 40 people were in attendance. Meeting minutes are attached.
- February 16, 2017 — the planning commission reviewed the concept plan. Meeting minutes are attached.
- February 27, 2017 — the city council reviewed the concept plan. Meeting minutes are attached.
- March 27, 2017 — the neighborhood provided information pertaining to petition with comments at the council meeting. See attached.
- April 6, 2017 — the city held an open house to provide information to the public about history of area planning, various updates to the design, traffic report information, environmental clean-up, and provided a station to provide comments at [www.minnetonkamatters.com](http://www.minnetonkamatters.com). A summary of the comments are attached.

## **Web Analytics**

The city tracks the number of emails sent and the open rates of the emails. In April of 2016, when the city was in the process of preplanning redevelopment of this area, there were 222 subscribers that opened email at a 70% rate. That open rate fell to 40%, but the subscribers increased to 377 by August of 2016. At this point the city was posting the information about the developer selection process and the request for information from developers. In February of 2017, the subscribers increased to 531, with a continued open rate of 40%. In March and April, there were between 600 and 637 subscribers, again with an average open rate of 40%.

**Public Notices**

The city has sent postcards to 365 Hopkins and Minnetonka property owners during the initial planning for this potential redevelopment and on three occasions in the most recent process – concept plan review, open house and this city council meeting.

**Written Input**

Letters and emails from the public have been compiled. See attached pages.

**Summary**

Because staff continues to receive public input with a majority opinion that the project is not appropriate, for a variety of reasons (traffic, density, height, affordable housing), staff is seeking additional feedback from council to assist the developer with project direction.

Through: GERALYN BARONE, AICP, City Manager

Originator: ALISHA GRAY, EDFP, Economic Development and Housing Manager  
LOREN GORDON, AICP, City Planner  
JULIE WISCHNACK, AICP, Community Development Director

## ADDITIONAL INFORMATION

### Next Steps if Project Moves Forward

- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
- **Additional Neighborhood Meeting.** Prior to the planning commission meeting and official public hearing, an additional public meeting would be held with neighbors to discuss specific engineering, architectural and other details of the project, and to solicit feedback. This extends the timing that has historically been provided in advance of the planning commission review to allow more public consideration of the project specifics.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting, and to provide direction about any refinements or additional issues they wish to be researched, and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission would hold an official public hearing for the development review and would subsequently recommend action to the city council.
- **City Council Action.** Based on input from the planning commission, professional staff and general public, the city council would take final action.



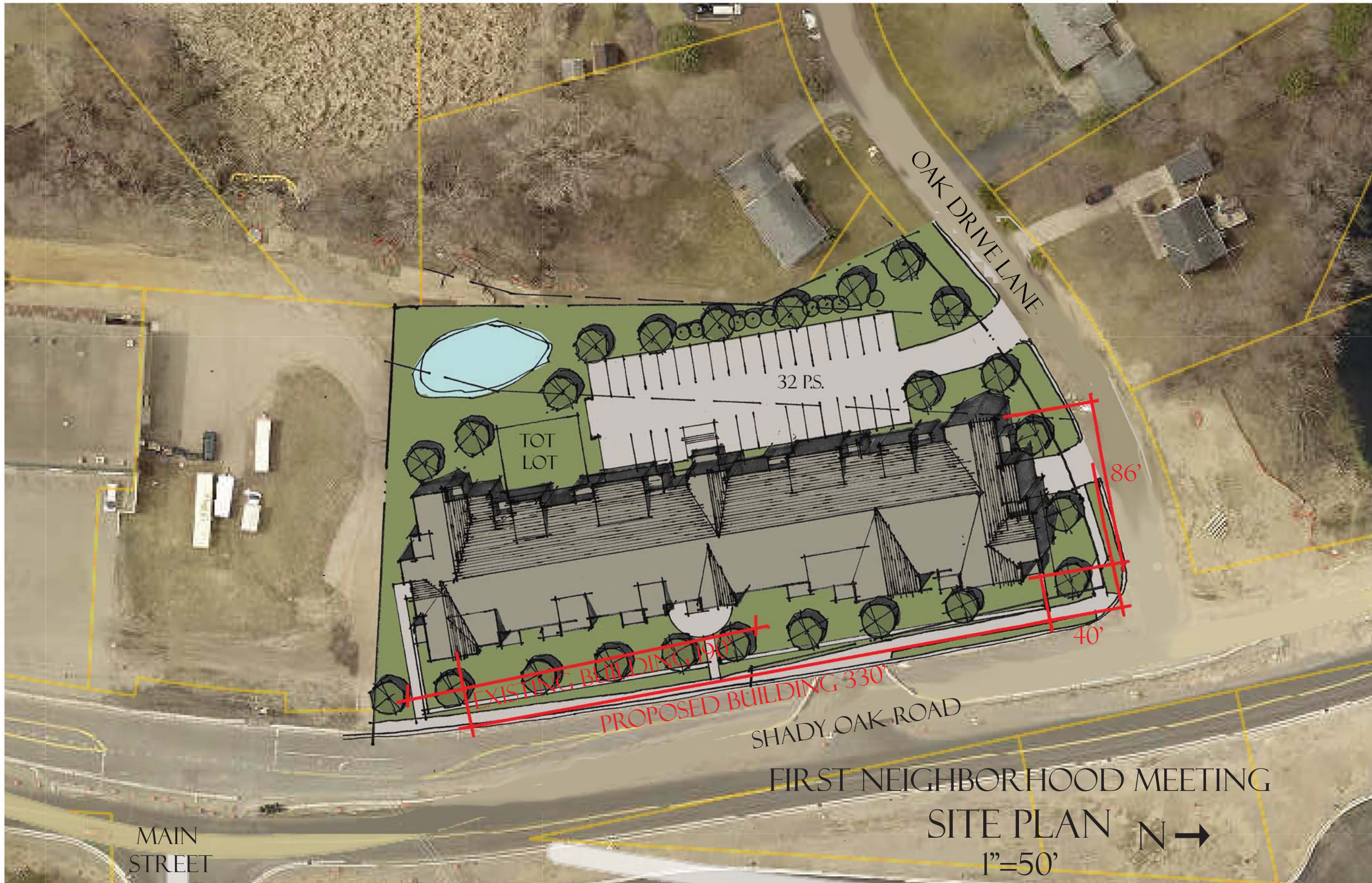
## Previous & Revised Plans





4/18/17





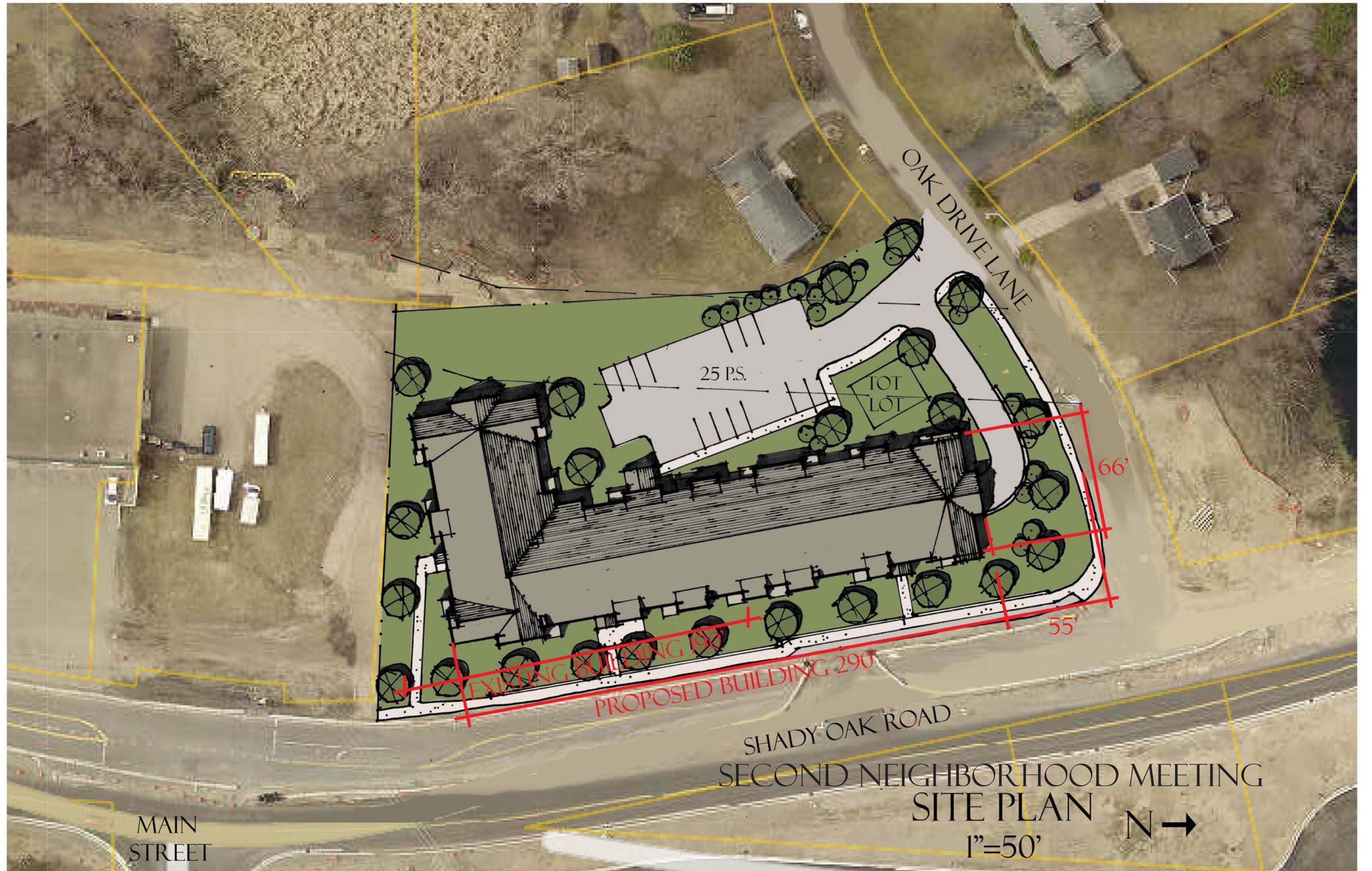
MAIN STREET

SHADY OAK ROAD

FIRST NEIGHBORHOOD MEETING  
 SITE PLAN N →  
 1"=50'

4/18/17





4/18/17





RFI CONCEPT 10/28/16

4/18/17





NEIGHBORHOOD PRESENTATION 2/7/17

4/18/17





WEST ELEVATION



SOUTH ELEVATION



OAK DRIVE LANE ELEVATION



SHADY OAK ROAD ELEVATION

NEIGHBORHOOD PRESENTATION 3/29/17

4/18/17



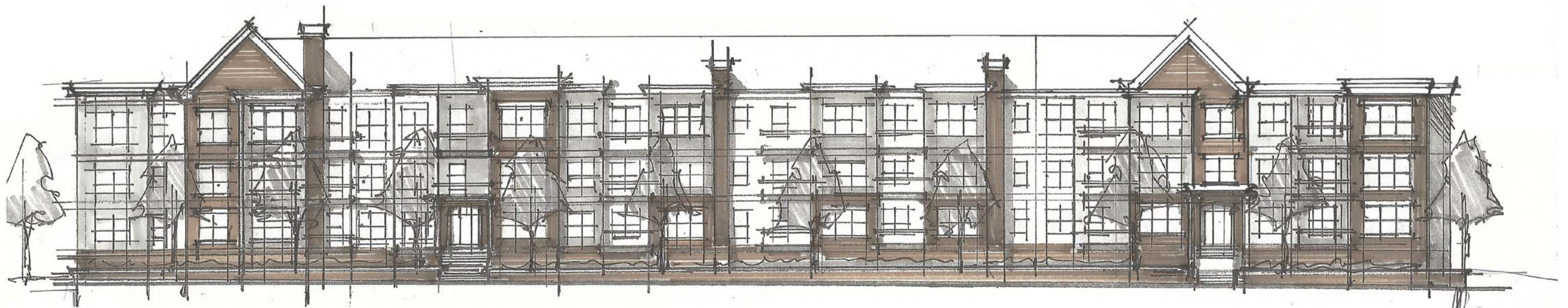
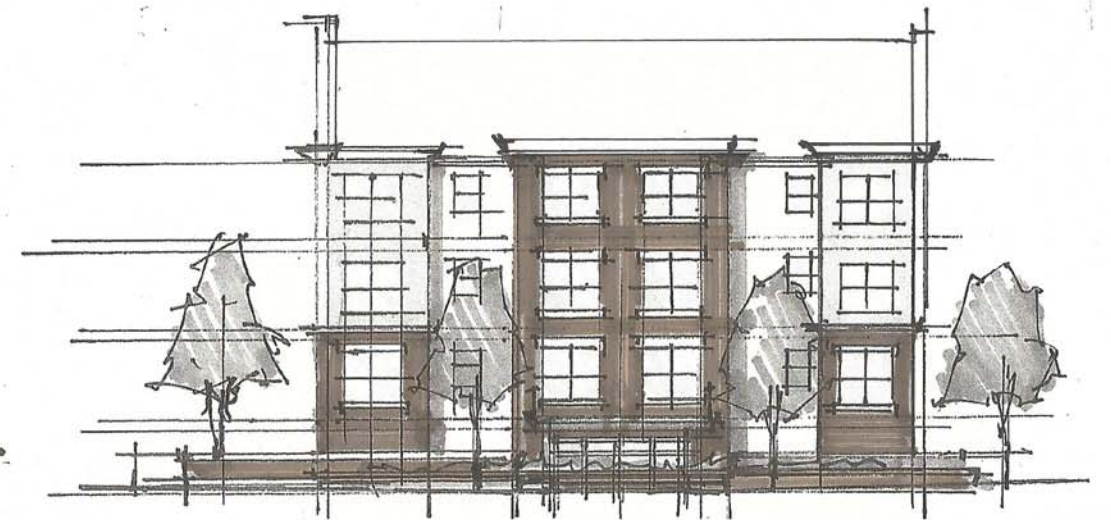


VIEW FROM MAIN STREET

NEIGHBORHOOD PRESENTATION 3/29/17

4/18/17





ALTERNATE ELEVATIONS

4/18/17





VIEW FROM MAIN STREET  
ALTERNATE PERSPECTIVE

4/18/17





VIEW FROM OAK DRIVE LANE  
SECOND NEIGHBORHOOD MEETING



VIEW FROM OAK DRIVE LANE  
FIRST NEIGHBORHOOD MEETING



VIEW FROM SHADY OAK ROAD  
SECOND NEIGHBORHOOD MEETING



VIEW FROM SHADY OAK ROAD  
FIRST NEIGHBORHOOD MEETING

BUILDING DIMENSION COMPARISON

4/18/17





BUILDING HEIGHT COMPARISON

4/18/17



Photo of Developer's Savage project, 48 units, 3 Story building



## Meeting Summaries January – April 2016

# Shady Oak Road Redevelopment Project



## MEETING #1 SUMMARY

January 13, 2016

6:00 PM – 7:30 PM

Minnetonka Community Center

### Meeting Purpose

The goal of the meeting was to introduce the project and the two sites, share information on the existing conditions, solicit questions and input on site design alternatives, and provide a schedule and next steps for the project.

### Meeting Summary

Julie Wischnack from the City of Minnetonka introduced the redevelopment project and the existing conditions at the two sites at 4292 Oak Drive Lane and 4312 Shady Oak Road. Julie then went over the frequently asked questions handout and solicited any additional questions from the attendees. Kimley-Horn, the consultant hired to assist the City on this project, presented an overview of the sites (land use, zoning, nearby projects) and ended with the project timeline and next steps. The attendees were then asked to form small groups and provide feedback and brainstorm ideas for future uses of the two sites.

### Small Group Discussion

The discussion was facilitated in three small groups and the following themes came out of the group discussions<sup>1</sup>:

Desired uses:

- Nice family restaurant
- Recreational businesses (i.e. bike rental like NiceRide)
- Parking underneath (lower level)
- Walking overpass over Shady Oak Rd.
- Ice cream shop
- Offices
- Small business (including current tenants)
- Business that closes at night
- Mixed use facility with businesses below and housing above to maximize space (*all groups supported this*)
- Uses conducive to walking
- Daycare
- Senior housing
- Something under 3 stories (*all groups supported this*)
- Same businesses or type of businesses that are currently there (*all groups supported this*)
- Brewery/local bar
- Incubator space or space to rent an office
- New housing/condos (*2 groups listed this*)
- Improvements to existing building
- Gift shop
- Coffee shop

Unwanted/undesirable uses:

- Bars/brewery (*2 groups listed this*)
- Not tall or imposing

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<sup>1</sup> Discussion topics are paraphrased

# Shady Oak Road Redevelopment Project



- Too much small retail
- Townhomes and apartments
- Large medical clinic
- Banks (*2 groups listed this*)
- CVS/Walgreens
- Franchise
- Fast food
- Industrial

## Land/site suggestions:

- Annex the empty lot south of the property
- Preference to keep parcels separate (*2 groups listed this*)
- Keep the residential parcel residential (*2 groups listed this*)
- Don't want to see development so close to the road
- Design that slows down traffic (*2 groups listed this*)
- North end entrance would be easier to access site
- Put parking lot in front
- No fence – use something natural

## General Concerns:

- Contamination from prior uses of property (soil and building) not affecting nearby properties (*2 groups listed this*)
- Ease of access by car – can there be access off of Main Street?
- Wetland impacts
- Little room for new construction
- Speeding traffic

## Comment Cards Received:

1. Because of the construction a lot of our businesses were hurt. Is it possible for the city to reimburse any of that? We had many customers complain and phone calls saying they could not find any entrance and had to leave. If it is possible for some reimbursement, what are the step and processes for us to take?



# Shady Oak Road Redevelopment Project



## MEETING #2 SUMMARY

February 11, 2016

6:00 PM – 7:30 PM

Minnetonka Community Center

### Meeting Purpose

The goal of the meeting was to review the project and the two sites, review progress to date from the first community meeting and meeting with developers, solicit questions and input on the development options, and provide a schedule and next steps for the project.

### Meeting Summary

Julie Wischnack from the City of Minnetonka introduced the redevelopment project and summarized the existing conditions at the two sites at 4292 Oak Drive Lane and 4312 Shady Oak Road. Kimley-Horn, the consultant hired to assist the City on this project, reviewed the progress to date and the approach that was used to propose possible development options. The attendees organized into three small groups to provide feedback (likes and dislikes) on the four development options.

### Small Group Discussion

The discussion was facilitated in three small groups and the following comments came out of the group discussions<sup>1</sup>:

#### 1. Multi-Family Building (3 Stories)

Likes	Dislikes
<ul style="list-style-type: none"><li>• Prefer 3 stories or less (x3)</li><li>• Residential use (x2)</li><li>• 3 stories might be ok; maybe 4 – some commercial</li><li>• Some commercial</li><li>• Underground parking</li><li>• Commercial uses</li><li>• Visibility on the street rather than parking</li><li>• Keep retail on the first floor</li><li>• Keep existing house on Oak Drive Lane</li><li>• Uses existing location</li><li>• Keep parcels separate</li><li>• Rental housing</li></ul>	<ul style="list-style-type: none"><li>• Too big (tall and width) (x2)</li><li>• Too much parking and surface parking</li><li>• Concerns about increased traffic/cars</li><li>• Don't like retail</li><li>• Move the entrance (not on Oak Drive Lane)</li><li>• Too close to street</li><li>• Concerns about increased headlights from cars exiting on Oak Drive Lane</li><li>• Doesn't fit with the rest of the neighborhood</li></ul>

#### 2. Multi-Family Building (5 Stories)

Likes	Dislikes
<ul style="list-style-type: none"><li>• Retail</li><li>• Keep existing house on Oak Drive Lane</li><li>• Keep parcels separate</li></ul>	<ul style="list-style-type: none"><li>• Too tall (x3)</li><li>• Concerns about increased traffic/cars</li><li>• Retail</li><li>• Move the entrance (not on Oak Drive Lane)</li></ul>

<sup>1</sup> Discussion topics are paraphrased

	<ul style="list-style-type: none"> <li>• Too close to street</li> <li>• Concerns about increased headlights from cars exiting on Oak Drive Lane</li> <li>• Doesn't fit with the rest of the neighborhood</li> </ul>
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### 3. Tuck-under Townhouse

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Green space (x3)</li> <li>• Least amount of units/density (x3)</li> <li>• Tuck-under/hidden parking (x3)</li> <li>• Seems to fit with neighborhood</li> <li>• Favorite out of all options</li> <li>• Less parking (in the middle of the lot)</li> <li>• Better fit</li> <li>• Height is ok</li> <li>• Less parking</li> <li>• Townhomes preferred</li> <li>• No retail</li> <li>• Detached townhomes</li> </ul>	<ul style="list-style-type: none"> <li>• Takes away existing house (x2)</li> <li>• Prefer first floor commercial</li> <li>• Multiple levels</li> <li>• Access from Shady Oak Road</li> <li>• Multi-family in a single family neighborhood</li> <li>• Commercial can be an amenity</li> <li>• Encroachment on neighborhood</li> <li>• Busy street for potential buyer (too close to street)</li> </ul>

### 4. Small Apartment Building

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Entrance on Shady Oak Road (x3)</li> <li>• Parking in the middle (x2)</li> <li>• Not too big (x2)</li> <li>• Bigger footprint/lower scale (x2)</li> <li>• Uses both accesses</li> <li>• Multiple buildings</li> <li>• Good design for parking</li> <li>• 2 apartments/2 floors</li> </ul>	<ul style="list-style-type: none"> <li>• All surface parking – looks out of character (x2)</li> <li>• Takes away existing house (x2)</li> <li>• Don't need more rental</li> <li>• Too many units</li> <li>• No green space</li> <li>• Would be OK with 20 units</li> <li>• Prefer underground parking</li> <li>• Too much traffic/congestion</li> <li>• Turning movements are difficult</li> <li>• Prefer to have underground parking</li> <li>• Dislike steps to get into unit</li> </ul>



# Shady Oak Road Redevelopment Project



## MEETING #3 SUMMARY

April 7, 2016

6:00 PM – 7:30 PM

Minnetonka Community Center

### Meeting Purpose

The goal of the meeting was to review progress to date from the two community meetings and meeting with developers, solicit questions and input on preferred landscape/architectural design elements, and provide a schedule and next steps for the project.

### Meeting Summary

Julie Wischnack from the City of Minnetonka introduced the project and staff that were present. Mike Lamb (Kimley-Horn) reviewed the progress to date, the proposed development options, and a summary of the past meetings with the neighborhood, developers, and City Council. The presentation also included a question and answer segment and a slide survey to get a sense of what type of landscape and architectural design elements the neighborhood preferred.

### Slide Survey

The attendees were provided a scoring sheet and were shown 27 slides to rate their preference from 1 through 5. 5 being the highest or best rating and 1 being the lowest or worst rating. If they felt inclined, attendees could include a description on the rating sheet about why they liked or disliked the images shown.

Some of the general comments people had on the slides included:

#### *Likes:*

- Green space
- Water features
- Craftsmen style
- Natural stone
- Boulevards

#### *Dislikes:*

- Multiple materials on the façade
- Tall buildings
- Too close to the street
- Large amounts of parking

The top three liked and disliked slides are shown on pages 2 and 3. The full results of the survey are shown on pages 4-8.



# Shady Oak Road Redevelopment Project

The three highest rated images were:



Comments:  
• Like the water feature (2x)

**1** Average Rating: 4



Comments:  
• Nice water feature  
• Waterfall  
• Rocks!

**24** Average Rating: 4.2



Comments:  
• Rocks!  
• Green  
• Nice boulder wall

**18** Average Rating: 4

# Shady Oak Road Redevelopment Project

The three lowest rated images were:



Comments:  
• Little too commercial  
• Not right for this site

**4 Average Rating: 0.9**



Comments:  
• Too much concrete (x2)

**20 Average Rating: 1.3**



Comments:  
• Needs more landscaping  
• Too tall, too Spartan  
• Too much parking in front of bldg.

**10 Average Rating: 1.8**



## Slide Survey Results



Comments:  
• Like the water feature (2x)

1 Average Rating: 4



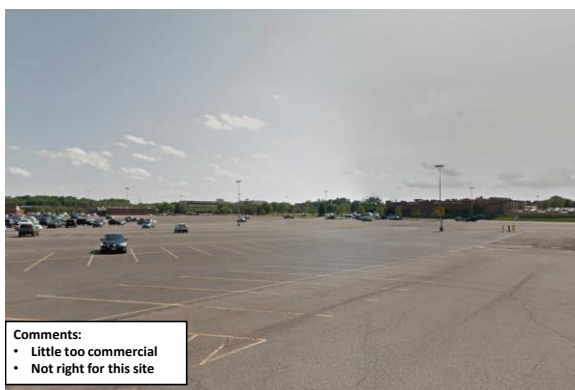
Comments:  
• Too many cars  
• Like the paved sidewalk  
• Screened parking

2 Average Rating: 3.2



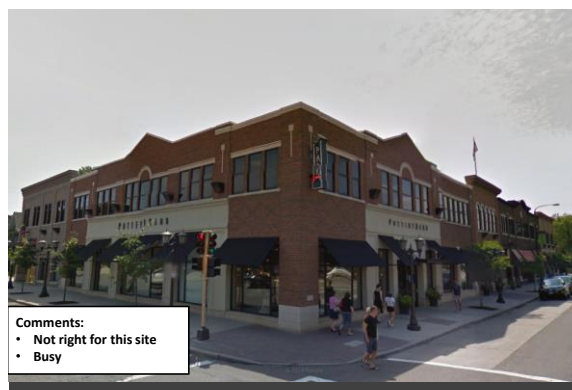
Comments:  
• Building bad, parking good  
• Nice benches  
• Park-like setting

3 Average Rating: 2.8



Comments:  
• Little too commercial  
• Not right for this site

4 Average Rating: 0.9



Comments:  
• Not right for this site  
• Busy

5 Average Rating: 2.8



Comments:  
 • Too bare  
 • Tower good  
 • Design tower

**6 Average Rating: 2.5**



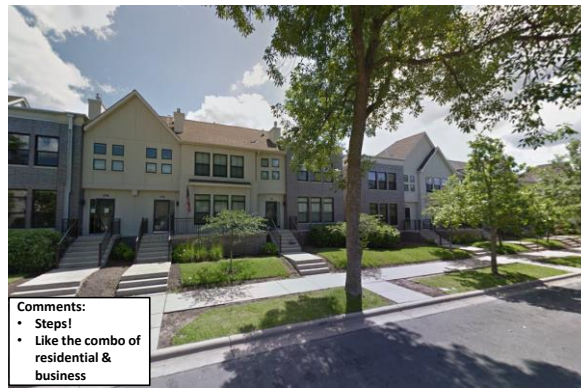
Comments:  
 • Gardens are nice  
 • Like the gardens, colorful

**6A Average Rating: 2.8**



Comments:  
 • Too much lawn, boring  
 • Like grass  
 • Too bare  
 • Like mature trees, too much lawn

**7 Average Rating: 3**



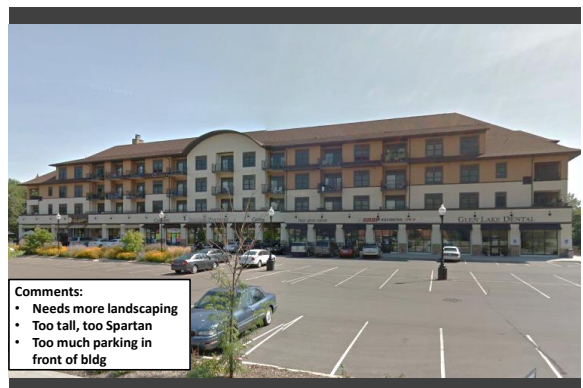
Comments:  
 • Steps!  
 • Like the combo of residential & business

**8 Average Rating: 2.7**



Comments:  
 • More trees is good  
 • Bike path

**9 Average Rating: 2.7**



Comments:  
 • Needs more landscaping  
 • Too tall, too Spartan  
 • Too much parking in front of bldg

**10 Average Rating: 1.8**





Comments:

- Too many trees
- Trees

**11 Average Rating: 3.7**



Comments:

- Dense but not obtrusive

**12 Average Rating: 2.9**



Comments:

- Design open space
- Craftsman style

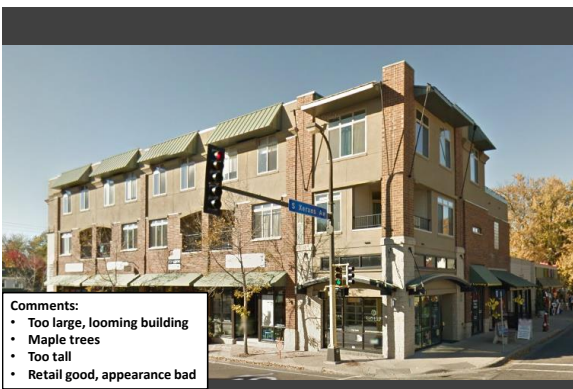
**13 Average Rating: 3.5**



Comments:

- Rocks!
- Boulders are too big
- Water

**14 Average Rating: 2.8**



Comments:

- Too large, looming building
- Maple trees
- Too tall
- Retail good, appearance bad

**15 Average Rating: 2**



Comments:

- Needs more landscaping
- Trees and green
- Rain garden?

**16 Average Rating: 2.3**



Comments:

- Too tall, too spartan
- Design
- Ugly
- Too big!
- Still too tall

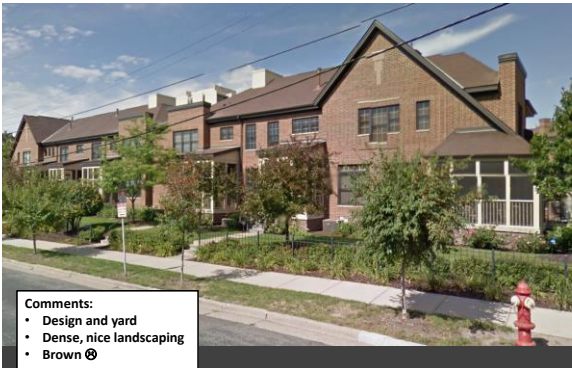
17 Average Rating: 2.1



Comments:

- Rocks!
- Green
- Nice boulder wall

18 Average Rating: 4



Comments:

- Design and yard
- Dense, nice landscaping
- Brown ☹️

19 Average Rating: 3.4



Comments:

- Too much concrete (x2)

20 Average Rating: 1.3



Comments:

- Too tall (x2)
- Way too big! ☹️
- Materials are too busy

21 Average Rating: 2.4



Comments:

- Nice trees/flowers combo
- Nice paver walkway

22 Average Rating: 3.8





Comments:  
• Too tall (x2)

23 Average Rating: 2.8



Comments:  
• Nice water feature  
• Waterfall  
• Rocks!

24 Average Rating: 4.2



Comments:  
• Too manicured  
• Yard

25 Average Rating: 3



Comments:  
• Nice common area  
• Gazebo  
• Like common gazebo

26 Average Rating: 2.5

February 15, 2017 Neighborhood Meeting

## February 15, 2017 Neighborhood Meeting

A neighborhood meeting was held on Wednesday, February 15, 2017 at the area Dunn Brothers. Approximately 40 people were in attendance. The following items were raised during the meeting:

- Stormwater – where is it going, wetland or county road “duck pond”
- What are the housing rents? Income levels?
- Site entry point? Oak Drive Lane difficult during peak hour traffic.
- How does this site fit with light rail planning?
- Is there a traffic study?
- How did the project get to 54 units?
- Hopkins is not feeling the full redevelopment impacts seen elsewhere.
- What are the building setbacks?
- Building height is more than the neighborhood.
- Will there be a rezoning?
- Would like more owners than renters. Are there options for a condo?
- What are the demographics?
- Reduce building scale to make a better fit.
- Will TIF be used? What is the effect on taxes to neighbors?
- How will neighbors interests be managed?
- Area has significant impacts from roadway. What landscaping will be incorporated?
- How will the project address seniors and those with disabilities?
- This project is nearly in Hopkins. Needs to fit here too.
- Why not a park? Why not something else?
- A 3-story building is o.k. Concerned about more renters. What if tax credits go away?
- What is the breakeven point on the project?
- Could Section 42 change to Section 8 if not successful?
- What are the construction impacts to Oak Drive?
- What happens to Chalet Pizza?
- Contaminated water during road project? How address?

February 16, 2017 Planning Commission Meeting

**B. Concept plan review for the Shady Oak Redevelopment located at 4312 Shady Oak Road.**

Chair Kirk introduced the proposal and called for the staff report.

Gordon and Wischnack reported. They recommended that the planning commissioners provide comments and feedback on the identified key issues and others the planning commission deems appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Wischnack explained that “low income” housing refers to a resident with an annual income of less than 30 percent of the area median income. Median income is \$85,000 for this area. “Affordable housing” covers a range of up to 80 percent of the area median income. The proposed rent would be between \$800 and \$1,200 a unit which would be considered 60 percent of area median income. Wischnack refers to it as “workforce housing” and the worker typically earns between \$40,000 and \$50,000 a year. Tax credits would be used to offset the affordability of the project. The proposal would not be “Section 8 housing,” but Section 8 vouchers may be used to subsidize the rent.

Knight noted that the site has a fair amount of pollution. He asked if the adjacent site on the south side would be part of the proposal. Wischnack answered in the negative.

Chair Kirk asked who pays to have the site cleaned up. Wischnack explained that there are grants available. The city would apply for a grant to fund the cleanup. The city likes to have the redevelopment grading coincide with the cleanup.

Tim Whitten, of Whitten Associates, and Mike Roebuck and Mike Waldo, of Ron Clark Construction and Design, the development team, introduced themselves. Mr. Whitten stated that he is excited to work on the site since it is located in Minnetonka. He pointed out a large stormwater management easement located on the site. The site has a grade challenge and access restricted to Oak Drive Lane. The most efficient way to access the proposed three-story building with 54 units and structured parking would be straight in from the end. The site today is mostly impervious surface. There would be 59 enclosed parking stalls and 32 surface parking stalls. The grade dictated the site's design. The proposal would reduce the site's amount of impervious surface. A lot of green would be added. Even though the amount of stormwater runoff would be decreased, a rain garden would still be added to clean the stormwater. The concept plan shows the mass and scale of the building. The architectural features would provide a transition from existing residential to a commercial area. The focus would be to keep the main roof at a low pitch and stay within scale. Landscaping details would be worked out. Ron Clark is known for exceeding landscaping requirements. He was available for questions.

Calvert confirmed with Mr. Whitten that brick in brown tones and cement-board detailing would be the idea for the exterior.

Mr. Waldo explained that 54 units would allow for a full-time caretaker on site and on-site manager. He would like more than 54 units, but that would be a little tight.

Chair Kirk invited anyone present to comment.

Andy Braun, 4408 Crawford Road, asked for the purchase price of the site, the selling price of the site, the cost of the development, and how much profit would be expected from the rent of the units. He thought residents of the three-story building would be able to see his residence. He was concerned for his property's value, public safety, and his wellbeing. "The record" shows that the comments were "less than three stories." He asked if "Section 8" could apply.

Elizabeth Miller, 4408 Crawford Road, stated that she spoke on behalf of four of her neighbors. Her landscape would be degraded by the scope of the project. They received the information a couple weeks ago. The homeowners are invested for the future. A park or green space was off the table for discussion. The neighbors would take the loss on their property values, happiness, and safety.

Ann Aanestad, 4255 Oak Drive Lane, stated that she was concerned with the height of the proposed building. The surrounding houses are ramblers, one-story,



and modest-style houses. The underground parking would make the building four stories. It would not fit the housing in the area. The nearest park is over a mile away. There is not enough green space to accommodate 54 units. The proposal would cause grid lock in the area. The apartment building would not be appropriate in the area. It would not fit.

Chris Aanestad, 4255 Oak Drive Lane, stated that the building looks like it is four stories with the roof. It does not fit with the character of the neighborhood at all. He preferred owner-occupied. He did not know why townhomes would not be considered. He asked for the size of the lot and how many townhomes would be feasible. He thought 10 townhomes would allow the city to recoup its money. Traffic is a huge issue. This is the only access out of the neighborhood.

Kyle Holm, 4234 Oak Drive Lane, was worried about the stress 54 units would put on the school systems. The size of the building would be doubled. He asked if lowering the number of units could decrease rent because an on-site manager would not be funded. The rent would still be high. He is investing in his house. He agreed that something needs to happen on the site, but he is worried about his resale value.

David Cousins, 4531 Greenwood Drive, stated that he did not see a complete line of justification. He asked what more needs to be done with the process and how urgent is the redevelopment. He asked for the tax consequences for the city and county.

Mr. Braun asked if the \$800 to \$1,200 range included subsidies. He was concerned with headlights hitting a house near the site. He questioned why all options were not on the board to begin with.

Ellen Cousins, 4531 Greenwood Drive, requested that action be tabled for a couple years until the lite rail has been operating to see what would be the best use of the property. She saw no reason to develop the property. The proposal would ruin the neighborhood.

Mr. Braun said that the site is very visible on a main corridor. Something commercial that would be a public resource would be more appropriate than residential. Residential housing should be located further from the corridor.

Ms. Miller confirmed that commissioners had something that she previously submitted.

Nathan Toldts, 4231 Oak Drive Lane, stated that he was concerned with the size of the building, number of units, and traffic. He would prefer something smaller that would provide more of a transition to the single-family residences.

Receiving public comments was concluded.

Chair Kirk noted that this concept plan is tentatively scheduled to be reviewed by the city council at its meeting on February 27, 2017.

Chair Kirk explained that the planning commission looks at the land use issues of each proposal, not the financial aspects. Wischnack stated that the purchase price for both properties was \$1.9 million. The sale price is unknown and will not be public information until it is included in the agenda report and reviewed by the city council for approval of the sale at a city council meeting. Of the \$1.9 million paid for the Shady Oak project, \$900,000 was returned to the city. When the city council purchased the property, the purpose was to solve a road improvement issue. The city council has purchased other properties for parks, but not this site.

Mr. Waldo explained that apartment buildings financed with tax credits or any other source is required to allow a Section 8 voucher to be used based on the rent being charged. He estimated 5 to 12 percent of the units would have a renter utilizing a voucher. He noted voucher users are some of the best tenants because the participants do not want to risk losing the voucher.

Gordon noted that the site is located in the Hopkins School District. The school district would be better able to estimate the number of school-age children in the area. Bus routes are planned during the enrollment process. He estimated that a school bus would travel past the site.

Gordon explained that redevelopment has always improved surrounding property values in Minnetonka. A residential apartment building pays the highest rate of property taxes. There is a commercial use underperforming next door. An underperforming commercial use next door could decrease surrounding property values.

Chair Kirk reviewed comments from the public including concern with the size of the building and traffic issues related to Oak Drive Lane and Shady Oak Road.

Calvert clarified that the site is currently zoned for a commercial use. Gordon confirmed that the site is guided by the comprehensive guide plan for commercial and its zoning district is B-2, which would allow offices, gas stations, and fast-

food restaurants with a drive-through window. The proposed zoning change would be a less intensive district than a commercial district.

Calvert asked how a 54-unit apartment building would fit with the city's housing goals. Gordon reviewed the housing gaps analysis that projected 1,250 units would be located within a half mile of the Shady Oak SWLRT station.

Wischnack reviewed options considered for the site. The city's goal of purchasing the site was not to make money. It was necessary for the Shady Oak Road improvement project. The city hopes to break even when it is sold.

Powers confirmed with Wischnack that a commercial use could apply to be located on the site, but never did. Wischnack explained that staff met with developers representing each type of use and all of them determined that the location would not be good for retail or commercial. A pharmacy may be the only viable commercial use.

Calvert confirmed with Wischnack that the adjacent house would not be included in the proposal.

Knight thought that the proposal probably is too big, has too many units, and would add to the traffic problems.

Calvert was concerned with the mass. She was excited that the building would be moved away from the road and create green space. Having an on-site manager is important, but she thought that the building would be too big.

Powers did not think the proposal would fit into the neighborhood. Headlights into the house and traffic on Oak Drive Lane are serious issues. He did not like the concept plan.

Calvert clarified that the proposal would provide "affordable housing." She has no aversion to renters who utilize vouchers.

O'Connell stated that he knows of developments that provide Section 42 housing and the buildings are well maintained and attractive. He stated that multi-family housing should be located on a busy, arterial road. The issue with access to travel north is real and the proposal would increase that problem. The use of the site is better as multi-family residential than its current zoning. The site is an eyesore. It would benefit the neighborhood to fix it.

Sewell felt that apartments would be an appropriate use, but the scale of the building may not fit and could adversely impact the neighborhood.

Chair Kirk noted that the utility easement limits what can be done on the site. The proposed building would be too tall and long. There would be no transition from the proposed building to single-family residences. The entrance would need to be on the west side to provide better traffic flow. There should be no more than one driveway off of Oak Drive Lane.

Chair Kirk thanked the neighbors for their attendance.

**9. Adjournment**

***Sewell moved, second by Calvert, to adjourn the meeting at 9:33 p.m.  
Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary

## February 27, 2017 Council Meeting

Bergstedt moved, Wiersum seconded a motion to grant the license. All voted "yes." Motion carried.

**14. Other Business:**

**A. Concept plan review for the Shady Oak Redevelopment located at 4312 Shady Oak Road**

Wischnack gave the staff report.

Mike Waldo, Ron Clark Construction, said the company really likes the site and has enjoyed working with the city. During the concept plan review process the developer was trying to understand what the neighborhood, planning commission and council was looking for. He felt that the apartment use was a great transitional zoning.

Tim Whitten, Whitten Associates, said currently pretty much the entire site was covered by impervious surface. There was an opportunity to add a lot of green space. The current building was a walkout on the west side. The proposal would put a parking structure in place of the walkout. He said there was an easement on the west side that defined the site. The building can't go past that. A number of different options were looked at as they prepared to respond to the request for information. Everything they looked at came back to the same location on the property with one structured building. The solution they are looking at works hard to fit into the available space. The hope is to push the building close to Shady Oak Road to create an urban feel.

Whitten noted there were around 50 people who attended the neighborhood meeting and he was appreciative of the respectful discussion. In looking at the site there was a significant grade difference from the south to the north. The only realistic access was on Oak Drive Lane. This would work well since the site tipped that way. In the middle of the surface parking was the main entrance to the building. A lot of grade needs to be raised to provide the handicap accessibility. This provides the opportunity to cover the structured part of the building. The center of the building on the main floor would be the common area amenities. The idea was to promote direct access for residents to get to the Shady Oak Road sidewalk so they can take advantage of mass transit. There would be ample space for bikes in the building.

Ann Aanestad, 4255 Oak Drive Lane, said the roadway off Shady Oak Road was actually preferred but because property to the south of the proposed building was privately owned, it could not be purchased. Due to the reconstruction of Shady Oak Road there already was a lot of traffic



coming from the upper neighborhoods into her neighborhood. She said the proposed building would cause massive traffic concerns and was too big. The building was surrounded by wetlands that already were disturbed by the road reconstruction. She said the wetlands should be preserved. She asked that the city consider making it into a preserve area to preserve water quality and the wetlands.

David Cousins, 4531 Greenwood Drive, said the consensus at the neighborhood meeting was there wasn't a lot of support for the project. The building as rendered looks nothing like the other buildings in the area. He said planning commissioners made comments about the site continually being looked at as some type of transitional site, but the height of the building was too much. There were several comments about too much mass. There were also concerns about the traffic situation. He suggested re-thinking what should be done with the site.

Elizabeth Miller, 4408 Crawford Road, said she shared the same concerns as the other two testifiers including traffic issues. The area needed more community development as it was cut off from any nearby amenities such as parks. She felt that option was taken off the table from the very beginning. She said one of the planning commissioners agreed that the project would hurt neighborhood property values. Sustainable agriculture was something the city was lacking. Nationwide there are school to garden programs that are very positive to the community.

Kyle Holm, 4234 Oak Drive Lane, asked what the developer was thinking the roof peak height would be. His house's roof peak height was 19 feet and he thought this was comparable to the rest of the neighborhood. He said the foundation size of the proposed building would double from the current building. He shared the concerns about traffic. The neighborhood was starting to turn over with a lot of young families so he liked the idea of gardening for the property.

Wagner noted the other property was not being included at this point and asked for more information about that. There had been a lot of discussion during the council study session about whether to include the other property as part of this project and the council seemed to be split on the issue. Wischnack said that on the original submission there were townhomes placed on the location. Because of the neighboring single family homes staff felt it seemed odd to place a twin home on the property. It could still be added to the plan.

Wiersum said the fact the city owned both the parcels it begged the question if there could be more creativity with the transition. He asked what options existed, given the easement, to bridge the two properties in a

way that made sense. Whitten said it would be a terrific opportunity to use both properties as one if not for the easement between the two. The variety of different site solutions would have been extraordinary. Wiersum asked what the dollar value was for the smaller lot. Wischnack said the average house value in the neighborhood was \$205,000. Wiersum said while the ideas for a park were nice, \$1.9 million for a one acre park seemed too spendy but maybe using the separated property creatively to create an amenity might take the sting out of the some of the options being considered.

Allendorf said his recollection of the council's discussion during the study session was the same as Wagner's. He thought the majority of the council was leaning on looking at a proposal that would use both properties not together, because of the easement, but the townhouse idea on the west property provided a good transition into the neighborhood. He asked if it was anticipated a traffic study would be done if the project moved forward. Wischnack said a traffic study along with all the environmental work and storm water analysis would be done if the project proceeded. She noted there had been discussion about gaining access off the Mainstreet and those discussions would continue.

Ellingson said during the neighborhood meeting it was pointed out it was possible to turn left or right on Oak Drive Lane but it was difficult to turn left especially during rush hour. He questioned how the traffic would be directed to Mainstreet.

Acomb said housing made sense for the site. She had concerns about the size of the building compared to the single-family homes and businesses in the area. The multi-level housing in Hopkins along Mainstreet doesn't have such a large look. She drove the neighborhood earlier in the day and said it was a charming neighborhood. She thought it would be a great place to live given the proximity to the light rail station. There were parts of the plan she appreciates like the green space and the bicycle accommodations. She had concerns about circulation on the site and the two access points. She recalled the discussions about including the other property and at the time it was more appealing to her than it currently was. There's no buffer between the building and the neighborhood. She liked the idea of having some open space.

Wagner said this location was studied by the council for a number of years. The council had always considered the area as part of the light rail walkshed. The discussion was about ensuring this site was attractive and blended in with what the future of the corridor will be. It will not fit in with the current strip mall or the empty lots. The council would love to have open space everywhere but that wasn't why this particular parcel was

purchased by the city. He thought the site outlived its life as a commercial site and housing was appropriate. He was not as concerned with the 54 units because the other options looked had even more units. He liked the look that made it feel more "townhome-ish" versus the current look with one entrance that looked too "apartment building-ish." He would like to have it feel more residential in the look.

