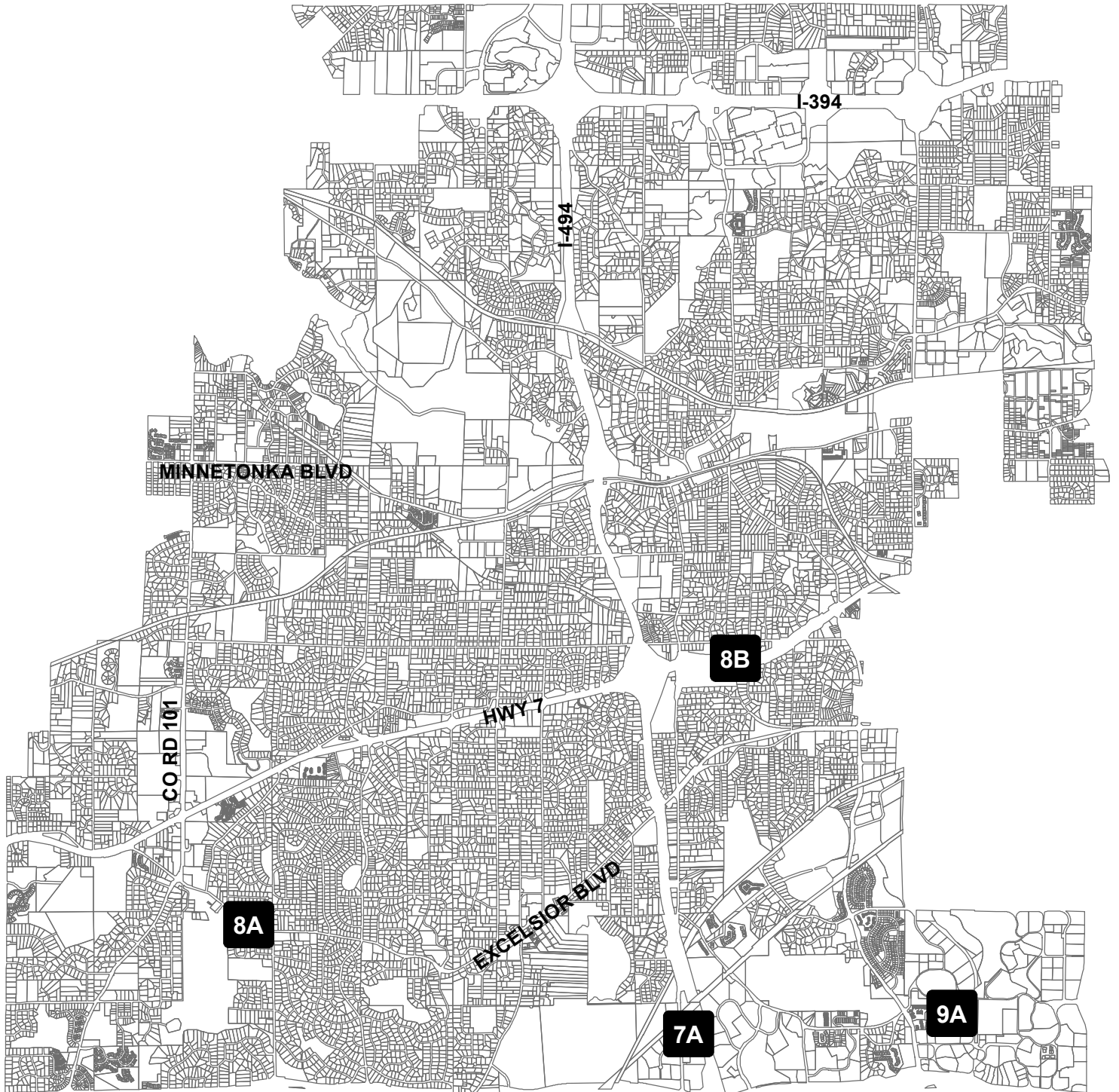




CITY OF
MINNETONKA

PLANNING COMMISSION
CITY OF MINNETONKA
APRIL 22, 2021

14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
minnetonkamn.gov





Planning Commission Agenda

April 22, 2021 – 6:30 p.m.

Virtual Meeting via WebEx

Due to the COVID-19 health pandemic, the planning commission's regular meeting place is not available. Pursuant to Minn. Stat. § 13D.021, planning commission members will participate in the meeting remotely via WebEx. Members of the public who desire to monitor the meeting remotely or to give input or testimony during the meeting can find instructions at <https://www.minnetonkamn.gov/government/virtual-meeting-information>.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: March 18, 2021

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

- A. Resolution amending the existing conditional use permit for a microbrewery and taproom at 5959 Baker Road.

Recommendation: Recommend the city council adopt the resolution. (4 votes)

- Recommendation to City Council (May 10, 2021)
- Project Planner: Susan Thomas

8. Public Hearings: Non-Consent Agenda Items

- A. Resolution denying a front yard setback variance for shed at 16920 Excelsior Blvd.

Recommendation: Adopt the resolution denying the variance. (4 votes)

- Final Decision, subject to appeal
- Project Planner: Drew Ingvalson

Planning Commission Agenda

April 22, 2021

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- B. Resolution approving preliminary and final plats for a two-lot subdivision at 12701 Lake Street Extension.

Recommendation: Recommend the city council adopt the resolution. (4 votes)

- Recommendation to City Council (May 10, 2021)
- Project Planner: Susan Thomas

9. Other Business

- A. Concept plan for Bren Road Development at 10701 Bren Road East.

Recommendation: Provide feedback; no action required

- To City Council (May 10, 2021)
- Project Planner: Loren Gordon

10. Adjournment

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the May 6, 2021 agenda.

Project Description	Bauer's Custom Hitches, conditional use permit
Project Location	13118 Excelsior Blvd
Assigned Staff	Ashley Cauley
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Coulee Bank, conditional use permit
Project Location	12400 Yellow Circle Drive
Assigned Staff	Susan Thomas
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Taco Bell, multiple items
Project Location	12380 Wayzata Blvd
Assigned Staff	Susan Thomas
Ward Councilmember	Rebecca Schack, Ward 2

Project Description	Malkerson Residence, variance
Project Location	17448 Sanctuary Drive
Assigned Staff	Drew Ingvalson
Ward Councilmember	Bradley Schaeppi, Ward 3

Project Description	Interim Use Ordinance, I-1 zoning district
Project Location	City-wide
Assigned Staff	Susan Thomas
Ward Councilmember	City-wide

Project Description	Doran Apartments
Project Location	5959 Shady Oak Road
Assigned Staff	Loren Gordon
Ward Councilmember	Brian Kirk, Ward 1

**Unapproved
Minnetonka Planning Commission
Virtual Meeting
Minutes**

March 18, 2021

1. Call to Order

Chair Sewall called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Maxwell, Powers, Waterman, Banks, and Sewall were present. Hanson and Henry were absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Planner Drew Ingvalson, and IT Assistants Gary Wicks and Joona Sundstrom.

3. Approval of Agenda

Waterman moved, second by Banks, to approve the agenda as submitted with additional comments provided in the change memo dated March 18, 2021.

Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson and Henry were absent. Motion carried.

4. Approval of Minutes: March 4, 2021

Maxwell moved, second by Powers, to approve the March 4, 2021 meeting minutes as submitted.

Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson and Henry were absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of March 8, 2021:

- Adopted a resolution approving the preliminary and final plats for a two-lot subdivision for Evergreen Orchard Estates on Baker Road.
- Adopted a resolution approving items for Minnetonka Station, a multi-family residential project, in Opus.

The city council held a study session to discuss items related to the Doran project, including an affordable housing component.

The planning commission meeting scheduled for April 8, 2021 has been canceled.

6. Report from Planning Commission Members

Chair Sewall toured a house in the Parade of Homes located in the Bird Song development. He enjoyed seeing the results of a project that was reviewed by the planning commission.

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Powers moved, second by Banks, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Resolution approving a front yard setback variance for a porch addition at 5721 Cedar Lane.

Adopt the resolution approving a front yard setback variance for a porch addition at 5721 Cedar Lane.

Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson and Henry were absent. Motion carried, and the item on the consent agenda was approved as submitted.

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

8. Public Hearings

A. Resolution approving an expansion permit for a reconfigured boathouse at 17502 County Road 101.

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

Ingvalson reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Waterman asked if the structure would be allowed somewhere else on the property. Ingvalson answered in the affirmative. The variance is required because it would be located within the 50-foot shoreland setback. The structure could be rebuilt exactly the same in the same location without a variance. The proposal would increase the current interior size of the structure by 58 square feet.

Powers noted that the purpose of the structure makes no difference to the commission's decision. He asked if the proposed structure could still be used as a boathouse.

Ingvalson believed that the applicants intend to use the proposed structure for recreation

space. The structure could be remodeled and used as a recreation space without a variance if it would not increase its size.

Kathryn Alexander, representing the applicant, stated that she had converted several boathouses located on Lake Minnetonka. She stated that the exterior mass would not increase. The height, width, depth, and overhangs would stay exactly the same. When she started designing the proposal, she discovered that it made more sense to not have two long, skinny spaces and make it look nicer from the lake view. The homeowners are on the line listening. She was happy to answer questions.

Maxwell noticed a sidewalk near the structure. She asked if there would be an increase in the amount of impervious surface; how runoff from the roof would be captured; would the large, plate-glass windows cause a hazard for birds; and if the existing concrete floor would be used or removed. Ms. Alexander explained that the structure would be done on pilings to minimize any disturbance to the ground. No fill would be removed or added. The window glass would be set back nine feet with an overhang, so it would be shaded enough so birds would not be impacted. What appears to be a sidewalk may actually be an existing driveway used to access the neighboring property. No sidewalk would be added. Gutters would capture water runoff from the roof and transport it back onto the property.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

Powers supports the proposal. It would put a higher level of responsibility on the property owner to monitor activity on the lakeshore to prevent debris from entering the lake.

Waterman agreed with Powers. The situation is unique to the property. The boathouse already exists in its current location. The exterior size would not be increased.

Banks agreed with commissioners. The proposal would be a big improvement from what is there now. The structure could be done in its current location without a variance if the interior would be decreased by 58 square feet. The proposal would create a great view from the lake. He agreed that care must be given to prevent the trash from reaching the shoreline.

Maxwell agreed that the proposed structure and layout would be an improvement from the existing structure. She was concerned that there would be greater use of the area so close to the water. If the variance would be denied, a similar conversion could be done with a smaller interior. She will vote against the project in an effort to decrease the interior size, the number of people it could hold, and the amount of debris that could be generated and enter the lake.

Chair Sewall supports the proposal. The use of the structure is not part of the commission's purview. The proposal would be an improvement to the existing structure, which has paint peeling and could continue to fall apart. The proposal would have the

same height and footprint. There are so few properties with boathouses that it would not impact others. He trusts the property owners to continue to be good stewards of the lake. It is in their best interests.

Waterman moved, second by Powers, to adopt the resolution approving an expansion permit to reconfigure and expand the interior space of the existing structure at 17502 County Road 101.

Powers, Waterman, Banks, and Sewall voted yes. Maxwell voted no. Hanson and Henry were absent. Motion carried.

B. Resolution approving a conditional use permit with parking variance for expansion of an existing restaurant at 14725 Excelsior Blvd.

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

Gordon reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Diego Montero, 5201 Woodhill Road, applicant, thanked commissioners for reviewing the application. He is excited to expand the restaurant. The expansion would allow more room in the kitchen to prep and do the production. There would be no additional seating added. The patio would not impact the sidewalk or foot traffic. He looks forward to completing the improvements.

Waterman asked if there would be an increase in the number of deliveries. Mr. Montero stated that the expansion would not cause an increase in the number of deliveries. All of the deliveries go through the front. The back alley is used for loading and unloading the food truck for events and getting items from a personal vehicle. There are two food deliveries a week made by truck through the front door during non-operating hours when the restaurant is closed. The alley would be used to deliver prepared food to another location approximately three trips per week.

The public hearing was opened.

Anne Hossfeld, 14616 Glendale Street, stated that she provided the comments included in the change memo. She appreciated her questions being answered. She did not think she would be more imposed upon by the proposed expansion of the restaurant. She thanked the applicant for answering her questions regarding if there would be more deliveries. She was concerned with the potential noise. She was glad it would not be a big semi-truck that would make deliveries from the rear of the building. Three trips a week from the rear with a smaller vehicle did not sound too bad. She requested that trucks not idle for a half-hour or more in the back of the restaurant. She was concerned with noise and increased activity in the rear of the building.

No additional testimony was submitted, and the hearing was closed.

Mr. Montero stated that the trucks are typically not left idling. The neighbor may be hearing the generator for the refrigeration of the food in the truck. He will work to minimize that noise. He does not anticipate a huge increase in activity on the rear side of the building. He is willing to work with the neighbor to resolve any issues.

Waterman supports the proposal. It meets conditional use permit requirements. The extension makes sense. He appreciates the applicant being receptive to feedback from neighbors and making an effort to minimize noise behind the building.

Powers supports the proposal. He endorses the expansion of a small business. The expansion is natural since the business owner would be able to utilize the adjacent property. He likes the location for outdoor seating. The expansion would complement other businesses in the area. He appreciates the neighbor's comments.

Maxwell agreed. She is excited to see a small business grow, thrive, and expand in Minnetonka. The expansion makes sense. The footprint of the building would not change. The addition of outdoor seating would benefit the neighborhood.

Banks concurred. He supports the proposal. He hopes that the applicant would minimize the noise that would be heard by the residential neighbors. The expansion would be an asset to the restaurant and businesses in the area.

Chair Sewall felt that the restaurant owner had earned the expansion by being a good neighbor and running a good business. Being able to expand a restaurant during a global pandemic is a testament to the hard work being done by the applicant. The expansion is natural. The size of the building would not be increased. He loves the outdoor seating. He supports the staff's recommendation.

Maxwell moved, second by Banks, to recommend that the city council adopt the resolution approving a conditional use permit with variances for expansion of an existing restaurant with on-sale liquor at 14725 Excelsior Blvd.

Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson and Henry were absent. Motion carried.

Chair Sewall stated that this item is scheduled to be reviewed by the city council at its meeting on April 12, 2021.

C. Resolution approving conditional use permits for small-cell-wireless installations within the public right-of-way.

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

Gordon reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Banks asked if the two small-cell-wireless-facility styles are the only options and if there is a difference in the performance of the two styles. Gordon explained that the second style was offered after staff requested a stealthier option. He invited the applicant to provide more information.

