

**Addenda
Minnetonka City Council Meeting
Meeting of November 23, 2020**

ITEM 14A – Ordinance approving the rezoning of the existing property at 4144 Shady Oak Road from R-1 to R-2

The attached correspondence was received after distribution of the packet.




14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

TO: City Council
FROM: Julie Wischnack, AICP, Community Development Director
DATE: Nov. 23, 2020
SUBJECT: Change Memo for Nov. 23, 2020 City Council Meeting

ITEM 14A– Rezoning request, from R-1 to R-2, at 4144 Shady Oak Road

The attached emails and attachments were received after publication of the council packet.

From: 
To: [Drew Ingvalson](#)
Subject: RE: 4144 Shady Oak Road Project
Date: Thursday, November 19, 2020 10:43:25 AM
Attachments: [image003.png](#)
[4144 Shady Oak Multifamily Vizualizations.pdf](#)

Hi Drew,
Thanks for this update.
Please see attached PDF for some visualizations I would like to submit for the meeting.
Thanks,
Alaun Pederson

From: [Drew Ingvalson](#)
Sent: Monday, November 16, 2020 1:51 PM
Subject: 4144 Shady Oak Road Project

Good afternoon,

On Monday, Oct. 12, 2020 the Minnetonka City Council tabled its discussion and vote on the proposal to rezone the vacant residential lot at 4144 Shady Oak Road from R-1 to R-2. The proposal is now tentatively scheduled for the Monday, Nov. 23, 2020 city council meeting.

Project information can be found on the [Olshansky project page](#). The report will be posted within the project packet later this week on the [Council Meeting page](#) (see Nov. 23rd Agenda).

More information about the Nov. 23rd virtual city council meeting (viewing, attending, etc.) can be found at this [link](#).

Feel free to contact me if you have any questions.

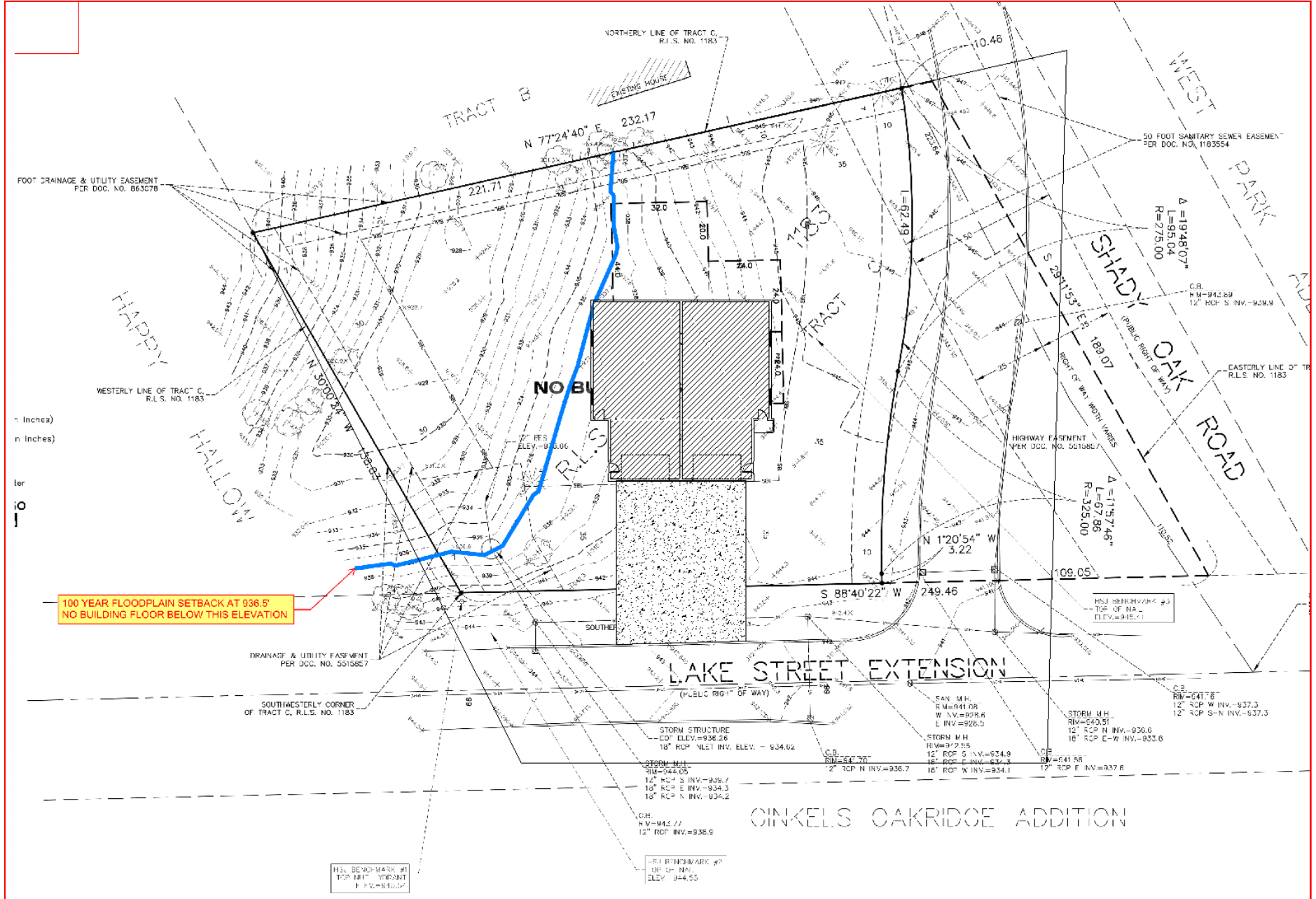
Best regards,

Drew Ingvalson | Planner
City of Minnetonka | minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8293