Bergstedt said there were a lot of constraints on the site. When the city purchased the property, it was not done with the intention to have a park and he thought residential was appropriate. It looked like a very urban apartment building with its proximity to the road. If there was a way to soften the look and make it look more "townhome-ish" that would be good. His biggest concern was with the traffic. If people can't easily and safely get on to Shady Oak Road then the number of units and how well the building was designed didn't matter. He noted the site was a contaminated site and asked how that would be addressed with whatever was developed on the site and how that would be funded. Wischnack said the site cleanup was part of the negotiation. With other contaminated sites the city applied for available funding from the county, state and Metropolitan Council. Typically, the cleanup was done as part of the development process. The cleanup can't be done without removing the building and contaminated soil. Currently staff was writing the response action plan. This had to be done regardless of how the site was developed.

Wiersum said a number of things had been looked at for the property. The proposal for 54 units was the smallest that was looked at other than the townhomes, which simply were not feasible. If done right, 54 units would work if the traffic works. He looked at the stacking on Oak Drive Lane as being an issue. He said looking at the multi-unit buildings the council approved during the last five years, many of them very attractive buildings, he has never driven by one and thought, 'that's smaller than I expected it would be.' For him that was a challenge. With the peaked roof, even though from a zoning standpoint it was a three-story building, he could understand the concerns that it looked like a four-story building. He challenged the architect to make the building look smaller. He said the site could be developed as commercial, but residential was less intrusive. Whatever ultimately was approved would be a dramatic improvement over what exists today. He wouldn't want to live next to what currently is on the site. The traffic study would tell a lot and would likely reveal some issues. He would like the building to have less scale and mass so it looked smaller.

Schneider said the use of housing and the potential to do workforce housing on the site was a great advantage for the city. It was very difficult to do and there was a certain critical mass needed to attract the attention

of the funders to make it happen. He thought 54 units was about the right number and would not push for a two-story building or a significantly different footprint. His guess was the traffic study would show the streets can handle traffic, and there would be a wait and a challenge with the people parked in the garage exiting during rush hour. He strongly suggested losing the efficiency of having the driveway go in direct but rather going in to the west. He would be willing to grant a parking variance because it would serve the neighborhood and make the development better. Having the driveway that close to the intersection was problematic. He also suggested widening the city street so there was a right turn in and left turn out. He said the current design while very attractive but lost some of the charm and "wow" factor that was initially shown. For him there were a couple of options. One was going forward with what was currently shown with a little less pitched roof to reduce the appearance. Another option would be adding a front porch and a patio to the first level units facing Excelsior Boulevard. This would be a huge benefit to the character and look.

Wischnack said the next steps would be to have more neighborhood meetings and another concept plan review.

**15. Appointments and Reappointments:**


**A. Appointment of advisors for the 2017 Local Board of Appeal and Equalization**

Schneider moved, Bergstedt seconded a motion to approve the appointment of Mr. Powers, Ms. Frost, Mr. Kriedberg and Ms. Miller as advisors for the 2017 Minnetonka Local Board of Appeal and Equalization. All voted "yes." Motion carried.

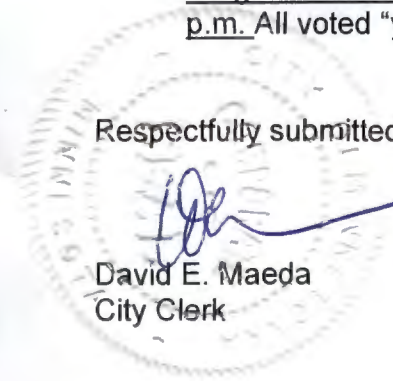
**16. Adjournment**

Bergstedt moved, Wiersum seconded a motion to adjourn the meeting at 8:29 p.m. All voted "yes." Motion carried.

Respectfully submitted,



David E. Maeda  
City Clerk



March 27, 2017 Council Meeting  
Petition with Comments



**8. Citizens Wishing to Discuss Matters not on the Agenda**

See Next Page

Chris Aanestad, 4255 Oak Drive Lane, said the key strategies and major goals listed on the city's website stated the city "would support a well-planned, responsible community development carefully balancing individual property rights with community-wide interests while respecting the unique character of Minnetonka's neighborhoods." It also stated "supporting business retention and expansion and attracting new businesses to help the private sector be economically competitive." He said city's plan to build a 54-unit apartment building on the Shady Oak Road property it purchased would differ from all the other one-story buildings along that stretch of Shady Oak Road and would be too massive. There would be a big loss of privacy and safety for residents in Minnetonka and Hopkins.

Geri Massengill, 4272 Oak Drive Lane, said the neighbors have been alarmed at how quickly the proposed multi-story, high-density apartment building was moving forward. She said the neighbors have been loud and clear that the apartment building did not fit into the neighborhood and was too big and tall. There already were excessive traffic problems due to the road reconstruction and the closure of multiple access points. Adding 50 to 100 more cars would not help. Natural resources were hurt by the Shady Oak Road reconstruction as hundreds of mature trees were removed. The site plan only shows a few trees along the parking lot. If it was meant for multi-family living, the place children would end up playing would be on Oak Drive Lane or they would cross four lanes of traffic to get to the park in Hopkins. She encouraged the planning commission to continue its objections to the plan and for staff to listen to the concerns. She asked that meetings not be held during business hours because it made it difficult for people to attend.

Rebecca Aspelund, 4237 Oak Drive Lane, said she moved into the neighborhood for the community, security, safety and beautiful nature that the city offers. Since the trees were removed for the road reconstruction she can now see all the traffic from her kitchen window. She used to hear

birds and now all she hears is traffic. It makes her sad that the whole neighborhood could be wrecked by adding the traffic from the apartment building.

Elizabeth Miller, 4408 Crawford Road, presented a petition and said as she had been going door to door to collect signatures she was hearing similar comments to those brought up by those who had spoken before her. She noted there were traffic issues on her side of the neighborhood as well. At all the meetings neighborhoods indicated they did not want a three story building.

Barone noted there was an upcoming open house to review the revised concept plan. She said the city had not received a formal application from the developer. Once a formal application is received it would go through the formal public hearing process.

Ann Aanestad, 4255 Oak Drive Lane, submitted additional petitions and noted the proposal had really brought the neighborhood together.

Ellen Cousins, 4531 Greenwood Drive, said a couple of things caught her eye reading the meeting notes from February 6. She noted Schneider had commented about liking the "urban feel" of another development. Similar comments were made about the Shady Oak project. She questioned when Minnetonka became a community with an urban feel. She also noted comments Schneider made during the February 6 meeting about petitions and sometimes there wasn't a lot of meat behind the petition. She asked what kind of meat was needed for a petition to be meaningful. Schneider said when the city gets a petition signed by 100 people stating they were opposed to something because they didn't like it, it was not that useful. What is meaningful is substantive information and specific facts. The neighbors who spoke earlier had brought up some factual concerns like traffic and view shed. He said his comments about urban feel were not that the city was going to become a city with an urban feel. There were certain sites around the city that would benefit from some urban feel.

Kyle Holm, 4234 Oak Drive Lane, said the emails received from the city's development page on the website include just the neighborhood meetings and not planning commission and council meetings.

Schneider said there were several comments about the neighbors not knowing about the concept plan or wanting to have known sooner. He noted over a hundred residents have been involved and there wasn't even a formal application yet. He was surprised by comments from residents saying they hadn't been notified when so many people have turned out and been engaged already.

Wiersum said before the city started using the concept review process, a neighborhood typically would not know about a proposal until a formal application was submitted. The city has been very purposeful in increasing the engagement and awareness. There was no proposal. If people were opposed to something it was an idea being discussed. The city welcomed the engagement. The community was better when people got involved. A proposal for a 54-unit apartment building would probably be submitted but it wasn't a certainty. All he knew was he had seen a concept plan and what came forward would be different than what he had seen. He said the city council agenda was posted on the website every week.

**PLEASE SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT  
SHADY OAK RD and OAK DRIVE LANE**

**BACKGROUND:**

The City of Minnetonka is considering a 54 Unit, 3+ story apartment building, on the site of 4312-4342 Shady Oak Road. We oppose this and any other redevelopment on this site that has height, high-density and major safety and traffic issues.

This proposed apartment building would blight the skyline and impact the local character and living conditions of the existing neighborhoods throughout this area.

This site is currently zoned commercial with no change to its status in the Minnetonka Comprehensive plan.

New and existing buildings (commercial & residential) along Shady Oak Road are all one story/low profile. We do not want to start a precedent of allowing oversized, multi-story buildings.

With the construction of Shady Oak Rd complete, we see the negative impact it has already had on local traffic. Further study and options need to be evaluated for this site. Rushing to develop this, based on old data and former traffic patterns, will have irreversible consequences.

*Wm* **PLEASE SIGN THIS PETITION!** *Wm*

We, the undersigned, say NO to large, high-density housing on this parcel. We demand the city re-evaluate the use of this site in regards to the Minnetonka Comprehensive Plan and forbid the construction of tall buildings on this site.

Online Petition  
<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

J.A. Christensen	218 West Park Rd	3/11/17
Marut Bleck	226 W. Park Rd	3-11-17
Bruce Swanson	4066 Wyndham Hill Dr	3/11/17
Tabella Swanson	4066 Wyndham Hill Dr	3-11-17
Brad Herman	4043 Wyndham Hill Dr	3/11/17
Jim Brown	235 W. PARK RD	3-11-17
Jim J. J.	207 W. Park Rd	3-11-17
Hubert Larson	210 21st Ave N	
Goy Vollbrecht	226 21st ave	
Madison Thomas	238 21st Ave N	3/11/17
Clayworth Walker	230 21st Ave N	





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Luke Hoekinson	4401 Crawford Rd		3-11-17
Jobe Theis	4425 Crawford Rd		3-11-17
Tom Salzer	91709 BRADFORD RD		3-11-17
Nancy Thompson	11717 Bradford Rd		3-11-17
Kevin Anderson	11801 Bradford Rd		3-11-17
Thomas Gleason	11809 Bradford Rd		3-11-17
Blanca Giron	11901 Bradford Rd		3-11-17
Danilo Pinto	11901 Bradford Rd.		
Joana Giron	11901 Bradford Rd		3-11-17
Jack Peterson	11905 Bradford Rd		3-11-17
Katrina Bohach	11913 Bradford Rd		3-11-17



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Name	Address	Signature	Date
Chris Aanestad	4255 Oak Drive Lane	<i>Chris Aanestad</i>	3/10/17
Ann Aanestad	4255 Oak Drive Lane	<i>Ann Aanestad</i>	3-10-17
Debra Gartley	12015 James Rd	<i>Debra Gartley</i>	3/10/17
Carol Lemke	12100 Robin Circle	<i>Carol Lemke</i>	3/10/17
<i>J. L. O'Connell</i>	12015 JAMES RD	<i>JIM GARTLEY</i>	3/10/17
STEVE COOK	12000 JAMES RD	<i>Steve Cook</i>	3-10-17
Kathy Cook	12000 James Rd	<i>Kathy Cook</i>	3-10-17
Pat Farber	4309 Fairview Ave.	<i>Pat Farber</i>	3/10/2017
Kevin Thuermer	12107 James Road	<i>Kevin Thuermer</i>	3/10/2017
May K Thuermer	12107 James Rd	<i>May K Thuermer</i>	3/16/2017
Barbara	11900 James Rd.	<i>Barbara</i>	3/11/2017
Beverly Yurky	12031 Townview Rd	<i>Beverly Yurky</i>	3-11-2017





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Name	Address	Signature	Date
Marie Robinson	2032 mainstreet Hopkins		3/25/17
Peggy Robinson	2032 Mainstreet Hopkins		3/25/17
Pat Johnson	11942 Bradford Road, Minnetonka		3/25/17
Allison Bittner	4371 Briarwood Ln MN		3/15/17
KEN BITTNER	4371 BRIARWOOD LN MN		3/25/17
Shawn McNulty	16 19th Ave N Hopkins, MN		3/25/17
Bridgett McNulty	16 19th Ave N, Hopkins MN		3/25/17
Robert G Moore	4416 Briarwood Drive 55343		3/25/17
Josma Strate	5417 Pompano 55343		3/25/17
Jim Reintz	4252 Oak Drive Lane 55343		3/25/17
Debra Gartley	12015 James Rd		3/25/17
Jim GARTLEY	12015 JAMES RD		3/25/17



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Name	Address	Signature	Date
Kim Toldt	4231 OAK DR. LN. MTKA 55343		3/25/17
NATHAN Toldt	4231 OAK DR. LN, MTKA 55343		3/25/17
Tammy Peterson	3608 Woody LN MTKA 55305		3/25/17
Emma Peterson	3608 Woody LN MTKA. 55305		3/25/17
David Cousins	4531 Greenwood Drive MTKA <sup>55343</sup>		25 March 2017
Beth Miller	4408 Crawford RD		3/25/17
JEFF NISKA	11934 JAMES ROAD		3/25/17
Bennett Lang	13107 Greenwood Rd		3/25/17
Jim Bennett	12609 Greenwood Trail <sup>MTKA 55343</sup>		3/25/17
Britta Lang	13107 Greenwood Rd <sup>MTKA 55343</sup>		3/25/17
Nicole Harger	108 17th Ave. N Hopkins		3/25/17
Kim Aarnestad	4255 Oak Drive Lane <sup>MTKA 55343</sup>		3/26/17



**PLEASE SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT  
SHADY OAK RD and OAK DRIVE LANE**

**BACKGROUND:**

The City of Minnetonka is considering a 54 Unit, 3+ story apartment building, on the site of 4312-4342 Shady Oak Road. We oppose this and any other redevelopment on this site that has height, high-density and major safety and traffic issues.

This proposed apartment building would blight the skyline and impact the local character and living conditions of the existing neighborhoods throughout this area.

This site is currently zoned commercial with no change to its status in the Minnetonka Comprehensive plan.

New and existing buildings (commercial & residential) along Shady Oak Road are all one story/low profile. We do not want to start a precedent of allowing oversized, multi-story buildings.

With the construction of Shady Oak Rd complete, we see the negative impact it has already had on local traffic. Further study and options need to be evaluated for this site. Rushing to develop this, based on old data and former traffic patterns, will have irreversible consequences.

**PLEASE SIGN THIS PETITION!**

We, the undersigned, say NO to large, high-density housing on this parcel. We demand the city re-evaluate the use of this site in regards to the Minnetonka Comprehensive Plan and forbid the construction of tall buildings on this site.

Online Petition

<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

Name	Address	Signature	Date
Alex & April Lower	4025 Oak Drive Ln	Alex Lower	3/25/17
Andy Braun	4408 Crawford Ad,	Andy Braun	3-25-17
Tom Knutson	4286 Oak Drive Lane	Tom Knutson	3-25-17
John Hawkins	4280 OAK DR LN	John Hawkins	3-25-17
MARK BRAUER	4266 OAK DR LN	Mark Brauer	3-25-17
CHRIS BERGMAN	4295 OAK DRIVE LN	Chris Bergman	3/25/17
Megan Bergman	4295 Oak Drive LN	Megan Bergman	3/25/17
Jason Breise	4245 Wilson Street	Jason Breise	3/25/17
ETHAN MILLER	138 ASHLEY ROAD	Ethan Miller	3/25/17
Sheryl Longnecker	2361 Fairview Lane, Mound, MN	Sheryl Longnecker	3/25/17
KATIE LANDSMAN	5470 THREE POINTS BLVD, MOUND	Katie Landsman	3.25.17
Abby Longnecker	40716 Tower Street, St. Boni. MN 55375	Abby Longnecker	3.25.17

**PLEASE SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT  
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Online Petition

<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

Name	Address	Signature	Date
Monte Franklin	4076 Tower St <sup>Saint Paul MN 55115</sup>		3/25/17
Rebecca Aspelund	4237 OAK DR Lane MTKA		3/25/17
Kyle Holm	4239 Oak DR IN MTKA		3/25/17
Jean Lang	4408 Bearwood Dr		3/25/17
Abby Holm	4234 Oak Drive Lane <sup>Minnetonka</sup>		3-25-17
Thomas L Stecker	5524 DOMINICK		3/25/17
Teri West	55424		I
Allison Goulson	12617 James Rd <sup>MTKA MN</sup>		3/25/2017
David Goulson	.. ..		3/25/2017
Mitch Aspelund	4237 OAK DR Lane		3/25/17
Victoria Farley	11906 Bradford Rd		3/25/17
James R Farley	5900 Wynok Lane 55345		3/25/17



**PLEASE SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT  
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**Online Petition**

<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

Patricia Johnson	11942 Bradford Road	Minnetonka, MN	55343
John Gunn	11814 Crawford Rd	Minnetonka, MN	55343
Bob (Be)	4300 Crawford Rd	MINNETONKA MN	55343
Susan M. Selk	4506 Crawford Rd	Minnetonka, MN	55343
Don Betty	4512 Crawford Rd	Minnetonka MN	55343
J. Mark	11806 BRADFORD RD	ITIKA MN	55343
K. Redmond	11900 Bradford Rd	WPKA MN	55343
Samuel (Mark)	11900 Bradford Rd	MIKA, MN	55343





Comments:

1. John Hawkins

4280 Oak Drive Lane, Minnetonka

Mar 13, 2017

We do not want this apartment for all the reasons stated.

2. Norman Irgens

4246 Oak Drive Lane, Minnetonka

Mar 12, 2017

We do not need an apartment complex at this location. The rise in traffic will be terrible.

3. Jeri Massengill

4272 Oak Drive Lane, Minnetonka

Mar 12, 2017

I am strongly opposed to this proposed development. I have lived on Oak Drive Lane with my family for almost 15 years. This proposed high density apartment building will have too many residents with too many cars. The tall, large footprint building is too high and so looks down on and blocks the view from nearby properties. This development will also result in increased traffic problems for our neighborhood. No, no, no.

4. Abbey Holm

4234 Oak Drive Lane, Minnetonka

Mar 12, 2017

I hate the proposed plan. It would be devastating to the neighborhood.

5. Thomas Knutson

4286 Oak Drive Lane, Minnetonka

Mar 11, 2017

I agree that this Building proposal looks out of place for our region and that using the existing entrance and exit from Oak Drive Lane to Shady Oak with the quoted density is not acceptable. Then this Shady Oak Rd 4 lane project first was proposed was not the planners objective to limit access to this thoroughfare.

6. Nathan Toldt

4231 Oak Drive Lane, Minnetonka

Mar 11, 2017

This proposal is too large for the area.

And the traffic for any new development on this site needs to go through the stop light, not directly onto Oak Drive Lane to avoid traffic congestion.

---

7. Jennifer Bauer

4266 Oak Drive Lane, Minnetonka

Mar 11, 2017

To large. Does not fit the area.

Mixed use would be better.

8. Mark Bauer

4266 Oak Drive Lane, Minnetonka

Mar 11, 2017

To high density.

9. Jessica Brandt

Minnetonka

Mar 10, 2017

I do not want this many people at the edge of my quiet and safe neighborhood. It would also create additional traffic issues on Shady Oak and would be an eye sore as it doesn't match the area.

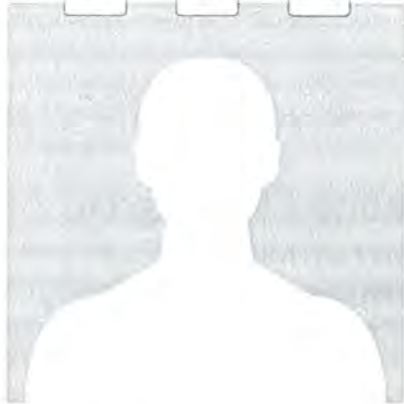
Share 0



# SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT SHADY OAK RD and OAK DRIVE LANE

180 signatures Goal: 1,000

0 Shares



Andy Braun ( )

180 Signatures

Goal: 1,000



**SIGN PETITION**



## **SAY NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT SHADY OAK RD and OAK DRIVE LANE**

\*\*\*Minnetonka Residence, for tracking purposes, please identify yourself as a "Resident of Minnetonka." For privacy purposes please don't include your personal contact information. Please contact your representative directly! \*\*\* We encourage all members of the community to sign and contact your local representatives

### **BACKGROUND:**

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### **PLEASE SIGN THIS PETITION!**

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Link to the City's project webpage.

<https://eminnetonka.com/current-projects/planning-...>

## 1 HIGHLIGHT

**March 9**

We are now live!


## 64 COMMENTS

Filter ▾



Anonymous

Mar 16, 2017

upvote  Mar 16, 2017  
reply show

I am a Minnetonka resident.

Tara Buettner United States, Saint Paul

Mar 14, 2017

upvote  Mar 14, 2017  
reply show

NO TO HIGH DENSITY RESIDENTIAL APARTMENT AT SHADY OAK RD and OAK DRIVE LANE



G burdick United States, Hopkins

Mar 14, 2017



Mar 14, 2017

upvote reply show



Anonymous

Mar 13, 2017



Mar 13, 2017

upvote reply show



Andy Braun United States, Minneapolis

Mar 13, 2017



Mar 13, 2017

upvote reply show

This is just another push by the UNELECTED met Council to increase the urban density for a LRT that likely won't be built!

We have already seen a significant increase in traffic to the side streets over the years and especially since the redesign of Shady Oak. Since 1st Street was closed as an available exit from Shady Oak, that traffic now attempts to jump the waiting line on Shady Oak to Hwy 7 East by exiting on 2nd Street. Depending on Shady Oak congestion 2nd street is frequently a raceway during rush hour. An increase in population density (with an increase in vehicle traffic) in the immediate area along Shady Oak is going to further increase traffic and noise to (previously quiet) side streets. I oppose the proposed high density residential apartment at 4312-4342 Shady Oak. Higher population density in the area is not going to be good for the neighborhood.

\*\*\*Minnetonka Residence, for tracking purposes, please identify yourself as a "Resident of Minnetonka." For privacy purposes please don't include your personal contact information. Please contact your representative directly! \*\*\*





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John Hawkins United States, Hopkins

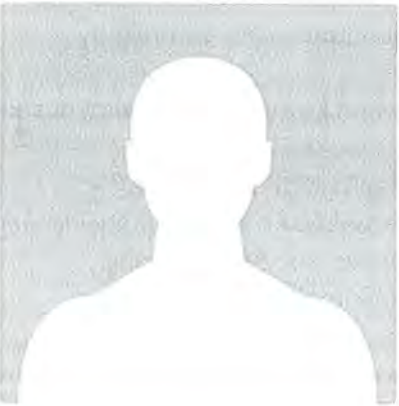
Mar 13, 2017



Mar 13, 2017

upvote reply show

We do not want this apartment for all the reasons stated.



Daniel Browning United States, Hopkins

Mar 13, 2017



Mar 13, 2017

upvote reply show

I am concerned about excessive congestion and traffic issues.



Andy Braun United States, Minneapolis

Mar 13, 2017



Mar 13, 2017

upvote reply show

\*\*\*!!!PLEASE CONTACT YOUR REPRESENTATIVES!!!\*\*\*

This is ultimately in the hands of the City Council, and its up to us to make our voices heard!

MINNETONKA:

First Name Last Name Address Phone email Title

Terry Schneider 952-939-8389 tschneider@eminnetonka.com Mayor

Dick Allendorf 952-820-1656 dallendorf@eminnetonka.com Council Member, At

Large, seat A  
 Patty Acomb 952-807-8635 pacomb@eminnetonka.com Council Member, At  
 Large, seat B  
 Bob Ellingson 612-741-5706 bellingson@eminnetonka.com Council Member  
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 Tony Wagner 612-382-5212 twagner@eminnetonka.com Council Member Ward 2  
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 Commission  
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 Environmental Health Specialist  
 Michael Greene 952-939-8280 mgreene@eminnetonka.com Environmental  
 Health Specialist

-----  
 HOPKINS

First Name Last Name Address Phone email Title  
 Molly Cummings 952-933-4452 mcummings@hopkinsmn.com Mayor  
 Katy Campbell 612-293-5711 kcampbell@hopkinsmn.com Council

Jason Gadd 612-839-7030 jgadd@hopkinsmn.com Council  
Kristi Halverson 952-935-3865 khalverson@hopkinsmn.com Council  
Aaron Kuznia 952-913-6582 akuznia@hopkinsmn.com Council

Mike Mornson 952-548-6301 mmornson@hopkinsmn.com City Manager  
Ari Lenz 952-548-6303 alenz@hopkinsmn.com Assistant City Manager

Dave Johnson 952-939-8203 djohnson@eminnetonka.com Recreational Service Director  
Jay Strachota 952-548-6372 jstrachota@hopkinsmn.com Streets and Parks Superintendant

Steve Sadler 952-548-6350 sstadler@hopkinsmn.com Public Works Director

Kersten Elverum 952-548-6340 kelverum@hopkinsmn.com Director of Economic Development & Planning  
Shannon Smith 952-548-6341 ssmith@hopkinsmn.com Economic Development & Planning Secretary

ParkBoard parkboard@hopkinsmn.com



Steve Smith United States, Milwaukee  
Mar 13, 2017

← Mar 13, 2017  
upvote reply show

Please keep the history of Mtka planning as is.



Anonymous  
Mar 13, 2017

← Mar 13, 2017  
upvote reply show

I do not personally want more pedestrian and car traffic near my home. This end of town is NOT designed for high density housing. Don't forget that the developers of this property, no matter how kind they may seem, are in this to make a buck and not to create housing for lower income families. Follow the money...

Drew Cohen United States, Minneapolis  
Mar 13, 2017





← Mar 13, 2017

upvote reply show

The last thing Hopkins needs is more generic apartment complexes. The placement of this complex will also take away the views as well as the "neighborhood feel" many of the residents in this part of town live here for. Unacceptable.

Tammy Poplawski United States, Minnetonka

Mar 13, 2017



← Mar

upvote reply show 13,

2017

Not needed in this area.

Jeff Poplawski United States, Minnetonka

Mar 13, 2017



← Mar 13, 2017

upvote reply show

No more appts needed in this area.

Anonymous

Mar 12, 2017



← Mar 12, 2017

upvote reply show

The market value of my house dropped \$22,000 (approx 10%) in the two years the Shady Oak Rd project was completed. Thanks Minnetonka council members. The aesthetic and peaceful appeal of the neighborhood dropped significantly. Thanks Minnetonka council members. Loss of trees, widened roads, poor design have all contributed to noise, unsafe conditions and excess speed & traffic in the area & neighborhoods. Thanks Minnetonka council members. We are now surrounded by new business that don't care about residents, much unlike the previous family-owned business that did care. Thanks Minnetonka council

members. Daily, I see semis, delivery trucks & Domino's drivers cut through Bradford Rd because they want to save 10 seconds. Thanks Minnetonka council members. I watch Hopkins put up privacy fences to help residents while Mtka puts up split rail fences. I watch Hopkins listen to residents while Mtka takes notes but does nothing different. Thanks Minnetonka council members. A year later we still wait for promised trees to be planted and damaged yards from semi drivers to be fixed. Thanks Minnetonka council members. Please don't approve another giant building that doesn't fit into the area or is needed. Stop targeting the Hopkins School District with your affordable housing - it's needed in the Minnetonka School District and you know it. It's time to actively listen to neighborhood input even though we are working middle class. Follow the current single-story building design & zoning plan, enlighten yourselves with Myron Orfield & Met Council's research and do the right thing. Pushing the working middle class backwards is not the answer. This is exactly why people voted for Trump. No one wants more of that. Last thought - Dump Minnetonka Domino's.



G Terrell United States, Minnetonka

Mar 12, 2017



Mar 12, 2017

[upvote](#) [reply](#) [show](#)

This space needs to a Park...for generations to enjoy! The city of Hopkins should buy this land and then designate a Park space. Keep some of the old, open space as you turn down main street in Hopkins from Shady Oak Road.



Norman Irgens United States, Hopkins

Mar 12, 2017



Mar 12, 2017

[upvote](#) [reply](#) [show](#)

We do not need an apartment complex at this location. The rise in traffic will be terrible,

Andy Braun United States, Minneapolis

Mar 12, 2017



Mar 12, 2017

[upvote](#) [reply](#) [show](#)

I understand folks are having some trouble signing. Sorry about that, we're attempting to resolve. Perhaps try a different web browser? or clear your browser cache, cookies or history?



Andy Braun United States, Minneapolis

Mar 12, 2017



Mar 12, 2017

upvote reply show

<http://sailor.mnsun.com/2017/03/06/tonka-considers-shady-oak-redevelopment/>



Jeri Massengill United States, Minnetonka

Mar 12, 2017



Mar 12, 2017

upvote reply show

I am strongly opposed to this proposed development. I have lived on Oak Drive Lane with my family for almost 15 years. This proposed high density apartment building will have too many residents with too many cars. The tall, large footprint building is too high and so looks down on and blocks the view from nearby properties. This development will also result in increased traffic problems for our neighborhood. No, no, no.



Anonymous

Mar 12, 2017



Mar 12, 2017

upvote reply show

This community does not need more apartments or low income housing. With all of the apartments going up Hopkins is over saturating the rental market. These buildings are eye sores. If you want to build something there build something that will get people with money to come spend it in Hopkins.



Frank Sago United States, Minneapolis





Mar 12, 2017

← Mar 12, 2017  
upvote reply show

This is not the answer for low income housing. How about buy out the lot on the corner of Hopkins crossroads and excelcior and put them there. The restaurants dint seem to be working there. Or build up over the restaurants???



Abbey Holm United States, Bolingbrook

Mar 12, 2017

← Mar 12, 2017  
upvote reply show

I hate the proposed plan. It would be devastating to the neighborhood.



Anonymous

Mar 12, 2017

← Mar 12, 2017  
upvote reply show

Minnetonka, please stop developing every last square inch of real estate into its alleged highest and best use. Keep your fingers off of mature communities. Residents know best what their community requires. People's interest must always trump monied interests.



Anonymous

Mar 12, 2017

← Mar 12, 2017  
upvote reply show

My husband Mike Pennella also says NO WAY!

Anonymous



Mar 11, 2017



Mar 11, 2017

upvote reply show

We just bought our house last year. It's our first. We bought in an up and coming neighborhood with good prospects because those are the considerations of homebuying. I am concerned about the property value dropping, as one commissioner admitted it might in an article I read. We are paying tons of special taxes for this Shady Oak project already, I hope our voices are heard.



Thomas Knutson United States, Saint Paul

Mar 11, 2017



Mar 11, 2017

upvote reply show

I agree that this Building proposal looks out of place for our region and that using the existing entrance and exit from Oak Drive Lane to Shady Oak with the quoted density is not exceptable. Then this Shady Oak 4 lane project first was proposed was not the planners objective to limit access to this thoroughfare.



Anonymous

Mar 11, 2017



upvote reply show

Mar 11, 2017

Need a bigger area!



Erin Herdina United States, Hopkins

Mar 11, 2017



Mar 11, 2017

upvote reply show

This project is not appropriate for area.

Mike Nordquist United States, Hopkins



Mar 11, 2017



Mar 11, 2017

upvote reply show

I live across the pond. I, like most, endured the never ending Shady Oak project. I was also upset at the loss of all of the oak trees, which kept me from looking at the road and area of the proposed housing project. Though I agree something needs to be done, this is definitely not the answer for our neighborhood or community.



David United States, Minneapolis

Mar 11, 2017



Mar 11, 2017

upvote reply show

No on the low income residential multi story!



Nathan T United States, Hopkins

Mar 11, 2017



Mar 11, 2017

upvote reply show

This proposal is too large for the area.  
And the traffic for any new development on this site needs to go through the stop light, not directly onto Oak Drive Lane to avoid traffic congestion.



Jennifer Bauer United States, Minneapolis

Mar 11, 2017



Mar 11, 2017

upvote reply show

To large. Does not fit the area.  
Mixed use would be better.

Mark Bauer United States, Minneapolis





Mar 11, 2017



upvote reply show

Mar 11, 2017

To high density.



Linda Stageberg United States, Minneapolis

Mar 11, 2017

1



Mar 11, 2017

upvote reply show

Stay with plan. Don't approve new buildings.



Jessica Mutunga United States, Minneapolis

Mar 11, 2017



Mar 11, 2017

upvote reply show

Please consider other options that can make Hopkins better for existing residents.  
Thanks.



Tim Grant United States, Minneapolis

Mar 11, 2017



upvote reply show

Mar 11, 2017

Local residents first

Adam Amato United States, Hopkins



Mar 11, 2017  
←  
upvote reply show  
Mar 11, 2017  
No



Gregory C Pope United States, Minneapolis

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

I know we have a dearth of low income housing available, and i don't oppose it. I do oppose any kind of high density housing. We moved out here from Lake Harriet to get away from the traffic and density. The monstrosities along Minnetonka Blvd are anathema to why we moved here in the first place. They ruin the whole patina of the Minnetonka, Hopkins experience. Please stop it.



Mary jensen United States, Hopkins

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

Agree with no zoning change for this building.



Tim Greeley United States, Saint Paul

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

Do not change the character of shady oak road with high density housing.



Patricia Gustafson United States, Hopkins

Mar 10, 2017



Mar 10, 2017

upvote reply show

Definitely does not fit in the area of single family homes. Our elected representatives need to listen to us.



Wendy Dorn United States, Atlanta

Mar 10, 2017



Mar 10, 2017

upvote reply show

Please do not build this in our area. We want to preserve Hopkins and keep its citizens safe.



Jesse Donat United States, Plymouth

Mar 10, 2017



Mar 10, 2017

upvote reply show

It would be so out of place in the middle of our single family homes it has no place in our neighborhood.



Kristi Ryan United States, Saint Paul

Mar 10, 2017



upvote reply show

Mar 10, 2017

No

Anonymous





Mar 10, 2017

← Mar 10, 2017  
upvote reply show

Please do not build this - the negative affects are not worth it - please keep this area clean. Why would you want to create this sort of disruption in the community.

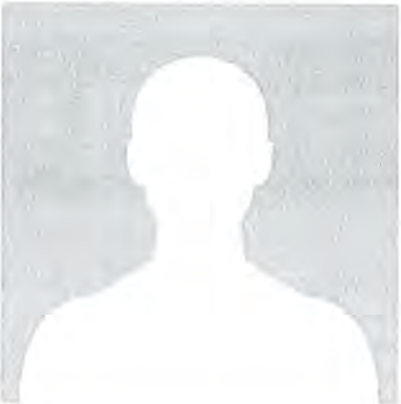


**GREG SMITH** United States, Hopkins

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

PLEASE DO NOT DO THIS!!! WE DO NOT WANT TO HAVE ANOTHER BLAKE ROAD AND ALL THE PEOPLE PROBLEM'S THAT'S HAPPENING DOWN THERE. SHADY OAK ROAD IS FINALLY GETTING NICE & FULL OF GOOD BUSINESS'S THIS WOULD RUIN IT!!!  
GREG



**Cheryl Niska** United States, Hopkins

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

No - traffic is already an issue between Oak Drive Lane and Shady Oak and that will only make it worse.



**Jessica Brandt** United States, Minneapolis

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

I do not want this many people at the edge of my quiet and safe neighborhood. It would also create additional traffic issues on Shady Oak and would be an eye sore as it doesn't match the area.

**Susie Jose** United States, Minneapolis



Mar 10, 2017

← Mar 10, 2017  
upvote reply show

Shady Oak Rd is to busy a road to have an apartment building with a children's play area.



**Anonymous**  
Mar 10, 2017

← Mar 10, 2017  
upvote reply show

No! We choose to live here because of the lower density and the quiet natural areas. Shady Oak is already heavily populated with masses of quadplexes and other businesses. Please do not ruin the area by oversaturating it.



**Adam Ketcher United States, Hopkins**  
Mar 10, 2017

← Mar 10, 2017  
upvote reply show

I am strongly against a high density living structure being built due to the negative impacts it will have on the nieghbor hood.



**Sarah United States, Minneapolis**  
Mar 10, 2017

← Mar 10, 2017  
upvote reply show

This will negatively impact the single family homes in the surrounding area. Traffic, noise and light pollution as well as a lack of a play space for kids are my main concerns. The building of high density housing is unnecessary as there is so much already within a few blocks of the Hopkins border.

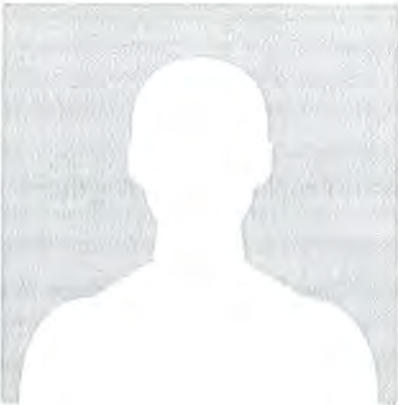
**Rebecca Sago United States, Saint Paul**



Mar 10, 2017

← Mar 10, 2017  
upvote reply show

We did not buy our properties with an apartment in our view for a reason!!! Why would we want it now! Are you willing to relocate the residents who are against this???

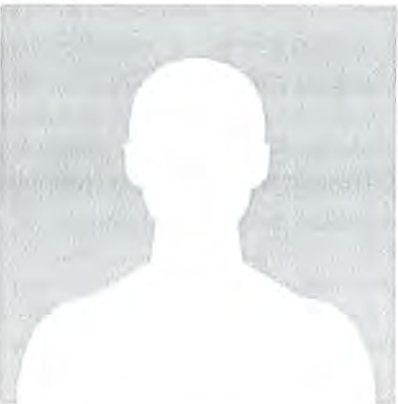


Nick knutson United States, Minneapolis

Mar 10, 2017

← Mar 10, 2017  
upvote reply show

I strongly am against this! Hopkins is a nice low key area and to "upgrade" this area will drive the mom and pop stores it for good. It will give the feel of it being rich and will increase traffic to an area that is not meant. For that kind of traffic. It is a. If safety issue.



Evan Gray United States, Hopkins

Mar 10, 2017

← Mar 10,  
upvote reply show 2017

I hereby sign this petition.



Cinda Mowers United States, Minneapolis

Mar 10, 2017

←  
upvote reply show  
Mar 10, 2017

I am opposed.

Michael Jorgensen United States, Hopkins





Mar 10, 2017



Mar 10, 2017

upvote reply show

Drive this stretch of road and decide for yourself if a 3story structure belongs here. Drive anywhere in downtown Hopkins/Minnetonka border and put yourself in the shoes of a homeowner that would be affected by this proposed project. You'll lose a lot of the DNA that contributes to this beautiful neighborhood.



Roxanne Kiely United States, Saint Paul

Mar 10, 2017

1



Mar 10, 2017

upvote reply show

Just leave the neighborhood alone. It's not fair to the people already living there!



Denise Jorgensen United States, Hopkins

Mar 09, 2017



Mar 09, 2017

upvote reply show

Please no multi level, high density development. This is a small quaint community and high density developments are changing the reason people like it here.



Nancy Mattoon United States, Minneapolis

Mar 09, 2017



Mar 09, 2017

upvote reply show

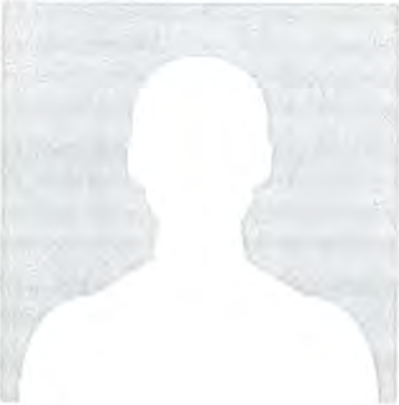
I don't believe that this is the right thing for our neighborhood. Traffic and safety issues are enormous as well as the building itself. It's too large for that space.

Marie Robinson United States, Minneapolis



Mar 09, 2017  
←  
upvote reply show  
Mar 09, 2017

No



REBECCA CASHIN United States, Saint Paul  
Mar 09, 2017

← Mar 09, 2017  
upvote reply show

Will ruin Hopkins/Minnetonka small town look and bring more trashy buildings into Hopkins. I'm off work today because of drugs being done in a building that is already in Hopkins of that sort and I left work because I didn't want to be exposed. This isn't the first time either!



Andy Braun United States, Minneapolis  
Mar 09, 2017

←  
upvote reply show  
Mar 09, 2017

We can do better!



Anonymous  
Mar 09, 2017

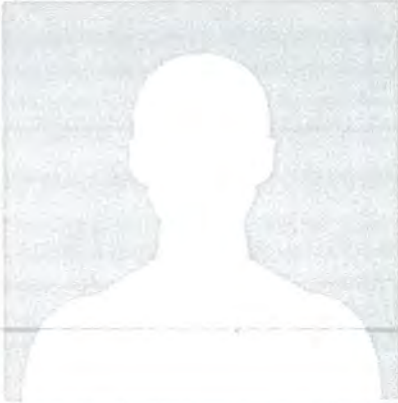
← Mar 09, 2017  
upvote reply show

Residents should have a say in community development!