Tammy Hartman, Verizon Network Outreach Manager, representing the applicant, introduced engineer Chad Loecher, attorney Anthony Dorland, and outreach network team member Amber Johnson. She provided a presentation showing the demand for cellular service. She stated that:

- The small-cell-wireless facilities are replacing towers.
- The proposed locations are not speculative. The capacity need exists now.
- Verizon's preferred method and pole design is labeled as design two.
- Ten small-cell-wireless facilities are needed in Minnetonka to maintain the need. Verizon found one commercial location and three collocation sites that would work. The other six sites did not have a utility pole in the locations needed to collocate.
- The poles that utilize radios mounted near the antennae are Verizon's preferred design because they provide a higher level of service than the antennas with the radio mounted at the base. Signal loss results in a smaller footprint for the small-cell facility and increases the need for additional facilities. The installation next to the antennae would make it easier to be swapped out with new technology.
- All equipment must comply with FCC safety standards.
- The 1966 Telecommunications Act prohibits local authorities from considering health concerns as part of the permitting process.
- The network is expanding because more people than ever are relying on a network device.
- Sixty-one percent of households do not have a landline.
- By 2023, there will be 31 billion connected devices.
- Eighty percent of 911 calls were made with cell phones last year.
- Wireless is a critical component in schools and for today's students.
- She thanked commissioners for their time.
- She requested the application be approved.
- She was available for questions.

Waterman asked if Verizon would allow another provider to collocate on the tower. Ms. Hartman explained that Verizon would collocate on an Xcel tower. The small-cell facilities are 29 feet tall.

Banks appreciated the presentation. He asked how well the towers would function if the proposed towers could be repurposed to provide 5G service and the reason for the differing heights at 29 feet, 30 feet, and 34 feet. Ms. Hartman explained that the varying pole heights are dependent on the site topography and surrounding interferences. Minnetonka has a serious need for capacity and coverage to make a basic phone call.

When 5G would come to Minnetonka, there are ways to repurpose the proposed poles. The original design has been deployed in Minneapolis, Edina, St. Paul, Bloomington, Wayzata, and numerous other cities.

Chair Sewall confirmed with Ms. Hartman that Verizon would have collocated all of the small-cell-wireless facilities if that would have been possible in the needed coverage-gap locations.

Chair Sewall asked about the light pole on Linner Road. Ms. Hartman confirmed that there was a reason that prevents that light pole from being used.

Powers felt that the coverage is needed. People would adapt to a change in landscape. He asked if there is a better place to locate the poles than the proposed locations. Ms. Hartman explained that Verizon found these locations to be the best ones to fill the gaps in coverage and, if collocation would be possible, then that would be the first option. A coverage gap means that due to the amount of data being used, it makes it difficult for a cellphone user to make a phone call.

Powers asked what percentage of the coverage gap would be helped by the proposal. Mr. Loecher answered that each location is somewhat unique, and the proposal would fix current issues with poor to no reception for phone calls and web pages that would not load properly. The locations hit the target areas that need help while being as less obtrusive as possible. It would be difficult to put a percentage on each location. He estimated that a small-cell node could handle 10 percent of a load of a macro tower depending on environmental factors.

In response to Waterman's question, Ms. Hartman answered that sites are chosen to best fit the need for the area based on the surrounding topography, tree coverage, and traffic safety in the least obtrusive way possible.

Maxwell asked how gaps are identified. Mr. Dorland explained that customers call Verizon when there is an issue. That is the goal of the site. The gaps are 600 feet to 1,000 feet wide. A state statute allows the city to require a separation distance between wireless poles. The code has a 200-foot minimum separation requirement.

Mr. Loecher explained that coverage gap areas are identified using third-party-drive-test results, customer complaints, in-house modeling, and in-house testing in the area. The technology is constantly changing. The study took a year to complete. There is a definite need in Minnetonka for capacity and coverage.

Chair Sewall noted that, according to state and federal law, the commission may make a recommendation to the city council only relating to the size and appearance of the small-cell towers, not on the proposed locations or whether a tower is needed.

The public hearing was opened.

Thomas Johnson, 15001 Tammer Lane, stated that:

- He opposes to the location at Linner Road and Tammer Lane.
- He provided a letter in the agenda packet.
- The visibility of the tower would be unshielded in the mid-block location.
- Neighbors agree with his opposition to the proposed location.
- State statute allows a reasonable request to be considered to move a cell tower location to another existing location.
- The cell tower would be placed for a range of 500 feet to 1,000 feet for 53 residents and travelers in the area.
- He questioned whether the five or ten percent load is applicable when he does not use Verizon to use data at home.
- He did not agree with the city attorney. He thinks there is no state statute that allows telecommunications companies “carte blanche” authority to locate new facilities in residential districts.
- He asked for clarification of the decision to locate the tower in the proposed location.
- He favored moving the equipment 150 feet to an existing utility pole.
- This would set a precedent.
- The application is too vague to make a decision regarding a conditional use permit. It should not be accepted in this form.
- He requested a finding that the standards are not for the Linner Road and Tammer Lane location.
- He requested that the planning commission deny the Linner Road and Tammer Lane location and request a non-residential location be used.
- He thanked commissioners for their time.

Tom Ostlund, 15510 Post Road, stated that:

- He opposes the small-cell pole being located at Holdridge Drive and Post Road due to his concerns for his daughter’s health. She is an organ transplant recipient and immune-compromised. The tower would be 100 feet from their house. He was concerned with the long-term health risks. It is a new technology that has not been studied for long-term exposure on immune-compromised individuals.
- He found it disingenuous that fiber optics and cables have been dug up and worked on in the street easement over the last two weeks before the public meeting.
- He spoke to the Verizon team to express his concerns for his daughter’s health and received a form letter.
- He requested that the location of the small-cell facility be moved further away from his house.

No additional testimony was submitted, and the hearing was closed.

Chair Sewall asked the applicant to respond to the concerns expressed by residents.

Ms. Hartman explained that the Linner Road and Tammer Lane equipment could not be located on the existing pole because the pole is not structurally sound, Xcel Energy has monitoring equipment on the pole, and Xcel Energy is a private user and has no obligation to allow Verizon to use the pole.

Ms. Hartman explained that moving the small-cell facility proposed for the Holdridge Drive and Post Road location would cause a coverage gap. She would be happy to talk with Mr. Ostlund. There is information provided by the FCC on the website regarding emissions. She also provided an email address that could be used to receive information. The small-cell facilities are operated safely.

Gordon stated that right-of-way permits had been authorized by engineering staff to connect telecommunications infrastructures. There is a small-cell wireless project page on minnetonkamn.gov to learn more about the regulations regarding telecommunication utilities.

Maxwell asked how private and public poles could be identified. Gordon explained that each pole would be looked at individually.

Powers felt that it would make more sense to use the most effective pole style since the objective is to improve coverage, and there is not that big of a difference between the two styles. He suggests the city do its own study to determine health risks. It seems awkward for the city to not have more authority to determine the location of the poles. He did not think 10 percent improvement seems worthwhile. He understood that the pole would be located in the right-of-way, but it would still impact the resident's yard. He did not see a reason to vote in favor of the application, but there was no legal basis for him to deny it. He does not like it.

Maxwell agreed. She felt for the neighbors. Neither of the options would be stealthy. Unfortunately, commissioners do not have much choice. Changing the color or style would not have a significant impact. She would choose the style that would be most efficient at providing coverage. Having the equipment at the top of the pole may prevent kids from climbing on it.

Powers liked the silver color the best.

Maxwell favored having each pole color match its surroundings as much as possible such as using green if the pole would be located next to an evergreen tree.

Waterman agreed with Maxwell. He loves technology, but it is frustrating as a neighbor and commissioner that he has no influence in deciding the location of the poles. He has the biggest issue with the Linner Road and Tammer Lane location. He might be inclined not to act on that one to see if it could be made stealthier. He likes the silver but also likes the idea of customizing the colors to match the different surroundings. He had no preference on the style. The small-cell facilities would probably initially look out of place but, eventually, over time, blend into the landscape. He supports the conditional use permit application except for the Linner Road and Tammer Lane location.

Banks acknowledged that property owners of single-family residences mow and maintain the grass portion of the street right-of-way, and a small-cell pole would not be appreciated. He did not see a big benefit for the property owner, but it is not in the commission's purview to change the location. He likes the look of design two with the radio equipment at the base to provide a leaner look on the top, but it might be safer to have the equipment at the top so it would not be as easy to tamper with. He likes the grey color the best but would consider changing the color to match the pole with its surroundings.

Chair Sewall noted that the city is trying to do what it can while following state and federal laws. He did not like it but had no authority to change it. The meeting provided a public forum for residents to provide comments and do what can be done. He agreed with using the style that would provide the most effective coverage. He had no opinion on the color.

Maxwell encouraged residents who are frustrated with the laws to contact their state and federal lawmakers.

Powers moved, second by Waterman, to recommend that the city council adopt the resolutions approving conditional use permits for small-cell-wireless facilities at the following locations specifying unenclosed or enclosed pillar design and color:

- ***Linner Road and Tammer Lane***
- ***Holdridge Drive and Post Road***
- ***Indian Circle West and Council Circle***
- ***Lake Street Extension and Hull Road***
- ***Pioneer Road and Merilee Lane***
- ***Baker Road and Deerwood Drive***

Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson and Henry were absent. Motion carried.

This item is scheduled to be reviewed at the city council meeting on April 12, 2021.

9. Other Business

A. Concept plan for Glen Lake Apartments at 14317 Excelsior Blvd.

Chair Sewall introduced the proposal and called for the staff report. Staff recommends the planning commission provide comments and feedback on the identified key issues and any others the planning commission deems appropriate.

Bob Cunningham, Linden Development Partners, applicant, introduced himself and August Bruggeman. Mr. Cunningham stated that:

- This applicant is different from the previous applicant. The applicant listened to comments from neighbors, council members, and commissioners regarding the previous proposal to develop the current concept plan.
- The site is excellent for a small apartment project. The proposal is for a three-level building with 49 units located on Excelsior Blvd.
- There would be a low-pitched roof. The façade would have a lot of articulation, so it would not look dull.
- The parking area would be located on the Stewart Lane side to preserve tree elevations along Excelsior Blvd. A tree study has been done. The building location was determined by keeping the most tree cover.
- The impervious surface would be 52 percent instead of 66 percent.
- The location of the building would provide a better view of traffic for a motorist accessing Stewart Lane.
- There would be a five-foot sidewalk along Stewart Lane from the property line to the existing sidewalk on Excelsior Blvd.
- The surrounding buildings are all four stories tall. The proposal would have three stories. The roof would create a design bridge to the surrounding buildings.
- He provided an illustration that showed what trees would remain. The profile of the proposed building is lower than the neighboring buildings.
- He provided a tree inventory and landscape plan.
- All of the units would have balconies except those that would face Excelsior Blvd. First-floor units would have patios.
- The proposal would be attractive and look like it has been there a long time on the day that it opens.
- He was available for questions.

In response to Powers' question, Mr. Cunningham explained that the building would have elements to help it fit into the neighborhood. Powers likes the idea of a three-story building.

Chair Sewall asked if it would be possible to shift the building further north and or west. Mr. Cunningham said that the building location was designed to save the most trees. If the building would be moved to the west, then it would be closer to The Oaks Building, and windows of The Golden Nugget and additional trees would have to be removed. If the building would be moved north, then utilities would have to be relocated, which would cause substantial tree loss.

Maxwell asked about the surface parking lot traffic pattern. She asked if the east side parking lot could be used as a cut-through rather than using Stewart Lane. Mr. Cunningham explained that staff suggested a one-way access to prevent vehicles such as fire trucks, garbage trucks, and moving trucks from having to turn around. A straight in and straight out traffic pattern would be more efficient for large vehicles.

Banks asked if the applicant has any other similar projects in size and style in the area. Mr. Cunningham answered that within the last 28 months, Linden Development Partners had completed about 500 units of apartments between The Chamberlain in Richfield and Parker Station Flats in Richfield. He has never, personally, presented a project located in Minnetonka. The proposal is an exciting opportunity to create a small boutique apartment building.

Powers asked if other elements in addition to the roof would be done in the prairie style. Mr. Cunningham stated that the judicious use of brick could be considered prairie style. Windows and decorations have not yet been picked out. The building would have some prairie-style elements.

Chair Sewall invited public comments.

Anne Hossfeld, 14616 Glendale Street, stated that:

- She observed that the traffic would be moved to Stewart Lane. The increase in traffic would negatively impact the residents of Stewart Lane.
- She attended the virtual neighborhood meeting a month ago. Stewart Lane residents expressed concerns with cross-traffic, pedestrian safety, trash-hauling noises, water runoff, and litter.
- She is not expressing personal disapproval of the concept plan.
- The lot is one acre. She did not know if the proposal would fit.

Keith Weigel, 14209 Glen Lake Drive, stated that:

- The size of the proposed building is being based on surrounding buildings that were built too big to begin with.
- There would be too much density.
- There should be nothing denser than townhouses built on the site.
- He considered the proposal a “dagger to the heart.”

Powers opposed the last proposal for the site because of its massing, size, number of units, and location on the parcel. While he did approve of the previous proposal, he likes this concept plan better for a number of reasons. It would be smaller, fit into the overall scheme of the area, and takes into account elements of the neighborhood that the previous one did not. He would like to see the proposal go forward with more thought and details. It is definitely headed in the right direction.

Waterman agreed with Powers. The site is guided for mixed-use, so multi-family residential is an appropriate use. It is interesting to see a concept plan for something other than the large apartment buildings being proposed for Opus. He is struggling with determining if a project this size would be appropriate for a one-acre lot. He did like this concept plan more than the previous one in 2019. He likes the reduction in building size, amount of impervious surface, preservation of trees, shifting of the entrance location to Stewart Lane, the addition of a sidewalk, building and roof design, patios and balconies,

and use of brick and colors on the exterior. The city council will weigh whether this is the right size development for the site.

Maxwell struggled with deciding whether this type of high-density residential is right for the lot compared to a smaller, multi-family development similar to what is east of the property. She likes three stories instead of four stories, the smaller footprint, significantly reduced surface parking, the consideration that went into the traffic pattern, and location of the building to the southeast to maintain the trees and distance from The Oaks. There would be a large demand from residents to live in this location, whether it would be high, medium, or low-density housing.

Banks thought that the concept plan is beautiful. The building and layout look great, but it felt like a tight fit on the one-acre lot. There might be a legitimate concern with traffic from 49 units. He likes the concept plan. He wondered if two stories would fit better, especially with the other large buildings in the area. He would love to see the site developed. It needs to be improved. This may be the project, but there are concerns regarding density.

Chair Sewall likes the concept plan's improved site lines for drivers to see around the curve when exiting the site onto the road, preservation of trees, and the sidewalk tie-in with other sidewalks to improve pedestrian safety. He is less concerned with an increase in traffic volume from that number of units. Traffic studies in the area have shown that a road like that can handle that amount of an increase. The wait change would not be impacted by more than seconds. He was more concerned with providing longer sight lines for drivers to see around the curve when entering the street. The building would feel dense. He did not think it would be realistic for the site to be developed with detached townhouses. Townhouses with a tuck-under garage and two stories would have three stories and create the same feeling of mass. He suspects that the biggest hurdle would be density. His main concern is safety. He likes the orientation and traffic flow which would create safer vehicle entry and exit accesses from the property.

Gordon appreciated the comments. Mr. Cunningham thanked commissioners for their time.