1. Driveway is possible to Lake Street Extension

We believe this would exaggerate the effect that the multifamily building has on the single-family character of the homes on Lake Street Extension



2. Visualization of 2-story multifamily building facing Lake Steet Extension

The builder is free to build what they wish. This is only one possible scenario, but helps to visualize a typical multifamily building on the lot. We believe this would change the character of the neighborhood permanently.



Properties to the north not visible/not part of the Lake Steet Extension neighborhood

3. Visualization of 2-story multifamily building facing Shady Oak

The builder is free to build what they wish. This is only one possible scenario, but helps to visualize a typical multifamily building on the lot. We believe this would change the character of the entire neighborhood permanently, even if it faces Shady Oak



Properties to the north not visible/not part of the Lake Steet Extension neighborhood

4. Visualization of properties to the north

Properties to the north are not visible/not part of the Lake Street Extension Neighborhood. We believe they should not be used as justification for further character changes into the single family neighborhood.



5. Visualization of Lake Street Extension

The building on the Olshaknsy property will be very prominent on Lake Street Extension. This image assumes most of the existing foliage stays. This would be best case. Most developers clear the lot.



← Additional Single family homes

Additional Single family homes →

From: [Geralyn Barone](#)
To: [Julie Wischnack](#); [Loren Gordon](#)
Subject: FW: Added view: 4144 Shady Oak - Visualizations & impact to property owners
Date: Monday, November 23, 2020 1:19:51 PM
Attachments: [4144 Shady Oak - Multifamily Vizualizations LakeStreetExt.pdf](#)

For tonight's addendum. Thanks.

From: Deborah Calvert <dcalvert@minnetonkamn.gov>
Sent: Monday, November 23, 2020 1:16 PM
To: McKaia Ryberg <mryberg@minnetonkamn.gov>; Geralyn Barone <gbarone@minnetonkamn.gov>
Subject: Fwd: Added view: 4144 Shady Oak - Visualizations & impact to property owners

Sent from my iPhone

Begin forwarded message:

From: a p [REDACTED] >
Date: November 23, 2020 at 11:48:30 AM CST
To: Deborah Calvert <dcalvert@minnetonkamn.gov>
Subject: Added view: 4144 Shady Oak - Visualizations & impact to property owners

Please see attached view from Lake Street that another councilmember had requested.

I hope this view shows a little better how much this property is a part of our single family street.

Thank you,
Alaun

From: a p [REDACTED] >
Sent: Thursday, November 19, 2020 11:43 AM
To: dcalvert@minnetonkamn.gov <<mailto:dcalvert@minnetonkamn.gov>>
Cc: Susan Carter <<mailto:scarter@minnetonkamn.gov>>;
bkirk@minnetonkamn.gov <<mailto:bkirk@minnetonkamn.gov>>;
rschack@minnetonkamn.gov <<mailto:rschack@minnetonkamn.gov>>;
bschaepi@minnetonkamn.gov <<mailto:bschaepi@minnetonkamn.gov>>;
kcoakley@minnetonkamn.gov <<mailto:kcoakley@minnetonkamn.gov>>;
bwiersum@minnetonkamn.gov <<mailto:bwiersum@minnetonkamn.gov>>
Subject: 4144 Shady Oak - Visualizations & impact to property owners

Hi,

Please see attached PDF for some visualizations I made on the Shady Oak

Property you'll be voting on next Monday.

Of course we don't know what would be built, but hopefully this helps give an idea of impact regardless of building style or finishes.

1. Impact: This proposal has already caused one of my neighbors to dis-invest in the street. Her aging house was due for updates and she was going to add on to accommodate a growing family. She has decided against it, citing the uncertainty of the rest of the properties on the street. Instead of investing, she is selling and moving, listing to go live this weekend.

https://www.coldwellbankerhomes.com/mn/minnetonka/11809-lake-street-ext/pid_38933979/

I feel we could only expect more of this. Investment needs to be commensurate with other properties on the street. As these houses age, others would come to the same natural conclusion. This is exactly what we don't want to happen to our neighborhood, and it's already happening with just a proposal. If this is actually built, the effect would become permanent and cascading.

1. Intent: The builder is trying to double their money by splitting the property and reselling it. They bought it for 160k and put it on the open market for 320k. It did not sell. They also tried to sell it to me for 320K. I offered the actual appraised value which they did not respond to. This is clearly a cash grab. I hope the council will make decisions in the best interests of Minnetonka residents before the profits of outside developers.

Please let me know if you have any questions!

Thanks,
Alaun Pederson

5. Visualization of Lake Street Extension

A multifamily building on the Olshanksy property will be very prominent on Lake Street Extension no matter which way it faces, how much vegetation is left intact, or what the floorplan is.