Sign in to comment

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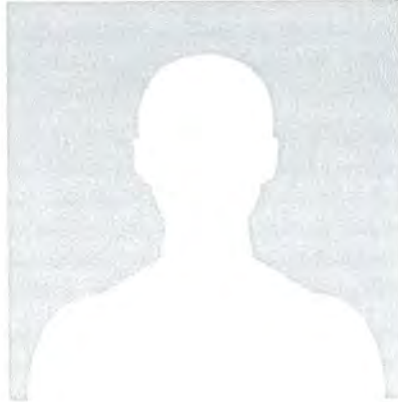
# 180 SIGNATURES



23 hours ago  
Mary Hall United States  
23 hours ago



2 days ago  
Ryan United States  
2 days ago



3 days ago  
Vincent Buettner United States  
3 days ago

3 days ago  
Tara Buettner United States  
3 days ago





3 days ago  
Jennifer Hawkins United States  
3 days ago



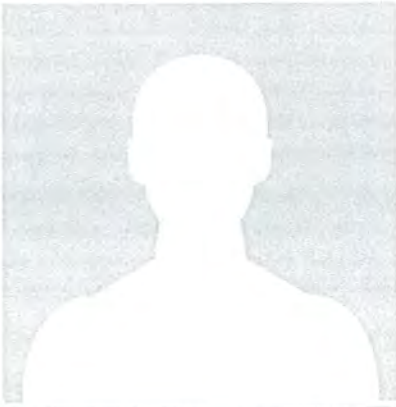
4 days ago  
G burdick United States  
4 days ago



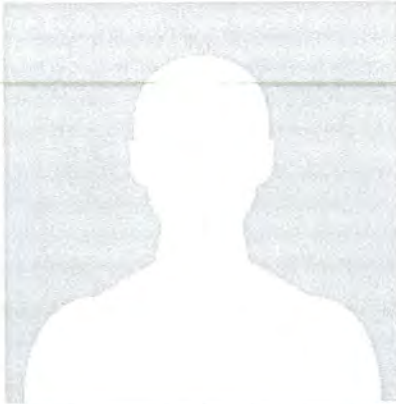
4 days ago  
Ellen Cousins United States  
4 days ago



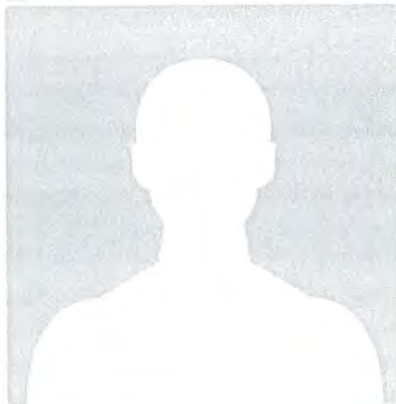
4 days ago  
John Hawkins United States  
4 days ago



4 days ago  
Daniel Browning United States  
4 days ago



4 days ago  
Steve Smith United States  
4 days ago



4 days ago  
Drew Cohen United States  
4 days ago



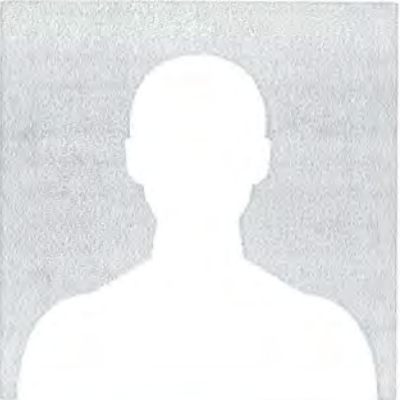
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Abbie Seba United States  
4 days ago



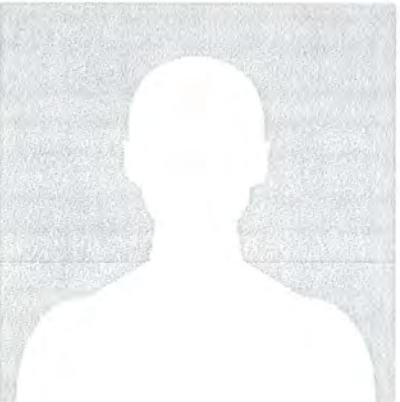
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Tammy Poplawski United States  
4 days ago



4 days ago  
Jeff Poplawski United States  
4 days ago

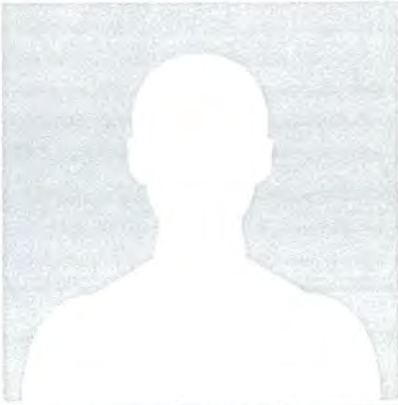


5 days ago  
Joan United States  
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5 days ago  
Chris Bergman United States  
5 days ago

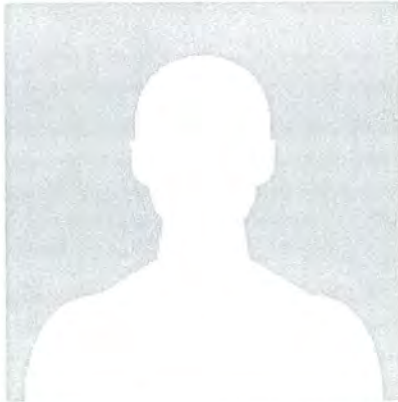




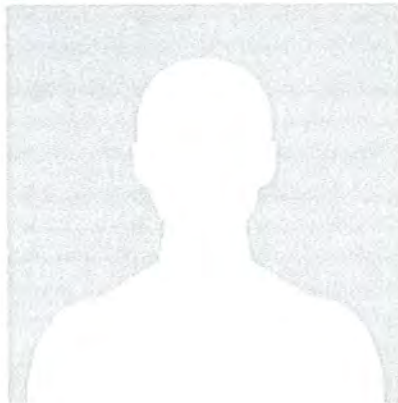
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Frank sago United States  
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Kelly Kempf United States  
5 days ago



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Jean Hedlund United States  
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Kim Toldt United States  
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G Terrell United States  
5 days ago



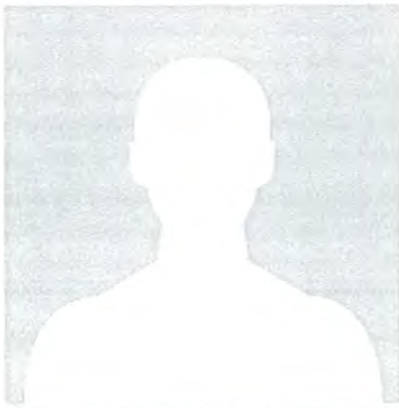
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Norman Irgens United States  
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Megan Bergman United States  
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Jeri Massengill United States  
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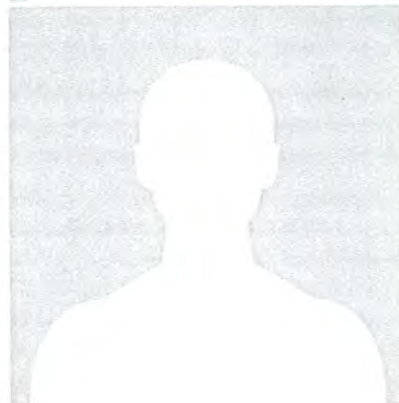
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Dave Horner United States  
5 days ago



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Brandi Westbrook United States  
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Malcolm Vinger United States  
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5 days ago  
lucy lyons United States  
5 days ago





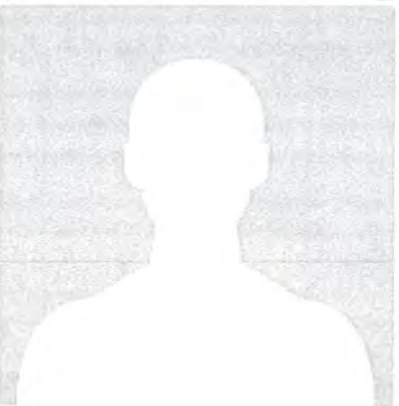
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Kelly Barta United States  
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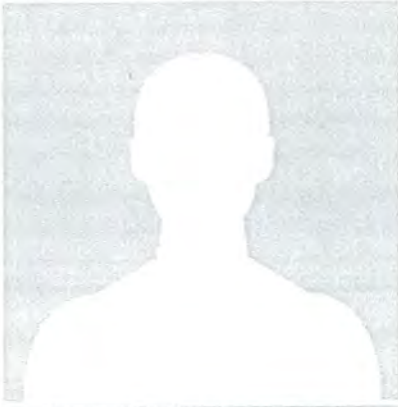
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Camille Christopherson United States  
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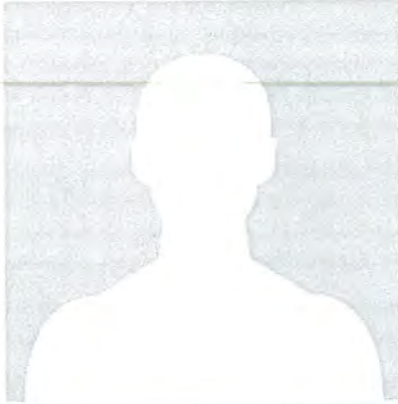
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Sara Beers United States  
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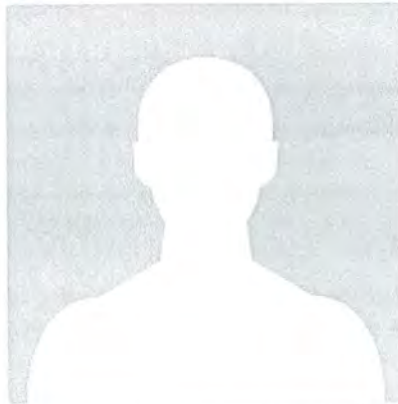
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Laura Elliott United States  
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Alexander Browning United States  
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Meleah Beddor United States  
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Frank Sago United States  
5 days ago



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Marty Finke United States  
5 days ago



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Robin McDougal United States  
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Abbey Holm United States  
5 days ago

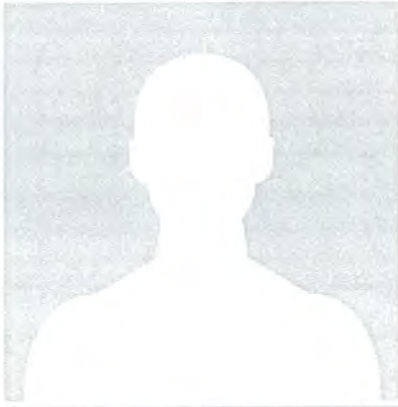


5 days ago  
Katie Roeber United States  
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Matt McEathron United States  
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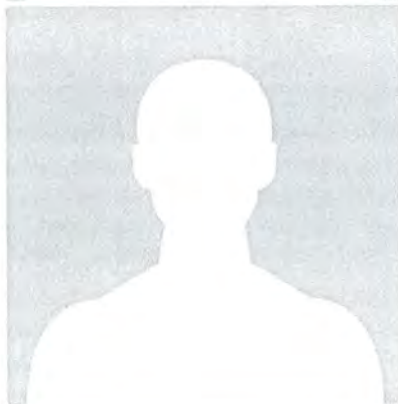




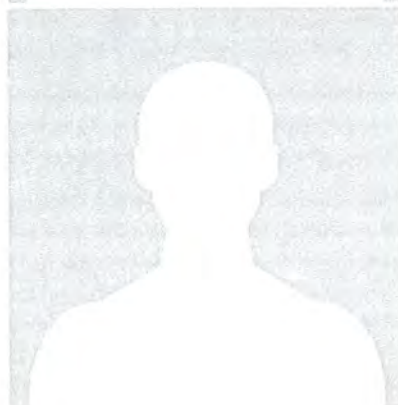
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Layla Gibson United States  
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Roy E Wirth United States  
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Pat and Dave Hamilton United States  
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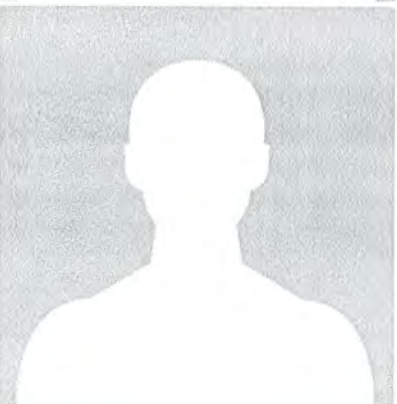
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Chris Kalogerson United States  
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Thomas Knutson United States  
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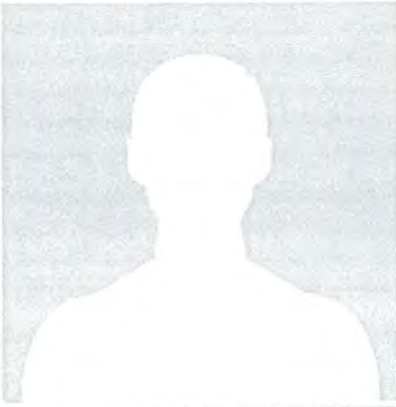
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Jennifer Indermaur United States  
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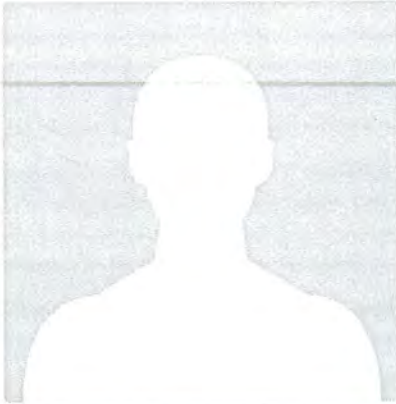
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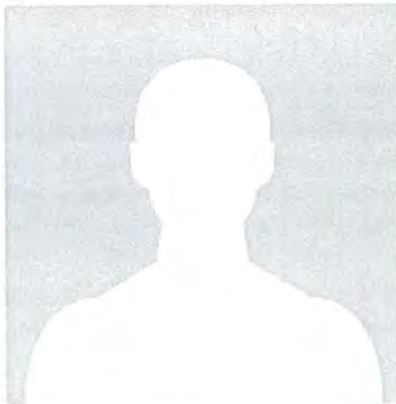
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Erin Herdina United States  
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Kyle H United States  
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Janet Labrecque United States  
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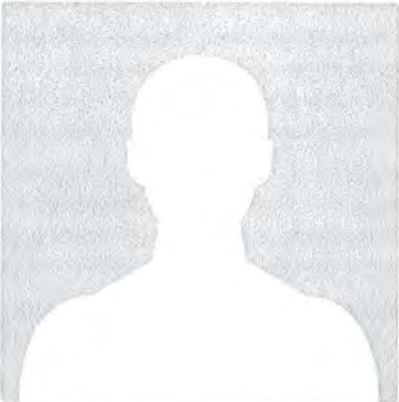


6 days ago  
Steve Olson United States  
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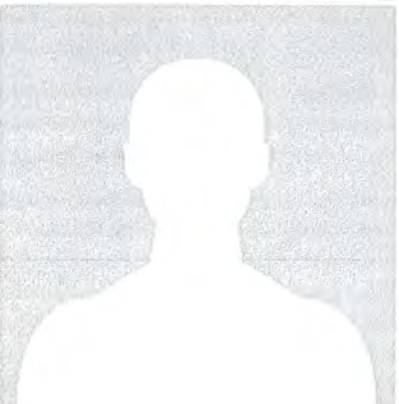
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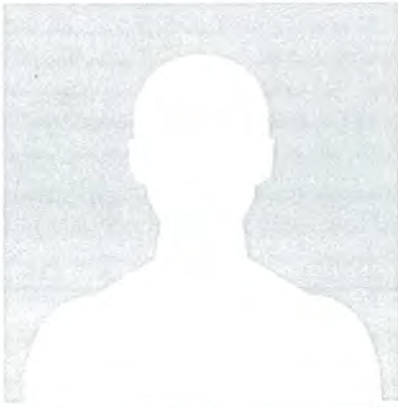
6 days ago  
Rebecca Aspelund United States  
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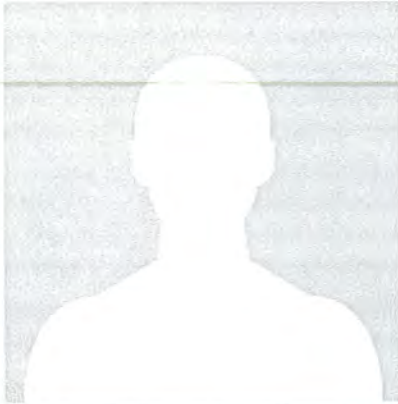
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Anni Dahlgren-Fyten United States  
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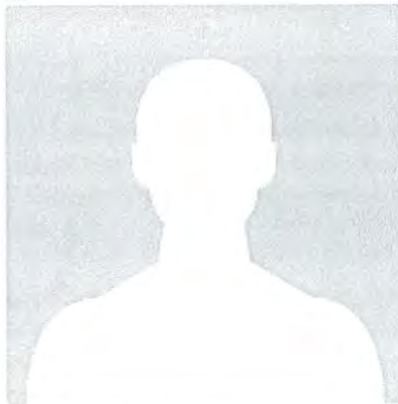
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Larry Fyten United States  
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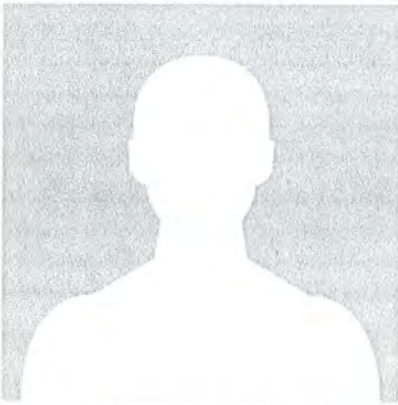
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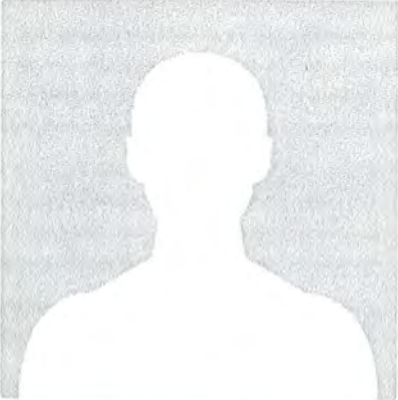
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Nathan T United States  
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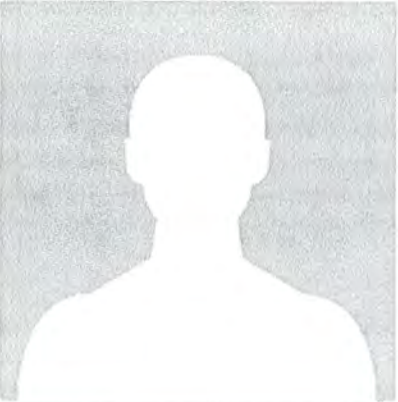
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Michelle Carter Seurer United States  
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Jennifer Bauer United States  
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Mark Bauer United States  
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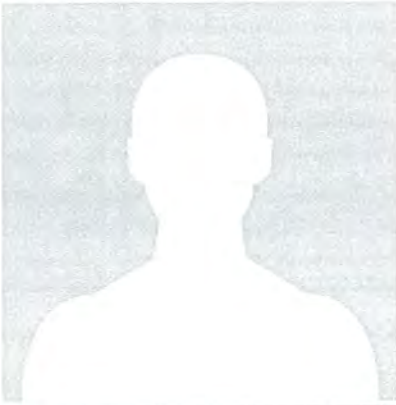


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Alex Lower United States  
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Scott Wales United States  
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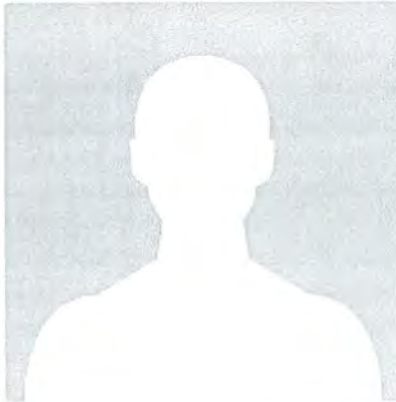




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Laurie Trow United States  
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Kelly Lazauskas United States  
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Heidi Huseth United States  
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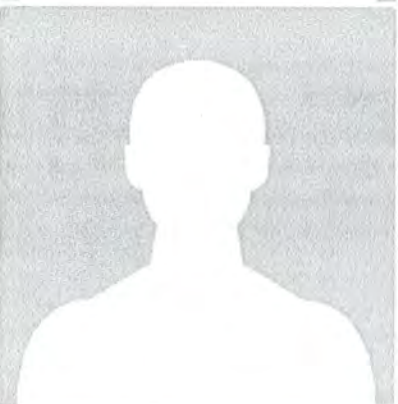
6 days ago  
Cindy Schaefer United States  
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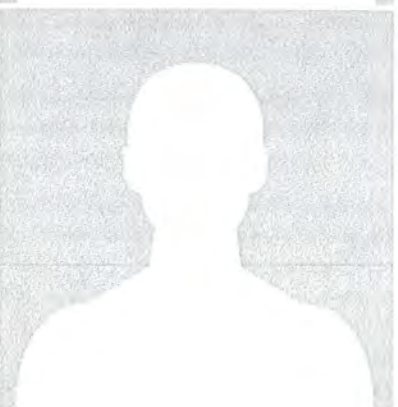
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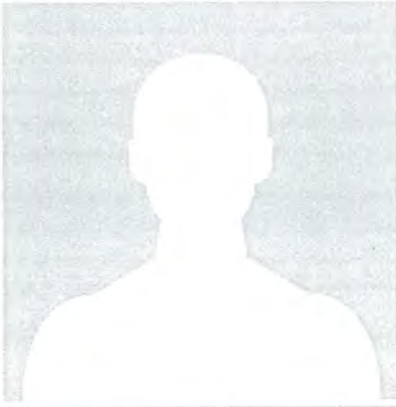
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Linda Stageberg United States  
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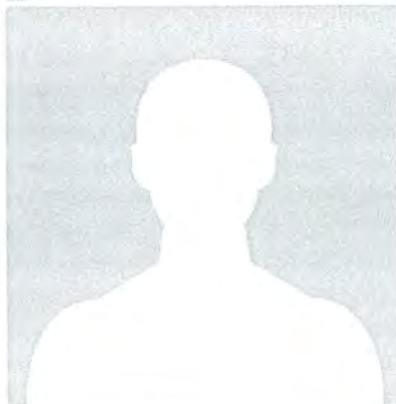
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Jessica Mutunga United States  
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Mary jo Brouillard United States  
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Tim Grant United States  
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Adam Amato United States  
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Timothy Gustafson United States  
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Gavin Clemmons United States  
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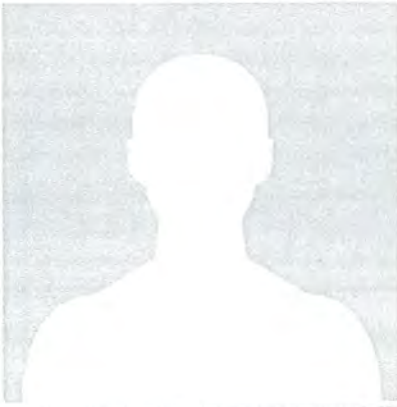
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Jeff Crouch United States  
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Gregory C Pope United States  
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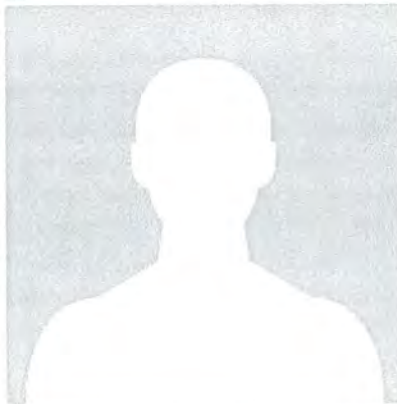
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Mary jensen United States  
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Jessica may United States  
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Tim Greeley United States  
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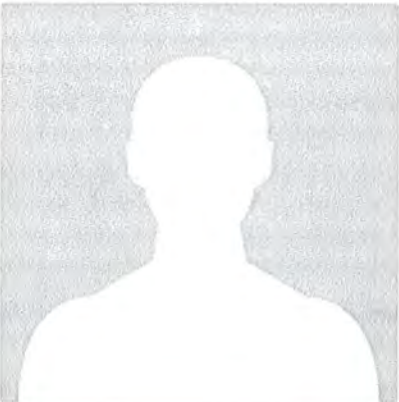
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Kristy Egan United States  
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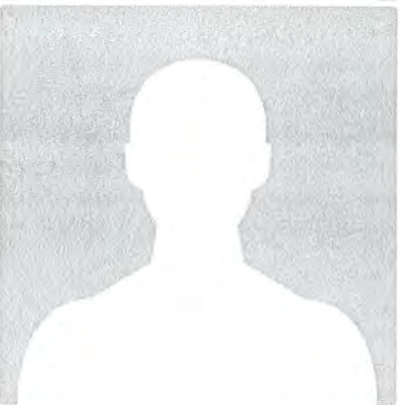
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CHRISTINA WINTER United States  
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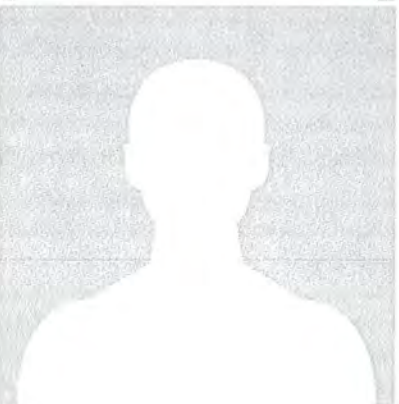
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Sherry Flannagan United States  
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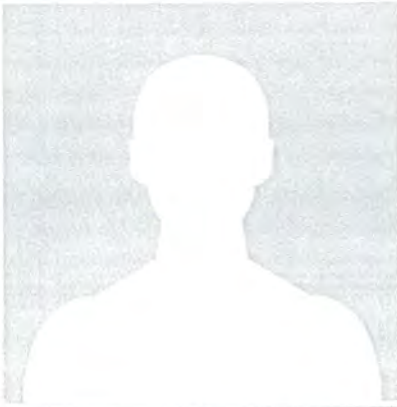


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Wendy Dorn United States  
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Diana Sweeney United States  
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Kristi Ryan United States  
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Jesse Donat United States  
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Deb Jance United States  
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Tomas United States  
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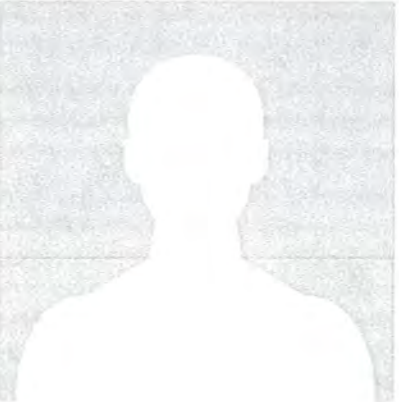
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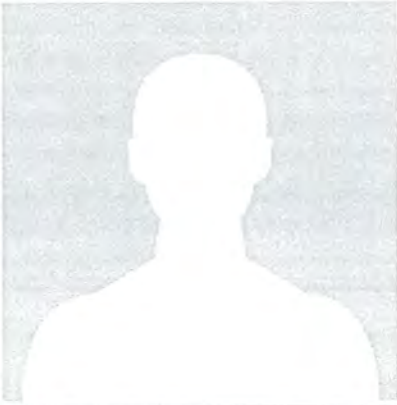
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GREG SM1TH United States  
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Cheryl Niska United States  
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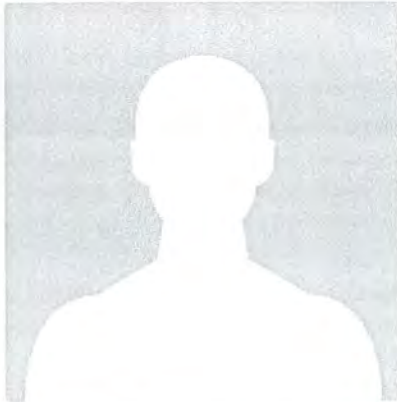
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Joan Larkin United States  
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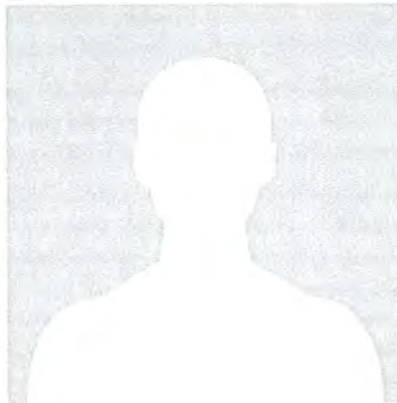
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Christopher Connery United States  
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Jessica Brandt United States  
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Susie Jose United States  
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Benjamin Niedermaier United States  
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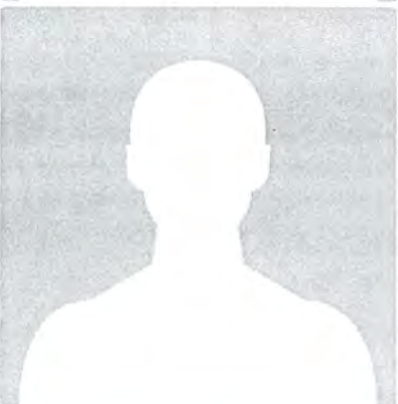




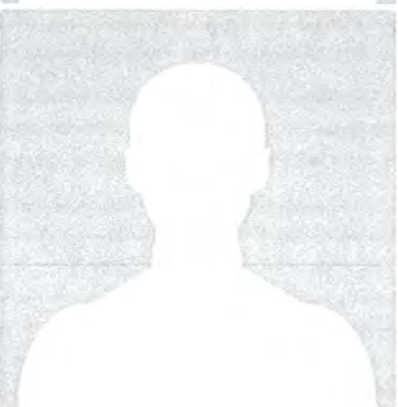
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Adam Ketcher United States  
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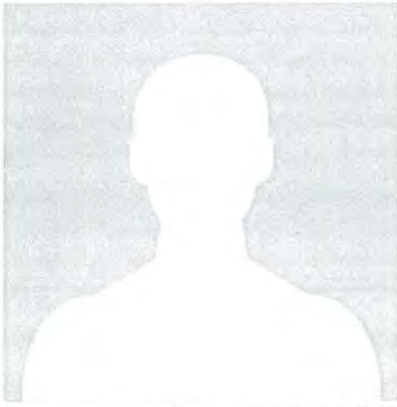
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Sarah United States  
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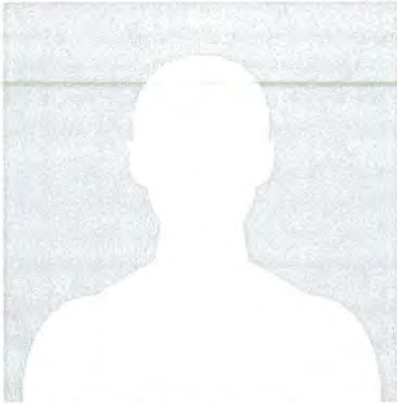
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Rebecca Sago United States  
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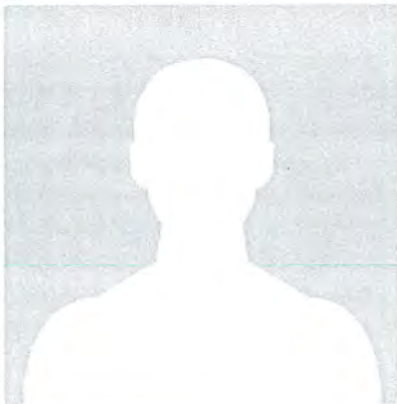
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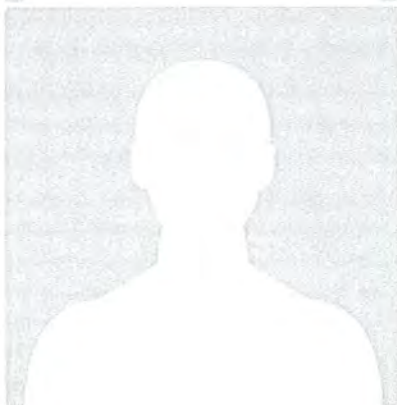
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Kimberly Morvig United States  
1 week ago



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Nick knutson United States  
1 week ago



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Evan Gray United States  
1 week ago



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Cinda Mowers United States  
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Victoria F United States  
1 week ago



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Jenny G United States  
1 week ago

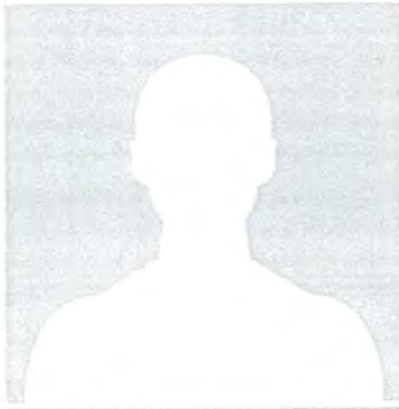


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Michael Jorgensen United States  
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Roxanne Kiely United States  
1 week ago





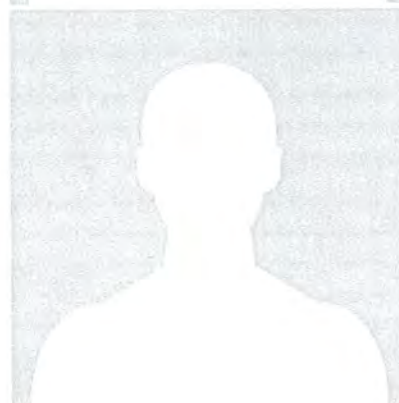
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Denise Jorgensen United States  
1 week ago



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Nancy Mattoon United States  
1 week ago



1 week ago  
Sonya Tangen United States  
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Katy Yannitelli United States  
1 week ago



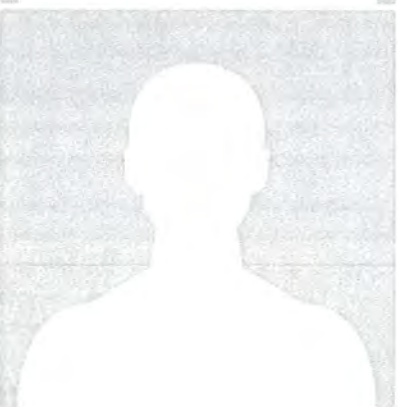
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Peter McDermott United States  
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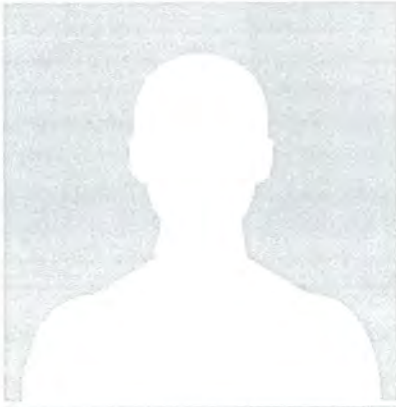
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Tracy L Downing United States  
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1 week ago  
Marie Robinson United States  
1 week ago



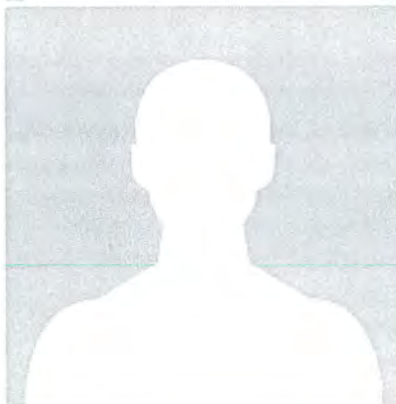
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Sarah Gunderson United States  
1 week ago



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Jenny United States  
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Jenny Osberg United States  
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REBECCA CASHIN United States  
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Justin Grumbir United States  
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1 week ago  
Andy Braun United States  
1 week ago



Major Goals	Key Strategies
<p><b>We will be <u>responsible stewards</u> of the city's physical assets, human capital and financial resources</b></p>	<ul style="list-style-type: none"> <li>→ Providing good value for the dollars entrusted to us.</li> <li>→ Managing for the long-term to ensure the city's ongoing ability to provide quality services at a reasonable price.</li> <li>→ Sustaining core services and continuing infrastructure investments, while living within our means.</li> </ul>
<p><b>We will protect and enhance the unique <u>natural environment</u> of our community</b></p>	<ul style="list-style-type: none"> <li>→ Carefully balancing growth and development with preservation efforts that protect the highly valued water and woodland resources of our community.</li> <li>→ Developing and implementing realistic long-term plans to mitigate threats to water quality, urban forests, and the unique natural character of Minnetonka.</li> <li>→ Taking an active role in promoting energy and water conservation, sustainable operations and infrastructure, recycling and environmental stewardship.</li> </ul>
<p><b>We will maintain quality <u>public safety</u> for our residents and businesses</b></p>	<ul style="list-style-type: none"> <li>→ Implementing appropriate recommendations in the Public Safety Management and Operations Study to address the evolving police, fire and emergency service needs of our community, including an aging and more diverse population .</li> <li>→ Providing seamless, coordinated and integrated public safety services through common protocols and shared practices among departments and personnel.</li> <li>→ Leading collaborative efforts with other agencies to cost-effectively provide quality public safety services, with an emphasis on coordinated technology, equipment and programs.</li> </ul>
<p><b>We will work to meet the <u>transportation</u> needs of our residents and businesses</b></p>	<ul style="list-style-type: none"> <li>→ Providing and preserving a quality local street system, based on a financially sustainable plan for reconstruction and ongoing maintenance.</li> <li>→ Collaborating with our state, regional and local partners in the timely development of shared highways and streets.</li> <li>→ Actively participating in regional light rail planning and development to ensure that community needs and interests are served.</li> </ul>
<p> <b>We will support well-planned, responsible <u>community development</u></b></p>	<ul style="list-style-type: none"> <li>→ Carefully balancing individual property rights with community-wide interests, while respecting the unique character of Minnetonka's neighborhoods.</li> <li>→ Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.</li> <li>→ Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.</li> <li>→ Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.</li> </ul>
<p><b>We will provide excellent <u>recreational</u> amenities</b></p>	<ul style="list-style-type: none"> <li>→ Offering a full range of programs for people of all ages and ability levels.</li> <li>→ Responsibly maintaining our parks, trails and recreational facilities, while fairly balancing user fees with general community support.</li> <li>→ Renewing, expanding and maintaining a trail system to encourage outdoor recreation, and improve the connectivity and walkability of the community.</li> </ul>



Looking N on Steady Oak Rd.

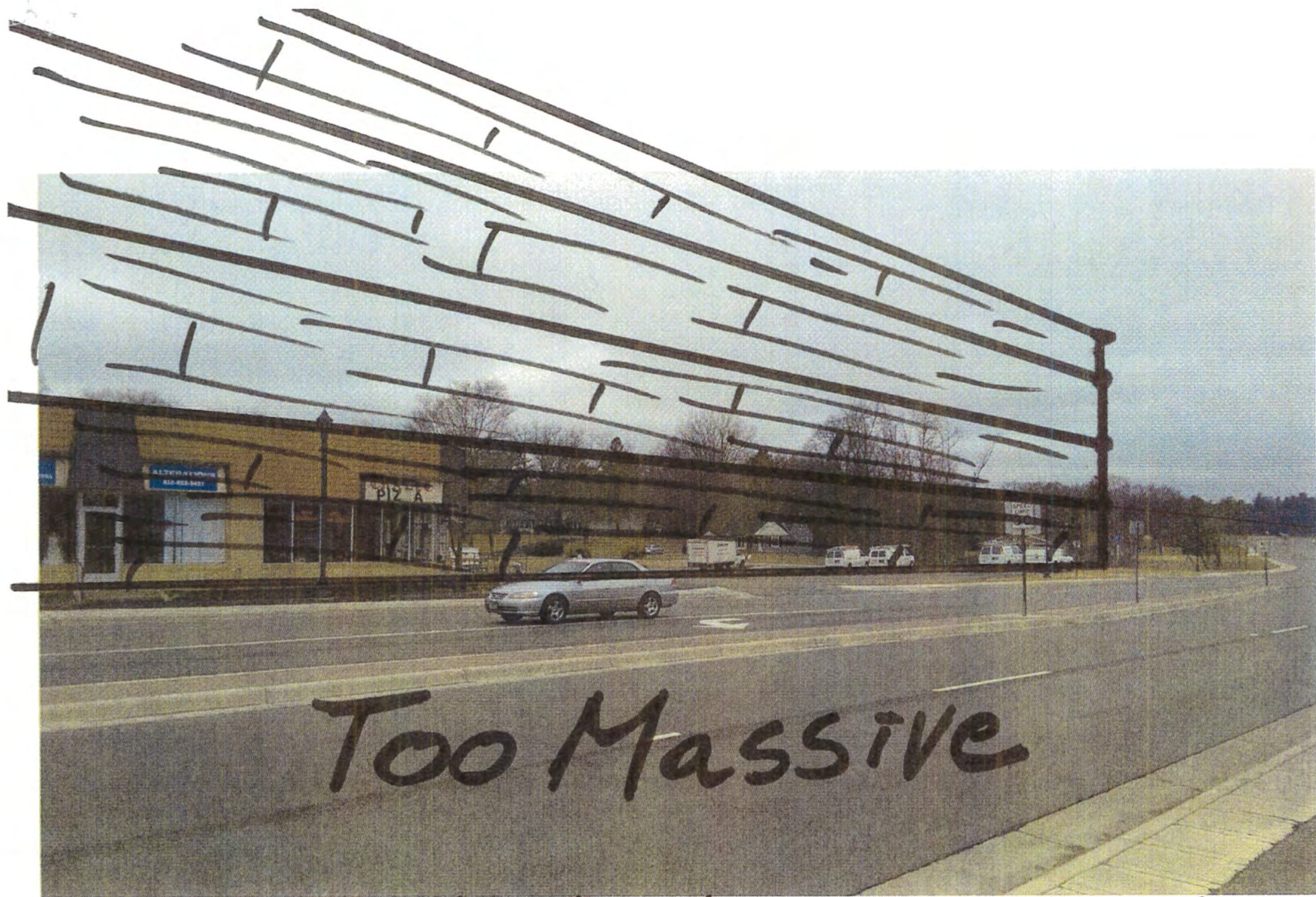
3/26/17



Keep Buildings LOW

CA





Too Massive

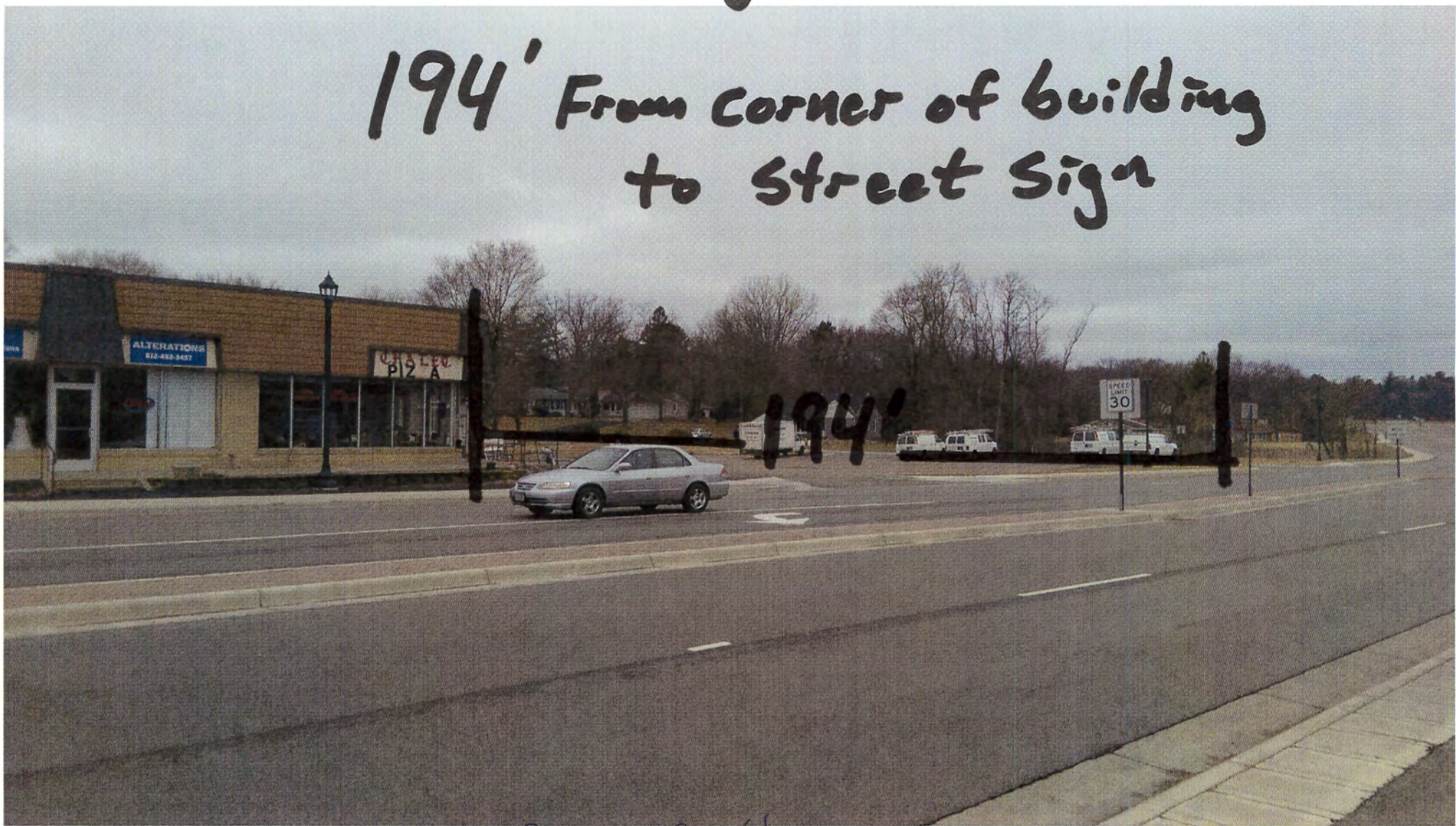
Shady Oak looking New

3/27/17  
CK



Proposed building will DOUBLE Length

194' From corner of building  
to Street Sign



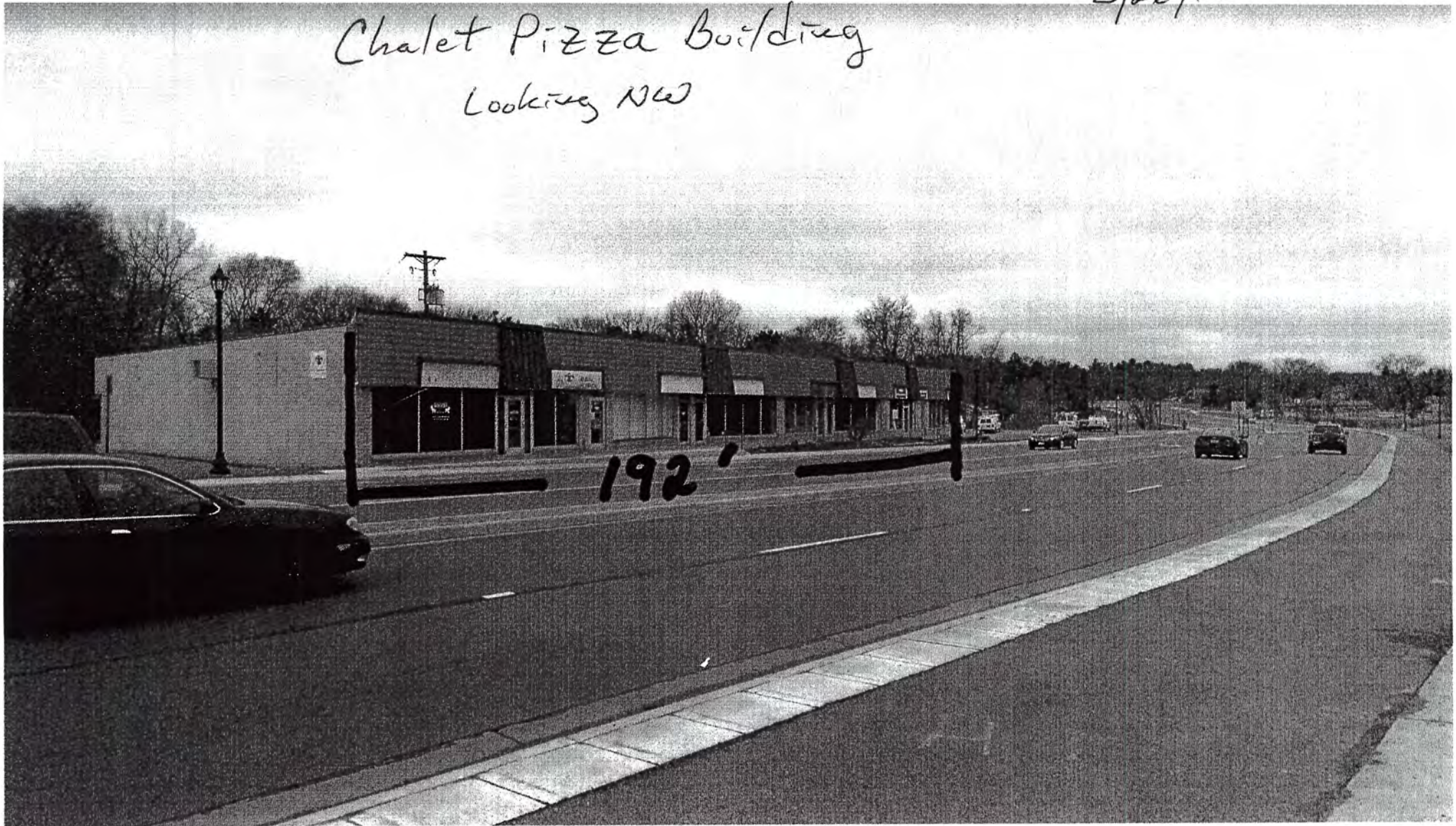
Chalet Pizza Building - Parking Lot  
Looking NW

3/26/17 C&



3/26/17

Chalet Pizza Building  
Looking NW

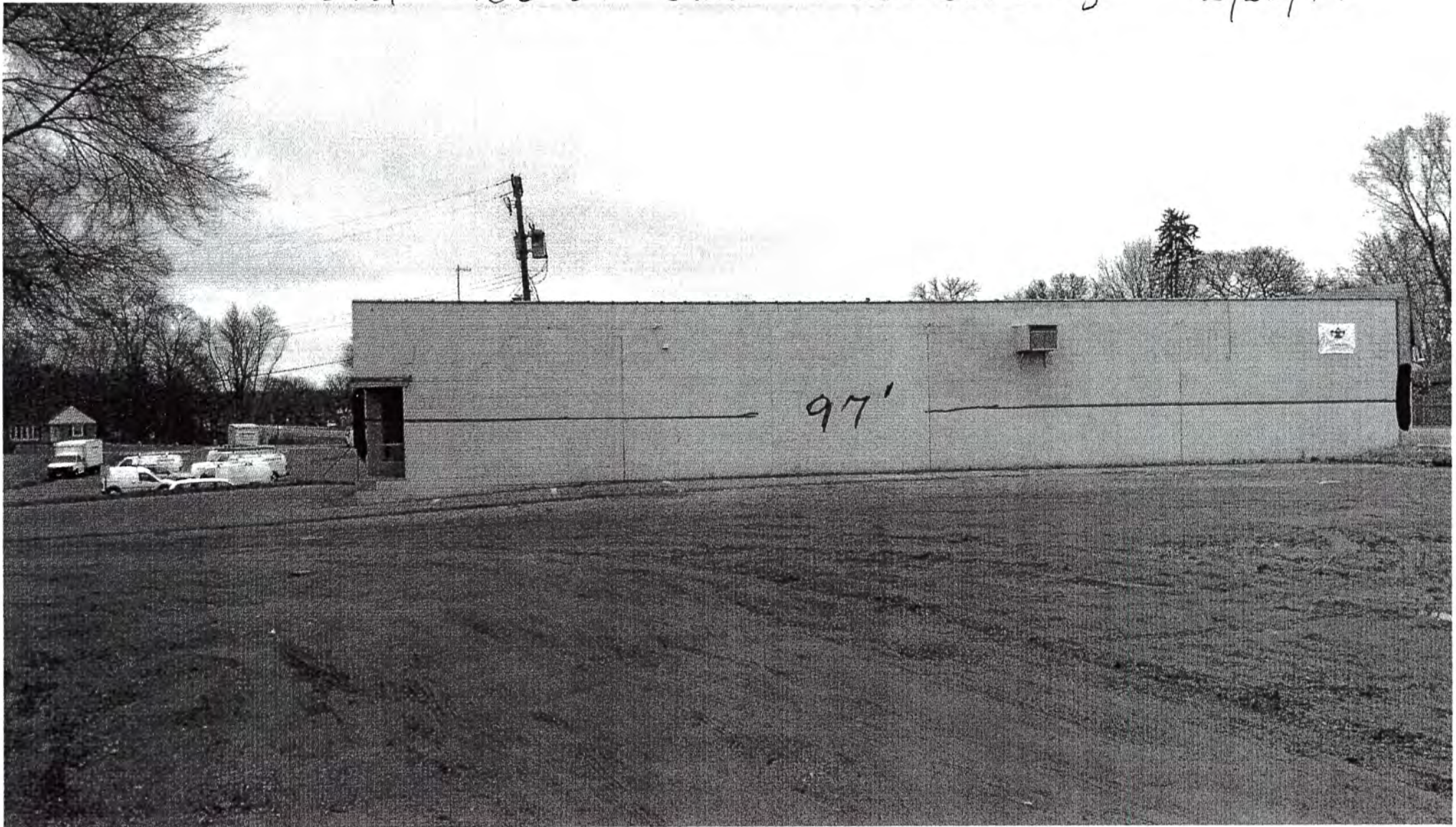


CA



South Side of Chalet Pizza Building

3/26/17



CA



# Loss of Privacy | Safety

Minnetonka & Hopkins  
Residents



Oak Drive Lane  
Looking East

3/27/17  
CK



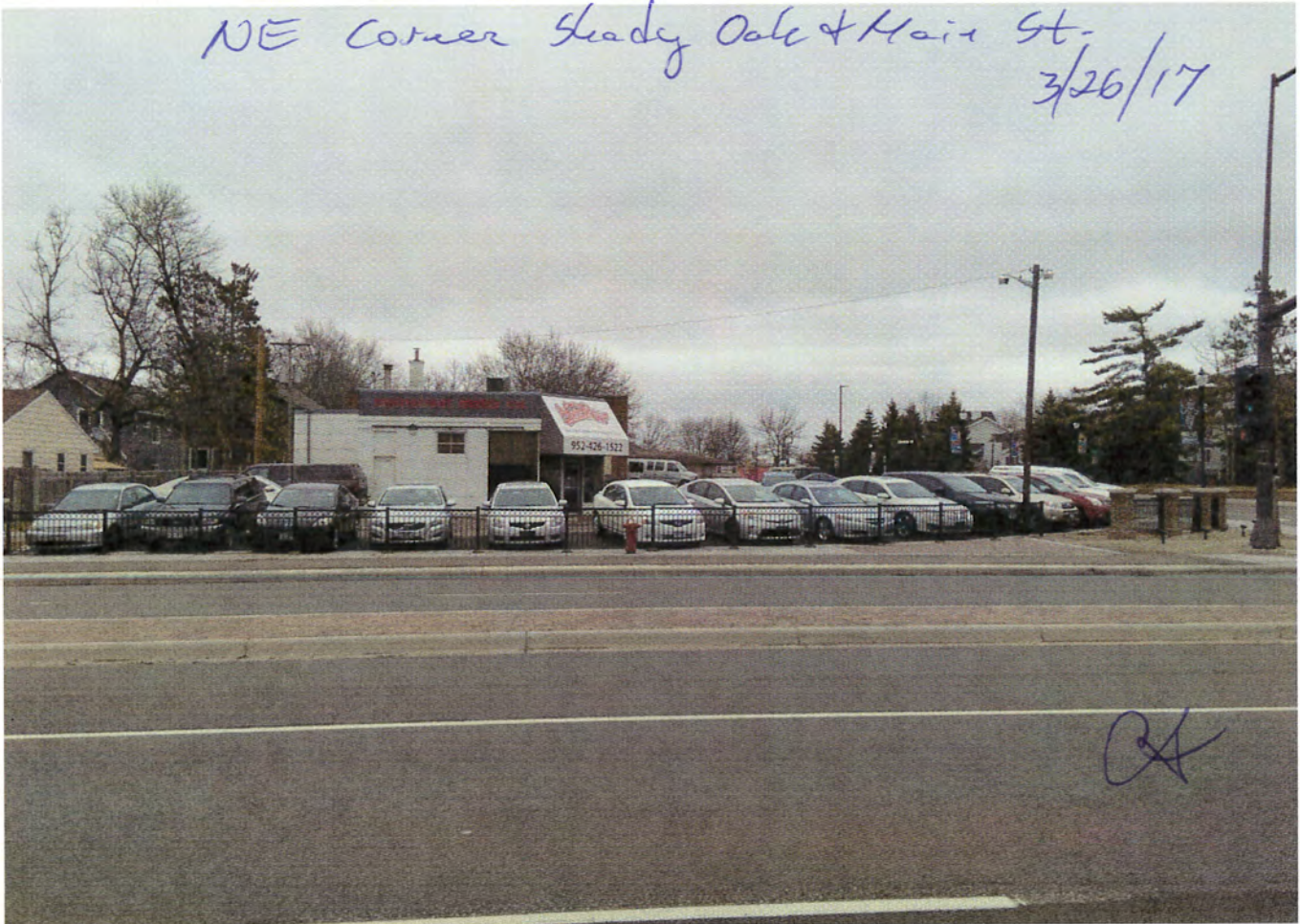
New Snap Print Building 3/26/17

VFW



GA

NE corner Steady Oaks & Main St.  
3/26/17



GA



Looking SE on Steady Oaks  
3/26/17



21st Ave Looking West  
across Steady Oaks 3/26/17



April 6, 2017 Open House



## ***Memorandum***

**To:** *Loren Gordon, City Planner  
City of Minnetonka*

**From:** *Anthony Heppelmann, PE*

**Date:** *April 5, 2017*

**Re:** *Shady Oak Redevelopment  
WSB Project No. 1502-70*

---

## **Introduction**

This traffic impact study addresses a proposed redevelopment of the property at 4312 Shady Oak Road with a 54 Unit apartment building. The project location is shown on Figure 1. The development would replace the existing retail building on this site. The proposed site layout is shown on Figure 2. The proposed development would have access to Oak Drive Lane via two proposed access points, one to a 32 space surface parking lot and one to proposed underground parking. The primary issue for this project is the potential queues and delays on Oak Drive Lane at Shady Oak Road and the potential impact on safety and the proposed access to the site.