10. Adjournment

Powers moved, second by Waterman, to adjourn the meeting at 10:10 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 7

Public Hearing: Consent Agenda

MINNETONKA PLANNING COMMISSION
April 22, 2021

Brief Description	Conditional use permit for a microbrewery and taproom at 5959 Baker Road.
Recommendation	Recommend the city council adopt the resolution amending the conditional use permit.

History

In Feb. 2019, the city approved a conditional use permit for the Boom Island microbrewery and taproom to operate at 5959 Baker Road. The approval included a small outdoor seating area.

Throughout the COVID-19 pandemic, the city issued permits for *temporary* outdoor seating at several restaurants and breweries throughout the community. These were administratively issued by staff in accordance with several emergency ordinances adopted by the council to assist local restaurants and breweries. Boom Island received such a permit, which allowed for temporary expanded seating.

Current Proposal

Boom Island Brewing Company is now proposing to convert their temporary outdoor seating area to a permanent patio space. This requires an amendment of their existing conditional use permit.

Staff Analysis

Staff supports the expanded outdoor seating, as:

1. The 5959 Baker Road property is the southernmost of three buildings located on the same property. The buildings have a shared parking agreement. Though the proposal would eliminate six parking spaces at the specific building, adequate parking would be available on the larger property.
2. The peak parking demands are varied for the uses within the specific building and on the larger property.
3. The city has received no complaints about the temporary seating area.

Staff Recommendation

Recommend the city council adopt the resolution amending the conditional use permit for a microbrewery and taproom at 5959 Baker Road.

Originators: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses

The subject property is surrounded by other industrial-zoned sites.

Planning

Guide Plan designation: Mixed Use
Existing Zoning: I-1, industrial

Breweries

By city code, a microbrewery is defined as a facility that manufactures and distributes malt liquor or wine in total quantity not to exceed 250,000 barrels per year. A taproom is an area within or adjacent to a brewery where the brewery products may be sold and consumed.

CUP Standards

The proposed microbrewery/taproom would meet the general CUP standards as outlined in City Code §300.21 Subd.2:

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements;
4. The use is consistent with the city's water resources management plan;
5. The use is in compliance with the performance standards specified in section 300.28 of this ordinance; and
6. The use does not have an undue adverse impact on public health, safety, or welfare.

The proposal requires a variance from the specific conditional use permit standards for microbreweries and taprooms as outlined in City Code §330.21 Subd.4(s):

1. Parking requirements: microbrewery, one parking space for each 1000 square feet of floor area. Taproom: one parking space for each 50 square feet of floor area.

Finding: Given the varied peak parking demands of building users and the shared parking agreement, this provision is met.

2. Shall have parking and vehicular circulation in compliance with the requirements of section 300.28 of this code and which items must be adequate to accommodate the restaurant.

Finding: Given the varied peak parking demands of building users and the shared parking agreement, this provision is met.

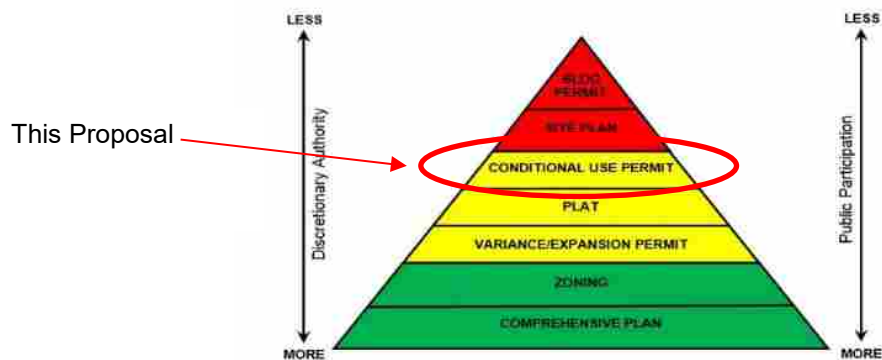
3. Shall only be permitted when it can be demonstrated that operation will not significantly lower the existing level of service as defined by the Institute of traffic engineers on the roadway system.

Finding: The proposal is not anticipated to significantly impact existing traffic volumes or levels of service.

Neighborhood Comments

The city sent notices to 52 property owners and has received No comments to date.

Pyramid of Discretion



Motion Options

The planning commission has three options:

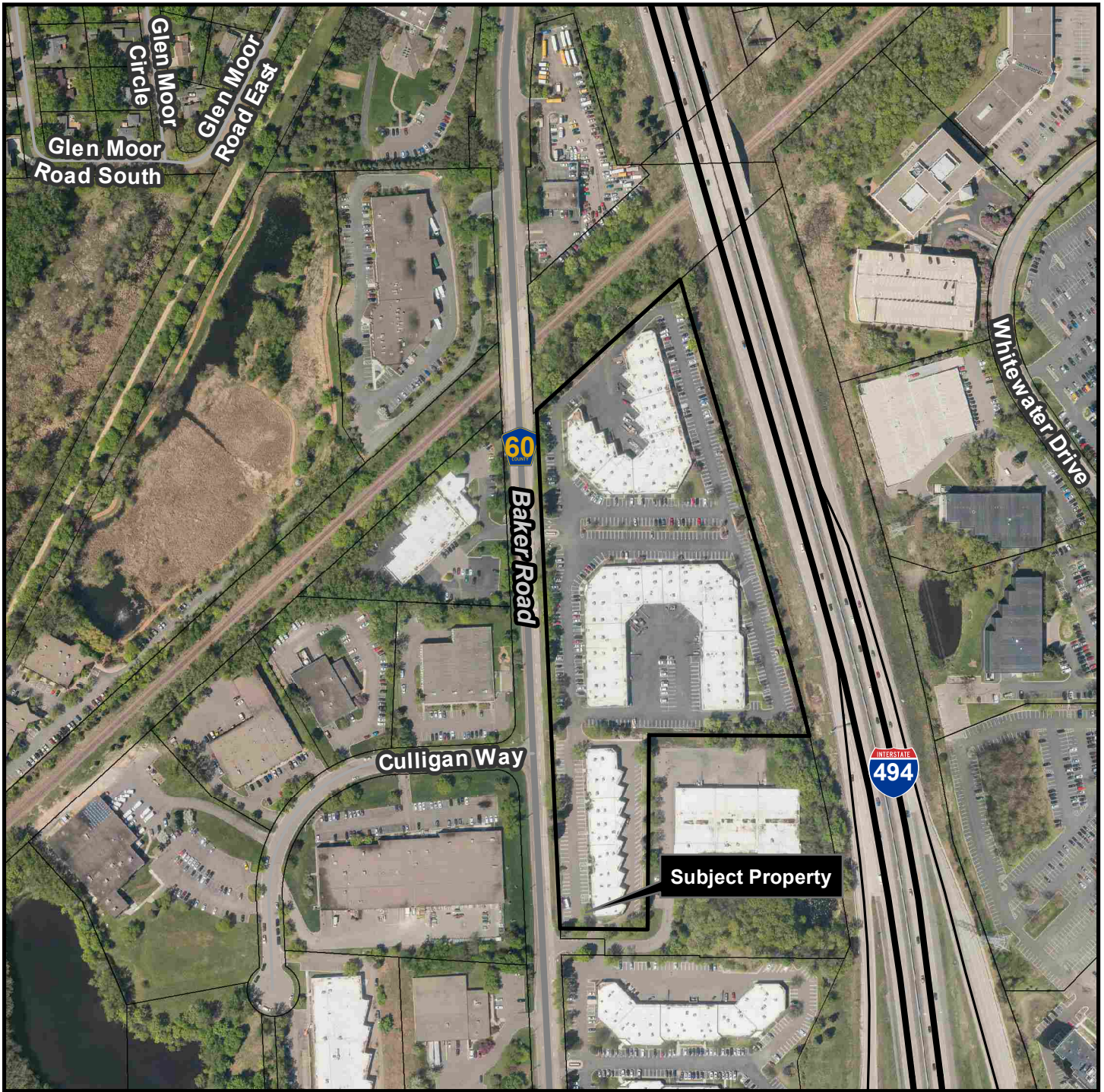
1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution amending the permit.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Voting Requirement

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The city council's final approval requires an affirmative vote of a simple majority.

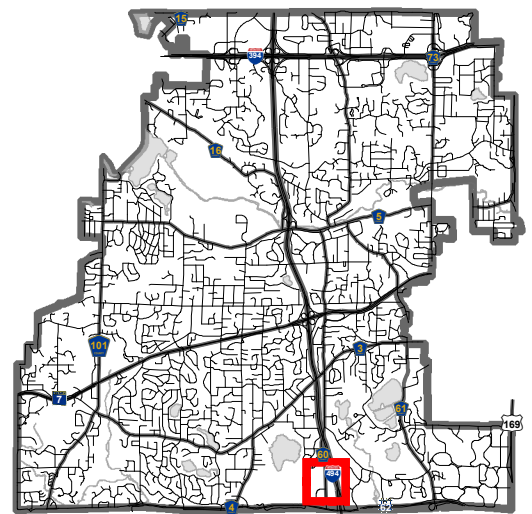
Deadline for Action

June 28, 2021

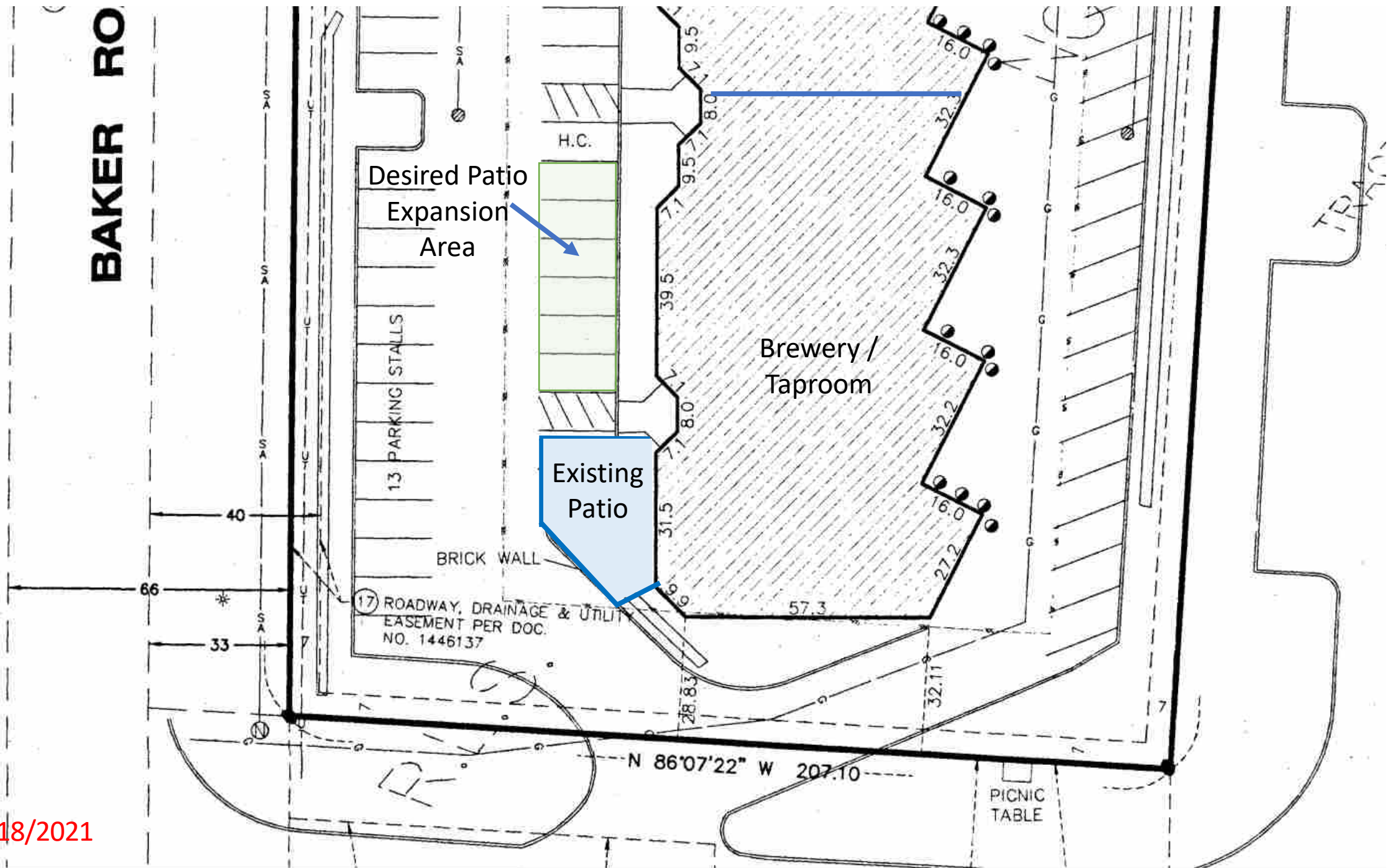


Location Map

Project: Boom Island Brewing
Address: 5959 Baker Rd



BAKER RO



03/18/2021









Resolution No. 2019-024

**Resolution approving a conditional use permit for a microbrewery and taproom
at 5959 Baker Road**

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Boom Island Brewing Company, LLC. is requesting a conditional use permit to operate a microbrewery and taproom at 5959 Baker Road.

1.02 The property is legally described as:

Lot 1, Block 1, BAKER TECHNOLOGY PLAZA NO. 2

and

Lot 1, Block 1 BAKER TECHNOLOGY PLAZA NO. 3

Also

Tract B, RLS No. 1548

1.03 On Feb. 21, 2019 the planning commission held a public hearing on the request. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council approve the conditional use permit.

Section 2. Standards.

2.01 City Code §300.21 Subd.2 lists the following general conditional use permit standards:

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies and objectives of the comprehensive plan;

3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;
4. The use is consistent with the city's water resources management plan;
5. The use is in compliance with the performance standards specified in section 300.28 of this ordinance; and
6. The use does not have an undue adverse impact on the public health, safety or welfare.

2.02 City Code §300.21 Subd.4(s) lists the following specific conditional use permit standards for microbreweries and taprooms:

1. Parking requirements: microbrewery, one parking space for each 1000 square feet of floor area. Taproom: one parking space for each 50 square feet of floor area.
2. Shall have parking and vehicular circulation in compliance with the requirements of section 300.28 of this code and which items must be adequate to accommodate the restaurant.
3. Shall only be permitted when it can be demonstrated that operation will not significantly lower the existing level of service as defined by the Institute of Traffic Engineers on the roadway system.

2.03 By City Code §300.28 Subd.12(a)(4), "a land use may provide the required off-street parking area for additional land uses on the same development site if the following conditions are met:

1. Because of the hours of operation of the respective uses, their sizes and their modes of operation there will be available to each use during its primary hours of operation an amount of parking sufficient to meet the needs of such use; and
2. The joint use of the parking facilities shall be protected by a recorded instrument, acceptable to the city."

Section 3. FINDINGS.

3.01 The proposed microbrewery and taproom would meet the general conditional use permit standards as outlined in City Code §300.21 Subd. 2 and the staff report associated with the applicant's request.

3.02 The proposed microbrewery and taproom would meet the specific standards as outlined in City Codes §300.21 Subd.4(s) and the staff report associated with the applicant's request.

1. The site's existing 111 parking spaces could accommodate anticipated parking demand.
2. The proposal is not anticipated to significantly impact existing traffic volumes or levels of service.

3.03 Parking is provided consistent with City Code §300.28 Subd.12(a)(4):

1. The subject property is zoned for, and generally occupied by, office and warehouse uses. The existing building is served by 111 parking spaces. The Institute of Transportation Engineers (ITE) parking demand data suggests that average peak parking demand for the building could be accommodated with 109 parking spaces.
2. ITE suggests – and anecdotal evidence confirms – that office and warehousing uses have a very different peak hour parking demand than the proposed brewery/tap room.
3. The 5959 Baker Road building is the southernmost of three buildings located on the same property. The buildings have a shared parking agreement. This agreement significantly increases available parking.

Section 4. City Council Action.

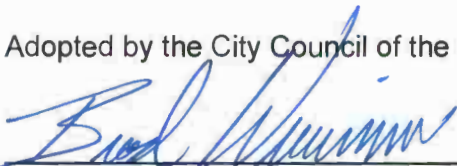
4.01 The above-described conditional use permit are approved, subject to the following conditions:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan, dated Jan 17, 2019
 - Floor plan, dated Jan 17, 2019
2. Prior to issuance a building permit:
 - a) This resolution must be recorded at Hennepin County.
 - b) Submit a landscaping plan for review and approval of city staff. The plan must meet minimum requirements as outlined in city code.
3. The outdoor patio must:
 - a) be controlled and cordoned off with an uninterrupted enclosure, with access only through the principal building;
 - b) be equipped with refuse containers and regularly patrolled for litter

pick-up; and

4. The brewery/taproom must conform to all aspects of the City Code Chapter 8, Public Health and Public Nuisance Ordinances.
5. This resolution does not approve any signs. Sign permits are required.
6. The city council may reasonably add or revise conditions to address any future unforeseen problems.
7. Any change to the approved use that results in a significant increase in traffic or a significant change in character will require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on March 18, 2019.



Brad Wiersum, Mayor

Attest:



Becky Koosman, Acting City Clerk

Action on this resolution:

Motion for adoption: Calvert

Seconded by: Bergstedt

Voted in favor of: Ellingson, Calvert, Schack, Carter, Bergstedt, Wiersum

Voted against:

Abstained:

Absent: Happe

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on March 18, 2019.

Becky Koosman, Acting City Clerk

SEAL

Resolution No. 2021-

**Resolution amending a conditional use permit for a
microbrewery and taproom at 5959 Baker Road**

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 In March 2019, the city council adopted Resolution 2019-024 approving a conditional use permit for Boom Island Brewing Company, LLC. to operate a microbrewery and taproom at 5959 Baker Road.

1.02 The property is legally described as:

Lot 1, Block 1, BAKER TECHNOLOGY PLAZA NO. 2

and

Lot 1, Block 1 BAKER TECHNOLOGY PLAZA NO. 3

Also

Tract B, RLS No. 1548

1.03 Throughout the COVID-19 pandemic, the city issued permits for an expanded, temporary outdoor seating at Boom Island Brewing. These permits were administratively issued by city staff in accordance with Emergency Ordinances 2020-13, 2020-15, 2020-17, 2020-23 and 2021-05.

1.04 Boom Island Brewing Company is now proposing to convert the temporary outdoor seating area to a permanent patio space. This requires an amendment of their existing conditional use permit.

Section 3. Findings.

1.01 The proposal is consistent with that approved under Resolution 2019-024.

1.02 The 5959 Baker Road is the southernmost of three buildings located on the same

property. The buildings have a shared parking agreement. Though the proposal would eliminate six parking spaces at the specific building, adequate parking would be available on the larger property.

1.03 The peak parking demands are varied for the uses within the specific building and on the larger property.

1.04 The city has received no complaints about the temporary seating area.

Section 4. City Council Action.

4.01 Resolution 2019-024 is hereby amended as follows:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan, dated Jan 17, 2019 and as amended by Site Plan dated March 18, 2021
 - Floor plan, dated Jan 17, 2019
2. Prior to issuance a building permit:
 - a) This resolution must be recorded at Hennepin County.
 - b) Submit a landscaping plan for review and approval of city staff. The plan must meet minimum requirements as outlined in city code.
3. The outdoor patios must:
 - a) be controlled and cordoned off with an uninterrupted enclosure. The southerly patio must be accessed only through the principal building; and
 - b) be equipped with refuse containers and regularly patrolled for litter pick-up.
4. Accessible parking must be provided as required by Minnesota Administrative Rules 1341.0502 A117.1.
5. The brewery/taproom must conform to all aspects of the City Code Chapter 8, Public Health and Public Nuisance Ordinances.
6. This resolution does not approve any signs. Sign permits are required.
7. The city council may reasonably add or revise conditions to address any future unforeseen problems.

8. Any change to the approved use that results in a significant increase in traffic or a significant change in character will require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on May 5, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held May 5, 2021.

Becky Koosman, City Clerk

SEAL

Minnetonka Planning Commission Meeting

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
April 22, 2021

Brief Description A front yard setback variance for a shed at 16920 Excelsior Blvd.

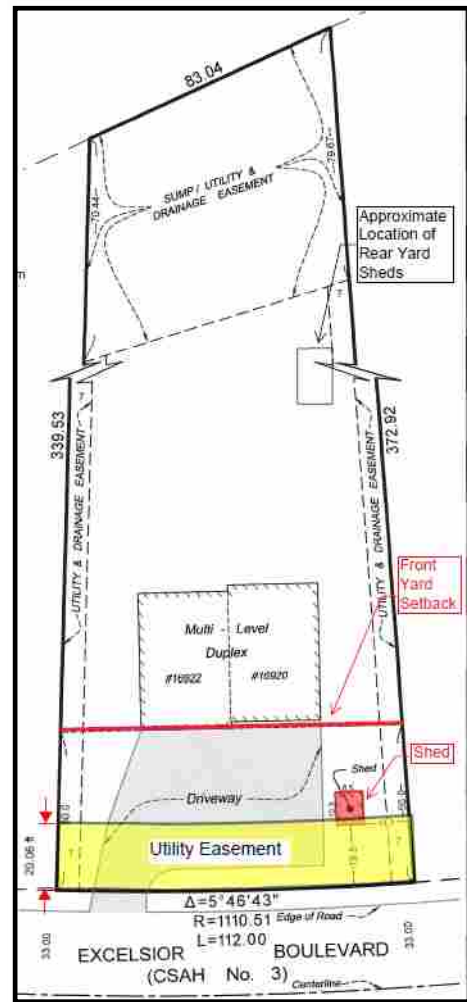
Recommendation Adopt the resolution denying the variance request

Proposal

The applicant, Lara Villavicencio, is requesting a front yard setback variance for an existing shed (8.5-foot by 10.5-foot) at 16920 Excelsior Blvd. Per aerial photography, the subject shed was constructed after April 5, 2020, and was most likely installed in the fall of 2020. The subject shed is located 19.5 feet from the front property line and 0.5 feet within a public utility easement.

Existing Property

- Lot Size: 33,580 square feet
- Use: Residential Multi-Family Home (zoned R-2)
- Subdivision: Sjoberg's Third Addition
- Buildings:
 - Twin Home:
 - Originally constructed in 1980
 - 2,144 total square feet (4-car tuck under garage)
 - Rear Yard Sheds (2): Approximately 190 square feet, combined
 - Front Yard Shed: 90 square feet
- Easements: There are 7-foot wide drainage and utility easements along the east and west (side) property lines. There is also a 20-foot wide utility easement along the southern (front) property line for a sanitary sewer line. The subject shed currently encroaches 0.5 feet into this easement.
- Topography: The elevation of the property drops away from the home at its sides, creating an abrupt drop-off. However, the back of the home and rear yard is relatively flat, gently sloping down toward the wetland/floodplain to the north.
- Wetland/Floodplain: There is a large wetland and floodplain located in the rear of the subject property.
- Frontage/Access: Excelsior Blvd.



Proposal Requirements

The subject shed encroaches into the required front yard setback. It requires:

	Required	Existing	Applicant's Proposal
Front Yard Setback	50 ft.	19.5 ft.	19.5 ft.*

* requires variance

The subject shed is also located within a public utility easement (encroaching 0.5 feet) for a sanitary sewer line. The City of Minnetonka does not allow structures within easements that have an active utility. As such, any variance approval should be no closer than 20 feet from the front property line to ensure that the structure is outside of the utility easement.

Staff Analysis

The city may approve a variance from city code requirements only if an applicant meets all of the variance standards outlined in the city code. Staff finds that the applicant's proposal does not meet any of the required variance standards:

1. **INTENT OF THE ORDINANCE.** The proposal is not consistent with the general purposes and intent of the zoning ordinance. The intent of the front yard setback requirement is to provide for consistent building lines within a neighborhood and to provide for adequate separation between structures and roadways. Only three of the 34 properties within 400 feet of the subject property have a structure located within 35 feet of the front property line (none of which are on Excelsior Blvd.). In addition, only three of the 20 properties on Excelsior Blvd. (and are within 400 feet of the subject property) have a structure located within 50 feet of the front property line. (See attached).
2. **CONSISTENT WITH COMPREHENSIVE PLAN.** The proposed variance request is not consistent with the comprehensive plan. The guiding principles in the comprehensive guide plan provide for maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variance would provide an extremely modest investment into a property to enhance its use. However, the proposed shed would not be consistent with development within the neighborhood and would negatively affect the visual aesthetics of the Excelsior Blvd. corridor.
3. **PRACTICAL DIFFICULTY:** The subject request does not meet any of the three standards to qualify for a practical difficulty.

- **REASONABLENESS:** A request to add a shed on a property is reasonable and is something that several R-2 homeowners have added to their property over the years. In this district, sheds are allowed in the side or rear yards but are not permitted within the front yard.

However, the applicant has requested to add a shed within the front yard setback, which is not a reasonable request. The proposed shed would disrupt the visual aesthetics of the neighborhood and Excelsior Blvd. corridor. The ordinance prohibiting sheds within the front yard is reasonable and in place to ensure structure design continuity within neighborhoods.

- **CIRCUMSTANCE UNIQUE TO THE PROPERTY:** There is not a circumstance unique to the property that causes the variance. The subject home meets the minimum front yard setback requirement, and there is a considerable buildable area available for the homeowner to locate a 90 square foot shed. City code would permit the property owner to locate the subject shed in either of the side yards or rear yard. As such, the need for the variance is caused by the property owner's locational preference for the shed, not a unique circumstance of the property.
- **NEIGHBORHOOD CHARACTER:** The surrounding neighborhood is largely characterized by structures that are conforming to the front yard setback and setback at least, and usually more than 40 feet from the Excelsior Blvd. right-of-way. If approved, the proposed shed location would negatively alter the visual aesthetics of the corridor and the essential character of the subject neighborhood.

Staff Recommendation

Adopt the resolution denying a variance request for a shed within the front yard setback at 16920 Excelsior Blvd.

Originator: Drew Ingvalson, Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Project No. 21001.21a
Property 16920 Excelsior Blvd.
Applicant Lara Villavicencio

Surrounding Land Uses

	Subject Property	North	South	East	West
Use	Multi-family residential home	Single-family residential home	Single-family residential home	Multi-family residential home	Multi-family residential home
Zoning	R-2	R-1	R-1	R-2	R-2
Guide plan designation	Low density residential	Low density residential	Low density residential	Low density residential	Low density residential

History Fall 2020: Based on aerial photography, the subject shed was constructed in its current location sometime after April 5, 2020, and was most likely in the fall of 2020.

December 2020: City staff received a complaint against the property regarding a shed being located in the front yard. Staff inspected the site, observed the shed in the front yard, and sent a letter to the property owner regarding the non-compliance of the shed.

January 2021: Through various discussions, the staff informed the property owner that their two options were to move the shed to a conforming location or apply for a variance. The property owner decided to move forward with the variance process at this point.

February 2021: The applicant submitted their variance application.

Shed Setback Rules City Code §300.11 (5) states that "accessory structures, except detached garages, must be located behind the front line of the principle structure or maintain a 50-foot setback when located between the principle structure and the front lot line." This ordinance is in place to ensure consistent building lines and adequate separation between structures and public roads.

Per city code, sheds that are 200 square feet or less are permitted in the side or rear yards and have a 0-foot setback from the side or rear property lines; however, they must meet natural resource setback requirements (wetland, floodplain, etc.).

Shed Approvals Per state building code, sheds that are less than 200 square feet in the area do not require a building permit. As such, there is no permitting process for sheds of this size in Minnetonka. Instead, it is

the property owner's responsibility to ensure that small sheds are appropriately located on their property. The City of Minnetonka has a [handout](#) on the website that describes the small shed setback rules and provides contact for additional questions.

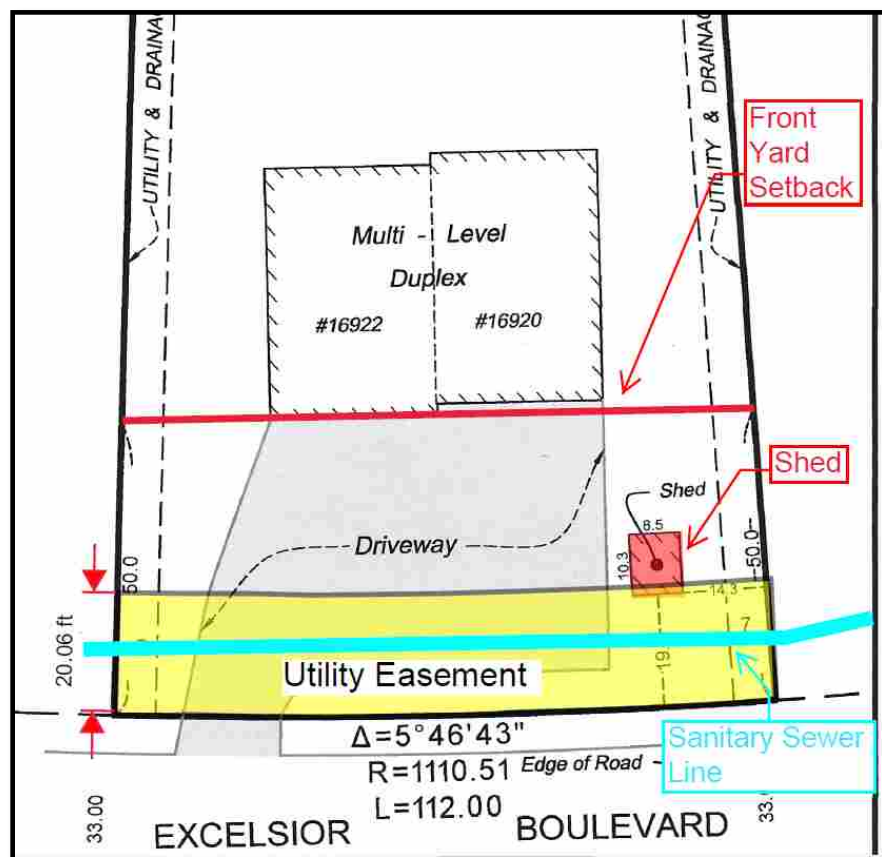
Topography

The subject property has elevation changes that could make it difficult to locate a shed in the southern portion of the side yard. However, several other locations in the northern side yard and rear yard on the property are flatter and could easily accommodate the subject shed. (See attached.)