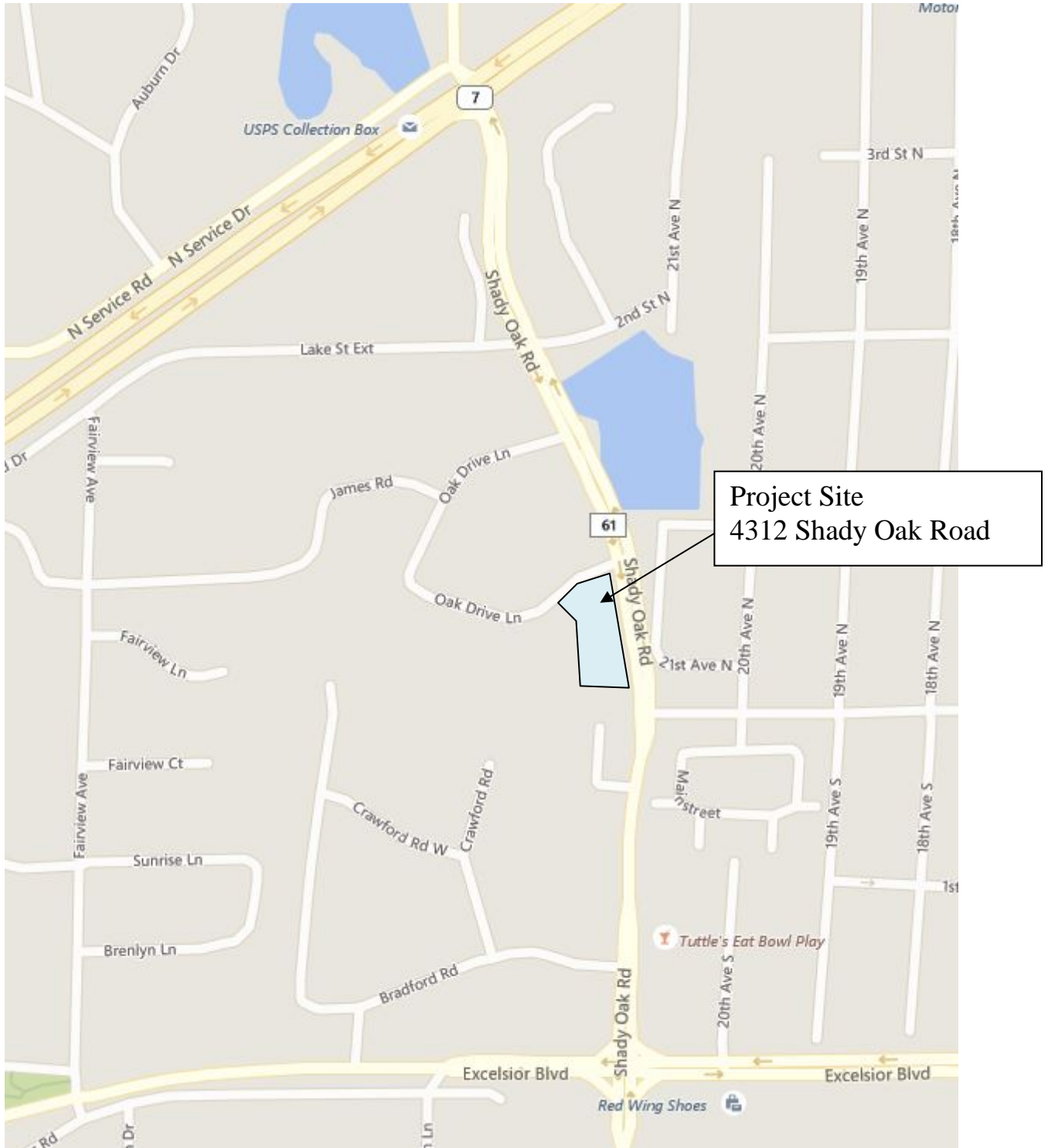
## **Existing Conditions**

Shady Oak Road was recently reconstructed as a four lane divided roadway. The reconstructed Shady Oak Road has a median at the north entrance of Oak Drive Lane onto Shady Oak Road so this access only allows right-turns in and right-turns out. The southerly access of Oak Drive Lane to Shady Oak Road is full access. WSB set a video traffic counter at the southerly Oak Drive Lane access to Shady Oak Road in March, 2017. The am and pm peak hour turning movement volumes recorded at this intersection are shown on Figure 3. The peak hour traffic volumes on Oak Drive Lane are relatively low in both the am and pm peak hours.

Hennepin County conducted peak hour counts on Shady Oak Road near this intersection in 2004 and in 2012. The peak hour volumes in 2012 were lower than in 2004. In 2004, there were 940 vehicles per hour (vph) in the am peak hour and 1260 vph in the pm peak hour. In 2012, there were 815 vph in the am peak hour and 1063 vph in the pm peak hour. The 2017 peak hour volumes based on the most recent counts taken by WSB are 1253 vph in the am peak hour and 1712 vph in the pm peak hour. The reason current traffic counts are much higher than in 2004 and 2012 is because TH 169 was closed north of Bren Road when these counts were taken and Shady Oak Road is being used as an alternative route. Peak hour volumes on Shady Oak Road can be expected to decrease once TH 169 is reopened to traffic. The traffic operations analysis is based on the higher peak hour counts from 2017.



**Figure 1**  
**Project Location**



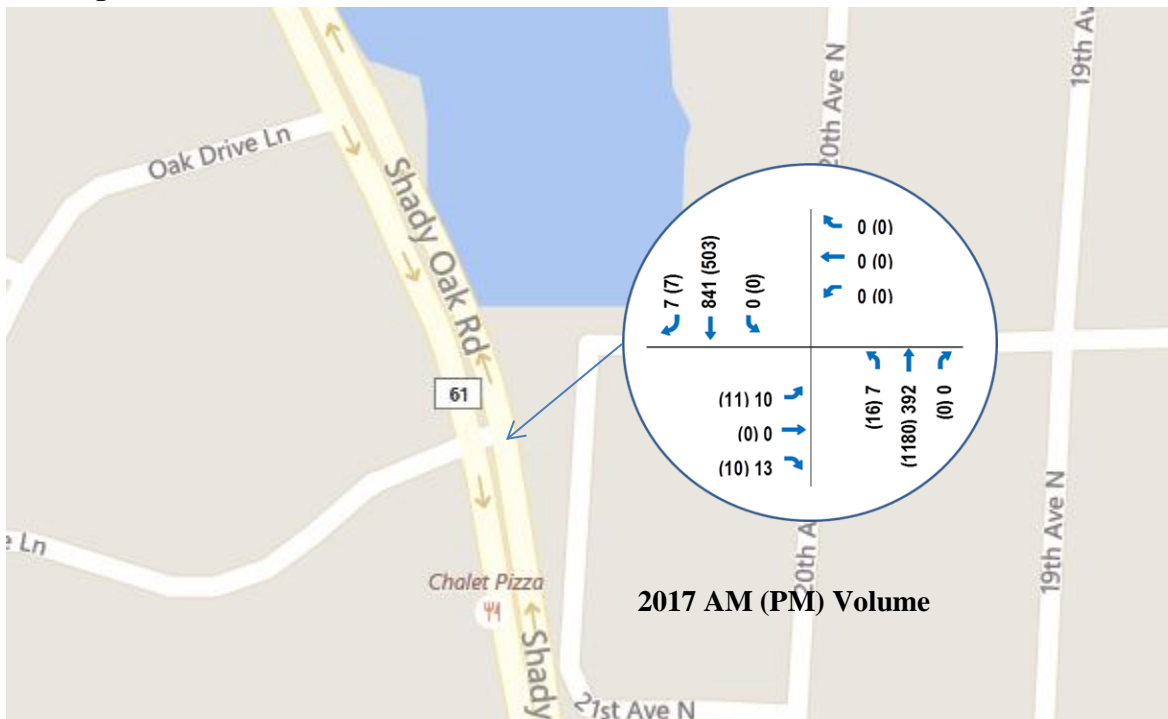
**Figure 2**  
**Proposed Site Plan**



2/22/16

WHITTEN ASSOCIATES, INC. SHADY OAK ROAD REDEVELOPMENT MINNETONKA, MN RON CLARK CONSTRUCTION

**Figure 3**  
**Existing (2017) Traffic Volumes**



The southerly access of Oak Drive Lane is 24 feet wide and has one inbound and one outbound lane at Shady Oak Road. WSB conducted a traffic operations analysis for the Oak Drive Lane and Shady Oak Road intersection for the am and pm peak hours based on the traffic counts shown in Figure 3. The analysis was conducted using SimTraffic software which is a microsimulation model that models each vehicle through the intersection. The results of that analysis are shown in Table 1.

**Table 1**  
**Delay and Level of Service at Oak Drive Lane and Shady Oak Road—Existing Conditions**

AM Peak Hour

Intersection		Appr	Total Delay by Movement			LOS by Movement			LOS by Approach (Sec/Veh)		LOS by Intersection (Sec/Veh)		Appr	Average & Maximum Traffic Queueing (feet)								
Control	Location		L	T	R	L	T	R	Delay	LOS	Delay	LOS		Left-Turn			Through			Right-Turn		
														Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage
Thru-Stop	4: CSAH 61/Shady Oak Road & Oak Drive Lane	NB	7	1	0	A	A	A	1	A	3	A	NB	4	31	50						
		WB	0	0	0	A	A	A	0	A			WB									
		SB	0	4	4	A	A	A	4	A			SB									
		EB	15	0	5	C	A	A	9	A			EB	16	51							

PM Peak Hour

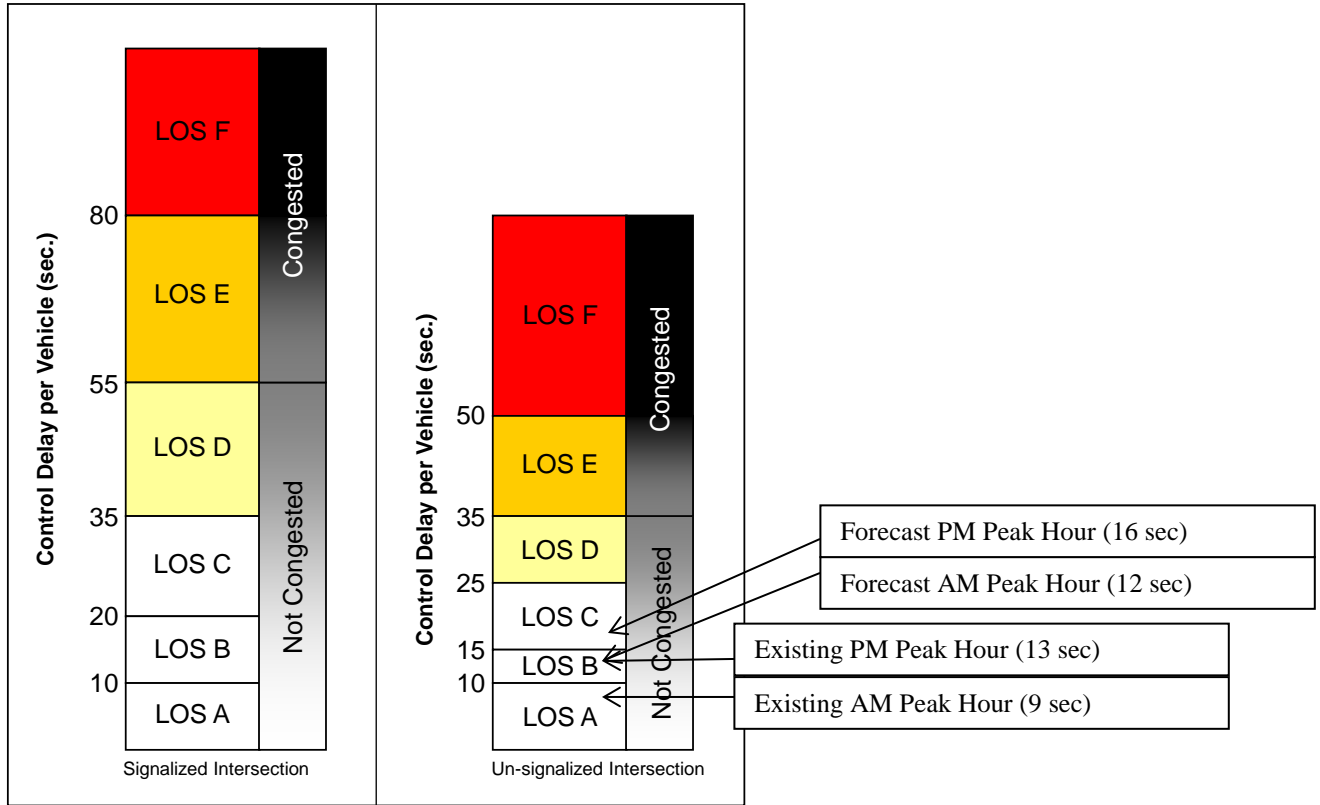
Intersection		Appr	Total Delay by Movement			LOS by Movement			LOS by Approach (Sec/Veh)		LOS by Intersection (Sec/Veh)		Appr	Average & Maximum Traffic Queueing (feet)								
Control	Location		L	T	R	L	T	R	Delay	LOS	Delay	LOS		Left-Turn			Through			Right-Turn		
														Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage
Thru-Stop	4: CSAH 61/Shady Oak Road & Oak Drive Lane	NB	5	2	0	A	A	A	2	A	3	A	NB	5	39	50						
		WB	0	0	0	A	A	A	0	A			WB									
		SB	0	4	3	A	A	A	4	A			SB									
		EB	19	0	6	C	A	A	13	B			EB	17	43							

Intersection operations are evaluated in terms of average seconds of delay per vehicle for the intersection, and for each approach and turning movement. The average number of seconds of delay is broken into six ranges assigned letter grades A through F defining each level of service (LOS) as shown in **Figure 4**. The ranges for unsignalized intersections are narrower than the ranges for signalized intersections. This is because many factors including the intangible factors of driver discomfort and frustration are considered. A one-minute delay at a red light is perceived as being more tolerable than one minute waiting for a gap in traffic at a stop sign, especially when there are vehicles queued behind. It is generally recognized that LOS D is the lowest acceptable LOS for urban intersections. Intersection capacity is also defined in terms of queue lengths of stopped vehicles. A 100-foot queue is approximately equal to four cars.

The analysis shows the eastbound approach operates at LOS “A” in the am peak hour and LOS “B” in the pm peak hour with an average delay of 9 seconds/vehicle in the am peak hour and 13 seconds/vehicle in the pm peak hour. The analysis indicates there is potential for there to be up to two vehicles waiting at this intersection during the peak hours. Review of the video logs for the intersection revealed that there was never more than one vehicle waiting on the eastbound approach of Oak Drive Lane during either the am or pm peak hours when the counts were taken.



**Figure 4**  
**Level of Service Definitions**



SOURCE: Level of Service thresholds from the Highway Capacity Manual.  
 K:\Traffic\Level of Service (LOS)\LOS Delay Graphic.ppt

## Traffic Forecasts

The estimated trip generation for the site is shown in Table 2 below. The estimated trips are based on trip generation rates from the Institute of Transportation Engineers Trip Generation Manual 9<sup>th</sup> Edition. The site is expected to generate 30 trips in the am peak hour and 47 trips in the pm peak hour.

**Table 2**  
**Site Trip Generation**

Description/ITE Code	Units	Expected Units (independent variable)	Calculated Daily Trips	AM Peak Trips - Total	AM In	AM Out	PM Peak Trips - Total	PM In	PM Out
Apartment 220 (adjacent street)	Dwelling Unit	54	451	30	6	24	47	31	16

In order to develop the traffic forecasts with the proposed development the above site generated trips were added to existing counts.

In this study, WSB did not reduce the forecasts by the trips generated by the current use. The table below shows the trip generation for two other potential scenarios for this site. The estimated trips are based on trip generation rates from the Institute of Transportation Engineers Trip Generation Manual 9<sup>th</sup> Edition. The first row in the table below shows the potential trip generation of the current use if the building were fully occupied. The existing building has almost 26,000 square feet and would generate more than 1000 trips per day and 95 pm peak hour trips if the building were fully occupied. The second row in the table below shows the potential trip generation if the site were redeveloped as a pharmacy similar to an approved plan on the southeast corner of Shady Oak Road and Excelsior Boulevard. This would be an approved use under the current zoning. In this scenario the site would generate over 1200 daily trips and 129 pm peak hour trips. This is more than twice the number of trips generated by the proposed 54 unit apartment building.

**Table 3**  
**Alternative Trip Generation for the Site**

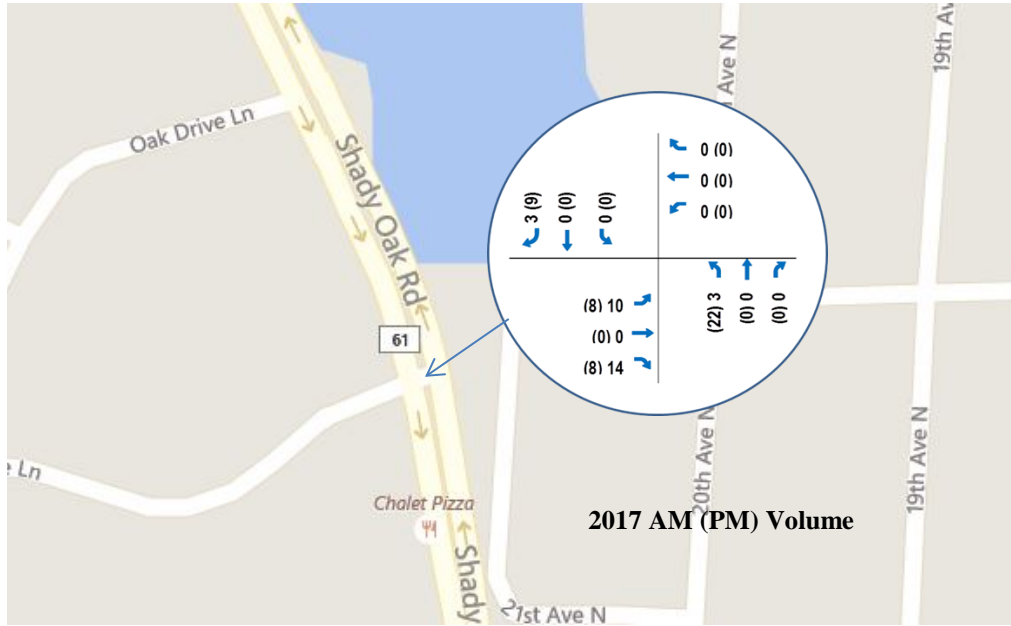
Description/ITE Code	Units	Units (independent variable)	Calculated Daily Trips	AM Peak Trips - Total	AM In	AM Out	PM Peak Trips - Total	PM In	PM Out
Alternate Scenario—Existing Retail	1000 KSF	25.7	1,097	25	15	9	95	46	50
Alternate Scenario--Pharmacy	1000 KSF	13.0	1,260	45	23	22	129	64	64

**Site Trip Distribution**

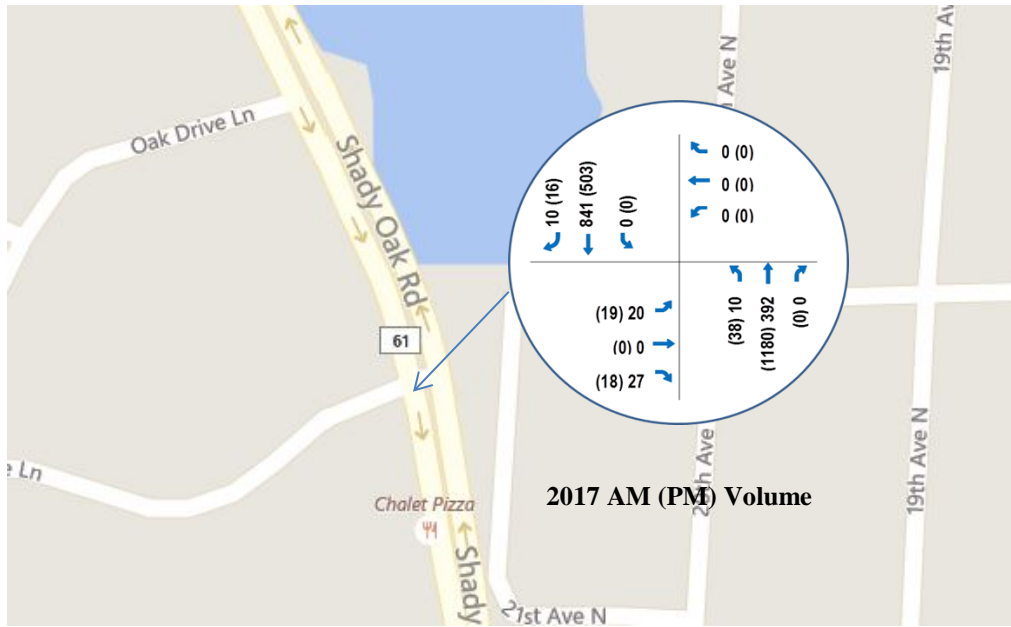
Almost all of the trips are expected to use Oak Drive Lane to access Shady Oak Road. Unless there are major delays at Shady Oak Road there is no reason that a vehicle would find it convenient to use Oak Drive Lane into the neighborhood. At Shady Oak Road about half will turn right and half will turn left which is the pattern of the existing traffic at this intersection. Figure 4 shows the trips that would be added to the Oak Drive Lane and Shady Oak Road intersection as a result of the proposed development.

Figure 5 shows the forecast traffic volumes with the proposed project.

**Figure 4**  
**Site Trips at Oak Drive Lane and Shady Oak Road**



**Figure 5**  
**Forecast Volumes at Oak Drive Lane and Shady Oak Road with Development**





## Future Traffic Operations

WSB conducted a traffic operations analysis of the forecast traffic volumes with the development to determine how delays, level of service and vehicle queues may change with the proposed project. Table 3 shows the results for one year after opening of the development. The analysis shows that the eastbound approach operates at LOS “A” in the am peak hour and LOS “C” in the pm peak hour with an average delay of 12 seconds/vehicle in the am peak hour and 16 seconds/vehicle in the pm peak hour. The increase in delay over the existing conditions is 3 seconds per vehicle on this approach. The analysis indicates that the potential queue length is still about two vehicles. However most of the time there would not be more than one vehicle waiting at the intersection.

**Table 3**  
**Delay and Level of Service at Oak Drive Lane and Shady Oak Road With Development**

### AM Peak Hour

Intersection		Appr	Total Delay by Movement			LOS by Movement			LOS by Approach (Sec/Veh)		LOS by Intersection (Sec/Veh)		Appr	Average & Maximum Traffic Queueing (feet)								
Control	Location		L	T	R	L	T	R	Delay	LOS	Delay	LOS		Left-Turn			Through			Right-Turn		
														Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage
Thru-Stop	4: CSAH 61/Shady Oak Road & Oak Drive Lane	NB	7	1	0	A	A	A	1	A	3	A	NB	7	38	50						
		WB	0	0	0	A	A	A	0	A			WB									
		SB	0	4	5	A	A	A	4	A			SB									
		EB	19	0	7	C	A	A	12	B			EB	28	69							

### PM Peak Hour

Intersection		Appr	Total Delay by Movement			LOS by Movement			LOS by Approach (Sec/Veh)		LOS by Intersection (Sec/Veh)		Appr	Average & Maximum Traffic Queueing (feet)								
Control	Location		L	T	R	L	T	R	Delay	LOS	Delay	LOS		Left-Turn			Through			Right-Turn		
														Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage	Ave Queue	Max Queue	Storage
Thru-Stop	4: CSAH 61/Shady Oak Road & Oak Drive Lane	NB	6	2	0	A	A	A	2	A	3	A	NB	13	43	50						
		WB	0	0	0	A	A	A	0	A			WB									
		SB	0	4	4	A	A	A	4	A			SB				4					
		EB	24	0	7	C	A	A	16	C			EB	25	62							

## Conclusions and Recommendations

- The following conclusions and recommendations were reached from the analysis that was conducted for this traffic study of the proposed 54 unit apartment at 4312 Shady Oak Road.
- The level of service for traffic on Oak Drive Lane approaching Shady Oak Road at the development site is LOS “A” in the am peak hour and LOS “B” in the pm peak hour with a maximum queue of two vehicles under existing conditions.
- The proposed site will generate 30 trip ends in the am peak hour and 47 trip ends in the pm peak hour with almost all of the traffic using the Oak Drive Lane and Shady Oak Road intersection. Very little if any traffic would use Oak Drive Lane to go west.
- With the development of the site, the level of service for traffic on Oak Drive Lane approaching Shady Oak Road at the development site is LOS “B” in the am peak hour and LOS “C” in the pm peak hour. The average increase in delay is 3 seconds/vehicle and the maximum queue length is still two vehicles.
- Based on the above WSB recommends that the access from the proposed development site be located at least 100 feet to the west of the intersection to allow traffic to exit the site without conflicts with traffic queued at the intersection. One access from the site to Oak Drive Lane is preferable to minimize vehicle conflicts.
- Separate right and left turn lanes on Oak Drive Lane at Shady Oak Road could slightly reduce delays but is not required to provide an acceptable level of service at this intersection.

# 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

28

PARTICIPANTS

1

TOPICS

63

ANSWERS

17

REPLIES

58

VOTES

## SUMMARY OF TOPICS

### REVISED CONCEPT PLAN FEEDBACK

 63 Answers · 17

#### Replies

A concept plan was reviewed by the Minnetonka Planning Commission and City Council in February 2017. At that time, the council provided general direction to proceed with design. Since then, Ron Clark Construction has been updating the design plans in response to comments received at those meetings. Please review the revised concept plan (attached above) submitted to the city April 6, 2017 and provide feedback on the following: a) Building layout and design b) Consolidation of driveways onto Oak Lane Drive c) Sidewalks and pedestrian connections

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 4:31 pm

 9 Votes

Traffic has increase substantially over many years. Backups occur sometimes as far south as main street. cb

#### Response:

**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 11:07 am  
Traffic from the Bradford exits (south a few blocks) is extremely dangerous as you add more cars too. There is not a light or a stop sign to get out onto Shady Oak nor Excelsior. It was not planned well and will become more and more dangerous with more traffic. I don't want to have this apartment building shoved down my throat on top of it either.

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 5:08 pm

 6 Votes

Need to purchase the vacant lot to the south and have traffic move through the stoplight. Leave a wider green buffer between Oak Drive Lane and the building. Becky Aspelund



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**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 5:13 pm

👍 5 Votes

Concerned about lower income units because of the road finally being redone, the commercial businesses seem to be successful at this time and it would be nice for it to stay that way. Don't want it to be like Blake Road in Hopkins (crime). Traffic concerns going onto Oak Drive Lane versus stop light access would make more sense at Main Street and Shady Oak Road. gs

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 5:15 pm

👍 3 Votes

As recent community needs assessment have shown there is need for more affordable housing in Minnetonka. This development has been well thought out and will be an advantage to our community so that families with children can live in the district where their children attend school. Jen Bouchard

**Response:**

**Kim Toldt** · Citizen · (Postal Code: unknown) · Apr 07, 2017 6:06 pm

Jen, I am curious how close you live to the redevelopment project? Do you own or rent your home close to this?

**Response:**

**Nathan Toldt** · Citizen · (Postal Code: unknown) · Apr 07, 2017 6:44 pm

In response to Jen's comment, if a community needs assessment has shown that there is a need for affordable housing in MINNETONKA, then why is the proposal to locate it on the very edge of the city in a place that is walking distance to HOPKINS, in the HOPKINS school system, and using the HOPKINS mail system. If the need for affordable housing is in Minnetonka then lets put it in the center of Minnetonka where its residents will actually be able to utilize Minnetonka's resources. This location seems like a way for Minnetonka to say they've added affordable housing while its really supported by the city of Hopkins.

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 5:42 pm

👍 11 Votes

Disappointed that we are still entertaining the Ron Clark proposal and doesn't seem to be much change from previous meetings and proposals. I think the city needs to wait on this piece and look for other developers. I think there should be a commercial developer to propose ideas as well. Why has there hasn't been a for sale sign posted on this property? I don't think it fits the neighborhood or this area because of safety, traffic or height and high density housing. I feel the neighborhood input from this process was disregarded and continues to be disregarded with this proposal. I don't like the project - its the same thing as before.

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 5:54 pm

👍 8 Votes

Traffic concerns big time. It will be a major issue. It leads to street parking - the entrance is by our driveway. Don't like access onto Oak Drive Lane. More landscaping

## 4312 Shady Oak Road Redevelopment

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on Oak Drive Lane. Put more trees on that side. Don't want the home to the west in the development plan as it is currently.

---

**Minnetonka Matters** · Admin · (Postal Code: unknown) · Apr 06, 2017 6:33 pm

👍 9 Votes

Safety concerns for the children. Oak Drive Lane is quiet. Children tend to play in the streets. 54 units would add more kids and there would be potential for kids crossing Shady Oak Road. Very concerned about the safety. Who is going to watch the kids?

---

**mm mckee** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:23 pm

👍 5 Votes

Very busy road to try to cross - can developer build a footbridge over Shady Oak Road? I really am concerned about over building of multiple living complexes in Minnetonka. Wonder why city council continues to push for this trend when residents don't want.

---

**Nathan Toldt** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:37 pm

👍 15 Votes

Here are my greatest concerns with this proposal:

- It doesn't fit the feel of the neighborhood. We are a neighborhood of small single family homes. The size and scale of this building would fit much better in downtown Hopkins or Minnetonka, rather than right on our quiet street.

- There is no nearby public outdoor space to support this density of housing. The nearest park is a mile away, so where will kids from the apartment play? The streets in our neighborhood. Please consider adding a size-able outdoor public space as part of the development or nearby to accompany this influx of families.

- Traffic safety while turning onto Shady Oak Road has gotten worse since the redevelopment project. Sure, I am eventually able to turn across the 4 lanes of traffic but I'm typically flooring it to avoid getting t-boned. It is only going to get worse over time with this new development and increased traffic on Shady Oak Road. Wasn't the original reason for the Shady Oak Road redevelopment to make it safer for drivers because the I would REALLY like the city and developers to continue pursuing the entry/exit for the new development to be through the traffic light at mainstreet. Can you do an easement on that property without purchasing it?

---

**Mitch Aspelund** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:42 pm

👍 13 Votes

It is to large for this area. Put it on excelsior and shady oak. That has been an eye sore for quite some time and would be a much better fit. We purchased our home away from apartment buildings for a reason. The quiet, quaint neighborhood with beautiful nature has already been impacted heavily by the widening of the road. Instead of birds singing, I now hear traffic all day.  
PLEASE do not ruin our neighborhood !

## 4312 Shady Oak Road Redevelopment

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**Alex Lewer** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:45 pm

👍 13 Votes

I am very concerned about a few things that will greatly affect the neighborhood.

- Property values will be negatively effected.
- Traffic problems will increase significantly
- Does not fit with the neighborhood
- Crime rates will increase. Just look at Blake rd in Hopkins
- Privacy for the immeadate homes will be compromised.

Minnetonka, please go back to the drawing board and take your time. I say no to high density and low income housing.

---

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:48 pm

👍 9 Votes

The only benefits are

- 1) It allows the city of Minnetonka to 'get out' of the commercial landlord business.
- 2) It allows the city of Minnetonka to potentially recoup the costs of acquiring the property.
- 3) It allows the city of Minnetonka to help reach their Met Council affordable housing goal of 144 units of 60AMI for 2030.

All other aspects are to the demise of to the neighborhood.

It is unreasonable to favor the needs and minimum requirements of the developer over the needs and minimum requirements of the city and neighborhood.

This concept provide's no meaningful benefit to the neighborhood. It will not be a positive asset, but instead only a detriment.

---

**Nathan Toldt** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:54 pm

👍 11 Votes

Per the Hopkins project website

(<http://hopkinsmn.com/development/current/shadyoak/index.php>), one of the primary reasons for the Shady Oak Road development project was that there were too many traffic incidents.

"The countywide 3-year (1999-2001) crash rate was exceeded on Shady Oak Road between Excelsior Blvd and Mainstreet. Six crashes occurred, four crashes were clustered near the intersection of Bradford Rd, and two crashes occurred just south of Mainstreet. The lack of access control and channelization may be contributing factors to the accident history."

If the primary motivator for this project was to improve traffic safety, why are we now proposing funneling 54 more families through the same crowded, dangerous intersection? Any new development on this site should go through the traffic light.



## 4312 Shady Oak Road Redevelopment

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### Response:

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 9:09 am  
Good find, very interesting.

---

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 07, 2017 4:57 pm

👍 10 Votes

The parcels at the SE corner of Shady Oak and Excelsior are currently available 11525 and 11523 Excelsior Blvd.

Put the apartments there?

They would be perfect for a larger scale-high density apartment. There's plenty of space, and the intersection is already developed, would not impact direct local single family residence, and the area is slated for extensive Light Rail redevelopment.

There's also a lot of space at the Music Barn location 5740 Shady Oak Road. There was a proposed mid-density, Section 42 development that didn't 'score' well enough to receive the subsidy, so it could not go through. we need to have that proposal refined (just like for 4312 Shady Oak road-Chalet building) and make it more viable!

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**Le Roy Chappell** · Citizen · (Postal Code: unknown) · Apr 07, 2017 5:15 pm

👍 6 Votes

How does this project deal with the potential traffic congestion on the streets running parallel to Shady Oak Road? Have there been any traffic studies? If so, are they publically available? The materials I've received just had site plans (limited drawings of the exterior).

### Response:

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 9:32 am  
There was a limited traffic study (with admitted errors), from the intersection of Oak Drive Lane and Shady Oak. It was provided at the Open House on April 6th.

The study showed 'very little'/'negligible' impact, even during peak rush hour. However, the Planning Commission has previously stated "Traffic studies tend to be wrong, once the job is completed, and we can measure actual traffic", so this is not a good sign.

Julie and Loren can send it over to you.

jwischnack@eminnetonka.com  
lgordon@eminnetonka.com

---

**Kim Toldt** · Citizen · (Postal Code: unknown) · Apr 07, 2017 6:04 pm

👍 14 Votes

One of my biggest concerns is that the city is not listening to the people of the neighborhood. Every person I have talked to has said that they are not in favor of this 54

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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unit apartment building. Most people agree something needs to happen with the property but building a large apartment building will not help the neighborhood, traffic, safety and health of the city. Every person that is "for" this project does not have to live by this. It seems that there would be a better place for a large apartment building of this size.

Personally, I have 2 children under the age of 2. Currently, I feel comfortable and safe in my neighborhood letting my kids play outside and know who my neighbors are. If a large apartment building is located down the street it will increase crime and decrease our level of privacy. We purchased a home in this neighborhood because we loved how quiet, private and safe it felt. All of those things would be compromised with this proposal.

---

**Stephen Philbrook** · Citizen · (Postal Code: unknown) · Apr 07, 2017 6:57 pm

👍 11 Votes

As it is right now there are times where you can sit at the intersection of Shady Oak and Oak Drive Lane for many minutes trying to head either North or South. Shady Oak backs up as it is. Adding at a minimum of 54 cars into the mix of trying to use the same intersection will only make it worse. Let alone the fact that several families with small kids live on Oak Drive Lane. With the street being as narrow as it is the increase of traffic will decrease the level of safety for everyone who walks dogs, rides bikes, pushes a child in a stroller. Lets not put a profit over people's safety.

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**Rachel Anderson** · Citizen · (Postal Code: unknown) · Apr 07, 2017 11:43 pm

👍 12 Votes

If I understand, the purpose of this is to integrate more low income housing to Minnetonka. Part of living in Minnetonka includes access to green space ( a big part of why I moved here was the ½ acre lot minimum). Another part is for the excellent schools and easy freeway access. I do not see how cramming a bunch of apartments into a concrete corner on the edge of Hopkins is going to give these families the same experience. These children will not have access to Minnetonka, edina or St. Louis park schools , they will not have green space or even easy freeway access. I would like to see this project on the northern edge of Minnetonka near deephaven, wayzata or Plymouth. Even near St. Louis park or ridgedale tucked up against a park,pond or green space. This seems like a bad case of just meeting the minimums...and an even worse case of nimby

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**Rachel Anderson** · Citizen · (Postal Code: unknown) · Apr 08, 2017 12:12 am

👍 8 Votes

P.s. Since when does the met counsel, not the people of Minnetonka decide what is happening in our community?

### Response:

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 9:23 am

Good question. As we understand it, the met council sets targets for the whole metro. There is some sort of 'responsibility' or 'agreement' to hold the city to meeting those targets, but we have not been informed what that is (is there any teeth to the agreement)

Its up to the city to determine how best to meet those targets. So naturally its best to

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

keep the 'low income' folks out of the 'heart' of Minnetonka, stick them on the outskirts- in a lower end neighborhoods (relatively), butted up against Hopkins, where it will have 'minimal impact' and get the least resistance. Its all very deceptive.

---

**Jessica Philbrook** · Citizen · (Postal Code: unknown) · Apr 09, 2017 8:08 am

👍 5 Votes

I am not opposed to building apartments, but why can't you build something smaller. Why not have a 2 story building with businesses on the bottom and maybe a couple of apartments above? If a large apartment building is added to that lot, it will dramatically increase the traffic on Oak Drive Lane. As it is now, people fly down the road to either turn off onto James Rd, or continue to Shady Oak. There are small children that live in the neighborhood, but also older couples that enjoy going for walks around the neighborhood. You increase traffic, and that is just asking for an accident to happen. I am not opposed to the idea of rebuilding what is already existing, I'm just asking that you scale it back and think about the surrounding neighborhood and its residents.

### Response:

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 9:34 am

Its because this is the smallest that Ron Clark (or any developer for that matter) has been able to design, and still meet their "Viability."

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**Nancy Mattoon** · Citizen · (Postal Code: unknown) · Apr 09, 2017 8:10 am

👍 8 Votes

I don't see "changes". I see a plan to push this through regardless of our concerns and the consequences. Frankly, it's unloading the City of Minnetonka's white elephant on Hopkins, who will be forced to deal with the outcome. Look, nothing has changed. It is still too big and it's still in the wrong place. Traffic is a huge concern, heck, during rush hour, it's tough now. Come on guys, your own city planner didn't approve. Do the right thing and consider everyone's situation, not just your own goals to meet affordable housing requirements and get more than your purchase price back.

### Response:

**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 10:57 am

certainly looks and feels that way to me too.

---

**Alex Lewer** · Citizen · (Postal Code: unknown) · Apr 09, 2017 9:19 am

👍 6 Votes

I see a community that is loud and clear in opposition of this project. What do you see Minnetonka?

### Response:



## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 9:36 am  
Dollar signs.

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**Nathan Toldt** · Citizen · (Postal Code: unknown) · Apr 09, 2017 3:56 pm  
👍 7 Votes

Question for the developer: How many guest parking spots are there in this proposal? Any overflow parking will likely end up on Oak Drive Lane.

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**Kyle Holm** · Citizen · (Postal Code: unknown) · Apr 09, 2017 4:44 pm  
👍 10 Votes

The only changes for this proposal is now the building is not all on Shady Oak Rd, and they lost parking spots. This will only add to congestion on Oak Drive Ln. This proposal doesn't fit the community or neighborhood at all. One story commercial buildings up and down Shady Oak Rd. 1 and 1.5 story homes surrounding this site. Ron Clark is not listening, City of Minnetonka is not listening. The traffic study is not accurate. Two days over spring break weeks doesn't give you accurate numbers. Even if we had 50 proposals from high density developers for this site, we wouldn't find what is need for the city of Minnetonka, it's residents, and this neighborhood. We need a different type of proposal, not a high density apartment building. There wasn't enough effort put into advertising this property which short changes the residents of Minnetonka.

---

**Ann Aanstad** · Citizen · (Postal Code: unknown) · Apr 09, 2017 6:16 pm  
👍 12 Votes

The city council has received over 200 petitions, comments & letters from residents against this proposal already. Residents have been involved & keep giving ideas & input. However, after seeing the "new" drawings from Ron Clark Construction at the April 6th meeting, it was extremely disappointing to see basically the same MASSIVE apartment building proposal. No change or consideration was given to resident concerns: Height, mass, loss of privacy, safety, traffic-high density, property values, safety, & wetland issues. The Minnetonka planning committee had many concerns with this proposal as well & said they did not like it. Yet, the city continues to move forward & disregard the residents input.

\*At EVERY meeting residents were in favor of keeping it commercial like it is now. I learned that the city did not even market to commercial developers. That is not okay. Start over!