Utility Easement

As stated previously, there is a 20-foot wide utility easement along the southern, or front, property line. In the middle of this easement is a sanitary sewer line. The city does not allow structures within easements with utilities, as the structures would need to be removed during maintenance (either scheduled or emergency).

The proposed structure currently encroaches 0.5 feet into this utility easement. If the planning commission decides to disagree with the staff's recommendation (and approve a front yard setback variance), staff would recommend, at a minimum, that the structure be located outside of the easement (or setback 20 feet from the front property line).



McMansion Policy

The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the character of the existing homes within the neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street and a distance of 400 feet from the subject property.

The subject request is for a front yard setback variance for a detached structure (shed). With this request, the home FAR would not be increased, and the McMansion Policy is not applicable.

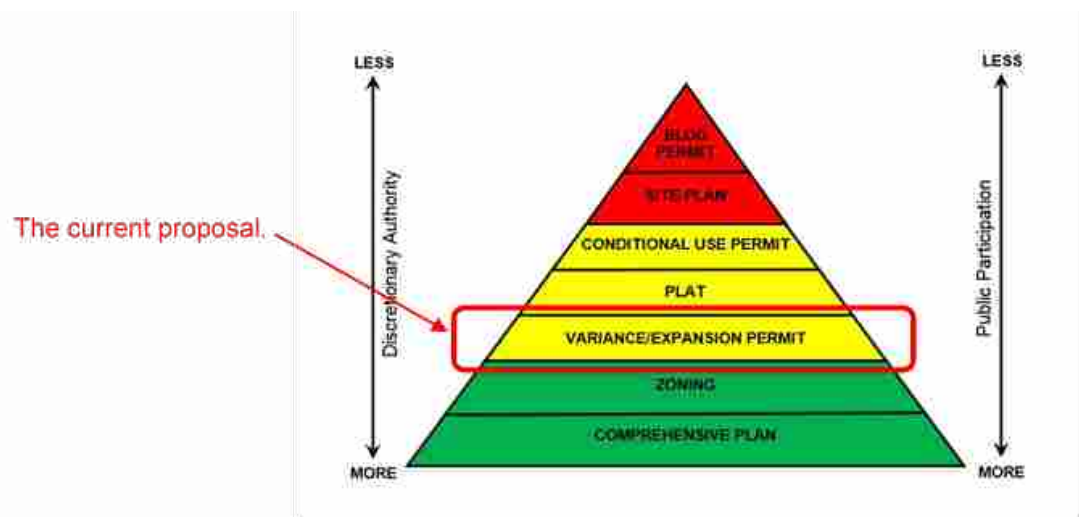
Variance Standard

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and, the variance if granted, would not alter the essential character of the locality. (City Code §300.07)

Neighborhood Comments

The city sent notices to 39 area property owners and received one comment. The applicant also submitted a letter of support with names of neighbors that do not have concerns with the variance request. (See attached.)

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made to adopt the resolution denying the variance request.

2. Disagree with staff's recommendation and approve the applicant's variance request. In this case, a motion should be made directing staff to prepare a resolution for approving the applicant's proposal. This motion must include findings for approval.
3. Table the proposal. In this case, a motion should be made to table the item. The motion should include a statement as to why the proposal is being tabled with direction to staff, the applicant, or both.

Voting Requirement

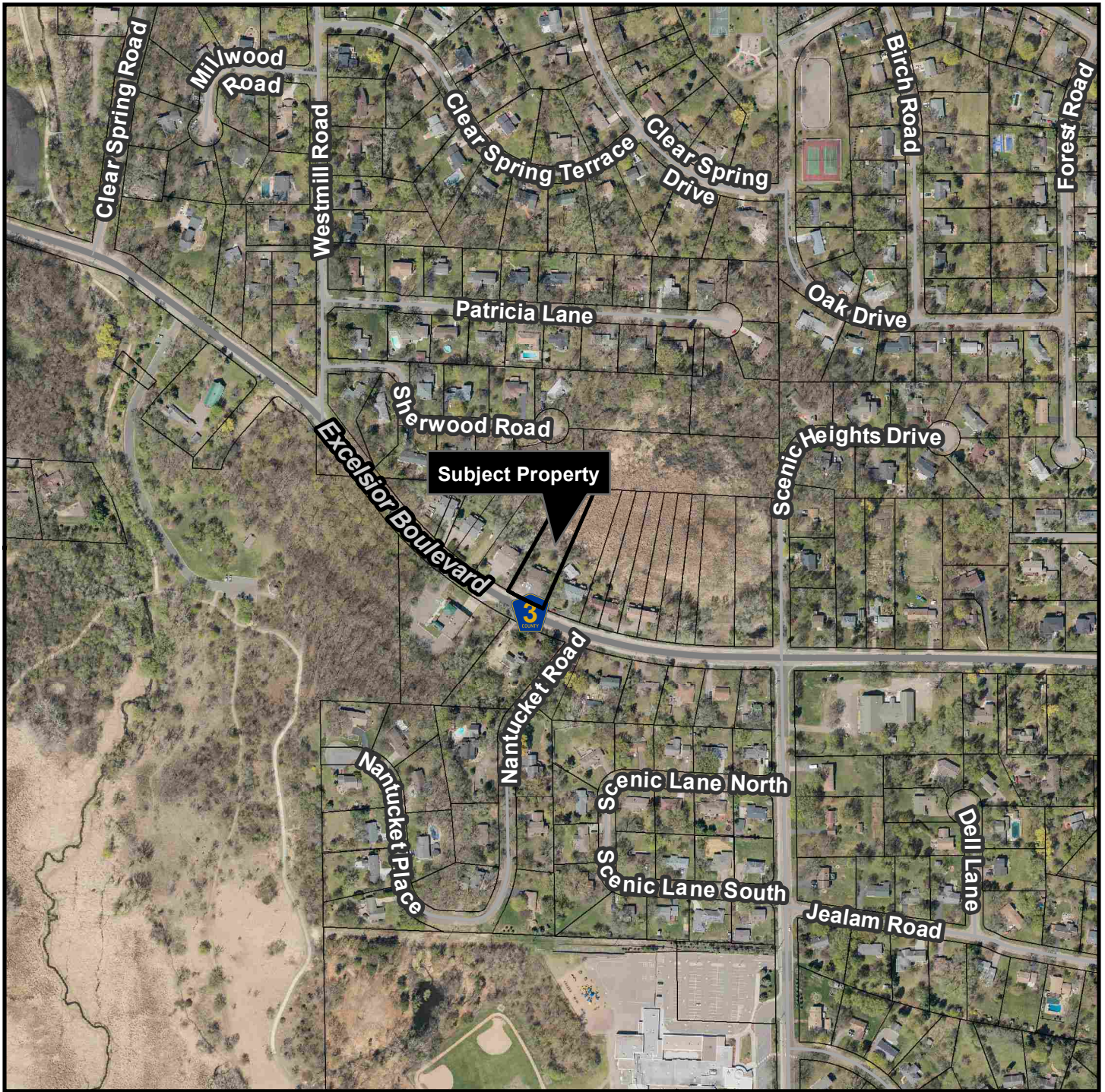
The planning commission action on the applicant's request is final subject to appeal. Approval of a variance requires the affirmative vote of five commissioners.

Appeals

Any person aggrieved by the planning commission's decision about the requested variance may appeal such a decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

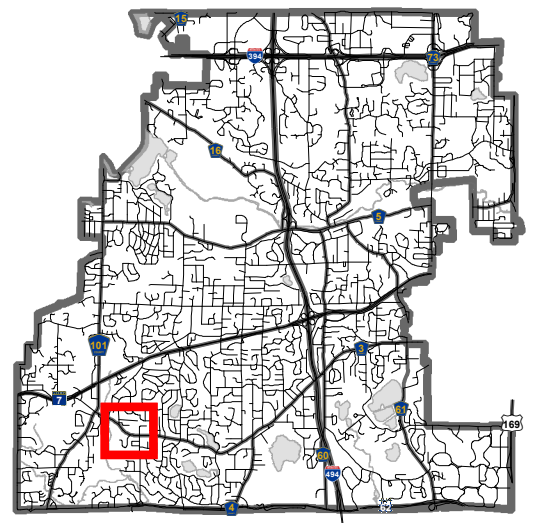
Deadline for

June 28, 2021



Location Map

Project: Villavicencio Residence
Address: 16920 Excelsior Blvd.



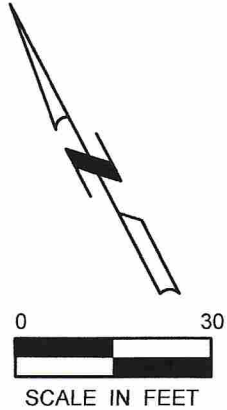
Certificate of Survey

Legal Description:

Lot 7, Block 1, SJOBERG'S THIRD ADDITION
Hennepin County, Minnesota

Property Address: 16920 Excelsior Blvd.,
Minnetonka, MN 55345

Property Owner: Lara Villavicencio
16922 Excelsior Blvd
Minnetonka, MN 55345
651-470-4331
lara@laragsvillavicencio.com



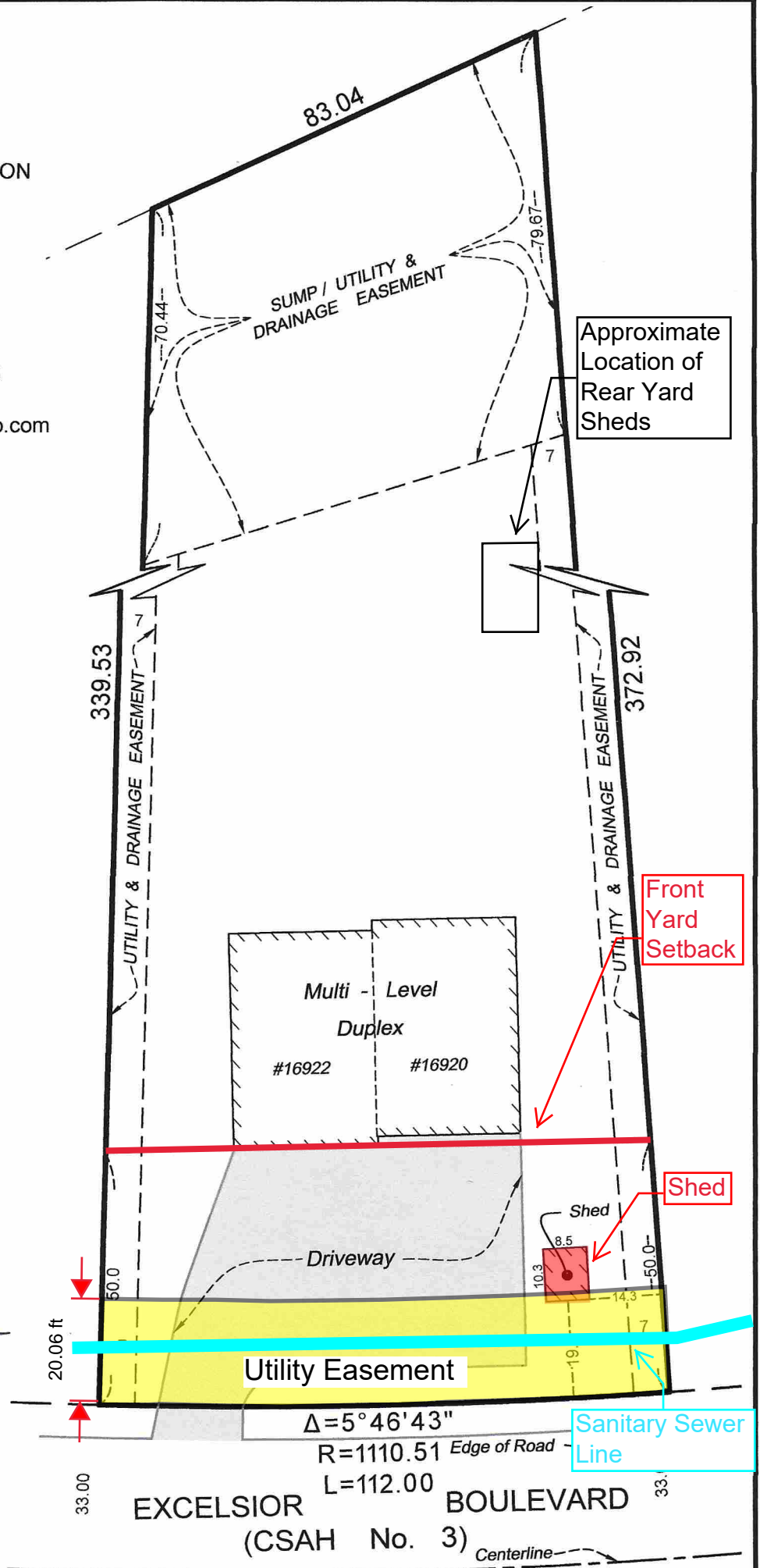
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Marc L. Senjem

Marc L. Senjem
Lic. No. 41892

DATE Feb. 23, 2021

3821F Hazel Trail
Woodbury, MN 55129
651-247-6045
marcsenjem@gmail.com



View from Excelsior Blvd.



Subject Shed

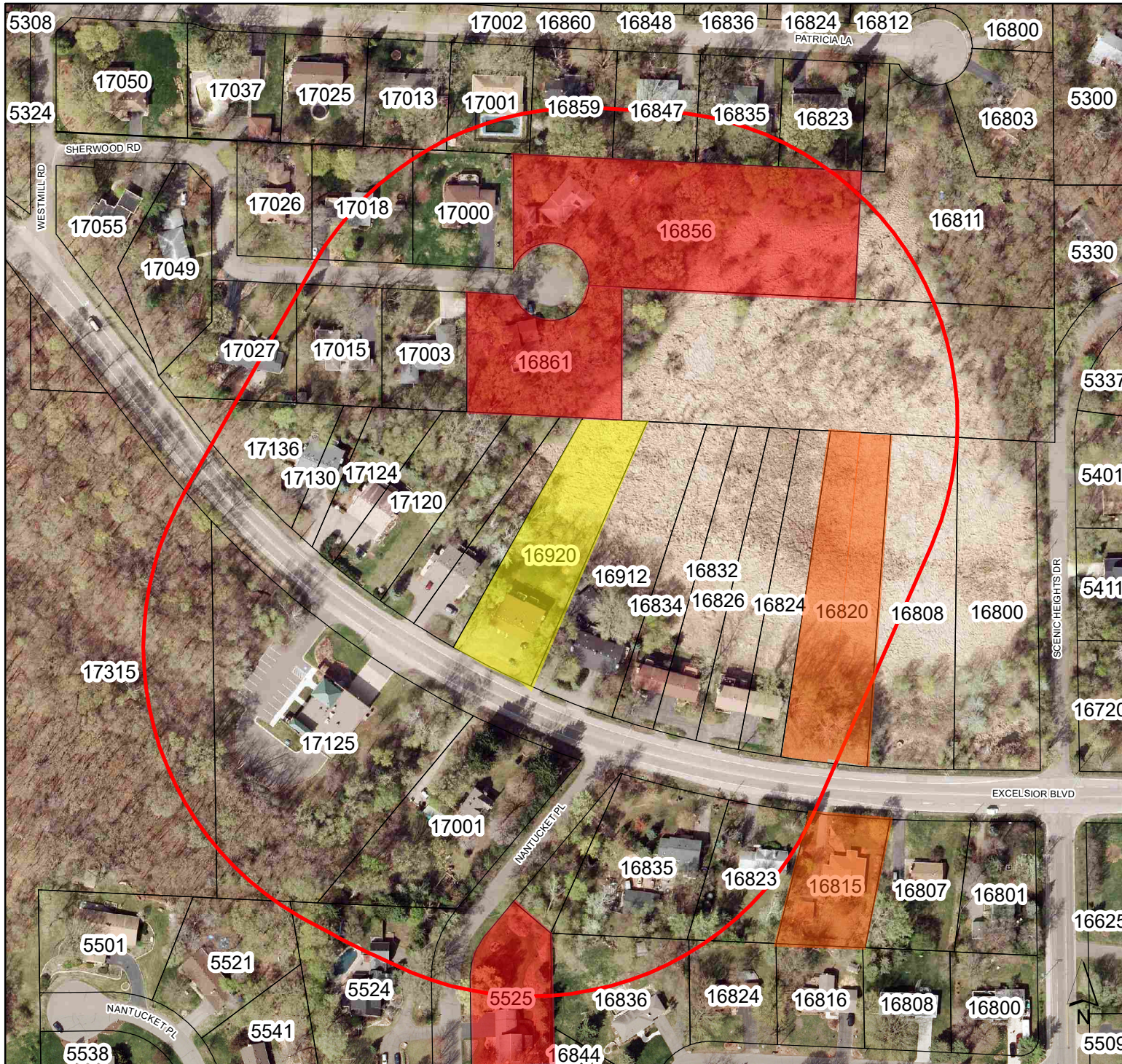
Subject Shed



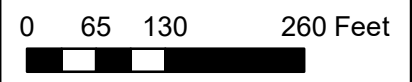
Side and Rear Yard
(facing south)

Subject Shed





- Subject Property
- Home within 50 feet of Excelsior Blvd. Right-of-Way
- Home within 35 feet of Right-of-Way
- 400 feet from Subject Property



Not a Survey. Not to Scale

Map prepared by: City of Minnetonka

PRACTICAL DIFFICULTIES WORKSHEET

By state law, variances may be granted from the standards of the city's zoning ordinance only if:

- 1) The proposed variance is in harmony with the general purpose and intent of the zoning ordinance;
- 2) The proposed variance is consistent with the comprehensive plan; and
- 3) An applicant establishes that there are practical difficulties in complying with the ordinance standard from which they are requesting a variance. Practical difficulties means:
 - The proposed use is reasonable;
 - The need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and
 - The proposed use would not alter the essential character of the surrounding area.

PRACTICAL DIFFICULTIES	
Describe why the proposed use is reasonable	<p style="font-size: 1.2em;">It's the only ^{logical} place to put the storage shed.</p>
Describe: <ul style="list-style-type: none"> • circumstances unique to the property; • why the need for variance was not caused by the property owner; and • and why the need is not solely based on economic considerations. 	<p>Steep drop off on sides of property at 50 ft mark. Storage shed would block access to back of property. It would also block windows at front entry on either east or west sides. if placed at or behind 50 ft mark.</p>
Describe why the variance would not alter the essential character of the neighborhood	<ul style="list-style-type: none"> - 16820/16816 Excelsior Blvd - new construction set back less than 50ft - 14923/14921 Excelsior Blvd - 2 storage sheds between road and ^{front} property line, also less than 50ft - 16003 Excelsior Blvd - existing property set back less than 50 ft

VARIANCE APPLICATIONS WILL NOT BE ACCEPTED IF THIS WORKSHEET IS NOT COMPLETE

- 5426 Holiday Rd, outbuilding ~15ft from Excelsior Blvd
- 5485 Woodland Rd, storage shed ~10ft from Excelsior Blvd
- ~ 8x6 ft sitting house structure out from < 50ft set back

PROCESS

This application is to request for a variance from 50 feet to 19.5 feet for a storage shed to be used to store tools and equipment to maintain the property such as a lawn mower, snow removal equipment, painting supplies. The storage shed is surrounded by mature trees and does not obscure sightlines to enter and exit the driveway safely or for the neighbor's to enter and exit their driveways safely.

All surrounding neighbors have no concerns with the shed and may be contacted for verification:

To the East:

16920 Excelsior Blvd – Cory Heinen [REDACTED]

16912 Excelsior Blvd – Derek Gegelman [REDACTED]

16910 Excelsior Blvd – Marion Rodgers [REDACTED]

To the West:

17008 Fabian and Rachel Omana [REDACTED]

17016 Melissa Vacek [REDACTED]

Across the street:

[REDACTED]

17001 Excelsior Blvd – Chuck and Mary Beth Fletcher [REDACTED]

From: [Cindy Eyden](#)
To: [Drew Ingvalson](#)
Subject: Planning Commission Re: 16920 Excelsior Blvd
Date: Thursday, April 15, 2021 4:34:35 PM

I am writing to voice my concern and disapproval for the request for a variance to allow the recently built shed to remain in it's present position at 16920 Excelsior Blvd.

While this shed is nicely built, it is still an eye sore by having it in the front of the house and close to the boulevard. It was built without regard for the city building ordinance

Granting this variance would open the way for others to build sheds and outbuildings in front of their homes. It would set a precedent that will not be to the benefit of our neighborhood, or others throughout Minnetonka.

I am asking that you deny this request for a variance

Cynthia Eyden
16824 Excelsior Blvd,
Minnetonka, MN 55345

Resolution No. 2021-
Resolution denying a front yard setback variance for a shed at
16920 Excelsior Blvd.

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background

- 1.01 The subject property is located at 16920 Excelsior Blvd. It is legally described as:
LOT 7, BLOCK 1, SJOBERG'S THIRD ADDITION, Hennepin County, Minnesota
- 1.02 The Torrens certificate number for the subject property is 1489076.
- 1.03 In 2020, the property owner installed a shed within the required front yard setback.
- 1.04 The applicant, Lara Villavicencio, has submitted a variance request for the shed to remain within the required front yard setback. As proposed, the shed would be located 19.5 feet from the front property line and within a public utility easement.

	Required	Existing	Applicant's Proposal
Front Yard Setback	50 ft.	19.5 ft.	19.5 ft.*

* requires variance

- 1.05 On April 22, 2021, the planning commission held a hearing on the application. The applicant was provided the opportunity to present information to the planning commission. The planning commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission denied the subject request at the meeting.

Section 2. Standards

- 2.01 City Code §300.11 Subd. 5(c)(2) states that "accessory structures, except detached garages, must be located behind the front line of the principle structure or maintain a 50-foot setback when located between the principle structure and the front lot line."
- 2.02 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.

2.03 By City Code §300.07 Subd.1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings

3.01 The requested variance would not meet the variance standards as outlined in City Code §300.07 Subd. 1.

1. Intent of the Ordinance: The proposal is not consistent with the general purposes and intent of the zoning ordinance. The front yard setback requirement's intent is to provide for consistent building lines within a neighborhood and provide for adequate separation between structures and roadways. Only three of the 34 properties within 400 feet of the subject property have a structure located within 35 feet of the front property line (none of which are on Excelsior Blvd.). In addition, only three of the 20 properties on Excelsior Blvd. (that are also within 400 feet of the subject property) have a structure located within 50 feet of the front property line.
2. Consistent with Comprehensive Plan: The proposed variance request is not consistent with the comprehensive plan. The guiding principles in the comprehensive guide plan provide for maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variance would provide an extremely modest investment into a property to enhance its use. However, the proposed shed would not be consistent with development within the neighborhood and would negatively affect the visual aesthetics of the Excelsior Blvd. corridor.
3. Practical Difficulty: The subject request does not meet any of the three standards to qualify for a practical difficulty.
 - a) Reasonableness: A request to add a shed on a property is reasonable and is something that several R-2 homeowners have added to their property over the years. In this district, sheds are allowed in the side or rear yards but are not permitted within the front yard.

However, the applicant requested to locate a shed within the front yard setback, which is not a reasonable request. The proposed shed would disrupt the visual aesthetics of the neighborhood and Excelsior Blvd. corridor. The ordinance prohibiting sheds within the front yard is reasonable and in place to ensure structure

design continuity within neighborhoods.

- b) Circumstance Unique to the Property: There is not a circumstance unique to the property that causes the variance. The subject home meets the minimum front yard setback requirement, and there is a considerable buildable area available for the homeowner to locate a 90 square foot shed. City code would permit the property owner to locate the subject shed in either of the side yards or rear yard. As such, the need for the variance is caused by the property owner's locational preference for the shed, not a unique circumstance of the property.
- c) Neighborhood Character: The surrounding neighborhood is largely characterized by structures that are conforming to the front yard setback and setback at least, and usually more than, 40 feet from the Excelsior Blvd. right-of-way. If approved, the proposed shed location would negatively alter the visual aesthetics of the corridor and the essential character of the subject neighborhood.

Section 4. Planning Commission Action

4.01 The above-described variance is hereby denied based on the findings outlined in section 3.01 of this resolution.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on April 22, 2021.

Joshua Sewell, Chairperson

Attest:

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the

Planning Commission of the City of Minnetonka, Minnesota, at a meeting held on April 22, 2021.

Fiona Golden, Deputy City Clerk

MINNETONKA PLANNING COMMISSION
April 22, 2021

Brief Description	Preliminary plat and final plat for a two-lot subdivision at 12701 Lake Street Extension.
Recommendation	Recommend the city council adopt the resolution approving the preliminary and final plats.

Background

Over the last ten years, the city has reviewed several development applications for the subject property.

- **Subdivisions.** In 2012 and again in 2016, the previous property owners submitted applications to subdivide the property into two lots. The city approved these subdivisions. However, the property owners never recorded the final plats with Hennepin County. The city approvals have since expired, and the property has been sold.
- **Residential Care Facility.** In 2020, Plateau Healthcare requested a conditional use permit to operate a 12-person licensed residential care facility on the subject property. The city council denied this request.

Current Proposal

Barry Stock, on behalf of Greenwood Hills, LLC, is now proposing to divide the subject property into two lots, meeting all minimum R-1 zoning standards. In the near term, a six-resident licensed residential care facility would be constructed on the easterly of the newly created lots. The westerly lot could be developed in the future with a similar, six-unit facility, or it could be sold to construct a single-family home.

Proposal Summary

The following is intended to summarize the applicant's proposal. Additional information associated with the proposal can be found in the "Supporting Information" section of this report.

- **Existing Site Conditions.** The approximately 1.6-acre subject property is part of the BRENLYN PARK subdivision, which was platted in 1912. City records indicate that the existing house on the site was constructed in 1911. The house is situated on the highest point of the site, with grade falling toward an open drainage way that runs the north-south length of the property. The property contains 12 high-priority trees and 62 significant trees.
- **Proposed Site Conditions.** To accommodate the subdivision and construction of new homes, the existing home would be removed. The slight knoll on which the home sits would be "flattened out." One to three feet of excavation would occur for the construction of the structures, driveway, parking areas, and stormwater management facility. Based on the submitted plans, the earthwork would result in removal or significant impact to five

of the site's high-priority trees. However, staff believes with slight grading modifications, this number could be reduced to four high-priority trees.

- **Access.** As currently proposed, access to both lots would be via a shared driveway. The driveway would generally be situated along the common property line. However, such a shared driveway would not be *required* in the R-1 zoning district.

Staff Analysis

A land-use proposal is comprised of many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. These details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Would the proposal meet minimum subdivision standards?**

Yes. The subdivision ordinance outlines minimum area and dimensional standards for single-family residential lots. The lots resulting from the proposed subdivision would meet and exceed all minimum standards.

	Lot Area	Lot Width at Right-of-Way	Lot Width at Setback	Lot Depth	Buildable Area
Required	22,000 sq.ft.	80 ft	110 ft	125 ft	3,500 sq.ft.
Lot 1	42,110 sq.ft.	165 ft	145 ft	340 ft	12,535 sq.ft.
Lot 2	26,245 sq.ft.	110 ft	110 ft	295 ft	12,925 sq.ft.

* All numbers rounded to nearest 5 ft/sq.ft.

- **Would the proposal meet the tree ordinance?**

Yes, with slight modifications. Based on the submitted grading plans, five of the site's 12 high-priority trees would be removed or significantly impacted. However, with slight changes to the grading plan – and/or southward shifts of proposed structures – the number could be reduced to four high-priority trees. This would result in 33 percent removal/impact, which is under the 35 percent allowed by the tree protection ordinance. This maximum removal has been included as a condition of approval.

- **Can the city consider the licensed care facility/facilities in this subdivision request?**

No. The future use of the two lots cannot be considered as part of the subdivision request for two reasons:

- In reviewing a proposed subdivision of any R-1 zoned property, the city can only evaluate the subdivision's consistency with the subdivision ordinance, which outlines lot requirements like lot area and dimensions. The city is legally obligated to approve a subdivision that meets the ordinance standards.

- By state law, licensed care facilities that serve six or fewer residents are permitted uses on R-1 zoned properties.

Further, the city cannot place restrictions on care facilities serving six or fewer residents that would be above or beyond the restrictions placed on any other single-family home in the community. In other words:

- The city cannot dictate the size, height, or any other design aspects of such facilities, so long the facilities meet the setback and height standards applied to all other single-family homes.
- The city cannot require on-site parking in excess of two vehicles or limit total impervious surface, as such requirements/restrictions do not apply to other single-family homes in the area.
- The city cannot require landscaping or screening of the facility or parking area, as such screening is not required for single-family homes.

Staff Recommendation

Recommend the city council adopt the resolution approving the preliminary and final plat for a two-lot subdivision at 12701 Lake Street Extension.

Originator: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses

North: single-family homes
South: State Highway 7
East: single-family homes
West: single-family homes

Planning

Guide Plan designation: low-density residential
Zoning: R-1

Trees

The general grading plan submitted would result in removal or significant impact to five of the site's 12 high-priority trees. This would exceed the 35 percent restriction outlined in the tree protection ordinance. However, with slight grading modification – and/or southward shifts of proposed structures – the number could be reduced to four, meeting the ordinance as follows:

	Existing	Removed*
High Priority	12	4 or 33%
Significant	62	18 or 29%

** By city code, a tree is considered removed if 30 percent or more of the critical root zone is compacted, cut, filled, or paved.

Different home designs and/or driveway locations could result in different tree removal. However, as a condition of approval, no more than four high-priority trees may be removed in total from the two lots.