\*At EVERY meeting residents were in favor of low profile development. Start over!

\*Key Strategies(Minnetonka Website) "Carefully balancing individual property rights with community-wide interests, while respecting the unique character of Minnetonka's neighborhoods." "Supporting business retention."

\*Neighborhoods have already been impacted with the reconstruction of Shady Oak Road. There was the loss of many mature trees & homes. The wetlands were greatly disturbed. A high-density massive building would have further negative environmental issues.

\*It is not a safe place to put 54 families. Next to a busy road, Very limited green space, no parks nearby. (It is a 1.12 acre buildable area) We can do better!

\*The city purchased & owns this land. This proposal seems a bit too "self-serving" to meet any city goals for affordable housing. At a cost to everyone!

\*Say no to re-zoning

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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\*This comment page is the same as what the neighborhoods already did online without having to create a password & go through the log-in process.(We handed copies to city council:There are 80 comments and 216 signatures, plus the hand signatures that were turned in at city council. Please Read them: <https://www.ipetitions.com/petition/say-no-to-high-density-apartment>). The city is doing everything again and again with the same results--this building is too massive & not wanted. If the city is really willing to listen to the community, I think we could have a welcoming development that benefits the community.

Let's market this parcel again to ALL developers & put a FOR SALE sign on the lot.  
Thank you. Neighborhoods are important. Let's keep them intact.

---

**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 10:56 am

👍 6 Votes

The redraw for the proposal was a complete and utter fail. The developer had one job, to make it smaller they can't and won't, I want them off the job.

Site needs to be better managed and marketed. It is not the fault of the smaller single family homes that this area was so poorly planned and designed so don't make us pay for it.

Traffic is a huge issue for all surrounding neighborhoods that still has not been addressed.

This is clearly meant to benefit some while hurting others and proposed monstrosity is like a big middle finger for all the residents that have been speaking up and speaking out against it for over a year.

### Response:

**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 10, 2017 11:13 am

I've been calling it a 'sore thumb' but 'middle finger' is much more accurate.

---

**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 11:10 am

👍 2 Votes

I'm also concerned that emergency vehicles will not be able to safely get in and out.

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**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 11:25 am

👍 5 Votes

I really think that our neighborhood is a great one and that this high density development hundreds of feet away, looking down into our homes and backyards will absolutely ruin it. That type of development would pose a threat to any community. The residents have been clear about this from the get go, it is unbelievable that we still have to waste time 'viewing' a revised proposal that does not address any of the concerns the developers were sent back to the table to fix.

---

**Tracy Downing** · Citizen · (Postal Code: unknown) · Apr 10, 2017 11:49 am

👍 6 Votes

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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This monstrous apartment-building-on-a-postage-stamp design is an eyesore, will lower neighborhood property values, will create traffic problems and will surely become a long-term albatross around the neck of every person who has invested in this neighborhood. This is not a proposal that anyone who lives near this site supports. The Minnetonka planning commission has agreed with every point that the residents of the area object to, yet we see the SAME plan put forward to be built. Too big. Too tall. Too dense. Too obtuse. Do the right thing, Minnetonka. Show you care about your own residents and your neighbors who live near this site in Hopkins. Do not approve this plan.

---

**Abbey Holm** · Citizen · (Postal Code: unknown) · Apr 10, 2017 12:55 pm

👍 5 Votes

Everything we've loved about living here is in jeopardy. The proposed plan feels like you're reaching into our pockets and stealing - stealing our property values, stealing our privacy, stealing our lovely wooded views, stealing the safety of our peaceful neighborhood roads and stealing the hope that you're for us. A high density multi story apartment building is drastically out of place in our neighborhood of one to one and a half story single family homes on large lots. Let's go back to the drawing board and get creative. What about a combination of garden and one story commercial? Or a park and small grocery store co-op? Access should only be through the light at Shady Oak and Main Street, absolutely not through our neighborhood. There are so many options that would enrich our community. The proposed plan only detracts.

---

**Rebecca Sago** · Citizen · (Postal Code: unknown) · Apr 10, 2017 3:30 pm

👍 5 Votes

I was planning on buying in this area, now I may reconsider. I moved here to get away from a similar situation. Why don't you build it near where the higher value homes are to see how they respond. Our vehicles were broken into many times due to increase in "traffic". More people will be zooming through our neighborhood to avoid the light on ShadyOak and Excelcior. It's sad that Minnetonka thinks this is helping anyone! By the way Minnetonka, these people will only benefit from Hopkins!! Build it closer to the Minnetonka are off 101 and Minnetonka Blvd.

---

**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 10, 2017 3:33 pm

👍 3 Votes

Hello- Here is an online petition organized by the residents :  
<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

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**Kathy Richards** · Citizen · (Postal Code: unknown) · Apr 11, 2017 11:58 am

👍 7 Votes

This is a ridiculous proposal. There are more than enough low income apartments in this area. Adding 54 more families that will use Hopkins School Districts, Hopkins roads, Hopkins recreation programs, Hopkins parks, etc. will not aid in the illusion that Minnetonka is supporting diversity. It looks like an ugly, cheap apartment building that will look even worse in a few years. I have lived here for 20 years and this area is becoming a place I want to move away from. I can visualize an annoying mess of traffic,



## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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crime and people constantly moving in and out of these apartments if this proposal continues to have any credibility! Please look for an alternative for this property that will enhance rather than detract from our neighborhood.

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**Jeri Massengill** · Citizen · (Postal Code: unknown) · Apr 11, 2017 12:25 pm

 7 Votes

I am very disappointed that the concerns of the residents in the immediate area of this proposed redevelopment continue to be ignored. This comes on the heels of the same unconcern for impacts to our neighborhood that we now live with after the reconstruction of Shady Oak Road. After the removal of hundreds of trees, the Shady Oak Road corridor is now a wide concrete and asphalt highway. We no longer see natural areas or have access to any green space along the road. We have views of traffic where we used to look at trees. We have increase in traffic noise from Shady Oak. To add insult to injury, some traffic "expert" at the open house last week told my neighbor that residents would never have to wait more than 9 seconds to exit from the south leg of Oak Drive Lane onto Shady Oak Road after this development is complete. What a complete fabrication! Yesterday morning, I waited 80 seconds until there was just enough time for me to floor-it across Shady Oak to turn left. Of course the speeding northbound traffic rushes up on my rear bumper and then two cars sped around me because I was obeying the 30 mph signage. This type of thing happens daily! What will it be like after adding 50 to 100 more cars as part of this high density, multi-story apartment building? I live four houses away from this site and expect the development will result in increased noise, apartment building residents and guests parking on my street, traffic backups, yet another increase in vehicles cutting through our neighborhood to avoid Shady Oak Road, obnoxious parking lot lights and an increased risk of car-pedestrian-bike accidents. This huge building is too big for our single family home neighborhood and there are already tons of apartment buildings nearby with more on the way. I invite the City Council members to select a location in their own neighborhoods for multifamily housing since our area of east Minnetonka/downtown Hopkins has plenty.

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**Brenda Heim** · Citizen · (Postal Code: unknown) · Apr 11, 2017 1:55 pm

 0 Votes

My husband and I are very much in favor of considering all opportunities to increase affordable housing units in the city of Minnetonka. We support moving forward with proposals that meet city standards and are approved by council/planning commission. Brenda and David Heim

### Response:

**Kyle Holm** · Citizen · (Postal Code: unknown) · Apr 11, 2017 3:54 pm

Brenda how close do you live to this location?

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**Chris Aanestad** · Citizen · (Postal Code: unknown) · Apr 11, 2017 5:52 pm

 7 Votes

I am so displeased with this whole concept and the way it is being handled by Minnetonka City Council. It took me 20 minutes to sign into this site just so I say the

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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same things. The building is TOO MASSIVE. LOSS of PRIVACY, TRAFFIC and SAFETY concerns. Why do we need another forum to to say these things. Read the PETITION and COMMENTS posted already. If this Forum is the only PUBLIC OPINION GUAGE , I will be further disappointed in our City Council and the way they seem to be undermining everything we as a neighborhood bring to them. It either gets filtered or dismissed. You want facts? OK I measured the building and provided drawings with an actual prospective on how MASSIVE the building will be. Ask the Architect at the OPEN HOUSE last week for the DIMENSIONS of the proposed building-I don't know. Come on, we are all adults here. Lets get to what is really going on here. The City is under pressure from the Met Council to build Affordable Housing and get rid of the "PICLKE" they bought. The City obviously favors Ron Clark . Look at the way the RFI was written. It was targeted toward "High Density" with an "Affordable" component. That sure dropped into Ron Clark's lap. Thanks City for making this so convenient in so many ways. This FORUM-not. The TRAFFIC STUDY-done on Minnetonka and Edina Spring Breaks. OPEN HOUSE MEETING at 4:30 on a Thursday Afternoon- who is that convenient for? Oh by the way, I sat at Oak Drive Lane and Shady Oak today at 8:10 turning left- I waited 2 MINUTES and still went south to go north. Spring has sprung and I am re-energized to fight this. Chris

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**elizabeth miller** · Citizen · (Postal Code: unknown) · Apr 12, 2017 11:44 pm

👍 2 Votes

This site is another example of the marathon the city is asking its residents to run simply to be heard. This site after months and months of petitions, letters, emails, phone calls, meetings etc etc is embarrassingly too hard to sign into. This is a terrible plan that will further condemn this neighborhood to terrible traffic issues. Not to mention, we can't get to a park (walking) with out crossing 4 lane roads (no traffic signs/signals). This neighborhood is not ready for high density living, particularly the one proposed by this developer because it is short sighted for the issues that have been outlined at every single council meeting, planning commission meeting, and neighborhood meeting for the last 15 months. To the hundreds of residents opposed that continue to to tirelessly work for your own tax paying rights, happy 15 month anniversary of saying the same thing. NO TO HIGH DENSITY MULTI STORY.

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**Ann Aanestad** · Citizen · (Postal Code: unknown) · Apr 13, 2017 10:03 am

👍 5 Votes

We are against the MASSIVE apartment building that will have so many balconies that will tower over our small homes( Lights, noise, safety, traffic ,environmental, loss of mature trees..many issues) .

Let's find a developer that is willing to build a modest commercial or small housing unit that fits the area neighborhoods. Save our businesses! Protect the Wetlands that are throughout this area!

Ron Clark Const. is not willing to significantly scale back this monstrous building-this is NOT the right developer for this area, so lets work together to get a reasonable proposal.

It's time to re-market this parcel. Citizens are willing to reach out to developers and help come up with alternatives for this site. Let's work together.

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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When Shady Oak Road was being reconstructed the city asked for neighborhood input. The input was basically ignored. Now 2 years later the same neighborhoods are asked for input on this development parcel. At the meetings it was asked multiple times if our input really mattered. We were assured it did. How much money is wasted on all these "input meetings" that have done nothing to try to work with the neighborhoods so far? This should be a concern for all residents.

City Council you are seeing in all these comments, emails & letters pure frustration on the part of Minnetonka residents that purchased property & want to keep the neighborhood characteristics intact that live near this parcel. (And Hopkins residents as it impacts them as well.)

Community is important. A massive apartment building is NOT.

Also, whatever goes in this redevelopment needs to have access from the light at mainstreet or Shady Oak Road. The Strip Mall(Tonka Cycle) next to this parcel has only one entrance off Shady Oak Rd. If they can do it, so can this parcel. Or the city/county needs to step in and make it a major traffic safety issue to gain access to the MAINSTREET LIGHT. It is not okay to put the extra traffic stress on a small neighborhood road that is already extra busy with the reconstruction of Shady Oak Rd. WHY was that stoplight & turn lane on mainstreet/Shady Oak Rd. built to that empty property if it is not being used? Was it built for 1 private land owner? Who paid for that?

At the April 6th meeting the "history" documentation that the city displayed only showed a copy of the 2nd meeting, first page, where ONE comment showed that "three stories might be ok." That was pointed out to me at that meeting! Misleading! EVERYTHING else on that page as well as at ALL the other meetings were AGAINST anything 3 stories or higher. Neighborhood input has NEVER waived in wanting something that will work with the existing neighborhoods and surrounding community. LOW PROFILE! /Shady Oak Road is all Low-profile buildings, as are the neighborhoods. Save the character of existing neighborhoods.

The Minnetonka Planning Committee saw the same concerns as the residents and did not like it. (Too High, Too Massive, Traffic, Lights, Negative Neighborhood impact., etc.)

This proposal is so out of character with the area.

When the city council decided to purchase this parcel, it was with the intent that whatever was built would work with the area. Let's come up with a workable solution & compromise that will benefit the city and its residents in a positive way.

This comment site created by the city has been hard to access by many people I talked too. Plus all of this stuff is done over Spring Breaks/Holidays. Please go to the neighborhood site to read further comments. Thank You.

<https://www.ipetitions.com/petition/say-no-to-high-density-apartment>

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**Jessica Brandt** · Citizen · (Postal Code: unknown) · Apr 13, 2017 10:54 am

 4 Votes



## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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Please find a different developer that is more inline with the needs of the direct community. This is commercial property and I believe it will be better service to the community to have it remain commercial property. How about a grassy area to the east of the house on Oak, and build a one or two story complex for business on the bottom level and if you must, then put some apartments on the upper level. Let's get some small restaurants and other businesses there to bring more money to Minnetonka. Grandfather in Chalet as they are a community favorite and basically historical to the site. Have a restaurant with rooftop seating- we don't have that in the area! Be more creative while keeping the scale of the building low. We all have plenty of ideas, but we are not being taken seriously. This huge apartment building is not the answer and is not welcome in/near my neighborhood.

---

**Sherry Flannagan** · Citizen · (Postal Code: unknown) · Apr 13, 2017 3:23 pm

👍 4 Votes

The size and scale of this proposal does NOT fit into the area - in addition to the traffic concerns already mentioned. Please reduce - to at least 2 stories, need special consideration for parking and traffic flows.

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**Rachel Klick** · Citizen · (Postal Code: unknown) · Apr 13, 2017 8:31 pm

👍 4 Votes

The Minnetonka city government page proclaims: "this is \*your\* government". Well, I sincerely hope that the actions of the city council do not make those words ring hollow for the citizens of Minnetonka. We live further in the neighborhood adjacent to the proposed apartment complex and often walk down Oak Drive Lane to access downtown Hopkins and frequent the businesses there. With the increased traffic with 54 apartments I can guarantee that we will no longer be taking that walk and will likely take our business elsewhere-something that I'm sure Hopkins would be less than thrilled to hear from the residents in this neighborhood. The size of this complex does not integrate into neighborhood. Additionally, to think that jamming 54 families into a small lot with a "play area" (ha! any parent will tell you that the "tot lot" is not sufficient) is providing any sort of meaningful housing for these residents is absurd. The Planning Committee clearly stated their opposition to this development and the city council has the obligation to listen to their planning committee AND the residents who will be directly impacted by this site.

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**Rachel Klick** · Citizen · (Postal Code: unknown) · Apr 13, 2017 8:43 pm

👍 4 Votes

Per the planning packet from 11/14/16: "The goal of the project is to prepare and form a feasible redevelopment plan that is acceptable to the city, neighborhood and local stakeholders." This plan is clearly not acceptable to the neighborhood.

"Based on the site alternatives that were considered, the feedback received was that people liked green space, lower density housing, and less or hidden parking. The community disliked the options that were generally higher density, development that would increase traffic, and too much surface parking." So the proposed redevelopment is high density and increases traffic? Why were community members' opinions solicited if they were going to be ignored?

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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**Al Stevenson** · Citizen · (Postal Code: unknown) · Apr 14, 2017 4:38 pm

👍 4 Votes

We do not believe the current proposal of a 54 unit 3+ story apartment building for this site is the best purpose for this site. The influx of that many people and density on that small parcel is inappropriate for the neighborhood. The additional traffic would be frightful to our quiet neighborhood (which we appreciate so much). We have stayed here for 35 years because of the quality of the area and would hate to make a move because of this proposal and the negative impact it will have on traffic, safety and property values. I further hope that these comments will be considered by the city council and that this forum is not just here for neighbors to "blow off some steam". I suspect the latter is the case but please prove me wrong.

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**Nathan Toldt** · Citizen · (Postal Code: unknown) · Apr 14, 2017 5:10 pm

👍 4 Votes

The city of Minnetonka clearly has a need for more affordable housing. But let's be clear about about this proposed development site... Aside from the address saying Minnetonka, everything else about it is Hopkins. The school system, the mail system, the nearby downtown, etc.

While the greater city of Minnetonka is in need of more affordable housing, this particular site is not at all in need of it. Downtown Hopkins already has one of the highest concentrations of affordable housing of any city in the Twin Cities (next only to Minneapolis). This abundance of affordable housing is within 1 mile of the proposed dev site. In fact, looking at a map there are currently 8 affordable housing apartments within a one mile radius of Chalet pizza, and 15 within a 2 mile radius! Why are we proposing yet another in this same area? Clearly there is a much larger need for affordable housing in other parts of Minnetonka. By contrast, there are ZERO affordable housing apartments within a 1 mile radius of Minnetonka City Hall. Where is the greater need for affordable housing distribution?

Some Reference Sources:

<https://patch.com/minnesota/hopkins/map-affordable-housing>

<https://thexs-mapping.firebaseio.com/mapping.html?fid=0B8ukvtLBtoLpZVJNaEJBaXNKSEE>

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**Pete Barta** · Citizen · (Postal Code: unknown) · Apr 17, 2017 8:16 pm

👍 1 Votes

I strongly encourage the residents in the area of the proposed building to continue efforts for a "no" vote and press for a better solution. If allowed to proceed, your concerns for traffic, noise and privacy will become fact. There will be no going back to the neighborhood you have now. Below are my comments posted on the original neighborhood site:

We moved to Hopkins 30 years ago to enjoy the "small town" feel with many single family homes and a fantastic Mainstreet envied by many small suburbs. Over the years Hopkins has allowed more multi-story buildings to be built. I can tell you first hand that a large multi-story building recently constructed next to a residential neighborhood has added noise, traffic, and light pollution. (Lights are left on all night) The building has reduced privacy to our house and yard as it towers over our rambler. Please do not permit a 3+ story building to be built next to a residential neighborhood

## 4312 Shady Oak Road Redevelopment

Closed Apr 18, 2017 · Discussion · 28 Participants · 1 Topics · 63 Answers · 17 Replies · 58 Votes

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that will create noise and traffic issues for that neighborhood. Large towering structures are diluting the small town feel for Hopkins.

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**Andy Braun** · Citizen · (Postal Code: unknown) · Apr 18, 2017 1:02 pm

 0 Votes

I'm trying to understand how it fits with our cities Mission and Goals, and Comp Plan, I can't figure it out, and nobody on the commission nor council has been able to explain it.

<https://eminnetonka.com/mission-and-goals>

<https://eminnetonka.com/planning/comprehensive-guide-plan>

Perhaps its an 'optional - as needed basis' kind of thing.



# Neighborhood Feedback

**From:** [REDACTED]  
**To:** [Terry Schneider](#); [Julie Wischnack](#); [Bob Ellingson](#)  
**Cc:** [Loren Gordon](#)  
**Subject:** Fwd: 4312 Shady Oak Road Parcel Redevelopment Idea  
**Date:** Tuesday, February 21, 2017 10:39:19 AM  
**Attachments:** [0897\\_001.pdf](#)

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## **Subject:** 4312 Shady Oak Road Parcel Redevelopment Idea

Good Morning City of Minnetonka City Council,

I am Chris Aanestad and live at 4255 Oak Drive Lane.

My wife Ann and I have lived there for 26 years. We own our home free and clear and plan to live here throughout our retirement. Ann has been Block Captain for 20 years. I am the guy that cooks for all the neighbors that attend our Neighborhood Night Out every August. We have a pretty tight knit neighborhood that extends up James Road to Fairview. We (speaking for our neighborhood) have been very active throughout the Redevelopment process and have some varied ideas.

First of all I want to thank the Planning Commission for hearing our thoughts and ideas fully against an apartment building. We who attended the Planning Commission Meeting on Feb. 16th all walked away feeling that the 54 Unit Affordable Housing Apartment Building is now completely off the table. Please read and view that meeting for how we and the Planning Commissions feels about that.

I would like to bring the discussion back to a couple of different ideas floated before.

1. A small townhome development. A couple of great examples exist within a small radius of 4312 Shady oak Rd. These are very nice low profile homes that are OWNED!
  - > Wyndham Hill in Hopkins. SE Corner of Shady Oak Road and Hwy 7.  
4066 Wyndham Hill Road is currently on Zillow for an estimated \$360,000
  - > The Oaks of Mainstreet in Hopkins. SE Corner of Main Street Hopkin and Shady Oak Rd.  
2028 Main Street is currently Listed on Zillow for estimated \$240,000.

That being pointed out, this is a very small "Buildable Site" at **1.12 ACRES**.

Can a builder build say 10 tuckunder units there? Is it viable for the builder? Maybe?

So, that brings up the discussion of should the city lose money on their hasty investment to make a project like this work? **YES**. The city will eventually make it up on property taxes.

I would ask the Owner, The City of Minnetonka to get going and start to "Market" this property to smaller townhome developers.

Get some reasonable small scale ideas on the table with some green space.

2. A 1.12 acre Open Space Preservation. This is another great idea! The site is mostly an easement, is not buildable and directly on a wetland.

Please read the attached letter from Ann Aanestad. It points out that the City of Minnetonka has a \$15 Million Bond to preserve open spaces. We did lose our closest park next to the Shady Oak Goose Pond in Hopkins as a result of the Shady Oak Road Project. This would make up for that.

For now please consider these two alternatives to an apartment that would ruin our neighborhood and lower our property values. I am sure you hear the phrase "NOT IN MY BACKYARD" a lot. This literally in our backyards and front yards for some across the street in Hopkins.

Respectfully Submitted,

Chris Aanestad  
4255 Oak Drive Lane  
Minnetonka, MN 55343

Cell # 612-508-6487

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, February 21, 2017 10:36 AM  
**To:** 'aanestad'  
**Subject:** Attached Image



## Community Engagement Process

### Background

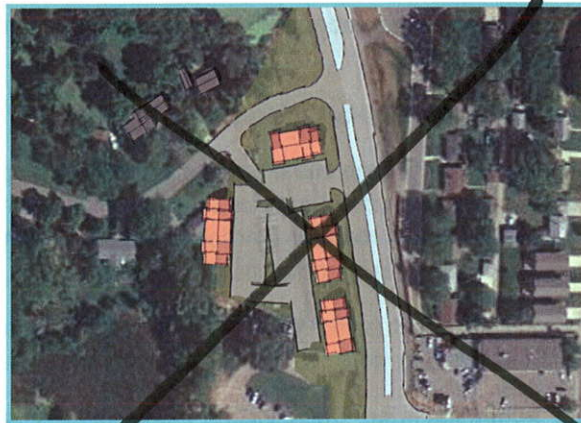
The residents and business owners surrounding the project site in both Minnetonka and Hopkins were invited to three neighborhood meetings to introduce the project and gather issues/concerns/expectations from the surrounding neighborhood. In addition to meeting with the neighborhood, the city hosted a developer's roundtable for an invited group of developers to gauge interest and ideas on redevelopment options. Lastly, a project update was given at a City Council work session for consultation on the development options and next steps. The complete meeting notes are posted on the city's website here: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>.



*Tuck-under townhomes*

### Development Alternatives

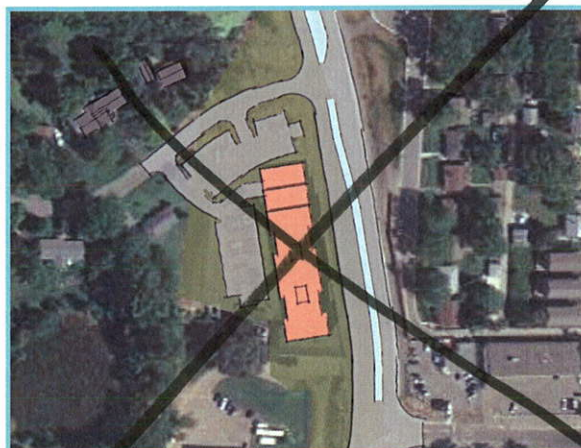
Site alternatives considered a consolidated parcel (2.21 acres) and two separate parcels (0.67 acres and 1.54 acres). Development options included townhomes, small apartment building (surface parking) and a multi-family building (3 or 5 stories). Plan views of these development options are shown to the right.



*Small apartment*

### Community Feedback

In general, the community preferred small businesses, mixed-use, and new housing options as uses for the sites. Based on the site alternatives that were considered, the feedback received was that people liked seeing green space, lower density housing, and less or hidden parking. The community disliked the options that were generally higher density, development that would increase traffic, and too much surface parking. For the complete meeting summaries, see the project website: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>.



*Multi-family building*



## Summary of Existing Conditions

### Existing Conditions

The table below lists the existing conditions of the parcels including size, buildable area, zoning, and future land use.

	<u>4312 Shady Oak Road</u>	<u>4292 Oak Drive Lane</u>	<u>Combined</u>
<b>Area</b>	1.60 acres	0.68 acres	2.28 acres
<b>Buildable Area</b>	1.12 acres	0.31 acres	1.43 acres**
<b>Building Footprint</b>	25,680 sq. ft.	1,625 sq. ft.	N/A
<b>Zoning</b>	B-2, Limited Business	R-1, Low Density Residential	N/A
<b>Future Land Use*</b>	Commercial	Low Density Residential	N/A

\*Guidance from City of Minnetonka 2030 Comprehensive Plan

\*\*If parcels were combined, area would be 2.21 acres

### Site Survey

A survey of the site was completed by the City and is shown in **Attachment B**. The two parcels are separated by multiple temporary and existing easements for drainage, utilities, and sanitary sewer. An approximately 0.25 acre wetland is also located on the southwest corner of the site.

### Environmental

The City conducted environmental studies for the site. The following is an overview of the stormwater requirements, groundwater conditions, key findings from the Phase I and II reports, and soil borings. See the project website for complete reports. <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>.

### Stormwater

- The project area is located in the Nine Mile Creek Watershed District. The stormwater requirements are Under Rule 4 – Stormwater Management for a redevelopment project. Source: <http://www.ninemilecreek.org/Regulatory/Rule04.pdf>.
- Stormwater requirements may be covered by the Shady Oak Road reconstruction project; however, the developer will be responsible for ensuring these requirements are met.

### Groundwater

- Based on a Phase II ESA that was produced for the parcels, groundwater was encountered at approximately 10 feet below ground surface located on the west side of the building.
- Groundwater was also encountered at approximately 20 feet below grade on the south side of the building starting at a higher elevation.
- The general direction of regional groundwater flow in the area of the subject property is presumed to be to the east-southeast.

### Phase I

A Phase I was conducted for the site in November 2014 and was recently updated. The Phase I revealed the following Recognized Environmental Conditions (RECs) relative to the property.

- The presence of historical machine shop and dry cleaner tenants at the property that handled various oils and solvents and operated at the same time as the former septic and cesspool system is considered an REC.
- Heavy oil staining from a leaking compressor located in the northwest corner of the building in a vacant tenant space is considered an REC.

Although not considered RECs, Conditions RECS (CRECs), or Historical RECs (HRECs); the ESA also revealed the following items that constitute environmental business risks:

**From:** Ann Aanestad <aaanestad@yahoo.com>

**To:** Kathy <kadois100@gmail.com>

**Cc:**

**Date:** Saturday, February 18, 2017 10:50 am

**Subject:** Re: City meeting

**Attachments:**

Greetings Neighbors

[http://eminnetonka.granicus.com/MediaPlayer.php?view\\_id=7&clip\\_id=1611](http://eminnetonka.granicus.com/MediaPlayer.php?view_id=7&clip_id=1611)

This is the link to the City of Minnetonka/Planning Committee Video Streaming to watch the meeting of Feb. 16th.

The next step is a meeting on Feb. 27th...6:30/City Council meeting. They will be presented with this proposal and hear comments from the planning committee as well as the community.

This site affects not only our neighborhood, but all the surrounding neighbors as well and extended neighborhoods outside the "blue box."

It is good to know the planning committee at this time is looking at how the development of this site will directly affect all neighbors in the area including the Hopkins side as it is a border site. They felt a project like this would destroy surrounding neighborhoods and affect property values. I thought it was interesting when the planning committee asked why a green space/park was not on the table from the start. the answer was that when it was purchased they(city Council) talked about reselling the parcel from the start. Purchasing land for a park goes through a different process. However, my take was that everything should be back on the table for this site. Not us looking at lesser of choices presented at all those meetings!

I do hope the city takes its time with this parcel and waits for more appropriate project to come along.

What I wish I added to my comments:

\*With traffic being such a huge concern, I feel the access that is currently on Shady Oak Road from that parking lot needs to remain. It is a right turn in/out from that parking lot. But, it helps relieve some traffic from Oak Drive Lane.

\*The City of Minnetonka has \$15 million bond to renew our city parks and preserve open spaces. Open Space Preservation is there for passive-use opportunities to promote the quality of the environment, wetlands and buffers for neighborhoods. This 1.7 acre area is a huge environmental concern. It needs clean up and it directly connects all the water ways that were disturbed and redone with the construction of Shady Oak Rd. Also, the "park" area on the Hopkins side of the road by the pond was removed. A Minnetonka Preserve in this area would help with water quality and wetland preservation.

I was glad the apartment building size-height and mass and traffic issues was seen as not a good option for this area. There are a lot of people in neighborhoods all around that are closely watching this and going to meetings and writing

*Oak Drive Lane 1*



letters expressing their concerns. Lets keep the communication going and keep attending meetings! Spread the Word!

Ann Anastas

4255 Oak Drive Lane

On Thursday, February 16, 2017 9:43 PM, Kathy <kadols100@gmail.com> wrote:

Thanks 🙏 to you and Chris and neighbors for sharing our concerns. The traffic would be awful with adding more vehicles. Backups onto Shady Oak Rd could be dangerous. So glad the planning commission weren't in favor of the big building. Next step City Council. We will not be able to attend or watch it on cable access. Will have to follow up in March.

Kathy and Al (& Sport)

Sent from my iPhone

Oak Drive Lane 2

February 15, 2017

Dear City of Minnetonka Planning Commissioners and City Planning Staff,

Please accept and lodge the following written comments into the record concerning the Shady Oak Redevelopment project. We are homeowners located at 4408 Crawford Road, Minnetonka, MN 55—. Our home is less than 500 feet from the subject parcel, within a direct line of sight of the property. We purchased our home in August of 2016 due to the immense beauty of the surrounding wetlands and the seclusion it offers, as well as the character of the neighborhood. At that time, we were unaware of the City's plans to sell the property to real estate developers. We were thus dismayed to learn of the City's intentions to not only sell the property for redevelopment, but also to facilitate a major rezoning change and corresponding comprehensive land use plan amendment, both of which are legally required before any development can occur. We understand this project has advanced through the preliminary planning stages, but that several hurdles remain before the Planning Commission and City Council can consider these drastic changes to the City's zoning maps and comprehensive plan. Our property is zoned R-1 Low Density residential, as are all of the surrounding lots to the subject parcel (see attached exhibit, showing current zoning prohibitions). We contend that development of a three-story residential apartment complex does not comport to the surrounding land uses in the area, which are specifically limited to single-family dwellings and accessory structures not exceeding 35 feet in height. 300.10(5)(a). The purpose of R-1 zoning is "to provide a district for single family detached dwellings in those areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics." The PUD zoning ordinance itself recognizes that a PUD must be "appropriately integrated into existing and proposed surrounding development." 300.22(4)(c). It is simply unfathomable that a 3-story, 54-unit apartment complex, which will dominate the neighborhood skyline, has even a modicum of cohesion with surrounding R-1 low density lots. None of the public benefit criteria at 300.22(2) are satisfied by this proposal.

We ask the Planning Commission meaningful evaluate now whether the City can legally re-zone and re-define the subject parcel to allow this type of intensive redevelopment, given surrounding land uses. This should be done in consultation with the City attorney. We also ask that the Commission consider now whether the City should re-zone the property, as this legislative decision is vested in the discretion of both the Commission and, ultimately, the City Council. While we agree that some type of redevelopment should go forward, the magnitude and scope of what is currently on the table is untenable.

We have the following additional concerns:

- Loss of privacy as our secluded backyard becomes the backyard for dozens of strangers.
- Decreased aesthetic enjoyment of our property.
- Light and noise pollution from porch lights, parking lights (current plan calls for 32 outdoor

Crawford 1

parking spaces), and traffic.

- Public safety concerns due to increases in traffic and congestion, as well as any other corresponding transportation changes that would be necessary to accommodate new vehicles.
- Pollution, including large increases in stormwater runoff, flow, and pollutant loading, to nearby wetlands and wild spaces.
- Look and feel of neighborhood negatively impacted.
- Sets precedent of allowing PUD zoning adjacent to R-1 low density housing.
- Decreases in home value and appreciation.
- If property is to be rezoned and redeveloped, it should be done in a manner that is consistent with neighboring R-1 zoning.
- Our neighbors expressed that they had little to no knowledge of the proposal, especially that it would result in a 3-story, 54-unit apartment complex.
- How remediation of the currently-existing pollution on the site will unfold. Will there be long-term monitoring of the remediation? Are the taxpayers paying for the remediation?
- How will proceeds from the sale of the property be used? Are these considered "public" monies?

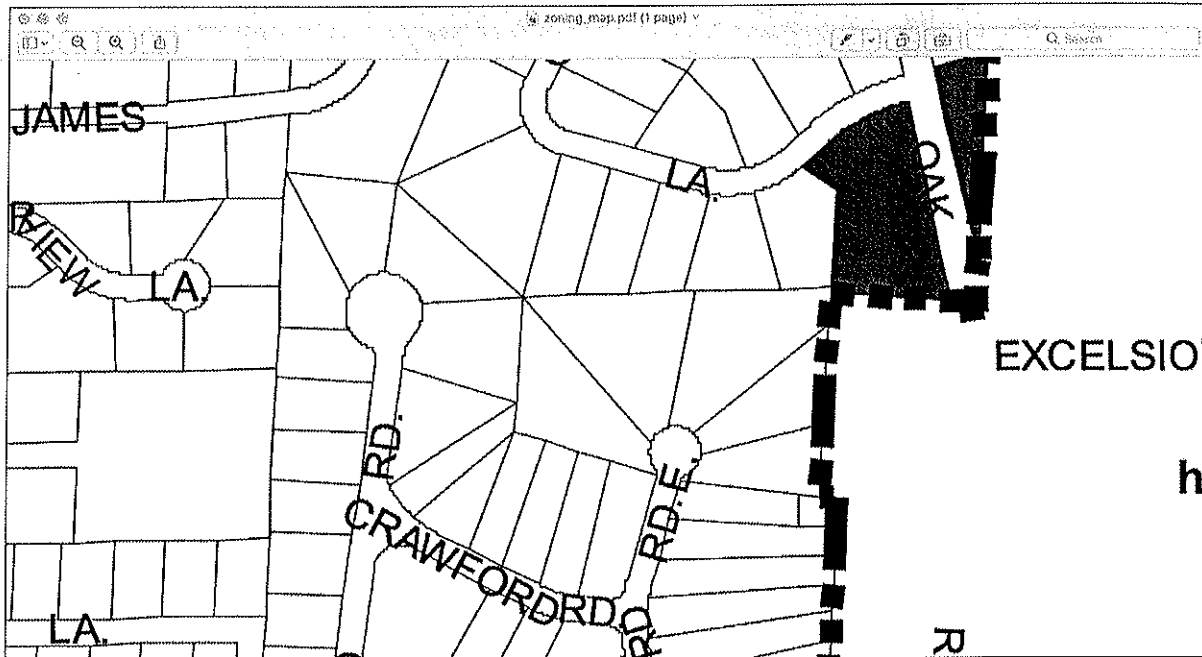
Sincerely,

\_\_\_\_\_

Elizabeth Miller

\_\_\_\_\_

Andrew Braun



*Crawford 2*



February 21, 2017

Dear City of Minnetonka City Council,

I would like to express my concern with the proposed apartment complex for the Redevelopment of the parcel of land at 4312 Shady Oak Road and any other future redevelopment of this land.

I would like the city council to seriously consider this parcel as a unique asset to the city by preserving the wetlands and waterways that are throughout this area.

As many of you are aware, wetlands were disturbed during the reconstruction of Shady Oak Road. New drainage and tiles were put in connecting all of these wetlands and the Shady Oak Nature Area (151 Shady Oak Road) on the east side was removed.

This parcel would be a perfect area for Minnetonka to create a green space-Open Space Preservation. With a sign welcoming people to the City of Minnetonka, picnic tables encouraging people to gather for a bite to eat or play a game, and amenities such as bike racks and a drinking fountain, we have the opportunity to turn a blighted site into a beautiful oasis for cyclists and pedestrians.

The people of Minnetonka have generously approved a \$15 million bond referendum to renew our city's parks and preserve open space. Open Space Preservation is there for passive-use opportunities to promote the quality of the environment, wetlands and buffers for neighborhoods.

This parcel has environmental concerns. It needs clean up and it directly connects all the waterways that were disturbed and redone with the construction of Shady Oak Rd. This is a relatively small parcel to develop, but would be a huge improvement to Minnetonka's dedication to saving wetlands.

In summary, a Minnetonka Preserve in this area would help with water quality and wetland preservation for the benefit of our entire community.

Respectfully,



Ann Aanestad  
4255 Oak Drive Lane  
Minnetonka, MN 55343

**FEBRUARY 1, 2017**

On Wed, Feb 1, 2017 at 2:56 PM, Elizabeth A wrote:

Hello-

We are homesteaders within a stones throw from this location. We are devastated to learn of this project, and we're not the only ones. We will be at the meeting and I will be fighting this proposal as this is a direct threat to my investment in my home and happiness with my home. Not to mention, it will be a pain to my neighbors as well. I'm not sure who was on the planning committee for this but we feel that it wasn't the people who would end up facing an apartment building that looks directly into their back yards and also, we suspect that we were kept in the dark long enough to make it more difficult for our needs to count. In talking this over and thinking through it in the last week there are plenty of creative ideas for this space and I want a chance to discuss them fairly. While the developer and the city may make some money off the investment - us homeowners will pay the price with degradation to the neighborhood in terms of traffic, privacy, the local eco system and in turn our home values.

Low income (lowest prices I've seen in fact) housing with out any investment in sustainable development or a community outreach in this particular neighborhood is a very low blow. You're sticking one of Minnetonka's most blue collar neighborhoods with a proposal that will hurt us and not benefit us. This isn't what this city should be acting like- we need to protect our ecosystem and our neighborhoods.

I look forward to your response.

Sincerely,  
Elizabeth Miller

.....  
**FEBRUARY 6, 2017**

From: **Elizabeth A**  
Date: Mon, Feb 6, 2017 at 5:03 PM  
Subject: Re: Shady Oak Project (4312 Shady Oak Rd)  
To: [bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)  
Hello,

I am looking for a response and a city contact for information regarding the Shady Oak proposal. I am wondering why you haven't responded, as far as I can tell the property is in your ward meaning it should be of concern/interest to you. Can you please forward the information of who ever is in charge.

Thanks,  
Elizabeth  
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**FEBRUARY 7, 2017**

**From:** Elizabeth A  
**Sent:** Tuesday, February 07, 2017 10:57 PM  
**To:** Julie Wischnack; Bob Ellingson  
**Subject:** Fwd: Shady Oak Project (4312 Shady Oak Rd)

Hello-

I have taken it upon myself to figure out who is in charge of the Shady Oak project and educate myself better on the goings on. Seeing as B Ellingson has not responded to my email for over going on a week and apparently this project is still moving at full speed, I would appreciate a prompt response.

Julie- Would you kindly read through my two previous emails to B Ellingson regarding my concerns as a neighbor and home owner in the neighborhood. Additionally, I would really appreciate a time to sit down and discuss the plans. We purchased our house in August of last year for what its worth.

Thank you,  
Elizabeth

.....  
**FEBRUARY 8, 2017**

On Wed, Feb 8, 2017 at 11:44 AM, Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)> wrote:

I have reviewed your email and am hoping I can help provide you with information regarding the project. This has not been a fast process. In fact, the city purchased the property in March of 2015 for road reconstruction purposes (Shady Oak Road reconstruction) and about this same time last year (2016), the city engaged with the surrounding neighborhood to brainstorm about potential redevelopment of the site. Because you purchased your home in August of last year, that makes sense why you were not aware of the history. I have the link here that explains the history, an FAQ, and meeting summaries from your area neighbor's input taken thus far: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

The developer, that the city is negotiating with for the sale of the land, had some preliminary concepts and we requested they get that information out to the neighborhood as soon as the city received it. That is the reason for the meeting next Wednesday evening is to visit with area neighbors about the concept. I would be happy to sit down with you (or via phone) to explain the background and what I understand of the project thus far, with the intention of providing information.

Please let me know if you would like to discuss further.



Julie

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**FEBRUARY 9, 2017**

**From:** Elizabeth A

**Sent:** Thursday, February 09, 2017 9:34 PM

**To:** Julie Wischnack

**Subject:** Re: Shady Oak Project (4312 Shady Oak Rd)

Thank you Julie for your prompt response.

I can see that there was a longer period of planning already that I wasn't a part of. I have chosen to read up on some of the city council meeting notes and here's what I found :

Last year around this time there were two meetings with community members where they talked about what they wanted and then in the April meeting the tone changed dramatically- there were very few notes or words spoken and mostly only pictures were shown and the community members were asked which one (of two) did they like better. The context seems to have escalated very quickly, from where neighbors were speaking of what they like/did not like or what their preferences were for potential build out on the city's property. Did the community's position change? From the Jan and Feb meetings to the April meeting of last year a multi level multi unit housing complex became a choice the city seemingly would make but there was no community input segue. It seemed as if the community's input had not been not taken into account. (There was not any mention of it being low income). We do not believe that our community would benefit from a major build out and commercial/residential renovation of the scale of the most recently proposed. The sentiment of my (now) neighbors in the January and February meetings (past) was what we identify with best. I do not see where they were convinced to go against their original desires for utilizing the two separate properties. There were many good community ideas. And many good concerns : traffic increase, light pollution, noise pollution, disappearance of our landscape-all of these underscored dramatically by the light rail station now in planning two blocks down.

Could you please fill me in on where and how the deviation from January '16 and February '16 preferences of the community came to be misrepresented or just flatly disregarded by choosing to build out into a multi level multi unit residential complex?

Ultimately, it appears that the community is against, and we share the position that we are against major build out or redevelopment of the two parcels that would lead to a

change of our neighborhood's current look and feel. Basically going with any multi level structure would hurt and demean our current community feel and value.

Additionally, I would like to know what is currently being done to remediate the polluted land. I cannot express how disturbing it is that remediation does not seem to be a part of any discussions and that it has not yet begun. I would also like to know exactly how remediation will be attempted and in particular, when building that land out, what is the proposal of the city to keep my marsh on my property free from chemicals that will hurt the environment and prove to be unsafe for living creatures' habitats as well as for the neighborhood children and pets who might wander through the back yards of their owners and parents?

I have to admit, I cannot find where upon exactly it was decided to make this low income housing. I got this letter a couple weeks ago and its the absolute first we have heard of there being any development plans for this space (we purchased our property last summer, and our neighbors bought their house the year before us). The introduction was jarring, I had just read an article in the Star Tribune on low income housing pricing levels in the metro area and these are certainly the lowest rents for this area. It is out of the ball park for our neighborhood to be frank.

Lastly, Kimley Horn was chosen as a partner to over see this city planning project. This company is a gigantic (expensive?) national company, why didn't the city of Minnetonka choose to go with a local planner? Or at the very least have a local planner partner with them so that our city/state that has a (relatively) high level of respect for nature and the health of the communities through nature be a pertinent part of these conversations and developments?

Clearly, I have questions- I also have solutions. Some of my solutions sound like the community members' from the January and February meetings last year: green spaces, 2 stories or less, local businesses, smaller scale housing, keeping the house property as a separate parcel, etc...One solution that I did not see was a park and a food coop. We only have Lakewinds here in Minnetonka, if we want to make a commitment to the community and the future, we can't only offer Domino's pizza (not that there's anything wrong with a slice here and there) but to not offer these socially responsible healthy choices for eating, we are passively turning the neighborhood into a food desert. This is a serious concern for us, we want a healthy environment and healthy neighbors. I can't make them all take their vitamins but I would like to help make it clear to the planning community that not having healthy choices can be far worse for a neighborhood (community) than the few individuals who may choose not to utilize the resources.

I really appreciate your promptness in responding to me. I also really appreciate that you are willing to meet and or talk things over. Email is the best option for me at the moment, but I do look forward to working with you more in person in the future.

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**FEBRUARY 10, 2017**

On Fri, Feb 10, 2017 at 8:17 AM, Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)> wrote:

The length of your email and questions you pose are obviously requiring more discussion. It seems that you are catching up on the information. I hope you are able to attend next week's meetings to share your concerns.

Again, thank you for reaching out and if you would like this email shared with the planning commission and city council in a public forum, please let me know and I will include it in the packet.

Julie

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**From:** Elizabeth A]  
**Sent:** Friday, February 10, 2017 9:31 AM  
**To:** Julie Wischnack  
**Cc:** Loren Gordon; Alisha Gray; Bob Ellingson  
**Subject:** Re: Shady Oak Project (4312 Shady Oak Rd)

Good Morning,

The point of taking the time writing questions was to get answers and to get them ahead of the meeting on the 15th. It's really hard for me coming into this this late in the game, I am facing years worth of construction right out my front door and a future of an apartment building staring into my back yard, destruction of our wetland and ultimately erosion of the home value and neighborhood-basically my future will be destroyed and I want to know why, yesterday.

I realize some of these questions might be out of the scope of a single person's desk so by all means forward and request, or let me know who where to go to find the answers. I am happy to communicate with anyone.

Why did the city of Minnetonka never update their calendar with the details for the Shady Oak project meeting on the 15th? Please have it updated immediately or let me know who to ask- I would think it's pertinent community planning to have this meeting on the calendar. I am all the more confident that it wasn't my negligence that lead to being caught off guard by this potentially damning project.

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**From:** Julie Wischnack  
**Sent:** Friday, February 10, 2017 11:00 AM  
**To:** 'Elizabeth A'  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Yahoo >; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>  
**Subject:** RE: Shady Oak Project (4312 Shady Oak Rd)



We do not put all meetings staff will be attending on the main city calendar as this is for official meetings of the council or commissions. Each project page has a list of the meetings and location for specific meetings. I can go point by point in your email and fill in where there are questions, but I will not debate your opinion points as that is the purpose of the neighborhood, planning commission and council meetings. I was hoping for a conversation rather than an email. I have a few other deadlines this morning, and will get back to you later today.