Stormwater

There is an existing storm sewer pipe located in the northwest corner of the 12701 Lake Street Extension property. City records indicate that the pipe was installed in the late 1970s; the pipe outlets to a ditch that is part of the city's stormwater conveyance system. There is no formalized easement over either the pipe or the ditch. However, the city does have a "prescriptive easement" over the area. A "prescriptive easement" is established when the city has used an area of the property for public purposes for at least 15 years.

The submitted plans illustrate the construction of a stormwater retention area to serve both lots. This plan exceeds the minimum requirements generally applied to two-lot subdivisions. Typically, within small subdivisions, stormwater management plans must be submitted in conjunction with building permit applications for each lot. The city engineer would then review these plans for consistency with stormwater criteria. On single-family home sites, these criteria can often be achieved through the use of rain gardens.

While the property owners may choose to construct the stormwater retention area as depicted on the plans, such construction cannot be

a condition of city approval. Such conditions would go above or beyond the requirements placed on other single-family home sites in the community.

Instead, as a condition of approval, stormwater plans must be submitted in conjunction with the building permit application as outlined above.

Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the preliminary and final plats.
2. Disagree with the staff recommendation. In this case, a motion should be made recommending the city council deny the plat. This motion must include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Neighborhood
Comments**

The city sent notices to 32 area property owners and received no comments to date.

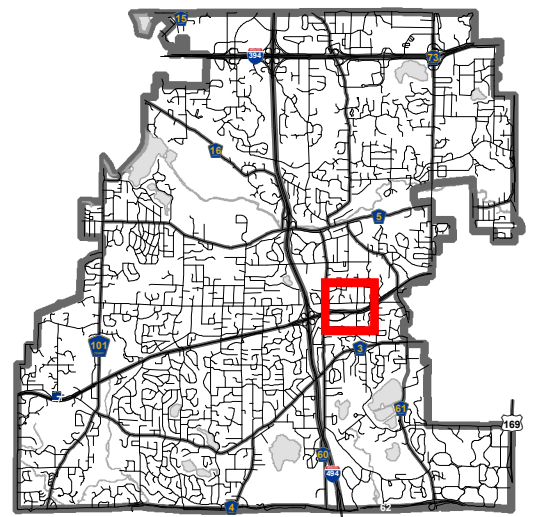
Deadline for Action

May 25, 2021



Location Map

Project: Fretham18th Addition
Address: 12701 Lake St Ext



February 8, 2021

Minnetonka City Hall
Ms. Susan Thomas, Assistant City Planner
14600 Minnetonka Blvd.
Minnetonka, MN 55345

RE: Fretham 18th. Addition Preliminary and Final Plat Application – 12701 Lake St. Extension

Dear Ms. Thomas:

This past fall, the City of Minnetonka denied a request for a conditional use permit to construct a 12-person licensed residential care facility on the property located at 12701 Lake St. Extension. Based upon input received during the Conditional Use permit review process the property owner; Greenwood Hills LLC is now proposing to subdivide the 1.58 acre parcel into two lots. Given the relative straightforwardness of the proposed subdivision and the fact that several subdivision proposals on the property have been approved by the City in the past – we are concurrently pursuing preliminary and final plat approval.

The required application, fees and supporting documentation as required by the City have been included with this correspondence. The site development plan as proposed would provide for two building pad sites – one on each of the new lots to be created. Any future construction activity would be located within the confines of the building pads as noted in the submittal documents. The development plan illustrates the maximum development capacity of the site while complying with all City Code requirements.

Given the comments that we received from the public this past fall relative to roadway safety, we have purposely developed a site plan with a shared driveway as opposed to a separate driveway for each of the lots. Limiting the number of access points to Lake Street Extension reduces potential points of conflict along the roadway - thereby enhancing public safety.

We believe that the proposed subdivision meets all of the requirements as set forth in the Minnetonka City Code. We do expect that Lot 2 will be set aside for a 6 unit licensed residential care facility. At this time we are uncertain whether or not Lot 1 will developed by the property or sold to another party. We hope to pursue site grading and the development of Lot 2 sometime this summer.

Should you have any questions relative to the application submittal please feel free to call me at 612-490-8742.

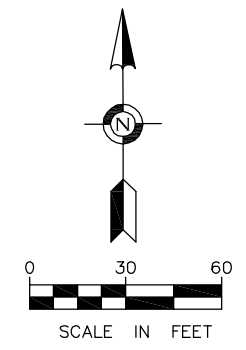
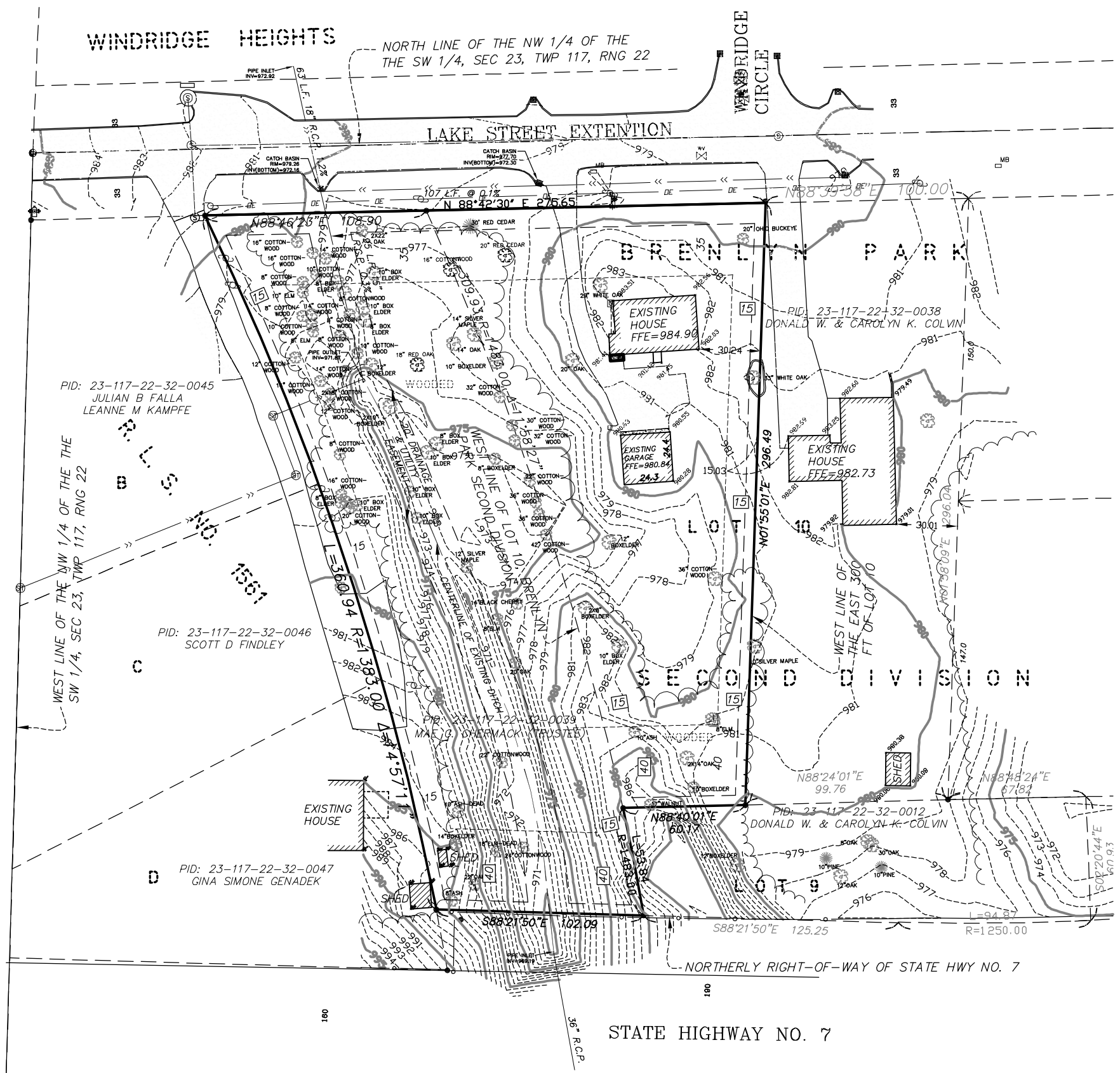
Sincerely,



Barry Stock
Project Coordinator

EXISTING TOPOGRAPHY

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



- LEGEND**
- DENOTES FOUND IRON MONUMENT
 - DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
 - ▭ DENOTES CONCRETE SURFACE
 - ▭ DENOTES WHITE PLASTIC PRIVACY FENCE
 - - - DENOTES SETBACK LINE
 - ⊕ DENOTES FIRE HYDRANT
 - (M) DENOTES MEASURED DISTANCE
 - (P) DENOTES PLATTED DISTANCE
 - - - DENOTES EXISTING 1.0' CONTOUR LINE
 - - - DENOTES EXISTING 5.0' CONTOUR LINE
 - +999.99 DENOTES EXISTING SPOT ELEVATION
 - ⊠ DENOTES GAS METER
 - ⊠ DENOTES ELECTRIC METER
 - ⊠ DENOTES STORM SEWER MANHOLE
 - ⊠ DENOTES SANITARY MANHOLE
 - ⊠ DENOTES UNKNOWN MANHOLE
 - ⊠ DENOTES POWER POLE
 - ⊠ DENOTES GUY ANCHOR
 - ⊠ DENOTES DECIDUOUS TREE
 - ⊠ DENOTES CONIFEROUS TREE
 - ⊠ DENOTES ARBORVITAE
 - ⊠ DENOTES WATER SHUTOFF VALVE
 - ⊠ DENOTES STORM CATCH BASIN
 - ⊠ DENOTES LIGHT POLE
 - - - DENOTES OVERHEAD ELECTRIC
 - - - DENOTES SANITARY SEWER LINE
 - - - DENOTES WATERMAIN LINE
 - - - DENOTES STORM SEWER LINE
 - - - DENOTES STORM SEWER LINE

ZONING

EXISTING
 R-1 LOW DENSITY RESIDENTIAL

SETBACK REQUIREMENTS

BUILDING SETBACK
 FRONT 35 FT
 SIDE NO LESS THAN 30 FT WITH A MINIMUM OF 10 ON ONE SIDE
 REAR 40 FT OR 20% OF LOT DEPTH, WHICHEVER IS LESS

REFERENCE BENCHMARK

ELEVATION = 1002.58 @ TOP NUT OF HYDRANT AT SW QUAD OF LAKE ST. EXTENSION AND MERRIAM RD. (NGVD 29)

PROJECT BENCHMARK

ELEVATION = 985.23 @ CAST IRON MONUMENT AT WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 117, RANGE 22.

EXISTING HARDCOVER

EXISTING HOUSE	1160 SQ. FT.
EXISTING GARAGE	593 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,828 SQ. FT.
EXISTING CONCRETE SURFACE	39 SQ. FT.
TOTAL IMPERVIOUS SURFACE	3,620 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
EXISTING HARDCOVER	5.3 %

LEGAL DESCRIPTION

PID: 23-117-22-32-0039
 That part of Lot 10, BRENLIN PARK SECOND DIVISION, lying West of the East 300 feet thereof.

AND
 (Per Certificate of Title No. 843588)
 That part of the abandoned right-of-way of the Chicago Milwaukee and St. Paul Railway Company in the Northwest Quarter of the Southwest Quarter lying North of the State Highway No. 7, except road, Section 23, Township 117, Range 22. The Westerly line of said right-of-way being a line drawn parallel with and 100 feet Westerly from the Westerly line of BRENLIN PARK SECOND DIVISION.

Subject to minerals and mineral rights reserved by the State of Minnesota.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF CADY ADDITION, ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 51 SECONDS EAST.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. STORM SEWER SHOWN RUNNING THROUGH TRACT B HAS BEEN OBTAINED FROM SCHOELL & MADSON SURVEY DATED 04/30/1999. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY
3	4/06/16	UPDATED HOUSE CORNER ELEV.	TS
2	4/06/16	UPDATED SETBACKS	TS
1	3/20	UPDATE LEGAL DESCRIPTION	EP

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

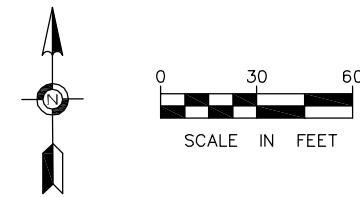
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vladimir Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105
 DATED: 01/29/21

EXISTING TOPOGRAPHY

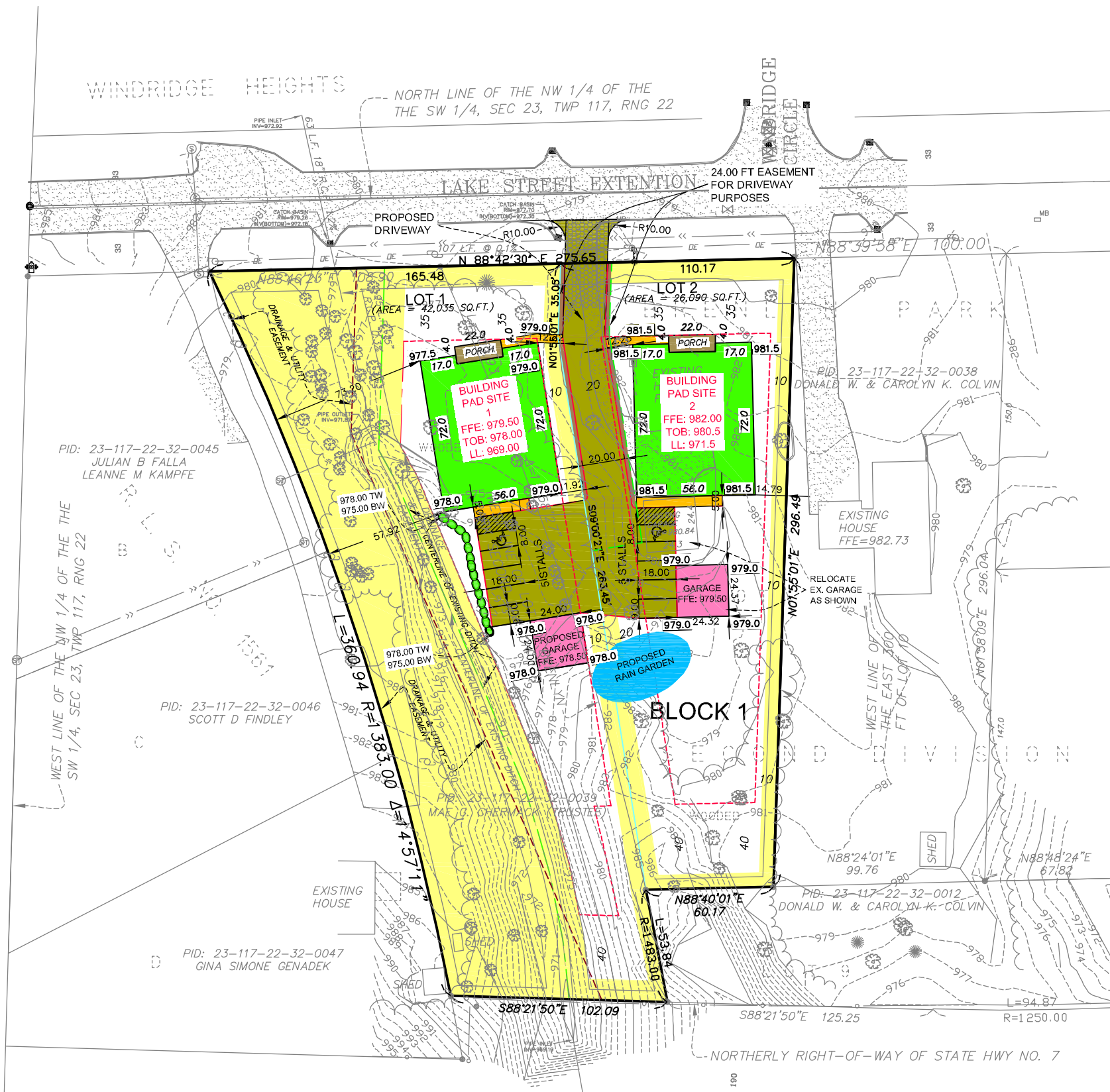
JOB NAME: PLATEAU HEALTHCARE 12 UNIT BUILDING
 LOCATION: 12701 LAKE ST EXTENSION MINNETONKA, MN 55305