Julie

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On Fri, Feb 10, 2017 at 2:17 PM, Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)> wrote:

The comments below are from the email you sent me (your words in black) and the red indicates my response. It is difficult to encapsulate the history of this property in a back and forth type of exchange. Again, I would encourage your participation in the upcoming continued process for review of this proposal.

Julie

I can see that there was a longer period of planning already that I wasn't a part of. I have chosen to read up on some of the city council meeting notes and here's what I found :

Last year around this time there were two meetings (There were actually 5 public meetings held between January of 2016 and November of 2016 – 3 of which were specifically to engage with community members) with community members where they talked about what they wanted and then in the April meeting the tone changed dramatically- there were very few notes or words spoken and mostly only pictures were shown and the community members were asked which one (of two) did they like better (Yes it was a meeting to talk about visual preferences for design features, different than the March meeting which was to discuss the actual development concepts). The context seems to have escalated very quickly, from where neighbors were speaking of what they like/did not like or what their preferences were for potential build out on the city's property. Did the community's position change? (Not in my opinion. The community provided input on concepts in March and they were very specific about the likes and dislikes of each concept. That did not change in April, as they were not reacting to concepts, but rather giving input on further design details.) From the Jan and Feb meetings to the April meeting of last year a multi level multi unit housing complex became a choice the city seemingly would make but there was no community input segue. It seemed as if the community's input had not been not taken into account. (Opinion. I would only add the multi level housing complex became a “choice” is inaccurate in that the process is specifically designed to determine if that is indeed what the city council would ultimately consider.) (There was not any mention of it being low income) (This is not considered “low income”. In fact, the rental rates are in line with other potential single family home mortgage payments in this neighborhood, that has an average home value of \$205,000. To support a rent of the amounts of \$800-\$1200 a month, you would have to have an annual salary between \$40,000 and \$50,000 per

year. The developer proposed those rental amounts) . We do not believe that our community would benefit from a major build out and commercial/residential renovation of the scale of the most recently proposed. (Opinion) The sentiment of my (now) neighbors in the January and February meetings (past) was what we identify with best. I do not see where they were convinced to go against their original desires for utilizing the two separate properties. (Need clarification on that point as I am not understanding.) There were many good community ideas. And many good concerns : traffic increase, light pollution, noise pollution, disappearance of our landscape-all of these underscored dramatically by the light rail station now in planning two blocks down. (Opinion)

Could you please fill me in on where and how the deviation from January '16 and February '16 preferences of the community came to be misrepresented or just flatly disregarded by choosing to build out into a multi level multi unit residential complex? (Again, the notes of all comments were provided to the city council and also to the developers proposing on this site. It is clear that none of the options would be accepted by all members of the public or council as there is a "like and dislike" column. The process was not misrepresented or disregarded. The process continues the conversation, and is set up to discuss the issues and see if there is an approach that works.)

Ultimately, it appears that the community is against, and we share the position that we are against major build out or redevelopment of the two parcels that would lead to a change of our neighborhood's current look and feel. Basically going with any multi level structure would hurt and demean our current community feel and value. (Opinion)

Additionally, I would like to know what is currently being done to remediate the polluted land. I cannot express how disturbing it is that remediation does not seem to be a part of any discussions and that it has not yet begun. I would also like to know exactly how remediation will be attempted and in particular, when building that land out, what is the proposal of the city to keep my marsh on my property free from chemicals that will hurt the environment and prove to be unsafe for living creatures' habitats as well as for the neighborhood children and pets who might wander through the back yards of their owners and parents? (The contamination is currently on the property and was there for some time previous to the city acquiring the land. The city has been methodical about addressing the issue in the Phase I, Phase II and follow up soil investigation environmental documentation and that information is detailed on the website. The remediation would occur concurrently with a redevelopment and be monitored and enforced by the city and its consultant to follow all state laws associated with the discovered contamination.)

I have to admit, I cannot find where upon exactly it was decided to make this low income housing. (see previous note about low income) I got this letter a couple weeks ago and its the absolute first we have heard of there being any development plans for this space (we purchased our property last summer, and our neighbors bought their house the year before us). (It is unfortunate that you were not aware and that the 550 area residents that are email members of the city website specific to this project did not

mention it to you, nearly 500 paper notices were distributed as well). Every posting on the website; throughout 2016 automatically notified these participants) The introduction was jarring, I had just read an article in the Star Tribune on low income housing pricing levels in the metro area and these are certainly the lowest rents for this area. It is out of the ball park for our neighborhood to be frank.

Lastly, Kimley Horn was chosen as a partner to over see this city planning project. This company is a gigantic (expensive?) national company, why didn't the city of Minnetonka choose to go with a local planner? (The specific person working on the project from this company had great familiarity with Minnetonka and has family that lives in the city and has for decades. His personal knowledge of the city and its attributes were very helpful in the process.) Or at the very least have a local planner partner with them so that our city/state that has a (relatively) high level of respect for nature and the health of the communities through nature be a pertinent part of these conversations and developments? (The fact that the city is interested in ensuring that a dilapidated building with environmental contamination is resolved is a major indication that the city is committed to nature and the health of the community.)

Clearly, I have questions- I also have solutions. Some of my solutions sound like the community members' from the January and February meetings last year: green spaces, 2 stories or less, local businesses, smaller scale housing, keeping the house property as a separate parcel, etc...One solution that I did not see was a park and a food coop. (The city and county heavily invested in open space amenities, green space and storm water treatment with the Shady Oak Road reconstruction project. The area, locally known as the duck pond, was greatly improved and many buildings were removed to be retained as open space as part of the project. The city established that this property would not be considered for additional park space and did not purchase it with that intention.) We only have Lakewinds here in Minnetonka, if we want to make a commitment to the community and the future, we can't only offer Domino's pizza (not that there's anything wrong with a slice here and there) but to not offer these socially responsible healthy choices for eating, we are passively turning the neighborhood into a food desert. (We did contact developers and requested information about whether this would be a potential retail site, food or otherwise. It was clear that the downtown Hopkins amenities and services are in direct competition with this site and therefore would be difficult to redevelop for that purpose. Food desert is a strong word and infers that there are no abilities to obtain fresh foods in this neighborhood. This is not a defined "food desert" in that there is an ability to shop, without a car, to a grocery store or summer time farmers markets. If you said "food insecure", I would not dispute that. This is a serious concern for us, we want a healthy environment and healthy neighbors. I can't make them all take their vitamins but I would like to help make it clear to the planning community that not having healthy choices can be far worse for a neighborhood (community) than the few individuals who may choose not to utilize the resources.



I really appreciate your promptness in responding to me. I also really appreciate that you are willing to meet and or talk things over. Email is the best option for me at the moment, but I do look forward to working with you more in person in the future.

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On Fri, Feb 10, 2017 at 3:28 PM, Elizabeth A < > wrote:

Hello-

I realize you don't want to deal with me- its Friday and its very inconvenient for you. I do plan to come to the meeting - but a 3 minute platform at the 6th planning committee meeting is not going to be satisfactory. My house and my neighbor's house are very likely to bare the brunt of the highest devaluations.

This plan to build this absolutely changes EVERYTHING for us, in particular if we're treated as though our land and yards are less important than others in Minnetonka (like the duck pond you referenced across the (4 LANE STREET) which will be so lovingly maintained) while we're left with our backyard turning into a view for your new tax payers and low income tax write offs.

**We do not want to be put on display.**

Hennepin County Interactive Maps clearly lists every single home's taxable value, correct? All the houses in our neighborhood are higher than \$205K. Except for our neighbor's who were actually recently reduced 10K to 20K...and so it appears our home devaluation begins- the planning is literally pulling 10 - 20 K out of their house (they purchased summer of 2015) and it is only the begining is the way it appears.

Aside from their home, all the houses in this area are paying taxes off based off of pricing listed well above \$205K so where did you get that number from? There isn't anyone of us who paid taxes based off of a home value of \$205 last year.

Adding multi level, multi unit housing does add to traffic congestion and light pollution and a loss of landscape view. That is not an opinion, as you say it is, that is a fact. You saying that makes me wonder if you really are considering how this is literally destroying the reasons we bought here and paid the price we paid to do so.

I want to do the right thing here, I don't know how to just be ok or move forward with getting the rug of my future pulled out from underneath me. I paid a premium for my tiny tiny house based on what I saw to be my surroundings- now that's changing just 7 months after purchase. From the city planners or the tax payers that owned the house before us it's a big slap in the face and the planning committee needs to know that we will continue to stand our ground. We do not want an apartment building over looking our back yards, we do not want the traffic, lights, air pollution.

Elizabeth

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**FEBRUARY 14, 2017**

**From:** Elizabeth A < >  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Yahoo < >; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>  
**Sent:** Tuesday, February 14, 2017 6:43 PM  
**Subject:** Re: Shady Oak Project (4312 Shady Oak Rd)

Hi Julie,

I have not heard back from anyone regarding my last email looking for answers on  
1) How you valued our houses to be at 205K.  
2) How you can claim that this will not affect traffic and light pollution.

Additionally, please tell us exactly what section of the city's comprehensive land use plan would require amendment. Where can we find it? Where are the procedures and guidelines for amending the land use plan?

Again, just trying to preserve the inherent value in our home by protecting the ecology, our privacy and right to our private land. Again, feel free to share with any pertinent party.

Thank you,  
Elizabeth

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**From:** andy braun []  
**Sent:** Tuesday, February 14, 2017 9:14 PM  
**To:** Elizabeth A; Julie Wischnack  
**Cc:** Loren Gordon; Alisha Gray; Bob Ellingson  
**Subject:** Re: Shady Oak Project (4312 Shady Oak Rd)  
ATTACHMENT: Letter to Planning Commission and Land Plat

Hi Julie, can you please submit the two attachments to the public record, review and advise?

thanks for your attention to this matter.

Andy Braun

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**FEBRUARY 15, 2017**

**From:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**To:** 'andy braun' < >; Elizabeth A < >  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>

**Sent:** Wednesday, February 15, 2017 11:17 AM  
**Subject:** RE: Shady Oak Project (4312 Shady Oak Rd)  
**ATTACHMENT:** SHADY OAK RD PROPERTY VALUE

Thank you for your most recent emails. We will include your letter and map for the planning commission meeting tomorrow evening.

Elizabeth, the map of the area property values is attached. As far as your traffic question, that will be researched at a future point, as this project is at a conceptual level and no decisions are being made. This part of the process (concept review) is intended to provide a forum for area property owners, developer and the city to have a conversation about an idea. At later points in the process, there will be technical reviews of detailed plans if the project develops further.

Julie

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**FEBRUARY 17, 2017**

**From:** andy braun []  
**Sent:** Friday, February 17, 2017 5:53 PM  
**To:** Julie Wischnack  
**Cc:** Loren Gordon; Alisha Gray; Bob Ellingson  
**Subject:** Re: Shady Oak Project (4312 Shady Oak Rd)

Hi Julie and team, thank you for support on the Shady Oak project, and your review of the apartment proposal.

A few questions.

1) pollution/contamination. How deep does the contamination go? does it affect the whole footprint of the property? does it creep into the adjacent properties? what is the cost, and who pays for what part of fix? or is that perhaps part of the potential negotiation after/if the proposal gets approved? I imagine the developer has identified this cost and any assistance from outside funding sources that you referred to. Do you know how the clean up actually occurs? that is, do they remove say 20 vertical feet of the soil/earth from the entire site?, then simply fill it in with clean fill? If so, then aren't the costs to the development (digging out the underground parking ramp for example) being covered at least in part by our tax dollars and public grants, thereby further subsidizing their costs? Not just by supporting the clean up, but by also digging out their parking garage? where these topics weighed in the developers feasibility/cost/benefit analyses and presented to you? meaning what is the city/county/state/fed on the hook for?

2) In the developers financial feasibility analysts I'm sure they factor in the cost to purchase the property, I understand the city isn't intending to profit. Therefore lets say the sale price is 1 million, What happens if the developer comes back and says "we can



bring it down to 2 stories, with a smaller footprint etc" (making it fit into the neighborhood, traffic etc) but would need a 'price break' on the property. Have you considered this scenario? Is the city open to considering this? I worry that they may continue to scale back the project, look for additional support, incentives, or subsidies and be in a position that a smaller high density housing development would possibly be approved. If you're considering reducing the price, to make the sale, then I'd ask that consideration to apply to any/all other possible redevelopment project proposal.

It just seems there are many cost unknowns/variables (sale price, various sources of possible funding for the contamination fix) to the actual costs of the project, that I don't understand how the developer could arrive at a comfortable 54 unit count, without enough 'headroom' in the project to take the risks associated with these unknowns. In which case they're cabling with our public subsidies, and that doesn't feel right.

It also seems to me that with all of the input and expert analysis from 3rd party independent consultants and developers, that the "best" we can come up with is generally seen as unfavorable. And this doesn't sit right. someone referred to the circumstances of the site and development potential as a "pickle" and I think we're all seeing that now. So if this is the "best" we can do while also being unfavorable, then I'd suggest that we're now desperate for a solution. I'd actually suggest that its an amazing opportunity, because it forces us to re imagine the space. I feel its viewed as an 'orphaned-misfit' lot, but I see nothing but potential and opportunity for it to provide true benefit to the neighborhood and city of Minnetonka and Hopkins.

I imagine an RFP call out on the concept of a Community Garden, slated to scale and develop over time to a full scale-community based food production site and organization. Focusing on advancing the technology and production of localized and sustainable food assets. It would function as a year round green house, and serve the demand for localized and distributed community based food systems. There is a massive amount of interest in these assets, and a massive amount of resources available to make these projects come together and be successful. Its being done all over the world. They can rejuvenate and benefit the community in countless ways, especially because of the public facing location of the site. All I'm asking at this point is that we consider the concept on a high level, and take some metrics on interest from the community and an RFP opportunity. Essentially it would start as an open slate concept, welcoming all creative input, and offering it as an opportunity to the public. I believe this is really the best use of the space on so many levels and for so many different reasons, I hope you'll agree and be open to looking at this opportunity.

Thank you again

Andy Braun  
4408 Crawford Rd.

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**FEBRUARY 21, 2017**

**From:** Julie Wischnack  
**Sent:** Tuesday, February 21, 2017 11:38 AM  
**To:** 'andy braun' <>  
**Cc:** Loren Gordon <lgordon@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>  
**Subject:** RE: Shady Oak Project (4312 Shady Oak Rd)

Hi Andy. To answer your questions, I have them numbered to correspond somewhat to your email:

1. A lot of your questions are very detailed regarding contamination and would be addressed in the response action plan that is submitted to the state. That plan is now being developed. The cost issues are not definitive at this point, as the plan needs to be completed and bids obtained.
2. As I described at the planning commission meeting and with various folks at the neighborhood meeting, we will not discuss the negotiations with the developer. When there is a final proposal for the city council consider, all of those details will be addressed in an open forum.
3. I don't feel like the project is in a "pickle" as you note. All redevelopment is difficult, complicated, and requires a lot of collaboration and input. The process is absolutely intended to discuss issues, challenges and potential solutions or amendments to the plans.
4. The rest of your email are thoughts and ideas you can share with the council.

Julie

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**FEBRUARY 28, 2017**

**From:]**  
**Sent:** Tuesday, February 28, 2017 06:16 PM  
**To:** 'Ann Aanestad'  
**Subject:** 4312 Shady Oak Road Parcel Redevelopment

Hello Mayor and City Council of the City of Minnetonka,  
My name is Chris Aanestad and I live at 4255 Oak Drive Lane.  
I would like to set the record straight on something said at the City Council Meeting Feb.27th. I would like to quote Julie Wischnack when addressing the Council on the Planning Commission's thoughts toward the Shady Oak Project. Ms. Wischnack is quoted the Planning Commission had "mixed feelings" toward the project. This is simply not true. Too filter what the Planning Commission is feeling like this is not right.

I am very disappointed in Ms. Wischnack by not representing our neighborhoods feelings.

The entire six member group in attendance at the

Planning Commission Meeting on Feb. 20th are all very negative in their comments.

I would implore the Mayor and the City Council to view the last 15 minutes of the Planning Commission Meeting on Feb 20th. You can view it using the webstreaming link on the City of Minnetonka website. Start at 2:46 /30.

Here are a list of comments-quotes by each member named.

John Powers : "I feel certain that a project like this will lower property values."

" I don't think it does fit."

" It is very clear it does not fit into the neighborhood."

" Our concern is for the neighborhood."

" I don't like it."

Sean O'Connell: " Access going north is very real."

"Lower Profile"

David Knight: " Impacts on traffic in a very negative way."

"Probably too big."

"It bothers me."

Deborah Calvert: "Too much mass."

" I hear concerns from neighbors of mass."

Joshua Sewall: "Scale may not fit the area and will adversely effect residents."

Brian Kirk: "We don't want to cheat this."

"Way too high."

"Its really in your face."

" Its just too long."

" Its too tall and probably too long for the site."

" One driveway off Oak Drive Lane."

" Fox watching the hen house."

These are all taken directly from the meeting video.

I would really like you to take what the Planning Commission is saying to heart.

What if this was in your neighborhood? We are all Minnetonka residents.

Please view the Planning Commision video.

If you have read any of my other letter and emails, you know I am in favor of a townhome development on this site. We asked several times in all of the meetings for

OWNER OCCUPIED. Since the City of Minnetonka owns this land, they need to do their due diligence and market this piece and come forward some other ideas that our neighborhood can live with.

A 54 Unit Affordable Apartment with upwards of 200 people living on 1.12 acres



is ridiculous. No place to play for children. 10' away from a very busy road. 120 cars coming and going.  
How many car accidents will happen? Noise on the weekends. People walking dogs through the neighborhood.  
It might be affordable housing but at great cost to our neighborhoods.  
Come on Minnetonka- WE can do better than this.

Respectfully submitted,  
Chris Aanestad  
4255 Oak Drive Lane  
Cell

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**MARCH 1, 2017**

**From:** Elizabeth A < >  
**To:** [tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)  
**Cc:** [dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com); [pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com); Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; [twagner@eminnetonka.com](mailto:twagner@eminnetonka.com); [bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com); [tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com); Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Sent:** Wednesday, March 1, 2017 11:57 AM  
**Subject:** Shady Oak Road development check in

Good Morning-

We met Monday night after the meeting. Thanks for taking time to talk with me. It gets to be a long evening I'm sure. You have certainly got a lot of experience and perspective, I am looking forward to working with you. I would be happy to take you out for a coffee sometime to discuss community values and where and how you see the future looking in Minnetonka, and perhaps where I could be of help.

In regards to the average home value in the area being 205K - I haven't been able to reconcile that number with sale prices and or the Hennepin County Property Tax site information. (I would be happy to supply you with documentation to support this). End game, I know that our mortgages will amount to a higher price than the proposed rental prices listed for the development, and to boot they would have a nice view of the private properties we maintain our selves. It really doesn't seem fair that we're sacrificing our safety and privacy for this development.

I am sure you've seen the video (or perhaps read the minutes) of the Planning Commission's meeting from the 16th of February. I included it, for your convenience, because I did not hear the sentiment reported nor responded to in the city council meeting. Nor did we hear how the neighborhood meeting response was overtly

negative to this size and scale of development. I think its important to consider how the planning commission closed the subject with all members saying that they found it to not fit in with the neighborhood well and part of that reasoning was size and scope, some of this was addressed by council members ,Monday by saying that it looked too big, a solution was not identified.

When I compare this to the closest types of Minnetonka projects (recently) everyone ends up saying that it was soooo much larger than they thought it would have ended up being and that that resulted in poor aesthetics (among other complaints). And to think those projects did not abut and have a view of the neighbor's houses/private property, as to where the current proposal does do this.

<https://www.youtube.com/watch?v=dN8fVXQMJVU>

1 hour 17 minutes 45 seconds is where the Shady Oak Project starts.

I want to be a good neighbor and live in a healthy community, that is why I bought my house last summer and 4 of the 5 on my cul de sac bought in the last year and a half (all of us only became aware of the proposal after the city chose a developer last month). Our houses are very small and modest and the value of them is purely in the yards. We love it, and we love that Minnetonka has a priority to serve the wetlands/parks/trails and community. We hope to enjoy the safety, privacy and add to the great community feel for years to come-having our private home/yards/property put on display will counter the ability to do this.

Thank you again for your time and commitment to seeing we keep our community strong by seeing to it that all residents are served fairly.

Looking forward to working with you,  
Elizabeth Miller  
4408 Crawford Rd

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**MARCH 2, 2017**

**From:** Elizabeth A []  
**Sent:** Thursday, March 02, 2017 1:27 PM  
**To:** Julie Wischnack <jwischnack@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>  
**Subject:** Shady Oak Road

Good Afternoon,

Any ideas for a time/date on the next community meeting- I'd like to get it in my calendar.

Thank you –

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**From:** Julie Wischnack

**Sent:** Thursday, March 02, 2017 1:54 PM

**To:** 'Elizabeth A' <>; Bob Ellingson <bellingson@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>

**Subject:** RE: Shady Oak Road

I do not have any scheduled at this time. We need to meet with the developer about redesign options and that will take some time. As I said at the council meeting, I would like to go over more concepts and hold another neighborhood meeting. I would say check back in a couple of weeks. Of course we will post anything on our website, which we try to get out at least two weeks in advance.

Julie

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**MARCH 3, 2017**

**From:** andy braun <>

**To:** "[kolverum@hopkinsmn.com](mailto:kolverum@hopkinsmn.com)" <[kolverum@hopkinsmn.com](mailto:kolverum@hopkinsmn.com)>; "[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)" <[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)>; "[mbeekman@hopkinsmn.com](mailto:mbeekman@hopkinsmn.com)" <[mbeekman@hopkinsmn.com](mailto:mbeekman@hopkinsmn.com)>; "[jlindahl@hopkinsmn.com](mailto:jlindahl@hopkinsmn.com)" <[jlindahl@hopkinsmn.com](mailto:jlindahl@hopkinsmn.com)>; "[sunowsky@hopkinsmn.com](mailto:sunowsky@hopkinsmn.com)" <[sunowsky@hopkinsmn.com](mailto:sunowsky@hopkinsmn.com)>; "[djohnson@eminnetonka.com](mailto:djohnson@eminnetonka.com)" <[djohnson@eminnetonka.com](mailto:djohnson@eminnetonka.com)>; "[parkboard@hopkinsmn.com](mailto:parkboard@hopkinsmn.com)" <[parkboard@hopkinsmn.com](mailto:parkboard@hopkinsmn.com)>; "[N.Evenrud@eminnetonka.com](mailto:N.Evenrud@eminnetonka.com)" <[N.Evenrud@eminnetonka.com](mailto:N.Evenrud@eminnetonka.com)>; "[J.Durbin@eminnetonka.com](mailto:J.Durbin@eminnetonka.com)" <[J.Durbin@eminnetonka.com](mailto:J.Durbin@eminnetonka.com)>; "[C.Gabler@eminnetonka.com](mailto:C.Gabler@eminnetonka.com)" <[C.Gabler@eminnetonka.com](mailto:C.Gabler@eminnetonka.com)>; "[C.Kist@eminnetonka.com](mailto:C.Kist@eminnetonka.com)" <[C.Kist@eminnetonka.com](mailto:C.Kist@eminnetonka.com)>; "[P.Kvam@eminnetonka.com](mailto:P.Kvam@eminnetonka.com)" <[P.Kvam@eminnetonka.com](mailto:P.Kvam@eminnetonka.com)>; "[M.Seveland@eminnetonka.com](mailto:M.Seveland@eminnetonka.com)" <[M.Seveland@eminnetonka.com](mailto:M.Seveland@eminnetonka.com)>; "[C.Walick@eminnetonka.com](mailto:C.Walick@eminnetonka.com)" <[C.Walick@eminnetonka.com](mailto:C.Walick@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; "[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)" <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; "[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)" <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; "[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)" <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; "[BEllingson@eminnetonka.com](mailto:BEllingson@eminnetonka.com)" <[BEllingson@eminnetonka.com](mailto:BEllingson@eminnetonka.com)>; "[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)" <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; "[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)" <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; "[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)" <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; "[JWischnack@eminnetonka.com](mailto:JWischnack@eminnetonka.com)" <[JWischnack@eminnetonka.com](mailto:JWischnack@eminnetonka.com)>; "[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)" <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; "[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)" <[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)>; "[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)" <[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)>; "[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)" <[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)>; "[jsewell@eminnetonka.com](mailto:jsewell@eminnetonka.com)" <[jsewell@eminnetonka.com](mailto:jsewell@eminnetonka.com)>; "[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)" <[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)>



**Sent:** Friday, March 3, 2017 8:59 PM

**Subject:** Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

**ATTACHMENT:** Community Supported Greenhouse

Hello members of the City of Minnetonka and City of Hopkins.

We've been working diligently to develop and document a high level concept that we'd like to submit to the city of Minnetonka and Hopkins for consideration.

We've had significant engagement with both cities and members of the community, and we believe this is a compelling option for the development of these properties.

We believe this could provide a real and positive impact on the community.

We're in favor of a lot of the alternative ideas that many of us and other members of the community have suggested, so please consider this as compilation of many of those ideas.

I think the only real concern, or potential for lack of feasibility is "who pays for it?"

My response to that is, anyone and everyone who wants to, both public and private. And further to argue that if we can pay to subsidize things like the USBank stadium, corporate welfare for WalMart and the like, and things like libraries and other public facilities and organizations, then financing and support for a project like this will be easily attainable.

Please have a look and please give it serious consideration. Also please forward as needed and let us know what you think.

Thank you for your attention and continued support.

I appreciate your commitment to the development of these properties and value your input and engagement.

Andy Braun and Beth Miller  
4408 Crawford Rd, Minnetonka MN

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**MARCH 5, 2017**

**From:** John Powers <[jpowers@minnetonka.com](mailto:jpowers@minnetonka.com)>

**To:** andy braun < >

**Sent:** Sunday, March 5, 2017 10:48 AM

**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Mr. Braun,

I like that you're presenting a very interesting concept for the properties that is dramatically different than other ideas which have been presented to me.

Before I go into a more detailed thinking and hopefully understanding of your idea(s), may I ask if you've approached the owner(s) of the private property to learn the level of interest they have in selling to anyone at this time or the near future? Your entire concept seems to depend on the crucial first step of obtaining the private property and joining it to the now city owned parcel.

Thanks,

John Powers

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On Mar 5, 2017, at 1:42 PM, andy braun < > wrote:

Hi John. based on what Julie indicated the owner is willing to entertain ideas however the owner was not willing to pursue the apartment concept in particular. Julie didn't offer any further background or explanation.

I did speak with Jesse at Jesse's barber shop (a tenant in the Suburban Square where the Dunn Brothers is located) about the Apartment proposal while I was in for a haircut, Jesse told me that the Suburban Square and the adjacent vacant lot are owned by the same person, and that Jesse cuts his hair and sees him pretty regularly. Jesse says the owner is just kind of sitting on the property, kind of passively trying to figure out what to do with it. This seems pretty strange to me, but sounds like the owner is entertaining ideas.

Do you think Julie can provide any more information?

thanks.

Andy Braun

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**From:** John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>

**To:** andy braun < >

**Sent:** Sunday, March 5, 2017 7:20 PM

**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Hi Andy,

You know as much as I do about the owner's state of mind. You may want to explore this with him directly, even though barbers can be a great source for news, sometimes reliable but sometimes not.

If you want more information from Julie, just ask. If she can help you, she will.

In the mean time I'll read more about your idea. Again I like very much that you are proposing something imaginative.

Have a nice evening,

John

.....  
**MARCH 6, 2017**

**From:** andy braun []

**Sent:** Monday, March 06, 2017 9:35 AM

**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>

**Cc:** Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Elizabeth A <>; Jeri Massengill <>; Ann Aanestad <>; Ellen Cousins <>; Ellen Cousins <>; Chris Aanestad <>

**Subject:** Re: Shady Oak Road development check in

Hi Julie, I don't believe we've received a response to the email inline below from Elizabeth dated March 1. I've also included additional questions below.

1) Aren't there any set back ordinances for reasons of safety, consistent visual appeal, smog/pollution or other reasons? I know for my home the city won't let me build within "x" feet of the road, and it has to be "inline" of the two adjacent dwellings. Why is it that this proposal can be so close to the road? is there a special easement granted? I think the concept was slated at 10 feet at its closest point to the road. Isn't there concern for pedestrian safety, tailpipe exhaust and noise pollution right outside their windows? That can't be safe nor healthy.

2) Contamination. What's the summary and conclusion? How bad is it? Is it affecting neighboring property and waterways? and what's the fix? I read the report and I can't make any sense of it. It appears to be written for a subject matter expert, not a lehrman or member of the general public. We feel we are entitled to a 'human readable' summary. This information should be made very clear and presented in an upfront manner that can be understood easily by the general public.

3) how much of the cost of the proposal would be covered by the section 42 subsidy?

4) What was the cost of purchasing only the easement? vs the cost of purchasing the property? and any net difference between the two at the end of the day? I recall during the meetings it was indicated that the cost to purchase the property was **less than** the cost to purchase only the easement, is this the case?



5) Aren't there any height restrictions along this section of the corridor? Perhaps from the County, or City of Minnetonka or Hopkins? The proposal is for what is effectively a 4 story building, even if modifying for a flat roof, its still 3 stories taller than anything around it, residential or commercial. We're very concerned it sets a precedence for future developments of tall-multi story buildings, so we're very adamant about preventing the 'first' development of this scale, so as to prevent any chance of a future 'domino affect.'

6) Can you please explain more about the background and relationship with the adjoining vacant lot at 2 Shady Oak Road? I think we're all very curios about the circumstances of those discussions and why the property owner isn't interested. Is it because of the nature of the project? they don't want high density section 42 apartments either? Their concern for the 2020 Comprehensive plan vs 2040 Comprehensive Plan? Do they have any idea what they'd like to do with the property?

7) Has there been any actual assessment about the affects on property value for the nearby homes? or plan for remediation if property values are shown to decrease? I know this concern has come up several times, and there is a general rule of thumb that suggests it would help to increase property value, however this is all speculation. for the immediate neighbors I'd argue it would grossly decrease our property value in that the building would be encroaching and degrading on our private-natural landscape, leave the residence to feel like 'sitting ducks,' decrease road access and safety, and degrade the character of our charming neighborhood. (the same arguments as provided by the planning commission and council members)

I'd like to reiterate that everyone seems to be in favor of positive redevelopment that reflects and enhances the character and wellbeing of the neighborhood, and I'd argue this proposal only detracts from that goal.

Again, thank you (and team) very much for all of your time, attention and effort in supporting the community on this project. We really appreciate the engagement you're providing. I apologize if I(we) seem 'long winded' or redundant. I know we're all striving for meaningful substance in these conversations, and I know we don't want to bog you down or detract from your efficiency, but we just have so many concerns, questions and feedback on this project, and feel very passionately about the well-being of our neighborhood.

Thank you.  
Andy Braun  
4408 Crawford Rd.

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**From:** andy braun []  
**Sent:** Monday, March 06, 2017 9:47 AM  
**To:** John Powers <jpowers@eminnetonka.com>; Julie Wischnack <jwischnack@eminnetonka.com>  
**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

I'd love to contact the owner to understand their side/state of mind. Do you have their contact information?

Andy Braun

.....  
**From:** andy braun < >

**To:** "[kolverum@hopkinsmn.com](mailto:kolverum@hopkinsmn.com)" <[kolverum@hopkinsmn.com](mailto:kolverum@hopkinsmn.com)>; "[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)" <[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)>; "[mbeekman@hopkinsmn.com](mailto:mbeekman@hopkinsmn.com)" <[mbeekman@hopkinsmn.com](mailto:mbeekman@hopkinsmn.com)>; "[jlindahl@hopkinsmn.com](mailto:jlindahl@hopkinsmn.com)" <[jlindahl@hopkinsmn.com](mailto:jlindahl@hopkinsmn.com)>; "[sunowsky@hopkinsmn.com](mailto:sunowsky@hopkinsmn.com)" <[sunowsky@hopkinsmn.com](mailto:sunowsky@hopkinsmn.com)>; "[djohnson@eminnetonka.com](mailto:djohnson@eminnetonka.com)" <[djohnson@eminnetonka.com](mailto:djohnson@eminnetonka.com)>; "[parkboard@hopkinsmn.com](mailto:parkboard@hopkinsmn.com)" <[parkboard@hopkinsmn.com](mailto:parkboard@hopkinsmn.com)>; "[N.Evenrud@eminnetonka.com](mailto:N.Evenrud@eminnetonka.com)" <[N.Evenrud@eminnetonka.com](mailto:N.Evenrud@eminnetonka.com)>; "[J.Durbin@eminnetonka.com](mailto:J.Durbin@eminnetonka.com)" <[J.Durbin@eminnetonka.com](mailto:J.Durbin@eminnetonka.com)>; "[C.Gabler@eminnetonka.com](mailto:C.Gabler@eminnetonka.com)" <[C.Gabler@eminnetonka.com](mailto:C.Gabler@eminnetonka.com)>; "[C.Kist@eminnetonka.com](mailto:C.Kist@eminnetonka.com)" <[C.Kist@eminnetonka.com](mailto:C.Kist@eminnetonka.com)>; "[P.Kvam@eminnetonka.com](mailto:P.Kvam@eminnetonka.com)" <[P.Kvam@eminnetonka.com](mailto:P.Kvam@eminnetonka.com)>; "[M.Seveland@eminnetonka.com](mailto:M.Seveland@eminnetonka.com)" <[M.Seveland@eminnetonka.com](mailto:M.Seveland@eminnetonka.com)>; "[C.Walick@eminnetonka.com](mailto:C.Walick@eminnetonka.com)" <[C.Walick@eminnetonka.com](mailto:C.Walick@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; "[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)" <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; "[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)" <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; "[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)" <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; "[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)" <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; "[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)" <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; "[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)" <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; "[JWischnack@eminnetonka.com](mailto:JWischnack@eminnetonka.com)" <[JWischnack@eminnetonka.com](mailto:JWischnack@eminnetonka.com)>; "[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)" <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; "[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)" <[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)>; "[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)" <[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)>; "[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)" <[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)>; "[jsewell@eminnetonka.com](mailto:jsewell@eminnetonka.com)" <[jsewell@eminnetonka.com](mailto:jsewell@eminnetonka.com)>; "[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)" <[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)>

**Sent:** Monday, March 6, 2017 11:52 AM

**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Hello team, I've received inquiry about financial and economic viability

I agree the funding is a fundamental factor, and the concept proposal doesn't detail a plan, however it wasn't intended to.

The purpose of the concept proposal was to initiate serious consideration from Minnetonka and Hopkins, perhaps the county, residence and any other public or private entity which might be interested. Also to request to engage a consultant to conduct a feasibility study (just as was performed for the Commercial/Residential study, prior to engaging the developers). at which point a financial feasibility could be determined.

The concept does detail several reference projects, consultant services, sources of funding, and example RFP's, so I think its a really strong first step, and does highlight how easily attainable an asset like this can be.

The actual framework/model, especially as it relates to financing and economics of such a project I think would best be determined from a 'bottom up' approach rather than a 'top down.' but would likely be a mix of both. I think the model could be completely scalable, meaning that it could be developed in increments as participants choose to engage. That is something like an 'opt-in' approach.

A lot of the framework/models on the example projects leverage a vast array of public and private support, and that seems to stem from the nature of the asset, that is, a resource for the people, by the people.

Example framework/models.

1) One concept is to treat it as a public library. Rather than the 'product' being books/media resources/facility/network, the product is food/facility/network. and rather than it being a 'one way exchange' of providing resources to the public, its actually a 'two way exchange' of gaining direct support from the public while providing direct benefit to the public. Not everyone uses the library, but I think everyone agrees its a benefit, and is happy to pay their share of taxes to support it. Everyone however does eat food, and does value accessibility to fresh nutritious foods, and needs green space to recreate during all 4 seasons.

2) Another concept is that of a arboretum, but rather than it being curated by a top down approach for the purposes of non-native/exotic/ornamental plants. it is instead curated by the users/public for the purposes of food production as a shared resource.

3) Another concept is a 'buy a brick' campaign where the community can pledge to buy a brick, and perhaps with matching grants/funding from other public/private sources, and if various targets/metrics can be met then various stages of the scalable/incremental project can go through.

4) Some models include a simple 'opt-in, Co-op membership' That is a member-owner model which provides increased engagement/benefit to/from the member-owners, while still being available to any member of the public for 'guest' access. Profits could pay back in dividends or be used to support future developments etc.

5) Some models mix a food-for-free (no out of pocket expenses at the 'point of sale' and provides tax/charity write off) and food-for-fee (charging just less than market rate at the point of sale, using the income to pay for the asset).

6) Some follow the CSA - Community Supported Agriculture model. that is an independent/private (for profit or non-for profit) entity sells Shares at a fixed price, and produces food based on the number of shares.



I actually see funding as being one of the most accessible attributes of the concept.

thanks for your attention and willingness to entertain the concept.

Andy Braun

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**From:** andy braun []

**Sent:** Monday, March 06, 2017 4:25 PM

**To:** kolverum@hopkinsmn.com; ssmith@hopkinsmn.com; mbeekman@hopkinsmn.com; jlindahl@hopkinsmn.com; sunowsky@hopkinsmn.com; Dave Johnson <djohnson@eminnetonka.com>; parkboard@hopkinsmn.com; N.Evenrud@eminnetonka.com; J.Durbin@eminnetonka.com; C.Gabler@eminnetonka.com; C.Kist@eminnetonka.com; P.Kvam@eminnetonka.com; M.Seveland@eminnetonka.com; C.Walick@eminnetonka.com; Bob Ellingson <bellingson@eminnetonka.com>; Terry Schneider <tschneider@eminnetonka.com>; Dick Allendorf <dallendorf@eminnetonka.com>; Patty Acomb <pacomb@eminnetonka.com>; Tony Wagner <twagner@eminnetonka.com>; Brad Wiersum <bwersum@eminnetonka.com>; Tim Bergstedt <tbergstedt@eminnetonka.com>; Julie Wischnack <jwischnack@eminnetonka.com>; John Powers <jpowers@eminnetonka.com>; Sean O'Connell <soconnell@eminnetonka.com>; David Knight <dknight@eminnetonka.com>; Deborah Calvert <dcalvert@eminnetonka.com>; Joshua Sewell <jsewell@eminnetonka.com>; Brian Kirk <bkirk@eminnetonka.com>; mcummings@hopkinsmn.com; kcampbell@hopkinsmn.com; jgadd@hopkinsmn.com; khalverson@hopkinsmn.com; akuznia@hopkinsmn.com; mmornson@hopkinsmn.com; Dave Johnson <djohnson@eminnetonka.com>; jstrachota@hopkinsmn.com; sstadler@hopkinsmn.com; kolverum@hopkinsmn.com; ssmith@hopkinsmn.com; John Weinand <jweinand@eminnetonka.com>; lgyswyt@eminnetonka.com; Alisha Gray <agray@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>; Ashley Cauley <acauley@eminnetonka.com>

**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

ATTACHMENT: Community Supported Greenhouse

Hello team, have you heard of the Hennepin County CHIP (Community Health Improvement Partnership) program?

" Community partnerships help communities create, improve, and sustain physical and social environments that keep residents healthy and actively engaged in life."

Seems like a great resource for this project.

It seems we need to pursue this from many angles, Planning & Zoning, Department of Commerce, Parks and Recreation, Health and Human Services, So I'd like to ask that we can engage as many of those support resources as possible.

Kind regards.

Andy Braun

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**From:** Julie Wischnack  
**Sent:** Monday, March 06, 2017 5:05 PM  
**To:** 'andy braun' < >  
**Cc:** Dick Allendorf <dallendorf@eminnetonka.com>; John Powers <jpowers@eminnetonka.com>; Patty Acomb <pacomb@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>; Tony Wagner <twagner@eminnetonka.com>; Brad Wiersum <bwiersum@eminnetonka.com>; Tim Bergstedt <tbergstedt@eminnetonka.com>; Terry Schneider <tschneider@eminnetonka.com>; Elizabeth A < >; Jeri Massengill < >; Ann Aanestad < >; Ellen Cousins <>; Ellen Cousins <>; Chris Aanestad <>;  
**Subject:** RE: Shady Oak Road development check in

I just wanted to let you know I received several emails from you today and I will have time to review them tomorrow.

Julie

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**MARCH 8, 2017**

**From:** Elizabeth A []  
**Sent:** Wednesday, March 08, 2017 4:44 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Yahoo < >  
**Cc:** Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** Re: Shady Oak Road

Hi Julie -

We have not heard back from you from the other day yet- I am watching for the next neighborhood engagement meeting? Is Bob the only city council member who ever shows up to them?

Quick question, I am wondering why the plans to the redevelopment weren't reworked when the county cut off the access on the Shady Oak side?

Alisha,

It was really nice to meet you the other night. Your girl was so cute, thanks for bringing her. I have a couple questions for you though: what kind of smog and pollutant tests are done for low income housing build on busy roads here? The fact is that children's lungs are damaged by going to school on busy streets (let me know if you'd like me to cite that).

Perhaps the nature that the neighbors are paying for would help to mitigate, but if you're stuck on a corner out there and sleeping right next to its different. It seems predatory

for low income housing where people don't have a choice of where to live. I'm disheartened that Minnetonka would treat this socially disenfranchised group in a way where if they want to live in this city- they have to live on a strange ill fitting parcel of land where they're likely to be exposed to harmful pollutants and where by they are labeled as the low income building. I'd love to table this argument so please let me know what the city of Minnetonka will do to ensure the safety of the potential future residents.

Perhaps, it would be easier to meet and have a coffee instead of email? we are open to either.

Thanks,  
Elizabeth

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**From:** Andy Braun []  
**Sent:** Wednesday, March 08, 2017 4:52 PM  
**To:** Julie Wischnack <jwischnack@eminnetonka.com>  
**Subject:** Shady Oak Rd. Development

Hi Julie, its been suggested that we should start providing you with details on what would help us to accept this project...so here's a short list.

- 1) Mandate that all new developments install either a living roof or Solar/PV roof.
- 2) Mandate that all new developments are LEED certified.
- 3) Mandate that all new developments are not more than 25% taller than any other building in a 1/2 mile radius.
- 4) Mandate that all subsidies are matched and distribute equally to the neighboring properties in a 1/2 mile radius.
- 5) Mandate that this development include a full privacy wall with full tree-line screening.
- 6) Mandate that all future developments are inline and consistent with the 2040 Comp Plan, Met Council plan and Hopkins-Minnetonka Shady Oak Road/Light Rail development plan.
- 7) Mandate the County fix the access/Shady Oak road traffic flow.
- 8) Mandate the City of Minnetonka/Hopkins/County install pedestrian vestibules/canopies/rest areas/common areas/overpasses at the main intersections of Shady Oak & Excelsior and Shady Oak & Main Street.
- 9) Mandate to provide studies which can verify health, safety and wellbeing.

You may have questions about some of these

4) It has been determined that the average property in the area is worth 205K, and the apartments rent range is inline-equal to that metric. OK, so based on that assessment our home is 205k and the apartment is 205k The apartment however gets a subsidy in order to achieve that 205K price tag. After several inquiries, we still don't know how much that subsidy is. So lets say for arguments sake that its 25%, that makes the actual value of the apartment worth 256K. Therefore the apartments value is



significantly higher than the surrounding homes. Further, some of that value comes from our private property in the form of a 'scenic overlook', while simultaneously reducing our value by encroaching on our 'scenic overlook' and degrading our security and privacy. So, the way it stacks up is, the apartment is getting a subsidy, for a property worth more than ours, while simultaneously causing significant negative impact on our property value, security and privacy. Therefore we are entitled to an equal share of the subsidy in order to recoup our losses. In addition this Section 42 subsidy allows the developer to build a 'nicer place at a lesser cost' and is therefore a form of corporate welfare, and doesn't actually help with integrating 'low income' residence into the neighborhood. Instead it helps the developers bottom line behind a veil of providing 'low income housing.' I'd argue this is not low income housing at all, instead this is housing pricing that is 'inline and consistent' with the neighborhood, and our neighborhood is not 'low income'. Therefore this builder is misrepresenting the intent of housing subsidy. If the developer is not able to design/build housing that is priced to fit the neighborhood and still be able to meet their profit margins, then they're not very good at their jobs, and the tax payer should not be responsible to make up their profit margins, and we need to find another developer. Or, I might argue that they are good at their jobs, as this subsidy enables them to institutionally target and opportunistically exploit the socially vulnerable, disadvantaged and underrepresented, while we pay for it.

7) As it was assumed that reasonable access would be retained when the city decided to buy the property. Now that the County has blocked the reasonable access, the original scope as a sale for development is no longer feasible.

8) As pedestrian and car traffic will certainly increase, pedestrians will need 'cueing' areas, and areas of refuge, kind of like larger more welcoming bus stop shelters. Like is planned at the light rail stations. Part of what makes access to public transportation so 'accessible' is the infrastructure that ties it into the neighborhood. If the developer wishes to 'leverage' the light rail. then they should also be willing to provide a significant amount of coupling/integration with the light rail.

9) we're concerned about the health and safety for the residence. The demographic of the target market has only limited options for housing, they can't simply go find housing with better health and safety. Some examples of health and safety concerns. 1) Adjacent contaminated lot. 2) smog/tailpipe exhaust from idling diesel semi trucks and buss's right outside their windows. 3) Noise pollution from traffic, and light pollution from direct headlights from vehicle traffic. 4) Direct exposure to a high traffic 4 lane street where speeds regularly exceed 40 MPH. 5) No easily accessible meaningful amount of outdoor space in their immediate vicinity. 6) High traffic congestion area impeding the flow of pedestrian and vehicle traffic. 7) the social stigma and emotional and psychological effects related to social 'classes' as we'll now have 'projects' in the neighborhood.

These are exploited people with nowhere else to go, being crammed into unsafe and unhealthy housing, while the developer profits from our tax dollars. This does not reflect the values of our neighborhood.

Thanks for your attention and support.

Andy Braun  
4408 Crawford Rd.  
Minnetonka MN 55343

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**MARCH 9, 2017**

**From:** John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>  
**To:** andy braun <: Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Sent:** Thursday, March 9, 2017 7:37 AM  
**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Andy,

I continue to read and think about your ideas. I have three questions for now.

1. Assuming that some form of public/private agricultural idea is created, from the different images I see the property becomes highly developed both for height and mass. Wouldn't the hours of operation become extreme during our Minnesota Spring, Summer and Fall seasons...and possible winter for enclosed, climate controlled areas? People might want to work or visit their crops at sunrise or after sunset as it fits their schedules.

2. Would the number of 'out of neighborhood' visitors potentially become very high as more and more people find the benefits of this project, thereby creating a different form of privacy intrusion to the people living in the area, and arguably more consistently troubling than an apartment building and it's residents who operate under more consistent and predictable come and go patterns?

3. Do you know of a project already developed that approximates the size of this site? I ask this because as I read about your ideas and seek to read some of the links you've attached, it seems that this site in Minnetonka may be too small for your ideas.

Thanks,

John Powers

Sent from my iPad

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**From:** andy braun []  
**Sent:** Thursday, March 09, 2017 9:12 AM

**To:** John Powers <jpowers@eminnetonka.com>

**Cc:** Julie Wischnack <jwischnack@eminnetonka.com>

**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Hi John, thanks for the reply.

1) That can be managed/designed for. Height and mass/scope of development is all to be determined. The level of development is up to our choosing, would only become 'highly' developed if we choose to do so. The images were for the purposes of getting a picture in mind, and illustrating a range on perspective of scale. Most greenhouses are 1 story, while some are two or higher. If a structure reached 3 stories it would still be smaller than the apartment proposal, but would not involve 'peeping toms,' so I'd expect it to have minimal to no increase on intrusion of the neighbors privacy than what is currently there, and would significantly less than the apartment. Plus it would be beautiful structure that is an asset to the community, therefore would be likely looked on more favorably than an 'out of place' apartment building. The footprint is to be determined as well, and would likely include a mix of fixed structure (greenhouse(s), services, front of house and back of house operations) and outdoor space (raised beds/gardens/terraces, composting, patio/picnic area, green space). I'd expect the hours of operation to track with sunlight hours. Of course much work/engagement can be accomplished without the sun. I think 24/7 access should be considered and encouraged. A section 42 apartment on the other hand is certainly a 24/7 operation, many of the tenants are likely to work 2nd/3rd shift and will certainly be using food delivery services, taxi/uber, and guests coming to/fro at all hours. I'd expect the impact on 'time of day' traffic/bustle to be far less significant with a public greenhouse than with a high density apartment.

2) That can be managed/designed for. It could become relatively high, and though I hope its a 'draw' for many, I don't expect it to be like a Vikings game. Its already a somewhat busy road, thanks in large part to United Health Group, They shouldn't get priority, thats institutional discrimination. If thats a concern the scope/scale could start small, and scale up as demand increases and find a balance with the public engagement. Thats part of the appeal of this location is that it has great access/visibility and will help to support the other neighborhood business, and draw positive attention, regard and acclaim to the city of Minnetonka and Hopkins. When the county built shady oak, they significantly restricted access, and thats why we believe we need to include the property at 2 Shady Oak. I'd argue this would have significantly less privacy intrusion as the main access would be from the mainstreet/shady oak intersection, and will not have the 'peeping tom' issue that comes with the apartment. again most apartments have varying come/go patterns, especially 'low income' where many tenants work 2nd/3rd shift, multiple jobs and often have 'non traditional' waking hours. Therefore I'd argue the come/go patterns of a greenhouse are most likely to be much more consistent and favorable than a high density apartment. I've lived in section 42 near downtown. The service workers (restaurants/bars) come home at 4-5 in the morning after drinking, then continue to mill around/'loiter' in the parking lot, common areas, order late night delivery, litter and vomit

outside and inside the stairwells. Its not a pretty sight, and thats one of the big concerns with the apartment. I don't think that would be an issue at a food production/community facility.

3) The document refers to many projects of all different scales. The U of M design is 24'x24' I've attached the design and link. I'd suggest we could start with one or two of these, then build more as demand increases, again leveraging the concept of scalability. The U of M is looking for partners, and so are we. This site has many restrictions, which make it generally unfavorable for most 'typical' types of developments. If anything the idea of food production facility is the most flexible/adaptable/scalable, and therefore lends itself well to the site.

I really appreciate your feedback and willingness to consider this concept. I know its out of the ordinary and invites us to consider a new paradigm of community engagement, support, resources and assets.

[Deep Winter Greenhouses : Statewide : Regional Sustainable Development Partnerships : University of Minnesota Extension](#)

Thanks again.  
Andy Braun

**Deep Winter Greenhouses :  
Statewide : Regional  
Sustainable Development  
Partnerships : University of  
Minnesota Extension**

Andy Braun

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**From:** andy braun []  
**Sent:** Thursday, March 09, 2017 9:28 AM  
**To:** John Powers <jpowers@eminnetonka.com>  
**Cc:** Julie Wischnack <jwischnack@eminnetonka.com>  
**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.  
ATTACHMENT: DWG Prototype

John, I'd like to highlight that the U of M is part of a statewide partnership initiative. Its on the website, but thought I'd extract and send an excerpt. I'd argue this is some of the most compelling development of its day.  
With kind regards.  
Andy Braun





### **Statewide Prototype 2.0 Initiative**

As part of a [statewide initiative](#) to advance DWG research and outreach, the University of Minnesota Extension Regional Sustainable Development Partnerships (RSDP) are supporting the construction of five DWGs using [an updated design](#) from the College of Design's [Center for Sustainable Building Research](#). The five DWG 2.0s are being built with the following community partners:

1. [Organic Consumers Association](#) in Finland (ribbon cutting February 18, 2017)
2. [Bemidji Community Food Shelf](#) (ribbon cutting tentatively planned for September 19, 2017)
3. [Central Lakes College in Brainerd](#)
4. [Alternative Roots Farm in Madelia](#)
5. [Lake City Catholic Worker Farm](#)

Support for the statewide initiative is provided by [University of Minnesota Extension](#), [Institute on the Environment](#), [MnDRIVE Global Food Ventures](#), and a consortium of agriculture lending banks including [AgCountry Farm Credit Services](#), [AgriBank](#), [AgStar](#), and [United FCS](#). [Mattson MacDonald Young](#) provided the structural review and structural plans for the statewide DWG campaign prototype.

Andy Braun

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On Thu, Mar 9, 2017 at 10:38 AM, Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)> wrote:

Sorry for the delay in getting back to you.

As I have done with other emails, I have put my responses below in red. I am not sure what your reference was in the March 1 email, but I didn't not see a specific question.

Attached also, for your reference, is a historical compilation of all of the emails that you both have shared and my responses, in chronological order. I just thought it would be a good reference.

Julie

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**From:** Kersten Elverum [<mailto:kerverum@hopkinsmn.com>]

**Sent:** Thursday, March 09, 2017 10:47 AM

**To:** andy braun < >

**Cc:** Mike Mornson <[mmornson@HOPKINSmn.com](mailto:mmornson@HOPKINSmn.com)>; Meg Beekman <[mbeekman@HOPKINSmn.com](mailto:mbeekman@HOPKINSmn.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>

**Subject:** RE: [EXTERNAL] Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Andy-

Thank you for all the time and energy you have put into this development concept which includes property in Hopkins. The City of Hopkins has a process for providing feedback on concepts, but it does require that you have site control or, at a minimum, full consent of the property owner.

The City of Hopkins has not identified this property as a key redevelopment site. It is also our position that our local grocery store serves this area, and when combined with the Farmer's Market, provides ample supply of fresh produce. While a community greenhouse may be a nice amenity, it is not a need that we have identified. Based on this, I don't believe there would be support for the City of Hopkins financially supporting this initiative.

Thank you again for your interest.

Kersten Elverum  
Director of Planning & Development

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**From:** Julie Wischnack  
**Sent:** Thursday, March 09, 2017 10:53 AM  
**To:** 'Andy Braun' < >  
**Cc:** Elizabeth A < >  
**Subject:** RE: Shady Oak Rd. Development

Thank you for this email as well. I understand that you are proposing another solution. The city council has provided guidance on proceeding with the proposal and during the public process for a more formal application, your comments and ideas can be shared. As I stated in my previous email, we are compiling all of the emails received so we can share these with decision makers.

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**From:** Julie Wischnack  
**Sent:** Thursday, March 09, 2017 10:54 AM  
**To:** 'andy braun' < >  
**Cc:** Elizabeth A < >  
**Subject:** RE: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Received.

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**From:** Julie Wischnack  
**Sent:** Thursday, March 09, 2017 11:01 AM  
**To:** 'Elizabeth A' < >

**Cc:** 'andy braun' <>  
**Subject:** RE: Shady Oak Road

In response to your email below, as I said in my email from last Thursday, check in about a meeting in a couple of weeks. The situation is still the same, I do not have a meeting date set yet. As you can imagine, there are many people to coordinate and schedule for various meetings that need to be coordinated.

Alisha's role at the city is not land use related. I will share your concern about smog and pollutant issues with the city planner, who will consider your comments.

Julie

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**From:** Julie Wischnack  
**Sent:** Thursday, March 09, 2017 11:14 AM  
**To:** 'Elizabeth A' <>  
**Cc:** 'andy braun' <>  
**Subject:** RE: Shady Oak Road

As a reminder, we are always willing to sit down and visit. I see you indicated your willingness to do so at the end of your email, but I neglected to respond to that portion. Just provide some potential times/dates.  
.....

**From:** andy braun []  
**Sent:** Thursday, March 09, 2017 11:36 AM  
**To:** Kersten Elverum <[kerverum@hopkinsmn.com](mailto:kerverum@hopkinsmn.com)>  
**Cc:** Mike Mornson <[mmornson@HOPKINSmn.com](mailto:mmornson@HOPKINSmn.com)>; Meg Beekman <[mbeekman@HOPKINSmn.com](mailto:mbeekman@HOPKINSmn.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Subject:** Re: [EXTERNAL] Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Thanks Kersten.

I'd like to ask the city to gain site control or full consent of the property owner.  
I'd like to ask that the city identify this property as a key redevelopment site.  
I'd like to ask that the city considers a 4-season Farmers Market. and to reconsider the type of food system and economy their supporting. Currently you're supporting the import of food from Mexico and California, while exporting our dollars 3 out of 4 seasons (3/4's of the year). This is not sustainable. Plus produce loses most of it nutrient density after 5 days from harvest. Who wants to eat what is effectively expensive water and cellulose imported from mexico, while exporting our dollars 75% of the year? Nobody does. Therefore everybody would be in favor of this resource.  
I'd like to ask to the city identify it as not just a need but as an Essential Service like water, electricity and police.

Based on this I believe there would be significant support from the city of Hopkins, and Minnetonka, perhaps even financial support.

I'm only asking the city of Hopkins and Minnetonka to consider the concept, and solicit community feedback. Then if the community agrees that its something we'd like to pursue, then to ask the cities for their support.

I don't believe there is any particularly hard challenge with a project like this that doesn't have an easily attainable solution, including the financial aspect.

I understand it may require some 'justification' and 'who pays for it?' But all that's easy.

With kind regards.

Andy Braun

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**MARCH 10, 2017**

**From:** Elizabeth A []  
**Sent:** Friday, March 10, 2017 10:20 AM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** andy braun <>  
**Subject:** Re: Shady Oak Road development check in

Hi Julie-

As far as the March 1st email, I was looking to open up discussion a little more rather than rattle off questions but I understand you're busy and maybe prefer a question format.

I will summarize the concerns of the March 1st email below:

- 1) Why doesn't your map that designates the home values of the neighborhood reconcile with the Hennepin County tax assessment site, previous sale values, or the Zillow estimates?
- 2) Why is this proposal being entertained and encouraged by you and your staff when its in direct opposition to the tax paying community you're supposed to represent and the planning commission who's job it is to critically evaluate these proposals?

Your neighbor,  
Elizabeth Miller

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**From:** Julie Wischnack  
**Sent:** Friday, March 10, 2017 3:47 PM  
**To:** 'Elizabeth A' <>  
**Cc:** andy braun <>  
**Subject:** RE: Shady Oak Road development check in



The map was made with our GIS (geographic information system) information that linked and sourced from the property assessment database (2016 values) which is the Hennepin County information.

The proposal is being vetted through a process. That process includes the neighborhood, planning commission and city council. I serve as a professional advisor as do other staff members, much like the neighborhood is providing advice and the planning commission is advisory to the city council. The city council, as the decision makers, provide direction on how to proceed. Their direction and guidance was indicated at the February 27<sup>th</sup> meeting. I understand that you are not supportive of their direction or of the project and I would encourage you to continue to prepare your comments for the various groups for the next steps in the process.

Julie

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**MARCH 12, 2017**

On Mar 12, 2017, at 1:21 PM, John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)> wrote:

Andy and Elizabeth,

I continue to think through your ideas.

First I would say that your idea of creating a manufacturing facility in Minnetonka (made in Minnetonka) has a nice homespun ring to it and is backward and forward thinking at the same time. And like any manufacturing plant (excuse the pun or maybe not) it would certainly require continuous monitoring for troublesome side effects, both environmental, legal and social. I agree that 24/7 usage is probably a reality for your facility, whether you intend it or not. This public to whom you refer has no boundary. People can come from anywhere at any time is my understanding of what you are suggesting.

I have to reject your thinking about people whose income is lower than they might want, work two and three jobs to make life work but somehow find the time to get drunk and puke in stairwells and party much of the time. The last time I checked getting drunk and puking were not the exclusive behaviors of people with non-traditional sleeping patterns. Nor is your worry about peeping Toms and Harrys. Like puking, peeping is also not an exclusive section 42 behavior, although if they do peep it might be through tired eyes.

As a planning commissioner I work to find the highest and best use to which a property can be put. And through that use I ask myself, what benefits accrue to all the citizens of Minnetonka and at what lost opportunity cost. Awards don't interest me much nor thinking about good public relations. Both will take care of themselves, if good ideas are put in place, successfully developed and managed.

So, is that best use a food manufacturing plant or is it an apartment building? Perhaps a two story pet hotel is an even better idea, but that idea has not come forward that I know of. Is a three story traditionally styled residential facility better or is a more leading edge design that looks forward.

Is urban farming, while clever turn of phrase, really a future looking for a present? And if it is, is Minnetonka along Shady Oak Road the proper place? Or does the idea need to be a school where Minnetonka students can go to learn about urban farming, where regular hours are maintained, where traffic patterns are predictable and Minnetonka may be directly enhanced, both today and tomorrow?

What I do know is that everyone wants a brighter future and every reality started as a dream.

I continue to think about your idea.

Thanks,

John

.....  
**From:** Elizabeth A []  
**Sent:** Sunday, March 12, 2017 2:05 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** andy braun <>  
**Subject:** Re: Shady Oak Road development check in

Hi Julie,

I appreciate you disclosing your source for the number, but the value still does not reconcile. Could you share with us the method that you'd used to get the 205K number? The number we got using the Hennepin County Property Tax site was an average property value of 295K, so clearly our numbers aren't even close. Maybe you were adding in the city owned lots as 0 dollars, where we simply omitted that property because its status excludes it from having a tax burden? Additionally, if your numbers are dated a year ago - I could understand some discrepancy, but not by nearly 30%. I would like to see your work on this or whoever it was that came up with the 205K average, I would be happy to contact them myself-

I appreciate your advice in the second paragraph, we will continue to voice our own and our community's concerns.

Is there a way when communicating with the city council you could please quote the planning commission or the community members directly? Many people thought that 'mixed feelings' was not a fair summary of the sentiment expressed by neighbors and the planning commission during both of those meetings last month. The community

feels when you are summarizing meetings you are whitewashing the conclusions we've worked very hard to voice.

Please keep our sentiment clear when presenting our conclusions to the council.

I do have a tremendous amount of respect for the many hats you wear and kind of work load I am sure you have on your plate. I would like to help make things easier and better for everyone. Please let us know if there's a better way to get our point across that no one, absolutely no one in our community wants an urban looking building of that size on this tiny tiny parcel on account of what is already greatly degraded traffic flow and because it threatens our safety having our backyards on display as there was no buffer worked in for us neighbors who will literally be right next to it. In summary, it will degrade our community.

Thanks for your time and attention to the project,  
Elizabeth

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**From:** Andy Braun []  
**Sent:** Sunday, March 12, 2017 2:53 PM  
**To:** John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>  
**Cc:**; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Subject:** Re: Development Concept at 4312 Shady Oak Rd & 2 Shady Oak Rd.

Thank you John for your continued support of this effort.

Much like the apartment concept, this is also just a concept. The details, pros/cons, cost/benefit and overall scope is completely TBD. I think we need to gauge community interest on what they'd like to see from a concept like this and go from there. It's a city owned property and therefore development is up to the discretion of the community.

I do believe the concept has high viability. And certainly more viability than the apartment.

The only positive attributes of this apartment concept is that the city gets to help meet its commitment for low income housing (though we still have yet to be informed what that target is, and therefore how much this would actually contribute to meeting that target.) which has its merits and virtues. But conveniently its on the very outskirts of the city where it will have "minimum impact" on the rest of the city. And for that reason we feel it's opportunistically predatory and exploits the vulnerability of the immediate Minnetonka and Hopkins community.

With kind regards.

Andy Braun

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**MARCH 15, 2017**

**From:** Julie Wischnack  
**Sent:** Wednesday, March 15, 2017 3:05 PM  
**To:** Geralyn Barone <gbarone@eminnetonka.com>  
**Cc:** Perry Vetter <pvetter@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>  
**Subject:** RE: Shady Oak Road Redelopment / Strategic Profile Report

I put my notes below for the Mayor if he would like to respond. I also attached the minutes from the meeting where the council approved the purchase of the property, the current online petition comments, and the various emails.

Let me know if you need anything further.

Julie

**From:** " " >  
**Date:** Tuesday, March 14, 2017 4:13 PM  
**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>, Julie Klemp-Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>, Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>  
**Cc:** Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>  
**Subject:** Shady Oak Road Redelopment / Strategic Profile Report

Hello City Council, As we are getting nearer to a decision on this project we have a few questions.

When is there going to be another OPEN City Council Meeting with this on the Agenda?

We as a neighborhood have amassed several signatures on a petition both online and door to door.

We would like to present that when appropriate.

<https://www.ipetitions.com/petition/say-no-to-high-density-apartment> see attachment for comments.

Another question bothering us. Why was city money used to purchase this property in the first place?

[http://eminnetonka.granicus.com/MetaViewer.php?view\\_id=7&event\\_id=173&meta\\_id=48009](http://eminnetonka.granicus.com/MetaViewer.php?view_id=7&event_id=173&meta_id=48009) – October 13, 2014 meeting of the city council approved – see minutes attached.

Why were we not notified of such a purchase? Maybe you violated some laws there.

Not required.



Was it done in a public forum? Reading through several minutes of past meeting it seemed the council was pretty worried about contamination and still are. Was this a "good value for the dollars entrusted to the city"?

Contamination is unfortunately a situation that is encountered within our city and any chance to rectify that is a good value.

We are still digging into minutes to see exactly what went on there. Maybe you violated laws- you for sure violated our trust.

Face it, we were duped into thinking we actually had a say in what goes in there. Meeting after meeting.

NEVER WAS AN APARTMENT DISCUSSED!

Apartment(s) were certainly part of the redevelopment discussion in early 2016 – this particular link indicates the possibility and has been part of the city's website for over a year: <http://eminnetonka.com/images/development/ShadyOakRdSummary.pdf> At that date, there were over 200 people receiving emails about the project site and its conversation and gained even more followers over the summer when the developer process was being discussed (375 emails).

Its seems that now several small businesses have been displaced as a result of the purchase. Is an apartment a way to "support business retention"? Is the city anti-small business.?

The city is not anti-small business, as we have throughout this process and by our efforts with Open to Business. There are substantial relocation benefits that will be discussed with these businesses.

Is the city "carefully balancing individual property rights"? We sure do not feel that way.

As you can see, I am referencing the City of Minnetonka "Strategic Profile Report" from 2014-2015 and 2015- 2016. Both reports are pretty much the same.

If you read those reports, this property redevelopment is clearly defined as an action step.

Lets abide by the GOALS set up in this report so we can all come to a reasonable building. Please listen to the Planning Commission, the citizens of Minnetonka, the Neighborhoods and to yourselves.

This is NOT the right building on this site in so many ways.

Respectfully Submitted, Chris Aanestad  
4255 Oak Drive lane

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**MARCH 17, 2017**

**From:**

**Sent:** Friday, March 17, 2017 3:29 PM

**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Julie Wischnack  
<[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>

**Cc:** Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>

**Subject:** City of Minnetonka POOR IMAGE among residents

To Mayor Schnieder and the City Council,

For the last few weeks we have been going door to door gathering signatures for our Petition to STOP the High Density Apartment on Shady Oak and Oak Drive Lane. It is overwhelming the amount of people who are so fed up with the City and how many think there are way too many big buildings going up. If they hear about the 54 Unit High Density Apartment idea for the first time- they are disgusted. We plan to present all of the 200 online comments at the next City Council Meeting. So many folks very upset.

We plan to fight this and have engaged the Sun Sailor again and the Star Tribune. I have contacted the Hopkins School Board and plan to meet with them soon. This is a Hopkins/ Minnetonka joint venture and will effect District 270. The Joint Council will be contacted soon.

The City of Minnetonka has a very real image problem right now. Make some calls to some of your residents-you might be surprised at what you hear.

This has turned into public relations problem and you don't even realize it. We thought the City "had our backs" for awhile. We know better now and will NOT let this building go through.

Sincerely submitted,  
Chris Aanestad  
4255 Oak Drive Lane

PS, Through all of our correspondence - I have not had one phone call or email from anyone on the City Council.

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**From:** Ann Aanestad []

**Sent:** Friday, March 17, 2017 3:36 PM

**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Susan Thomas <[stthomas@eminnetonka.com](mailto:stthomas@eminnetonka.com)>; [acauley@eminneonka.com](mailto:acauley@eminneonka.com); Drew Ingvalson <[dingvalson@eminnetonka.com](mailto:dingvalson@eminnetonka.com)>; [jweinand@eminneonka.com](mailto:jweinand@eminneonka.com); [lgyswyt@eminneonka.com](mailto:lgyswyt@eminneonka.com); Nichelle Manchester <[nmanchester@eminnetonka.com](mailto:nmanchester@eminnetonka.com)>; Michael Greene <[mgreene@eminnetonka.com](mailto:mgreene@eminnetonka.com)>

**Cc:** Elizabeth A. <>; Andy Braun <>; Jeri Massengill <>; Chris Aanestad <>; Megan Chris <>; Kimberly Toldt <>; Kyle Holm <>; Becky Aspelund <>; Trudy Reinitz <>; chris aanestad <>;; ; ; ; ; Jeri Massengill <>; trudy reinitz <>; Tom Knutson <>; megan Chris <>; steve philbrook <>; april christensen <>; alex lewer <>; Elizabeth A <>; andy braun <>; chris bergman <>; john hawkins <>; abbey holm <>; kyle holm <>; Pat Hamilton <>

**Subject:** Shady Oak Road Redevelopment

March 17, 2017

Dear Minnetonka Mayor and City Council,

I am writing in response to the article in the Sun Sailor (March 9) about the redevelopment of Shady Oak Road and Oak Drive Lane. I think you all have heard loud and clear that NO ONE in the area is in favor of this massive apartment building. The City of Minnetonka is approving too many large apartment complexes and this one is not needed in this area. We have talked with over 250+ people & businesses in this area and there is NO support for this type of development here. Through petitions and comments we have gathered this NOT what Minnetonka wants or needs.

According to the Sun Sailor article Mayor Schneider stated the area would like to see a massive, high-density apartment building instead of what we currently see. I want to set the record straight that we have NO PROBLEM with the CURRENT building and its tenants. I will make sure the Sun Sailor writer knows that the neighborhoods like the current building layout and support the local businesses there.

That building has been home to many local businesses with no issues to the surrounding neighborhoods. We would like to see a low profile building with the same footprint on this property. Keep the right in/out turn that currently exists onto Shady Oak Road. It really does help with traffic. There is no need to re-zone this property-let's help support local businesses.

We looked at the minutes of when this property was purchased and there is no mention of using it for housing as we were told. In fact the only reason stated was

because it was less expensive to purchase it because of roadway costs.

(Acomb,10/13/14 minutes)

Patty Acomb also stated that: "...better situate the building, as well as having a proactive neighborhood engagement process, made her supportive of the proposal. " Yes, there were neighborhood meetings-However at EVERY MEETING the neighborhoods said we wanted low profile, small business-we were good with what was there. Instead, we are presented with a MASSIVE apartment building. That is NOT OKAY!

Dick Allendorf stated his concerns about the city buying this parcel. "When government interferes with the private sector things generally do not go smoothly." We can all agree with that! Even Acting Mayor Wagner agreed. Brad Wiersum stated,"It was not for the city to own the building but rather the goal was to get better development of the right of way." Tim Bergstedt also agreed with Allendorf. He also said, "When one exits off of highway 7 this section was the first thing one sees." Another huge apartment building would be an eyesore not only to the neighborhoods, but anyone coming through the Shady Oak Road Corridor. There is no need for the city to waste money on a traffic study. We all know how busy Shady Oak Road is and how it will impact neighborhood roads.

Light rail is a "buzz" word. This parcel is too far from light rail stations. As the city council and planning committee already stated and knows it is outside the "radius" to be considered for light rail potential. Anyone in this area wanting to use light rail would DRIVE to a station.

Have you ever walked on the sidewalk along Shady Oak Road on the west side? Current traffic is busy and fast. It is nice to have a sidewalk, but not safe for high-density use. There is really no way to make a building "Look" smaller. Fact is the green space mentioned is nothing for the high density. There are no parks nearby. The wetlands and waterways in this area will be affected. That is a concern-we all need to work to keep our water clean. Our wetlands are important to ALL of Minnetonka no matter where you live.

This WILL greatly affect neighborhood property values, safety and quality of life. Do not rezone this area and do not be in a hurry. Let's find the right buyer for this property and make it a community asset, not community blight.

INVOLVE the neighbors and LISTEN to the community. We are speaking LOUD and CLEAR and COMING TOGETHER to say NO to this proposal.

Sincerely,

Ann Aanestad

4255 Oak Drive Lane

Minnetonka, MN 55343

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**From:** Julie Wischnack

**Sent:** Friday, March 17, 2017 3:50 PM

**To:** andy braun <>; 'Elizabeth A' <>

**Cc:** Loren Gordon <lgordon@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>

**Subject:** FW: Shady Oak Development Proposal



- 1.) GIS takes a dataset and calculates the mean average, by adding all of the numbers of the dataset and dividing them by the total number in the dataset. In this case, the dataset included the value of residential properties that were within 400 feet of the Shady Oak property, with a total of 105 properties in the dataset.
- 2.) The \$205,000 is the average for the neighborhood - existing housing.
- 3.) The Metropolitan Council has the following identified on its community page for Minnetonka for the 2021-2030 Allocation of Need:

### ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Minnetonka's 2021 – 2030 Allocation of Need is 1,064 units.**

Sector Rep(s)	Michael Larson
District	3
Council Member(s)	Jennifer Munt

Affordable Housing Need Allocation	
AtOrBelow30AMI	508
From31to50AMI	412
From51to80AMI	144
<b>Total Units</b>	<b>1,064</b>

AMI = Area Median Income

- 4.) The current comp plan is the 2030 guide plan. When the project is reviewed by the planning commission will review a comp plan amendment for the property's designation. The staff report at that time, will address the comp plan amendment and what the planning staff's opinion is of the request.
- 5.) The Shady Oak Corridor Plan and the Shady Oak Station Development Strategy (which is a joint Hopkins/Minnetonka project) will also reviewed at the planning commission meeting, with a planning staff report and staff opinion of the project in relation to those items.

As an aside, we met to discuss schedules today and it looks like we may have a follow up meeting on April 6. Please await my confirmation of that date, time and location. That is just what we penciled in and need to check on logistics. Staff will prepare notifications, web site notices, etc. to publicize the date.

Julie

**MARCH 18, 2017**

**From:** John Powers

**Date:** Sat, Mar 18, 2017 11:26 AM

**To:** Ann Aanestad;

**Cc:** Terry Schneider;Julie Wischnack;Bob Ellingson;Dick Allendorf;Patty Acomb;Tony Wagner;Brad Wiersum;Tim Bergstedt;Alisha Gray;Loren Gordon;Susan

Thomas;acauley@eminneonka.com;Drew

Ingvalson;jweinand@eminneonka.com;lgyswyt@eminneonka.com;Nichelle

Manchester;Michael Greene;Elizabeth A.;Andy Braun;Jeri Massengill;Chris

Aanestad;Megan Chris;Kimberly Toldt;Kyle Holm;Becky Aspelund;Trudy ;;Tom

Knutson;steve philbrook;april christensen;alex lewer;chris bergman;john hawkins;abbey

holm;;Pat Hamilton;

**Subject:**Re: Shady Oak Road Redevelopment

Ms. Aanestad and other neighbors,

Thanks for expressing your concerns in such a clearly written style with supporting thoughts. I will re-read your letter to be sure I understand your thinking and your concerns.

With kind regards,

John Powers

Sent from my iPad

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**From:** Stephen C. Philbrook []

**Sent:** Saturday, March 18, 2017 12:02 PM

**To:** John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; Ann Aanestad <>

**Cc:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Susan Thomas <[stthomas@eminnetonka.com](mailto:stthomas@eminnetonka.com)>; [acauley@eminnetonka.com](mailto:acauley@eminnetonka.com); Drew Ingvalson <[dingvalson@eminnetonka.com](mailto:dingvalson@eminnetonka.com)>; [jweinand@eminnetonka.com](mailto:jweinand@eminnetonka.com); [lgyswyt@eminnetonka.com](mailto:lgyswyt@eminnetonka.com); Nichelle Manchester <[nmanchester@eminnetonka.com](mailto:nmanchester@eminnetonka.com)>; Michael Greene <[mgreene@eminnetonka.com](mailto:mgreene@eminnetonka.com)>; Elizabeth A. <>; Andy Braun <>; Jeri Massengill <>; Chris Aanestad <>; Megan Chris <>; Kimberly Toldt <>; Kyle Holm <>; Becky Aspelund <>; Trudy Reinitz <>; Tom Knutson <>; april christensen <>; alex lewer <>; chris bergman <>; john hawkins <>; abbey holm <>; Pat Hamilton <>

**Subject:** Re: Shady Oak Road Redevelopment

I hope you actually plan on rereading it and not just stating that you are going to.

*Sent from my Verizon LG Smartphone*

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**MARCH 19, 2017**

**From:** Andy Braun <>

**Date:** Sunday, March 19, 2017 5:29 PM

**To:** Julie Klemp-Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>

**Cc:** Elizabeth A <>, Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>, Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>

**Subject:** Re: Shady Oak Development Proposal

Thanks Julie.

- 1) can you please send us the dataset with supporting calculation?
- 2) which AMI allocation from the table below is the proposed development slated for? 51 to 80 AMI?
- 3) how many affordable housing units have already been fulfilled for each AMI allocation?
- 4) how many other developments/units are being proposed and for which AMI allocations?
- 5) what is the purpose of a comp plan amendment request? Is it because the proposal somehow does not conform with the plan? Or is an amendment just part of the normal process?

With kind regards.

Andy Braun

.....

**From:** Julie Wischnack  
**Sent:** Sunday, March 19, 2017 7:13 PM  
**To:** Andy Braun <>  
**Cc:** Elizabeth A <>; Loren Gordon <lgordon@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>  
**Subject:** Re: Shady Oak Development Proposal

1. The dataset is in ArcGIS, if you have that software, it would be easy to send a shape file with the database of values, but without the software, you are not able to use the file. I would be happy to sit down with you and show you the calculation with the software, so you can see what is happening. Extracting the database does not help as then you don't have the parcel map that it connects to.
  2. 60% AMI
  3. Developments approved recently for rental – Music Barn – 50% AMI – 26 units; 2 projects (Cherrywood and Lecessee) are putting in 10% affordable at 80% AMI, 10 units at Cherrywood and 30 at Lecessee.
  4. These are the new numbers that the Metro Council has put forth in their policy statement, which we will consider during the comprehensive plan process.
  5. The proposal requires a comp plan amendment for the land use guidance, from commercial to residential.
- .....

**MARCH 20, 2017**

**From:** Andy Braun []  
**Sent:** Monday, March 20, 2017 10:53 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** Elizabeth A <>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** Re: Shady Oak Development Proposal

Hi Julie. Thanks for the thorough response. And for the offer to sit down in person and go over the details. Will probably take you up on that soon.

If extracting the database, wouldn't it include the address and value? That's really all I'm looking for. I don't necessarily need the map.

As an alternative, I did download a free trial of ArcGIS. So yes, please send over the shape file with database of values and I'll have a look.

With kind regard

Andy Braun

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**MARCH 21, 2017**

**From:** Julie Wischnack  
**Sent:** Tuesday, March 21, 2017 3:31 PM  
**To:** 'Andy Braun' <>  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** RE: Shady Oak Development Proposal

You can have access through the following link: <http://gis-hennepin.opendata.arcgis.com/> which is the same source as my data. I discovered I can't distribute the data, because it is derived from the county. Of course I would still show you at our offices what the software is doing.

Julie.

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**MARCH 22, 2017**

**From:]**  
**Sent:** Wednesday, March 22, 2017 3:08 PM  
**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>  
**Cc:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Subject:** Thanks for calling...



Hello Mayor Schneider, I wanted to make sure I do appreciate the time you spent with me on the phone Sunday night. I am still very disappointed that you believe this is the right project for this space.

Our group of active citizens have been engaging with many of the City Council members to see if we can come up with a better idea than a high density apartment. At least maybe slow down this process so we can find other developers for the property.

Please forward the following information. I would like Julie Wischnack to follow up with me on the following costs and information on the two buildings.

I am trying to put together a full accounting of the property purchase and expenses since.

1. Any costs the city incurred on relocating any tenants.
2. What Management Company was or is hired to take care of the tenants and building.
3. What costs the city has paid out to said management company on repairs and maintenance.
4. What costs the city has incurred for mowing and labor for city workers at the site.
5. How much revenue has the city taken in from both the commercial building and the rental house.
6. Any estimates of the monetary costs to the city to clean up the site.

Our group is planning a Petition Signing & Comment Event at CHALET PIZZA this weekend.

Please feel free to stop by and engage with us. Maybe you will get a better feel for how we truly feel.

Thanks again for the talk,  
Chris Aanestad  
4255 Oak Drive Lane

Chris Aanestad  
Commercial Account Manager  
New Brighton Ford  
Cell#

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**MARCH 23, 2017**

**From:** Julie Wischnack

**Sent:** Thursday, March 23, 2017 2:59 PM

**To:** " < >

**Cc:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>

**Subject:** RE: Thanks for calling...

1. No expenditures to date.

2. Cushman Wakefield is managing the commercial and residential property.
3. The management company fee is \$1500 per month. There are several items in repairs that needed to be accomplished. The net revenue below removes the management fee, maintenance and repairs. Alisha will get you more information on the repairs next week as we need to compile the information.
4. City staff (public works) has been out about 4 hours since we owned the building for a sewer line issue about a month ago. They do not maintain the property.
5. Revenue – Net Rent \$153,218 – Net, meaning, the rent the city actually received after repairs and management fee.
6. Site cleanup costs \$50,000 and \$116,000. There are also building remediation items that will be finalized when destructive asbestos testing is complete (conducted prior to demolition). The city is applying for grants to cover clean-up costs on the site.

I had heard about your event this weekend. Unfortunately, I am out of town this weekend, but I am sure I will see you on April 6. As I have communicated in the past, I or other staff members on this email are able to visit with you about anything you want to discuss.

Julie

**MARCH 26, 2017**

**From:** andy braun []  
**Sent:** Sunday, March 26, 2017 6:26 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** Re: Shady Oak Development Proposal

Hi Julie, I've been working with the GIS Software in an attempt to recreate your calculation. (I appreciate that you've invited me to see in first hand, unfortunately I've had very limited availability lately, hopefully soon though)

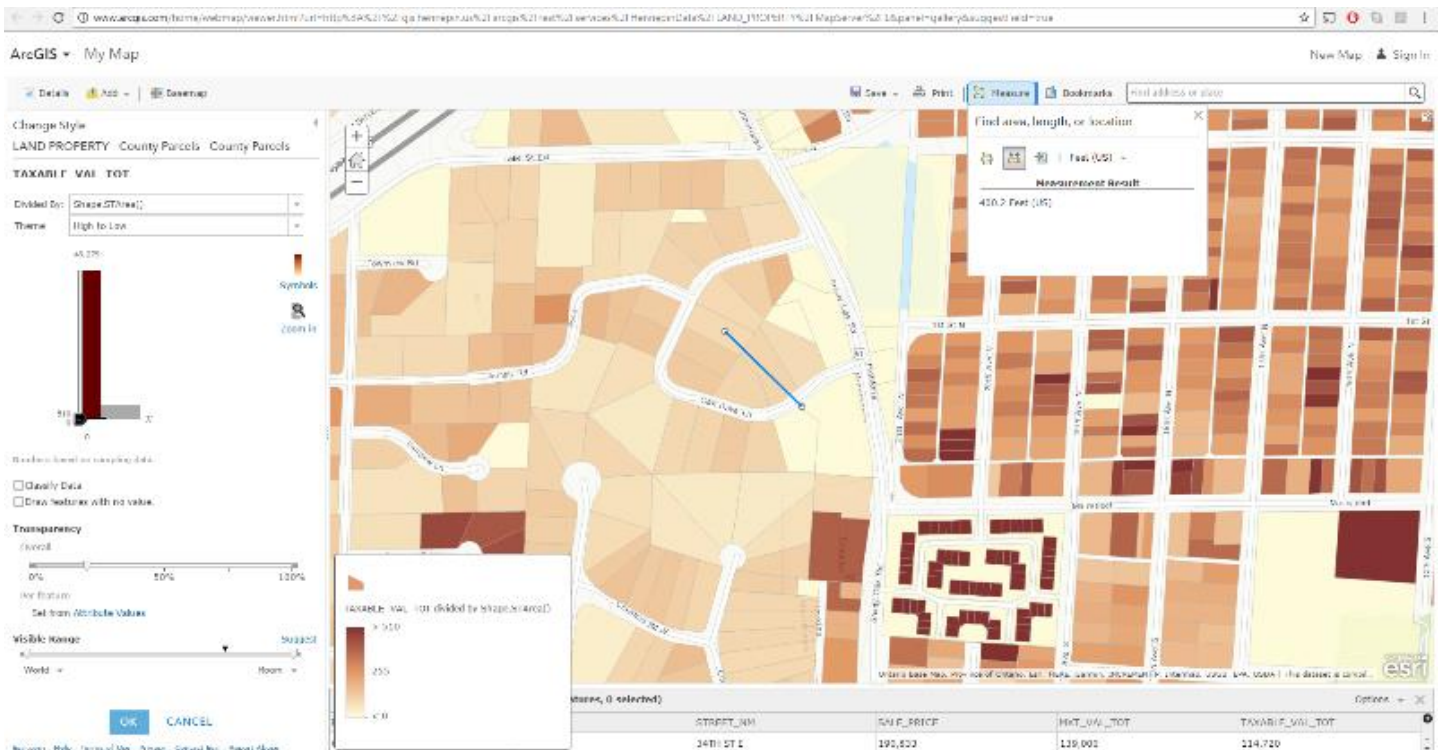
Your email below states there are 105 properties in the dataset, but that the average mean was calculated based only on the properties that were located within 400' of the site. Based on the GIS software there are only 17 properties within 400'. Their address, value and average are detailed in the spreadsheet below. Their average is \$234k. So can you please explain why the your average of \$205k is different from my average? Both are calculated using 2016 Market Value-Tax assessment from the Counties record, so I'm not sure how our values could be different, am I missing something?

Number	Street	Market value (2016)
4219	Oak Drive Lane	\$235,500.00
4225		\$243,500.00

4231		\$212,600.00
4237		\$204,400.00
4243		\$255,100.00
4255		\$241,400.00
4266		\$252,700.00
4277		\$218,600.00
4289		\$249,500.00
4295		\$233,600.00
4286		\$246,600.00
4280		\$262,700.00
4272		\$238,000.00
4400	Crawford	\$214,700.00
4401		\$218,900.00
4407		\$211,200.00
4413		\$241,300.00
	average	\$234,135.29

The picture below shows an example measurement from the Shady Oak property to the neighboring residential properties.

Thank you for your attention. We'll plan to see you at the council meeting tomorrow for the Open Agenda topics.



Andy Braun

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**MARCH 27, 2017**

**From:** andy braun []  
**Sent:** Monday, March 27, 2017 5:05 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** Re: Shady Oak Development Proposal

Hi Julie, can you explain the relationship between the 60% AMI (area median income) and the \$205K area (within 400') mean home value ?

If I understand it correctly this proposal somehow makes a correlation between the 60% AMI, based on the \$205 area mean home value.

1) I'm concerned that one value is the median, and one value is the mean (average) so I'm not sure how closely they'd correlate. I'd expect both variables in the equation to both be either median or mean, but not both.

2) I'm also concerned that one value is based on income, and the other is based on value of the property.

3) I'm also concerned about what "dinstance" the AMI range is calculated (how big is the area), versus the area home value (being 400')

I'm looking to wrap my head around how all these values correlate, and I think one issue I'm having is that these values actually have different units of measure. So its apples to oranges, and I'd like to see apples to apples.

I know there's quite a science to this, and to a professional it may be second nature, but to me its not real clear.

thanks for your attention.

with kind regards.

Andy Braun

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**MARCH 29, 2017**

**From:** Jeri Massengill []  
**Sent:** Wednesday, March 29, 2017 10:27 AM  
**To:** Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** FW: 4312 Shady Oak Road



Hello Alisha – I emailed Julie Wischnack but she is out, I am hoping you can answer these time sensitive questions.

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Hello Julie and – I am one of the neighbors that lives near this proposed redevelopment site. I am trying to find out exactly where the city is in their negotiations with Ron Clark construction. Has a letter of intent been executed? Has a purchase agreement been drafted or signed? Has the due diligence period started?

Best Regards, Jeri

Jeri Massengill  
CEO – Historical Information Gatherers, Inc.  
1589 Highway 7, Suite B2, Hopkins, MN 55305  
[www.historicalinfo.com](http://www.historicalinfo.com)

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**From:** Alisha Gray  
**Sent:** Wednesday, March 29, 2017 2:26 PM  
**To:** 'Jeri Massengill' <>  
**Cc:** Karen Telega <ktelega@eminnetonka.com>; Julie Wischnack <jwischnack@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>; Kathy Leervig <kleervig@eminnetonka.com>  
**Subject:** RE: 4312 Shady Oak Road

Hi Jeri-

There has not yet been a formal application from the developer for the redevelopment of the site. However, the city has hosted four neighborhood meetings over the past year to discuss the redevelopment potential. The summary of the past meetings are on the city's website found here: <https://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

On the project page, you can sign up for notifications when we update the page content. Any time a new meeting is posted or the page information is updated you will receive an email

To answer your other questions, the city has not executed a letter of intent, and a purchase agreement has not been drafted or signed.

There is an open house on April 6 to view and provide feedback on the latest design plans. More information on the event is below:

**Attend a Project Open House Thursday, April 6**

A concept plan was reviewed by the Minnetonka Planning Commission and City Council in February 2017. At that time, the council indicated general direction to proceed with

design. Since then, Ron Clark Construction has been updating the design plans in response to comments received at those meetings.

Attend this open house to review the updated plan and provide feedback. Members of Ron Clark Construction and city staff will answer questions. No formal presentation is planned; attend at any time.

**Thursday, April 6, 2017**

**4:30-6:30 p.m.**

Minnehaha Room (lower level)

Minnetonka City Hall, 14600 Minnetonka Blvd.

Please contact me if you have additional questions.

Best,

**Alisha Gray** | Economic Development and Housing Manager | City of Minnetonka |  
14600 Minnetonka Blvd.

Minnetonka, MN 55345 | p. [952.939.8285](tel:952.939.8285) | f. [952.939.8244](tel:952.939.8244) | [agray@eminnetonka.com](mailto:agray@eminnetonka.com)

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**APRIL 3, 2017**

**From:]**

**Sent:** Monday, April 03, 2017 3:01 PM

**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Julie Wischnack  
<[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>

**Cc:** Ann Aanestad <>; Smith, Kelly <>

**Subject:** Request for Developer Interest Document

Hello Mayor and City Council, Having now talked to at least 3 different developers in the last week or so, I have been digging through documents again.

Here is further EVIDENCE of the City saying one thing and doing the opposite.

1. In the section "Development Alternatives" it is stated "a multi- family building 3-5 stories".

Again, shame on you City of Minnetonka to even suggest this to developers when the next section says...

2. COMMUNITY FEEDBACK- mentions the community prefers..  
"greenspace, lower density housing"  
The community disliked " higher density, development that would increase traffic,  
and too much surface parking."

Here again, how many times to we need to get out point across.

This proposed building is

**TOO MASSIVE - DOES NOT FIT - LOSS OF PRIVACY**

**One last small point, this shows the usable size at 1.12 acres. NOT 1.2 .**

Since the City of Minnetonka refuses to bring this property to the market - we will.

Should there be a FOR SALE SIGN on the property?

Thank you again.

Respectfully submitted,

Chris Aanestad

4255 Oak Drive Lane

Cell#

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**From:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>

**To:** 'andy braun' <>; 'Elizabeth A' <>

**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>

**Sent:** Monday, April 3, 2017 4:22 PM

**Subject:** RE: Shady Oak Development Proposal

I am able to get back to your question as I was out of the office last week. The map that was sent to Elizabeth and yourself on February 15 indicated the properties included with the analysis (darker black lines), which was more than 400 feet, which I most likely misstated in my response email to your March 17<sup>th</sup> as that is the distance for a required notice area for a land use matter. My apologies. If you follow the highlighting of the parcels in the map I provided, you will most likely find similar results. The point of the value analysis was to provide context as to the existing neighborhood and the rents that would be charged for the proposed project. Whether that is \$205,000 or \$245,000 for the average value - the payments and rents are similar.

I hope this helps clarify.

Julie

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**From:** Julie Wischnack

**Sent:** Monday, April 03, 2017 4:39 PM

**To:** 'andy braun' <>; 'Elizabeth A' <>

**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum

<bwersum@eminnetonka.com>; Tim Bergstedt <tbergstedt@eminnetonka.com>; John Powers <jpowers@eminnetonka.com>; Deborah Calvert <dcalvert@eminnetonka.com>; David Knight <dknight@eminnetonka.com>; Sean O'Connell <soconnell@eminnetonka.com>; Rebecca Schack <rschack@eminnetonka.com>; Joshua Sewall <jsewall@eminnetonka.com>  
**Subject:** RE: Shady Oak Development Proposal

See below:

**From:** andy braun []  
**Sent:** Thursday, March 30, 2017 4:50 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Cc:** Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum <[bwersum@eminnetonka.com](mailto:bwersum@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; Deborah Calvert <[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)>; David Knight <[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)>; Sean O'Connell <[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)>; Rebecca Schack <[rschack@eminnetonka.com](mailto:rschack@eminnetonka.com)>; Joshua Sewall <[jsewall@eminnetonka.com](mailto:jsewall@eminnetonka.com)>  
**Subject:** Re: Shady Oak Development Proposal

Hi Julie and team,

I'd really appreciate if you can please provide answers to the following questions.

Why is the city entertaining a revised concept proposal from Ron Clark (to be unveiled April 6 2017) where based on the flyer we received, nothing has actually changed? In fact its the exact same as the original concept. If nothing changed then what is being unveiled? and why are we holding a meeting?

**The developer will have a new drawing to review at the meeting.**

Why has the city not already struck down this revised concept as it is still not acceptable by the neighborhood, local stakeholders, planning commission nor council?

**The city does not "strike down" a concept. Feedback is gathered, received and processed. The decision then becomes, after the concept review, whether the developer will proceed with a request for a formal, official, application.**

Why does the city continue to ignore and disregard the original and continuing overwhelming input of the neighborhood, local stakeholders, planning commission and council, in short, that the only 'feasible' concept proposal for a high density 54 unit apartment building is not acceptable?

**That is something for the planning commission and council to weigh if a formal application is received.**



I'm working really hard to wrap my head around the city's train of thought and logic throughout the evolution and current state of this project. As part of that effort I'm going back through all of the documentation. I am wondering if you can please provide additional information about the background.

Why did the county deviate from there original plan where they indicated that the commercial building would be removed as it was very close to the road?

The road alignment changed many times over the last 10 years. Various designs changed the properties required to be fully acquired.

Why did the county decide not to acquire the property?

Again, because of a design change, the county did not acquire the full property, but did participate in the acquisition of the property by partially paying for the property, as I described at the planning commission where the concept was reviewed.

Why did the city enter into the mutually agreeable contract to buy the property?

As described at the planning commission meeting, the city is required to pay for ½ of all property right of way acquisitions in a county project. If you want to read the particular packet information, please read the packet information October 13, 2014 – attached.

Below are excerpts from the original RFP as reference.

## Shady Oak Road Reconstruction

The project area is located adjacent to the Shady Oak Road Reconstruction project. The project added a travel lane in each direction, constructed a sidewalk and a trail, realigned the intersection with Highway 7, installed a permanent traffic signal at Mainstreet and addressed flooding issues along the corridor.

The city of Minnetonka bought the properties, in part, because of the Shady Oak Road Reconstruction Project. The original county plans for reconstruction of Shady Oak Road indicated that the commercial building would be removed because the property was very close to the edge of the street and sidewalk of Shady Oak Road. The county later decided not to acquire the property. The city and the property owner then entered a mutually agreeable contract where the city would purchase the properties (house and commercial property); the county would reimburse the city for "road" related costs and the city would recoup the remaining cost from the resale of the properties.

## Project Description

The city is examining potential options for redeveloping the properties. The assumption is that the existing in-line commercial building and possibly the existing single family building would be removed in order to accommodate new development that could include commercial, retail and/or residential uses. The goal of the project is to prepare and form a feasible redevelopment plan that is acceptable to the city, neighborhood, and local stakeholders.

## Community Feedback

In general, the community preferred small businesses, mixed-use, and new housing options as uses for the sites. Based on the site alternatives that were considered, the feedback received was that people liked seeing green space, lower density housing, and less or hidden parking. The community disliked the options that were generally higher density, development that would increase traffic, and too much surface parking. For the complete meeting summaries, see the project website: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>.

[https://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Publication\\_Shady%20Oak%20Request%20for%20Developer%20Interest%20v2\\_0.pdf](https://eminnetonka.com/images/projects/Shady%20Oak%20Area%20Development/Publication_Shady%20Oak%20Request%20for%20Developer%20Interest%20v2_0.pdf)

Thank you very much for your continued support on this effort.  
With kind regards.

Andy Braun  
4408 Crawford Rd.  
Minnetonka MN 55343

.....

**From:** Julie Wischnack  
**Sent:** Monday, April 03, 2017 5:08 PM  
**To:** 'andy braun' <>; 'Elizabeth A' <>  
**Cc:** Loren Gordon <lgordon@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>  
**Subject:** RE: Shady Oak Development Proposal

I think I addressed most of the questions in the last email about the map. The only other thing I would add is about your question about value vs. income. The point of AMI, is really about what can someone making a certain amount of money afford in a purchase of a home, monthly mortgage or monthly rent. So the translation being, making up to almost \$50,000 per year (up to 60% AMI), a person can afford rents from \$622-1244. The same calculation can be done based on a purchase of a home and the mortgage that someone pays.

Monthly rent	AMI	Annual income
\$0 – \$621	0 – 30%	up to \$24,850
\$622 – \$1244	31% – 60%	\$24,851 – \$49,740
\$1,245 – \$1,598	61% – 80%	\$49,741 – \$63,900
\$1,599 – \$2,071	81% – 100%	\$63,901 – \$82,833

Julie

**APRIL 4, 2017**

**From:** Elizabeth A []  
**Sent:** Tuesday, April 04, 2017 10:14 AM  
**To:** Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>  
**Subject:** cultivate hopkins

Hi Julie,

Hope you had a nice vacation-

I had a question as to why Minnetonka does not offer any future planning the way Hopkins does? Their out reach to the community is really well received and popular. The plans they come up with are very mindful and agreeable to the over all city. We attended 'Planning and a Pint' last week and felt like they are really trying to look forward to the next 10 to 20 years with the residents in mind. There is a quality of transparency there we really appreciated.

The second point I'd like to bring up is that they haven't met with you to discuss this portion of Shady Oak Rd (north of Excelsior). It is outside the 1/2 mile radius of the LRT station.. They have no plans for development this far up, it is not an area that they are really trying to develop. Why is Minnetonka? A 4 story (3 stories from the Shady Oak side, my 'view' would be 4 stories because of the slop of the land) building is most definitely going to stick out like a sore thumb and I reiterate that the site will negatively affect the neighboring residents with traffic, light pollution, exceptional loss of privacy and feeling of safety. It ends up feeling like we are expected take the brunt of ALL of the negative aspects of this building proposal. Our water bills have gone up, the trees are all but gone and more certainly will be affected by this.

One other thing is WHY would you make a community engagement, 'open house' during the work day (4:30)? You can see that our neighborhood that would be most negatively affected is middle class working age and those are working hours. We would have all appreciated having this during a time where we didn't have to take off work to have a say in what is going on in our community. The timing in regards to short notice and making it during the work day was not well received by our community. We really would have appreciated a little more notice considering we have to take off work.



Bob-I'd still like to give you a call to meet up, we are keeping terribly busy, thanks again for your offer to meet us.

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**From:** Julie Wischnack  
**Sent:** Tuesday, April 04, 2017 12:36 PM  
**To:** 'Elizabeth A' <>  
**Cc:** Loren Gordon <lgordon@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>; Kersten Elverum <kelverum@hopkinsmn.com>  
**Subject:** RE: cultivate hopkins

I am unsure what your first statement is about - Minnetonka offers future planning like Hopkins does. Minnetonka has had a long history of long term planning and, in fact, the council was just interviewing folks to be on the committee for the next iteration of the development of that plan. We have also had many village center studies that dive into certain neighborhoods to further engage and plan. This property also had a very thoughtful and engaging process last year, which I understand you were not a part of. Unfortunately, you were unable to participate in what was a very open conversation about the potential redevelopment of this property. Your participation now is helpful, but I am not someone that believes emailing is the best form of communication.

Your second point is about planning with Hopkins for this area. Hopkins was a joint planning participant in the redevelopment plans along the corridor with the county and Minnetonka to improve this area.

The open house is intended to catch people as they are traveling home from work, at any time between 4:30 and 6:30 – not at a set time to make it more convenient. We will also post the information from the meeting online, so those not able to make it in person can also participate in an interactive discussion.

Julie

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**From:** andy braun]  
**Sent:** Tuesday, April 04, 2017 4:07 PM  
**To:** Julie Wischnack <jwischnack@eminnetonka.com>; 'Elizabeth A' <>  
**Cc:** Loren Gordon <lgordon@eminnetonka.com>; Alisha Gray <agray@eminnetonka.com>  
**Subject:** Re: Shady Oak Development Proposal

Hi Julie, thanks for the response, I know getting back from vacation can be a lot to catch up on.

Here's the spreadsheet below calculating ALL and ONLY the properties you've outlined in bold black lines.

Please notice the properties in green below, it appears these properties distort the intent of the calculation as they are not 'residential properties with homes'. Do you

agree? And in fact, when these properties are omitted from the calculation we get an average of 220k.

205K - the average from your map/GIS Calculations

216K -the average of all properties in bold black lines (from your map)

220K - the average of all properties in bold black lines minus the omitted (non-residential or without homes, from your map)  
(rounding up)

I'm curious how our calculations are still different.

Number	Street	Market value (2016)	
11651 Bradford	Bradford Rd	\$60,000.00	Vacant land, platinum pizza
11691 Bradford	Bradford Rd	\$181,600.00	
11701 Bradford	Bradford Rd	\$210,800.00	
11705 Bradford	Bradford Rd	\$187,900.00	
11711 Bradford	Bradford Rd	\$264,600.00	
11717 Bradford	Bradford Rd	\$238,700.00	
11723 Bradford	Bradford Rd	\$194,600.00	
11801 Bradford	Bradford Rd	\$199,100.00	
11809 Bradfor	Bradford Rd	\$183,300.00	
11819 Bradford	Bradford Rd	\$190,500.00	
11901 Bradford	Bradford Rd	\$196,100.00	
11905 Bradford	Bradford Rd	\$193,000.00	
11909 Bradford	Bradford Rd	\$201,500.00	
11913 Bradford	Bradford Rd	\$217,900.00	
11919 Bradford	Bradford Rd	\$283,200.00	
11921 Bradford	Bradford Rd	\$203,900.00	
11922 Bradford	Bradford Rd	\$238,700.00	
11933 Bradford	Bradford Rd	\$234,800.00	
11937 Bradford	Bradford Rd	\$236,200.00	
11941 Bradford	Bradford Rd	\$211,100.00	
11945 Bradford	Bradford Rd	\$208,800.00	
11949 Bradford	Bradford Rd	\$213,600.00	
11953 Bradford	Bradford Rd	\$249,700.00	
11957 Bradford	Bradford Rd	\$234,800.00	
11954 Bradford	Bradford Rd	\$258,800.00	
11950 Bradford	Bradford Rd	\$234,300.00	
11942 Bradford	Bradford Rd	\$211,500.00	
11900 Crawford	Crawford Rd	\$214,100.00	
11832 Crawford	Crawford Rd	\$213,200.00	
11824 Crawford	Crawford Rd	\$216,300.00	

11814 Crawford	Crawford Rd	\$242,600.00	
11808 Crawford	Crawford Rd	\$219,400.00	
11800 Crawford	Crawford Rd	\$215,100.00	
4500 Crawford	Crawford Rd	\$198,600.00	
11807 Crawford	Crawford Rd	\$198,500.00	
11813 Crawford	Crawford Rd	\$219,900.00	
11821 Crawford	Crawford Rd	\$189,900.00	
11906 Bradford	Bradford Rd	\$204,100.00	
118900 Bradford	Bradford Rd	\$211,400.00	
11824 Bradford	Bradford Rd	\$216,100.00	
11812 Bradford	Bradford Rd	\$214,100.00	
11806 Bradford	Bradford Rd	\$245,900.00	
11800 Bradford	Bradford Rd	\$214,200.00	
11720 Bradford	Bradford Rd	\$221,200.00	
11714 Bradford	Bradford Rd	\$216,100.00	
11706 Bradford	Bradford Rd	\$236,100.00	
11700 Bradford	Bradford Rd	\$182,700.00	
11616 Bradford	Bradford Rd	\$201,500.00	
4511 Crawford	Crawford Rd	\$207,500.00	
4505 Crawford	Crawford Rd	\$204,600.00	
4501 Crawford	Crawford Rd	\$226,900.00	
4431 Crawford	Crawford Rd	\$214,100.00	
4425 Crawford	Crawford Rd	\$209,500.00	
4419 Crawford	Crawford Rd	\$189,900.00	
<b>PID: 2311722430032</b>	Crawford Rd	\$1,000.00	vacant lot behind 4419
4512 Crawford	Crawford Rd	\$167,000.00	
4506 Crawford	Crawford Rd	\$219,200.00	
4408 Crawford	Crawford Rd	\$222,100.00	
4400 Crawford	Crawford Rd	\$214,700.00	
4401 Crawford	Crawford Rd	\$218,900.00	
4407 Crawford	Crawford Rd	\$211,200.00	
4413 Crawford	Crawford Rd	\$241,300.00	
4292 Oak Dr Lane	Oak Drive Ln		City Rental- \$0 value
4286 Oak Drive Lane	Oak Drive Ln	\$246,600.00	
4280 Oak Dr Lane	Oak Drive Ln	\$262,700.00	
4272 Oak Dr Lane	Oak Drive Ln	\$238,800.00	
4266 Oak Dr Lane	Oak Drive Ln	\$252,700.00	
4260 Oak Dr Lane	Oak Drive Ln	\$230,700.00	
4252 Oak Dr Lane	Oak Drive Ln	\$236,600.00	
4246 Oak Dr Lane	Oak Drive Ln	\$243,600.00	
4240 Oak Dr Lane	Oak Drive Ln	\$212,200.00	
4295 Oak Dr Lane	Oak Drive Ln	\$236,600.00	

4289 Oak Dr Lane	Oak Drive Ln	\$249,500.00	
4277 Oak Dr Lane	Oak Drive Ln	\$218,600.00	
4255 Oak Dr Lane	Oak Drive Ln	\$241,400.00	
4243 Oak Dr Lane	Oak Drive Ln	\$255,100.00	
4227 Oak Dr Lane	Oak Drive Ln	\$204,400.00	
4231 Oak Dr Lane	Oak Drive Ln	\$212,600.00	
4225 Oak Dr Lane	Oak Drive Ln	\$243,500.00	
4219 Oak Dr Lane	Oak Drive Ln	\$235,500.00	
4213 Oak Dr Lane PID: 2311722420006	Oak Drive Ln		County- \$0 value
4216 Oak Dr	Oak Drive Ln	\$195,400.00	
4222 Oak Dr	Oak Drive Ln	\$225,100.00	
4228 Oak Dr	Oak Drive Ln	\$242,200.00	
4234 Oak Dr	Oak Drive Ln	\$205,700.00	
	average	\$215,269.88	

Omitted calculation

11651 Bradford	Bradford Rd		Vacant land, platinum pizza
11691 Bradford	Bradford Rd	\$181,600.00	
11701 Bradford	Bradford Rd	\$210,800.00	
11705 Bradford	Bradford Rd	\$187,900.00	
11711 Bradford	Bradford Rd	\$264,600.00	
11717 Bradford	Bradford Rd	\$238,700.00	
11723 Bradford	Bradford Rd	\$194,600.00	
11801 Bradford	Bradford Rd	\$199,100.00	
11809 Bradfor	Bradford Rd	\$183,300.00	
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11933 Bradford	Bradford Rd	\$234,800.00	
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11941 Bradford	Bradford Rd	\$211,100.00	
11945 Bradford	Bradford Rd	\$208,800.00	
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11953 Bradford	Bradford Rd	\$249,700.00	
11957 Bradford	Bradford Rd	\$234,800.00	
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11950 Bradford	Bradford Rd	\$234,300.00	
11942 Bradford	Bradford Rd	\$211,500.00	
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11808 Crawford	Crawford Rd	\$219,400.00	
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118900 Bradford	Bradford Rd	\$211,400.00	
11824 Bradford	Bradford Rd	\$216,100.00	
11812 Bradford	Bradford Rd	\$214,100.00	
11806 Bradford	Bradford Rd	\$245,900.00	
11800 Bradford	Bradford Rd	\$214,200.00	
11720 Bradford	Bradford Rd	\$221,200.00	
11714 Bradford	Bradford Rd	\$216,100.00	
11706 Bradford	Bradford Rd	\$236,100.00	
11700 Bradford	Bradford Rd	\$182,700.00	
11616 Bradford	Bradford Rd	\$201,500.00	
4511 Crawford	Crawford Rd	\$207,500.00	
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4431 Crawford	Crawford Rd	\$214,100.00	
4425 Crawford	Crawford Rd	\$209,500.00	
4419 Crawford	Crawford Rd	\$189,900.00	
<b>PID: 2311722430032</b>	Crawford Rd		vacant lot behind 4419
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4413 Crawford	Crawford Rd	\$241,300.00	
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4286 Oak Drive Lane	Oak Drive Ln	\$246,600.00	
4280 Oak Dr Lane	Oak Drive Ln	\$262,700.00	
4272 Oak Dr Lane	Oak Drive Ln	\$238,800.00	
4266 Oak Dr Lane	Oak Drive Ln	\$252,700.00	

4260 Oak Dr Lane	Oak Drive Ln	\$230,700.00	
4252 Oak Dr Lane	Oak Drive Ln	\$236,600.00	
4246 Oak Dr Lane	Oak Drive Ln	\$243,600.00	
4240 Oak Dr Lane	Oak Drive Ln	\$212,200.00	
4295 Oak Dr Lane	Oak Drive Ln	\$236,600.00	
4289 Oak Dr Lane	Oak Drive Ln	\$249,500.00	
4277 Oak Dr Lane	Oak Drive Ln	\$218,600.00	
4255 Oak Dr Lane	Oak Drive Ln	\$241,400.00	
4243 Oak Dr Lane	Oak Drive Ln	\$255,100.00	
4227 Oak Dr Lane	Oak Drive Ln	\$204,400.00	
4231 Oak Dr Lane	Oak Drive Ln	\$212,600.00	
4225 Oak Dr Lane	Oak Drive Ln	\$243,500.00	
4219 Oak Dr Lane	Oak Drive Ln	\$235,500.00	
4213 Oak Dr Lane PID: 2311722420006	Oak Drive Ln		County- \$0 value
4216 Oak Dr	Oak Drive Ln	\$195,400.00	
4222 Oak Dr	Oak Drive Ln	\$225,100.00	
4228 Oak Dr	Oak Drive Ln	\$242,200.00	
4234 Oak Dr	Oak Drive Ln	\$205,700.00	
	average	\$219,832.10	

From your previous email ("The point of the value analysis was to provide context as to the existing neighborhood and the rents that would be charged for the proposed project. Whether that is \$205,000 or \$245,000 for the average value - the payments and rents are similar. ") and ("The point of AMI, is really about what can someone making a certain amount of money afford in a purchase of a home, monthly mortgage or monthly rent. So the translation being, making up to almost \$50,000 per year (up to 60% AMI), a person can afford rents from \$622-1244. The same calculation can be done based on a purchase of a home and the mortgage that someone pays. ")

In this case I'd now like focus on 205K vs 220K...as these appear to be the most accurate (though different) property values.

#### Mortgage for 205K

loan amount	\$205,000.00
interest rate	4.5
loan term (years)	30
minimum monthly payment	\$1,038.70

#### Mortgage for 220K

loan amount	\$220,000.00
interest rate	4.5
loan term (years)	30
minimum monthly payment	\$1,114.71

Association of Rent/Mortgage to AMI (Area Median Income) to Annual Household Income, from Hennepin County

Monthly Rent	AMI	Annual Income	\$76 per month compared to monthly rent	\$916 per year compared to annual income
\$0-\$621	0-30%	up to \$24,850	12%	3.60%
\$622-\$1244	31%-60%	\$24,851-\$49,740	12% - 6%	3.6% - 1.8%
\$1245-\$1598	61%-80%	\$49,741-\$63,900	6% - 4.8%	1.8%- 0.14%
\$1599-\$2071	81%-100%	\$63,901-\$82,833	4.8% - 3.7%	0.14%-0.11%

The two average home values of 205K and 220 K are "similar" in that they are within the same 'broad category' as described by the county in order to draw the relationship between AMI/Rent-Mortgage/Annual Income/Property Values,

However they are quite "dissimilar" in that 205K vs 220K is a property value difference of \$15K or 7.8%. And is a mortgage/rent difference of \$912 per year, or \$76 per month.

They are further 'dissimilar" in that \$912 per year or \$76 per month, will have a significantly different impact/weight/factor on the various AMI/Annual Income ranges. That is to say, that money might be very significant for some, and much less significant than others. Whereas the 'low end' of the 31-60% AMI range, with a household income of \$24,851 that equals a factor 3.6%. as compared to the 'high end' of that same 31-60% AMI range, with a household income of \$49,740 that's factor of 1.8%.

For this reason 205K as compared to 220K are quite dissimilar, especially as it relates to the 31-60% AMI as compared to the 61-80% AMI and 81-100% AMI because its a much more significant percentage of their annual income/mortgage-rent money.

And therefore in conclusion the difference between 205K and 220K for the 60AMI allocation which the proposed development has been designed to meet is actually a very important distinction to make, and to try to understand further.

I'm trying to understand the correlation of 60 AMI - 49K Annual Household Income - 1200 monthly rent/mortgage - 205K Property value. as compared to a 220K property value.

If the apartment was designed to match up with 205K, shouldn't it now instead be designed to match up with the 220K?

As for how we address the Met Council allocation to provide affordable housing. I agree the Shady Oak proposal helps, but its only 37% of that particular AMI category, and only 5% of the overall allocation. I'd argue that with the Shady Oak Proposal there is lot of risk and negative impact for very little reward and positive impact.

AMI	Units	% of total units	Development	% of total units	% of AMI category
2021-2030 Allocation of affordable housing					
0-30	508	47.70%		0%	0%
31-50	412	37.70%	Music Barn(50 AMI-26 units)	2.40%	6.30%
51-80	144	13.50%	Cherrywood(80 AMI-10 units);	0.01%	6.90%
			Lecesse (80 AMI-30 Units)	3%	21%
			Shady Oak(60 AMI-54 Units);	5%	37%
	total=1064				

Thank you for your attention, with kind regards.

Andy Braun

**APRIL 6, 2017**

**From:** andy braun < >

**To:** "[mmornson@HOPKINSmn.com](mailto:mmornson@HOPKINSmn.com)" <[mmornson@HOPKINSmn.com](mailto:mmornson@HOPKINSmn.com)>; "[kilverum@hopkinsmn.com](mailto:kilverum@hopkinsmn.com)" <[kilverum@hopkinsmn.com](mailto:kilverum@hopkinsmn.com)>; "[akuznia@hopkinsmn.com](mailto:akuznia@hopkinsmn.com)" <[akuznia@hopkinsmn.com](mailto:akuznia@hopkinsmn.com)>; "[mcummings@hopkinsmn.com](mailto:mcummings@hopkinsmn.com)" <[mcummings@hopkinsmn.com](mailto:mcummings@hopkinsmn.com)>; "[kcampbell@hopkinsmn.com](mailto:kcampbell@hopkinsmn.com)" <[kcampbell@hopkinsmn.com](mailto:kcampbell@hopkinsmn.com)>; "[jgadd@hopkinsmn.com](mailto:jgadd@hopkinsmn.com)" <[jgadd@hopkinsmn.com](mailto:jgadd@hopkinsmn.com)>; "[alenz@hopkinsmn.com](mailto:alenz@hopkinsmn.com)" <[alenz@hopkinsmn.com](mailto:alenz@hopkinsmn.com)>; "[jstrachota@hopkinsmn.com](mailto:jstrachota@hopkinsmn.com)" <[jstrachota@hopkinsmn.com](mailto:jstrachota@hopkinsmn.com)>; "[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)" <[ssmith@hopkinsmn.com](mailto:ssmith@hopkinsmn.com)>; "[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)" <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; "[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)" <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; "[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)" <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; "[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)" <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; "[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)" <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; "[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)" <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; "[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)" <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; "[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)" <[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)>; "[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)" <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; "[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)" <[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)>; "[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)" <[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)>; "[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)" <[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)>



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**Sent:** Thursday, April 6, 2017 9:24 AM

**Subject:** 4312 Shady Oak Road - Development Concept Proposal

Hello City of Minnetonka and City of Hopkins, Staff, Council and Commission Members

I'd like to invite you to attend the Open House tonight at the Minnetonka City Hall to review and discuss the refined concept proposal. Based on the mailer we received nothing has changed as its still 54 unit-high density. So we're really curios about what will be unveiled. We understand the city is in negotiations with the developer while attempting to vet this concept.

I've attached petitions and surveys where the overwhelming feedback from the neighborhood, both Minnetonka and Hopkins have been very unfavorable to the concept. We're hard pressed to identify the benefits.

The only benefits are:

- 1) It allows the city of Minnetonka to 'get out' of the commercial landlord business.
- 2) It allows the city of Minnetonka to potentially recoup the costs of acquiring the property.
- 3) It allows the city of Minnetonka to help reach their Met Council affordable housing goal of 144 units of 60AMI for 2030.

Its simply too invasive, and its opportunistically targeting and exploiting the vulnerability of the neighborhood and prospective affordable housing tenants. It does not benefit the neighborhood in any way, and only detracts from it.

I've also included photos to/from our property to help understand the perspective of our immediate neighborhood in the cul-de-sac on Crawford Rd immediately behind the site . We also invite you to come see for yourself at any time.

We kindly ask that you please respect and advocate for the residence of which you represent.

**Thursday, April 6, 2017**

**4:30-6:30 p.m.**

Minnehaha Room (lower level)

Minnetonka City Hall, 14600 Minnetonka Blvd.

<https://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>











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**APRIL 7, 2017**

**From:** andy braun < >

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**Sent:** Friday, April 7, 2017 11:22 AM

**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hello City of Minnetonka Staff, Council and Commission.

Thank you for the opportunity to review the refined proposed development concept at 4312 Shady Oak Road at the open house event last night. We appreciate everyone whom was able to attend. I'm sorry I didn't have a chance to greet and discuss with everyone, and thank you to those whom stayed late with us.

The refined concept continues to be entirely unacceptable, for the exact same reasons as with the original concept. Though the configuration has been adjusted, the overall scope, scale and impact remains the same. Its very disappointing to find that effectively nothing relevant nor meaningful has been accomplished with this refined concept effort.

We understand the concept meets the needs and minimum requirements of the developer, however it continues to neglect and inadequately meet the needs and minimum requirements of the city.

Since the developer has no more room to budge then we will accept that as their withdrawal from the table.

In regards to the traffic study, there was an admitted error in count/calculation and was slated to be updated and reassembled. Since this developer is unable to continue

further on this concept we won't need that study to be updated, and we can save those efforts for future traffic studies.

We remain optimistic and enthusiastic as we look forward to other future concepts which can adequately meet the needs and minimum requirements of the city.

With kind regards.

Andy Braun

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**From:** andy braun < >

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Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>

**Sent:** Friday, April 7, 2017 12:09 PM

**Subject:** Fw: 4312 Shady Oak Road - Development Concept Proposal

Hello City of Minnetonka Council, Commission and Staff.

Can you please identify if this potential development has or will infringe on any regulations, ordinances, city code, charters, bylaws, laws, rights or liberties etc? Is the Council able to approve a concept even if it violates the City's Mission and Goals? Are they in any way enforceable? that is, do they hold any water?  
<https://eminnetonka.com/mission-and-goals>

The refined concept proposal continues to be in direct violation and infringement of the City's Mission and Goals. How has the Council and Commission determined this to be acceptable? I'd further like to understand why we identify and promote these missions and goals if we don't actually uphold ourselves to their metrics.

Please advise.

With kind regards.

Andy Braun

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**From:** andy braun <>

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Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>

**Sent:** Friday, April 7, 2017 1:41 PM

**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hello City of Minnetonka Council, Commission and Staff.

Did you happen to mention the site at 4312 Shady Oak Road to any organization such as Greenfield or Lakewinds? or other commercial developers? All we've heard as 'alternatives' to the high density apartment is "CVS or a Gas Station" and no mention of other smaller retailers like Greenfield or Lakewinds etc, whom you already have positive relationships with.

<http://sailor.mnsun.com/2017/03/20/tonka-council-approves-self-serve-liquor-license/>

Andy Braun

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**From:** Thomas Stockert []

**Sent:** Friday, April 07, 2017 3:17 PM

**To:** Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>

**Subject:** Shady Oak Project

Hello Ms. Gray:

My name is Tom Stockert and I'm a homeowner at 5524 Dominick Drive in Minnetonka.

I missed last night's planning meeting and wanted to provide a few comments relating to this project.

1. The pitched roof concept is horrible. It will look like a bad 1980s era project, rather than anything I've seen near light rail (in every city that has light rail). The drawings look outdated even next to the units going up in Hopkins as I type.
2. Speaking of light rail, I believe the funding is in question. If funding falls through, will low income people end up stranded in an island without nearby jobs (some of them lost to this project)?
3. Speaking of jobs, most residences near light rail have mixed use retail on the main floor (which could also provide jobs for some of the residents). I'm pretty sure Chalet (which I love) may not be able to afford to rent in a new building, but it would be nice to add a mix of retail. Naturally, there's likely not enough land to properly execute an appealing building with adequate parking. That said, last night's drawing is not appealing. I'm about a mile and a half away, but do feel sorry for the houses in the area that will lose a lot of sunlight to an eyesore.
4. I have never seen such a narrow 4-lane upgrade to a road (such that the speed limit needs to be so low due to safety concerns). Unfortunately, I do have my concerns with the added traffic regardless of what the traffic study shows.

I love Minnetonka, and believe it to be very fortunate in how it's been run and developed. Believe it or not, I watch a lot of City Planning meetings on Public Access TV. I've seen projects less intrusive than this fall to the McMansion Policy. This is currently a multi-unit McMansion that I believe, were the city not a partner, would be an entertaining four hour denial process on a Saturday morning public access replay.

Thanks for reading.

Tom Stockert  
5524 Dominick Drive  
Minnetonka, MN 55343

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**From:** andy braun <>

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**Sent:** Friday, April 7, 2017 3:35 PM

**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hi Julie, I'd like to understand more about how this development is eligible for a subsidy.

The developer informed me that:

AMI is \$85k. (I'm still curious how that area is defined, and how that number is reached/whats the source of that number)

The apartment will only be eligible for tenant-applicants with a household income of UP To 60% of that, which is \$51K, so that using the rule of thumb of "no more than 30% of household income should go to housing and utilities" this then equals out to \$1275 per month towards rent and utilities.

OK, all that made sense.

When I check for the sources of those numbers the best reference I can find was the Met Councils website stating "AMI is simply based on the "metro area"

*"HUD's Area Median Income for a family of four for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area"*

<https://metro council.org/Communities/Services/Livable-Communities-Grants/2015-Ownership-and-Rent-Affordability-Limits.aspx>

and is further defined as follows:

AMI	2016
Area Median Income	\$85,800
80% of Area Median Income	\$65,700*
60% of Area Median Income	\$51,480
50% of Area Median Income	\$42,900
	\$25,750

30% of Area Median Income

the City's website also has some information more specific to the cities demographic.

<https://eminnetonka.com/community/statistics>

Which describes some conflicting information

- Median Household Income (2012)....\$75,945
- Median Single Family Home Value (2015)....\$317,800
- Average Monthly Rent (2014)....\$1,215
- The median family income in 2012 was \$106,506

What is the source of the developers AMI, simply the Met Council number?

How is "Household Income" different from "Family Income"

So based on the \$1275 rent, the equivalent mortgage would equal 252K, (and not the 205K you had originally described that this development was being designed

towards) This \$252K mark is actually then \$32K higher than the properties in the "neighborhood reference area inside the thick black border" on your map. Which means that the tenants are getting a property valued \$32K higher than the rest of the neighborhood. In addition the Tax payer (neighborhood) is paying to subsidize the developers costs on top of it. (the developer was not willing to divulge the information as to how much extra money they're getting on top in the form of their subsidy).

loan amount	\$252,000.00
interest rate	4.5
loan term (years)	30
minimum monthly payment	\$1,276.85

So if 60% AMI (a \$51K household income) can safely pay for a \$252K home, and that home is actually valued at \$32K higher than the existing "neighborhood" single family homes, I don't see why the developer should be eligible for a subsidy, as 60%AMI can already easily afford one of the nicest homes in the neighborhood.

That is, why would they design something that is valued so grossly over-proportionate for the neighborhood, and why would we then pay them an EXTRA (subsidy on top) just to do it? This tells me they're attempting to 'double dip' as they've purposefully designed something that's overpriced, and they're attempting to then exploit the Affordable Housing initiative in addition.

They're clearly taking advantage, under the guise of 'merit and virtue' of a policy that should be protected and guarded for those developments which really do need the assistance,

Its clear the wool is being pulled over our eyes, and shame on Ron Clark for attempting to put this over on us. And shame on us for blindly trusting Ron Clark, and not connecting the dots sooner. This is exactly why we've been arguing that this proposal has "opportunistically targeted and exploited the vulnerability of our neighborhood and decent human nature"

With kind regards.

Andy Braun

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**APRIL 10, 2017**

**From:** Elizabeth A []  
**Sent:** Monday, April 10, 2017 11:46 AM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
**Subject:** Fwd: meeting last night

Good Morning,

Hope you all are well.

I wanted you to know, that the architect from the development company could not answer my simple question of how much shorter the building was. They called an open house, had all these people come but the architect could not give me any numbers. It was the one resounding request from the residents, planning commission, and council and she literally told me she could not give me that information because she did not have it. She did not offer to get it either.

This is unacceptable in my opinion. They may have done some work somewhere but they did not address the one issue everyone had with the original rendering.

I am really disappointed that since January 2016 residents have been asking for the same things, attending meetings writing letters, etc and are not getting their needs addressed.

It was really rude for this developer to call this meeting and not even have any idea of the resounding request for a shorter height. If I were their school teacher, I would have to fail them.

Your neighbor,  
Elizabeth

.....  
**From:** andy braun < >  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>  
**Sent:** Monday, April 10, 2017 1:53 PM  
**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hi Julie, I'm wondering if this City Council Agenda Item #10A Meeting of April 7, 2014 Brief Description Agreements for Metropolitan Council LHIA funds, has any affect or relation to the 4312 Shady oak road development concept.

[http://eminnetonka.granicus.com/MetaViewer.php?view\\_id=5&event\\_id=131&meta\\_id=44997](http://eminnetonka.granicus.com/MetaViewer.php?view_id=5&event_id=131&meta_id=44997)

Please advise.

Andy Braun  
.....

**From:** Julie Wischnack  
**Sent:** Monday, April 10, 2017 2:06 PM  
**To:** 'andy braun' <>; Loren Gordon <lgordon@eminnetonka.com>; 'Elizabeth A' <>  
**Cc:** Terry Schneider <tschneider@eminnetonka.com>; Dick Allendorf <dallendorf@eminnetonka.com>; Patty Acomb <pacomb@eminnetonka.com>; Bob Ellingson <bellingson@eminnetonka.com>; Tony Wagner <twagner@eminnetonka.com>; Brad Wiersum <bwiersum@eminnetonka.com>; Tim Bergstedt <tbergstedt@eminnetonka.com>; Brian Kirk <bkirk@eminnetonka.com>; John Powers <jpowers@eminnetonka.com>; Deborah Calvert <dcalvert@eminnetonka.com>; David Knight <dknight@eminnetonka.com>; Sean O'Connell <soconnell@eminnetonka.com>; Rebecca Schack <rschack@eminnetonka.com>; Joshua Sewall <jsewall@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>  
**Subject:** RE: 4312 Shady Oak Road - Development Concept Proposal

Andy,

That resolution is related to the Homes Within Reach program and is not related to the Shady Oak Road proposal.

You both have sent other emails since Thursday of last week. I will keep these in the city's records to document your concerns and continued opposition to the concept plan. I will also retain them to share with Planning Commission and City Council if this process proceeds.

Julie

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**From:** andy braun []  
**Sent:** Monday, April 10, 2017 2:10 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Corrine Heine <[cheine@eminnetonka.com](mailto:cheine@eminnetonka.com)>  
**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hi Corrine, I want to make sure you received a copy of this letter directly. Can you please provide me with your legal opinion.

Attached: 4312 Shady Oak Rd. - Letter to Planning Commission.pdf

With kind regards.

Andy Braun

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**From:** andy braun []  
**Sent:** Monday, April 10, 2017 2:14 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>; Corrine Heine <[cheine@eminnetonka.com](mailto:cheine@eminnetonka.com)>  
**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal



Hi Corrine, I'd also like to know if the City of Minnetonka has any legal responsibility/accountability to its Mission and Goals.

[Mission and Goals](#)

Please advise.

With kind regards.

Andy Braun

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**From:** Corrine Heine  
**Sent:** Monday, April 10, 2017 2:29 PM  
**To:** 'andy braun' <>; Julie Wischnack <jwischnack@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>  
**Subject:** RE: 4312 Shady Oak Road - Development Concept Proposal

Mr. Braun,

I understand your questions but want to clarify that the city attorney's office does not provide legal opinions to city residents. My client is the city, and I provide legal opinions to the city council, city staff and, on occasion, to city boards and commissions. In addition to responding to questions that are directly posed to me by city staff and the council, I would also alert city staff and the city council regarding any proposed action that I believed to be an unlawful exercise of authority.

In sum, I am not able to respond to your questions directly, but I do work to ensure that the city acts within its authority.

**Corrine A. Heine**

City Attorney | City of Minnetonka  
14600 Minnetonka Blvd. Minnetonka, MN 55345

p.

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**From:** andy braun []  
**Sent:** Monday, April 10, 2017 2:48 PM  
**To:** Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; Brad Wiersum <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>; Brian Kirk <[bkirk@eminnetonka.com](mailto:bkirk@eminnetonka.com)>; John Powers <[jpowers@eminnetonka.com](mailto:jpowers@eminnetonka.com)>; Deborah Calvert <[dcalvert@eminnetonka.com](mailto:dcalvert@eminnetonka.com)>; David Knight <[dknight@eminnetonka.com](mailto:dknight@eminnetonka.com)>; Sean O'Connell <[soconnell@eminnetonka.com](mailto:soconnell@eminnetonka.com)>; Rebecca Schack

<[rschack@eminnetonka.com](mailto:rschack@eminnetonka.com)>; Joshua Sewall <[jsewall@eminnetonka.com](mailto:jsewall@eminnetonka.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>

**Subject:** Re: 4312 Shady Oak Road - Development Concept Proposal

Hi Terry, during the open house on April 6th, we asked the developer flat out, "if we gave you the property, no charge, would you be able to make it 2 stories" Their immediate response was "that would still not be enough" and further explained that "we have no more room to budge"

If giving them the land, and considerable insight from the neighborhood, planning commission and council isn't enough of a compelling reason to adjust their design concept to 'seamlessly integrate' into the neighborhood, then I don't know what is. And the developer has still not been able to describe to me "what would be enough"

The primary reason presented to me by the developers as to why they're sticking with "54 unit- high density, on one acre" type of design concept is that it is the "smallest they can make it, and still be viable," when I press further for the variables that go into their "viability assessment" another reason is described in that it will allow them to achieve the 'highest possible score' and therefore be able to receive the 'affordable housing' subsidy. This tells me its more important for them to "get what they need" (that is the subsidy), than it is to provide the city with what it needs.

We're trying really hard to find the "compelling reasons" to continue with Ron Clark, but we're at a bit of a loss. Do you have any compelling reasons for us?

Please advise.

With kind regards.

Andy Braun  
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**APRIL 13, 2017**

**From:** Lenore Becker []  
**Sent:** Thursday, April 13, 2017 12:35 PM  
**To:** Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>  
**Subject:** Shady Oak Redevelopment Project

Good Afternoon,

I am writing in response to the apartments that the city council wants to build on Shady Oak Road. I would like our voices to be heard that we do not want the building in the area, it does not fit into our neighborhood and it would add more traffic to the

area. Shady Oak is heavily being used since 169 is shut down however, it has a lot of traffic on it when it rains and snows. Recently coming home from work it is grid locked starting at Hwy 62 and all the way to Excelsior Blvd.

Why can't you extend the mall down, it would bring in different little stores and have room for parking. I know that you are also planning to build apartments right across from the Scoreboard which would add more traffic.

We live on Crawford Road just behind where you want to build the apartments and we have seen more traffic in our area since people are trying to avoid the congestion but in our neighborhood we have a cul-de-sac so people have to turn around and go back out.

We did attend the April meeting at city hall and it looked like you have selected the one contractor.

We did sign the petition and hopefully you will listen to what the neighborhood is telling you.

Respectfully,  
Lenore Becker  
4500 Crawford Road  
Minnetonka, MN

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**From:** Alisha Gray  
**Sent:** Thursday, April 13, 2017 3:08 PM  
**To:** 'Lenore Becker' <>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>; Loren Gordon <[lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com)>  
**Cc:** Karen Telega <[ktelega@eminnetonka.com](mailto:ktelega@eminnetonka.com)>  
**Subject:** RE: Shady Oak Redevelopment Project

Lenore,

Thank you for your feedback.

Best,

**Alisha Gray** | Economic Development and Housing Manager | City of Minnetonka |  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345 | p. 952.939.8285 | f. 952.939.8244 | [agray@eminnetonka.com](mailto:agray@eminnetonka.com)

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**APRIL 14, 2017**

From: Karen Anderson []  
Sent: Friday, April 14, 2017 4:02 PM  
To: Terry Schneider <[tschneider@eminnetonka.com](mailto:tschneider@eminnetonka.com)>; Brad Wiersum <[bwiersum@eminnetonka.com](mailto:bwiersum@eminnetonka.com)>; Patty Acomb <[pacomb@eminnetonka.com](mailto:pacomb@eminnetonka.com)>; Bob Ellingson <[bellingson@eminnetonka.com](mailto:bellingson@eminnetonka.com)>; Tony Wagner <[twagner@eminnetonka.com](mailto:twagner@eminnetonka.com)>; %20tbergstedt@eminnetonka.com; Dick Allendorf <[dallendorf@eminnetonka.com](mailto:dallendorf@eminnetonka.com)>; Tim Bergstedt <[tbergstedt@eminnetonka.com](mailto:tbergstedt@eminnetonka.com)>  
Cc: Geralyn Barone <[gbarone@eminnetonka.com](mailto:gbarone@eminnetonka.com)>; Julie Wischnack <[jwischnack@eminnetonka.com](mailto:jwischnack@eminnetonka.com)>  
Subject: Concept Plan for Shady Oak Road affordable housing

To Members of the Minnetonka City Council;

I urge you to support approval of the Concept Plan for the affordable housing building on Shady Oak Road. I know it takes courage to support such a development near residential single family housing. I also know it's hard to find appropriate sites for such a development. This is one such site. Perhaps there's a way to better buffer the neighborhood, but please don't compromise the proposal as you consider the options. I'm very proud of Minnetonka's record of providing a mix of housing choices. Thank you for continuing that record.

Most sincerely,  
Karen J. Anderson

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**APRIL 17, 2017**

**From:** Elizabeth A []  
**Sent:** Monday, April 17, 2017 5:03 PM  
**To:** Alisha Gray <[agray@eminnetonka.com](mailto:agray@eminnetonka.com)>  
**Subject:** shady oak project

Hi Alisha Gray,

I saw your name as a contact person on the latest email update on the proposal. Can you tell me why this is even still being entertained after the residents have been specific and direct for well over a year that this type of housing development does not belong here?

We are just the same as before, looking at the height in comparison with the existing buildings. We are looking at just as before, the traffic issues after Shady Oak was allowed to be built in such a manner that residents are forced to be aggressive drivers coming out of their neighborhoods. We are looking at the effect this will have as soon enough our private property will become a scenic backdrop for these new residents who will have a birds eye view into our private land. My money is as important as the city's



and the developer's but time and time again we are told that we will just have to deal with the lower home property values, higher crime, and dangerous traffic issues. We live in a special place and want to keep it that way. To do this project right you can't continue to mute the community and and build in the face of their concerns. I hate to say that I am starting to believe that if we were in a mc mansion part of the city, we'd have a better chance of being heard. We can see where the lower income housing is and it is NOT in those areas.

It seems to me that there are other places to build a multi story high density where you wouldn't annihilate a neighbor's private investment in the land, or that you'd like to at least try to meet part ways. This spot wasn't even offered up for commercial development.

Please let me know why you think, residents' exhaustive input and feed back has gotten us no where.

Thank you for your service,  
Elizabeth Miller

.....  
**From:** Alisha Gray

**Sent:** Monday, April 17, 2017 8:38 PM

**To:** 'Elizabeth A' <>

**Cc:** Julie Wischnack <jwischnack@eminnetonka.com>; Loren Gordon <lgordon@eminnetonka.com>; Karen Telega <ktelega@eminnetonka.com>; Kathy Leervig <kleervig@eminnetonka.com>

**Subject:** RE: shady oak project

Elizabeth-

The meeting scheduled for April 24 is an opportunity for the city council to review all of the public comments received and provide additional feedback to the developer before any next steps are determined. There is no formal application at this time. The council is receiving your feedback and staff will continue to share your continued communications regarding the project.

Best,

**Alisha Gray** | Economic Development and Housing Manager | City of Minnetonka |  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345 | p. 952.939.8285 | f. 952.939.8244 | [agray@eminnetonka.com](mailto:agray@eminnetonka.com)

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**APRIL 19, 2017**

**From:** Trudy Reinitz

**Sent:** Wednesday, April 19, 2017 9:42 PM

**To:** Trudy Reinitz

**Subject:** 4312 Shady Oak Road Redevelopment

Hello Mayor, City of Minnetonka Council and Commission Members:

I am a homeowner located at 4252 Oak Drive Lane. I have many of the same concerns about the proposed 4312 Shady Oak Road redevelopment that our neighbors on Oak Drive Lane have. When I look out my living room window I will see the proposed FOUR LEVEL structure. It is out of character with the homes on our street. The builder talks about an urban building. Have they really looked at this area. The homes on both sides of Shady Oak Road are modest one story homes, a few story and a half. The business are all one level. Why so high? Why so massive?

But my biggest concern is the safety of children. Many of us have lived in this quiet established neighborhood for 20-30-40 years. We have seen our children as well as some grandchildren grow up in the area. As these children have gotten older, so often they tended to ride their bikes, play football, and catch using Oak Drive Lane as a playground. As WE drive on "our" street, we have always been aware that there might be children playing near or on the road and we have, and still drive with our eyes wide opened. These same children would also hop on their bikes or walk across Shady Oak Road and head into Hopkins to see their friends, the library, etc. Since the redo of Shady Oak Road last summer, we now have four lanes to cross! Last year on many occasions I have seen grade school children darting across Shady Oak Road at the intersection of Oak Drive Lane (either walking or on their bikes). They do not walk down to the lights...they are children! At least once a week I see a police car monitoring the traffic for speeders at this intersection of Oak Drive Lane and Shady Oak Road. Now, if the police and highway patrol have a concern about the traffic and the speed of cars, why isn't the City more concern about the 54 units proposed right on that corner??? The sidewalk is so close to Shady Oak Road! I noticed in the proposed drawing there is a tot lot near Oak Drive Lane. So where will the school age children play...IN THE STREET? There will be a lot of traffic coming and going from this proposed site. Will the children be safe???

Like many of my neighbors, we thought the City was interested in our thoughts and would be looking at more green space, lower density, and less traffic issues.

Sincerely,

Trudy Reinitz

4252 Oak Drive Lane, Minnetonka