DRAWN BY: IS
 CHECKED BY: VS
 PROJ. NO. 12-067
 SHEET NO. C2

SITE AND DIMENSION PLAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



- LEGEND**
- DENOTES FOUND IRON MONUMENT
 - DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
 - DENOTES CONCRETE SURFACE
 - DENOTES WHITE PLASTIC PRIVACY FENCE
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 - ⊕ DENOTES WATER SHUTOFF VALVE
 - ⊕ DENOTES STORM CATCH BASIN
 - ⊕ DENOTES LIGHT POLE
 - ⊕ DENOTES OVERHEAD ELECTRIC
 - ⊕ DENOTES SANITARY SEWER LINE
 - ⊕ DENOTES WATERMAIN LINE
 - ⊕ DENOTES STORM SEWER LINE
 - ⊕ DENOTES STORM SEWER LINE
 - ⊕ DENOTES PHONE PEDESTAL

ZONING
 ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT

BUILDING SETBACKS
 ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT
 HOUSE: FRONT = 35 FT
 SIDE = 10 FT MIN (30 FT TOTAL SIDE)
 REAR = 40 FT MIN OR 20 % OF LOT DEPTH WHICHEVER IS LESS, BUT NO LESS THAN 25 FT

REFERENCE BENCHMARK
 ELEVATION = 1002.58 (NGVD 29) @ TNH AT SW QUADRANT OF LAKE ST. ESTENSION AND MERRIAM RD.

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TOTAL LOT AREA	68,125 SQ. FT.
EXISTING HARDCOVER	5.3 %

PROPOSED HARDCOVER

PROPOSED BUILDINGS	7,888 SQ. FT.
PROPOSED COVERED PORCHS	352 SQ. FT.
PROPOSED GARAGES	1,169 SQ. FT.
PROPOSED CONCRETE SIDEWALKS	570 SQ. FT.
PROPOSED BIT. DRIVEWAY AND PARKING LOT	7,052. FT.
TOTAL IMPERVIOUS SURFACE	17,031 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
PROPOSED HARDCOVER	24.9 %

- PROPOSED**
- DENOTES PROPOSED PARKING LOT
 - DENOTES PROPOSED BUILDING
 - DENOTES PROPOSED SIDEWALK
 - DENOTES PROPOSED GARAGE
 - DENOTES DRAINAGE AND UTILITY EASEMENT
 - DENOTES DRIVEWAY EASEMENT
 - ⊕ DENOTES PROPOSED PARKING SIGN
 - ⊕ DENOTES PROPOSED PARKING STRIPES
 - ⊕ DENOTES PROPOSED GRADE
 - ⊕ DENOTES PROPOSED BOULDER RET. WALL
 - ⊕ DENOTES PROPOSED RAIN GARDEN

LEGAL DESCRIPTION
 PID: 23-117-22-32-0039
 That part of Lot 10, BRENLIN PARK SECOND DIVISION, lying West of the East 300 feet thereof.

AND
 (Per Certificate of Title No. 843588)
 That part of the abandoned right-of-way of the Chicago Milwaukee and St. Paul Railway Company in the Northwest Quarter of the Southwest Quarter lying North of the State Highway No. 7, except road, Section 23, Township 117, Range 22. The Westerly line of said right-of-way being a line drawn parallel with and 100 feet Westerly from the Westerly line of BRENLIN PARK SECOND DIVISION.

Subject to minerals and mineral rights reserved by the State of Minnesota.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

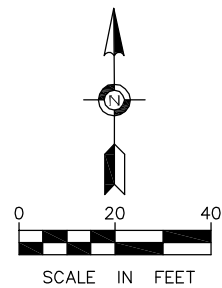
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105 DATED: 02/03/21

SITE AND DIMENSION PLAN

JOB NAME: FRETHAM 18TH. ADDITION	DRAWN BY: GP	PROJ. NO. 12-067
LOCATION: 12701 LAKE ST EXTENSION MINNETONKA, MN 55305	CHECKED BY: VS	SHEET NO. C3

GRADING, DRAINAGE AND EROSION CONTROL PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



NUMBERED NOTES

- 1 INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 2 INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 3 INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.
- 4 INLET PROTECTION DEVICE
- 5 TREE PROTECTION DEVICE

ZONING

ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT

BUILDING SETBACKS

ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT

HOUSE: FRONT = 35 FT
 SIDE = 10 FT MIN (30 FT TOTAL SIDE)
 REAR = 40 FT MIN OR 20% OF LOT DEPTH WHICHEVER IS LESS, BUT NO LESS THAN 25 FT

REFERENCE BENCHMARK

ELEVATION = 1002.58 (NGVD 29) @ TNH AT SW QUADRANT OF LAKE ST. ESTENSION AND MERRIAM RD.

REFERENCE BENCHMARK

ELEVATION = 1002.58 (NGVD 29) @ TNH AT SW QUADRANT OF LAKE ST. ESTENSION AND MERRIAM RD.

PROJECT BENCHMARK

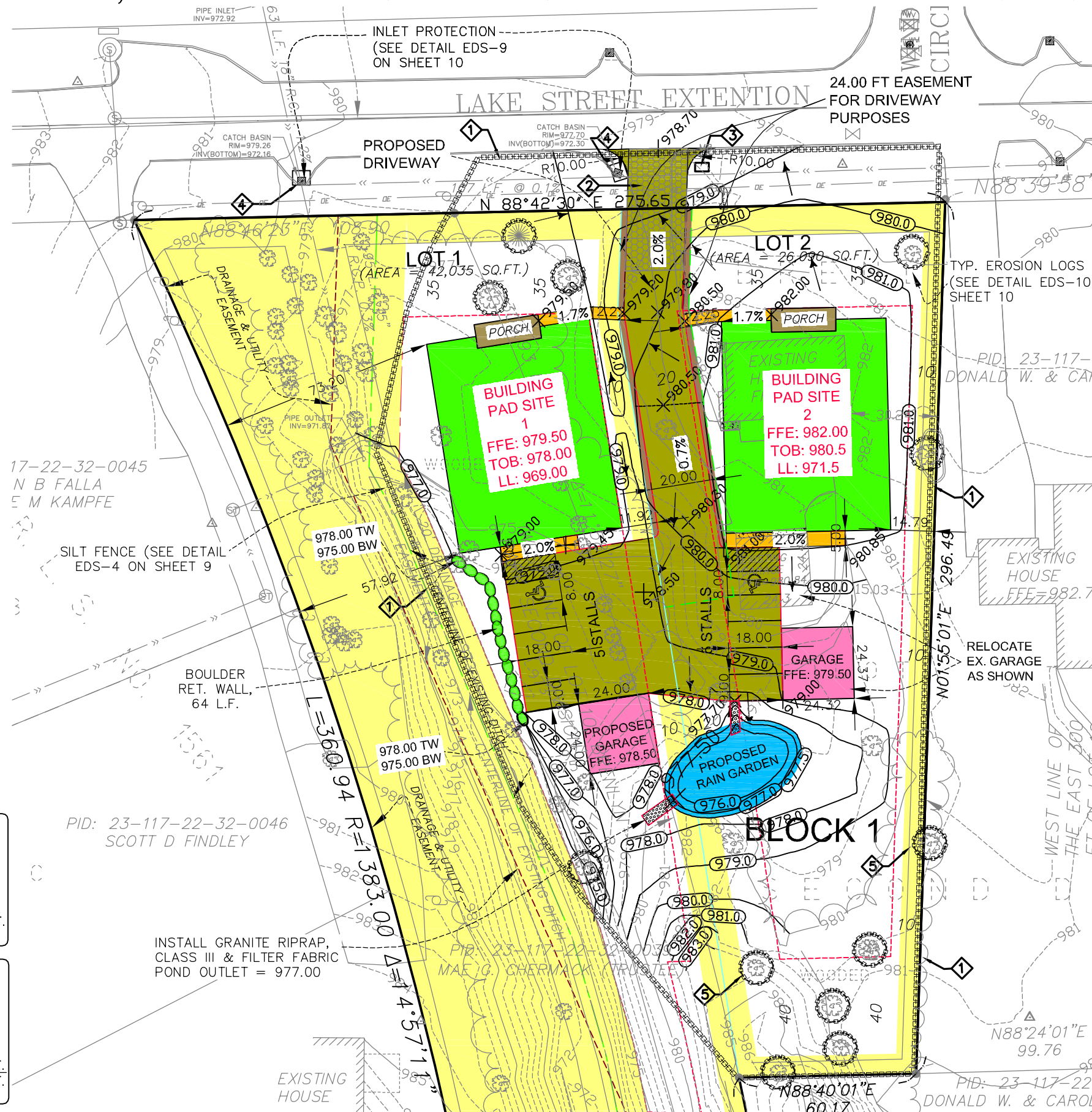
ELEVATION = 985.23 @ CAST IRON MONUMENT AT WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 117, RANGE 22.

EXISTING HARDCOVER

EXISTING HOUSE	1160 SQ. FT.
EXISTING GARAGE	593 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,828 SQ. FT.
EXISTING CONCRETE SURFACE	39 SQ. FT.
TOTAL IMPERVIOUS SURFACE	3,620 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
EXISTING HARDCOVER	5.3 %

PROPOSED HARDCOVER

PROPOSED BUILDING	5,986 SQ. FT.
PROPOSED COVERED PORCH	144 SQ. FT.
PROPOSED GARAGE	593 SQ. FT.
PROPOSED CONCRETE SIDEWALK	2,151 SQ. FT.
PROPOSED BIT. PARKING LOT	8,098 SQ. FT.
TOTAL IMPERVIOUS SURFACE	16,972 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
PROPOSED HARDCOVER	24.9 %



LEGEND

- DENOTES FOUND IRON MONUMENT
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105" DENOTES CONCRETE SURFACE
- DENOTES WHITE PLASTIC PRIVACY FENCE
- DENOTES SETBACK LINE
- ⊕ DENOTES FIRE HYDRANT
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- 999.9 DENOTES EXISTING 1.0' CONTOUR LINE
- 999.99 DENOTES EXISTING 5.0' CONTOUR LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES UNKNOWN MANHOLE
- DENOTES POWER POLE
- DENOTES GUY ANCHOR
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES ARBORVITAE
- DENOTES WATER SHUTOFF VALVE
- DENOTES STORM CATCH BASIN
- DENOTES LIGHT POLE
- DENOTES OVERHEAD ELECTRIC
- DENOTES SANITARY SEWER LINE
- DENOTES WATERMAIN LINE
- DENOTES STORM SEWER LINE
- DENOTES STORM SEWER LINE
- DENOTES PHONE PEDESTAL
- DENOTES FIRE HYDRANT

PROPOSED

- DENOTES PROPOSED PARKING LOT
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED GARAGE
- DENOTES DRAINAGE AND UTILITY EASEMENT
- DENOTES DRIVEWAY EASEMENT
- DENOTES PROPOSED PARKING SIGN
- DENOTES PROPOSED PARKING STRIPES
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED EROSION LOGS
- DENOTES PROPOSED ROCK CON. ENT.
- DENOTES PROPOSED BOULDER RET. WALL
- DENOTES PROPOSED RAIN GARDEN

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF CADY ADDITION, ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 51 SECONDS EAST.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. STORM SEWER SHOWN RUNNING THROUGH TRACT B HAS BEEN OBTAINED FROM SCHOELL & MADSON SURVEY DATED 04/30/1999. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver DATED: 02/03/21
 VLADIMIR SIVRIVER P.E. NO. 25105

GRADING, DRAINAGE AND EROSION CONTROL PLAN

JOB NAME: FRETHAM 18TH. ADDITION
 LOCATION: 12701 LAKE ST EXTENSION MINNETONKA, MN 55305

DRAWN BY: GP
 CHECKED BY: VS
 PROJ. NO. 12-067
 SHEET NO. C4

TREE INVENTORY PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

TAG #	SPECIES	DIAMETER (Inches)	CONDITION	DISTURBED/UNDISTURBED/EXEMPT
1	COTTONWOOD	16	8	UNDISTURBED
2	COTTONWOOD	16	8	UNDISTURBED
3	OAK	(2) 22	8	UNDISTURBED
4	COTTONWOOD	14	8	UNDISTURBED
5	BOX ELDER	10	8	UNDISTURBED
6	BOX ELDER	8	8	UNDISTURBED
7	ELM	10	8	UNDISTURBED
8	COTTONWOOD	8	8	UNDISTURBED
9	ELM	10	8	UNDISTURBED
10	COTTONWOOD	8	8	UNDISTURBED
11	BOX ELDER	10	8	UNDISTURBED
12	COTTONWOOD	8	8	UNDISTURBED
13	BOX ELDER	8	8	UNDISTURBED
14	COTTONWOOD	8	8	UNDISTURBED
15	COTTONWOOD	8	8	UNDISTURBED
16	COTTONWOOD	14	8	UNDISTURBED
17	COTTONWOOD	10	8	UNDISTURBED
18	ELM	8	8	UNDISTURBED
19	COTTONWOOD	12	8	UNDISTURBED
20	COTTONWOOD	10	8	UNDISTURBED
21	BOX ELDER	12	8	UNDISTURBED
22	COTTONWOOD	14	8	UNDISTURBED
23	COTTONWOOD	14	8	UNDISTURBED
24	COTTONWOOD	(2) 18	8	UNDISTURBED
25	COTTONWOOD	12	8	UNDISTURBED
26	COTTONWOOD	(2) 10	8	UNDISTURBED
27	RED CEDAR	8	8	UNDISTURBED
28	OAK	14	8	DISTURBED
29	SILVER MAPLE	14	8	DISTURBED
30	WHITE OAK	24	8	DISTURBED
31	BOX ELDER	10	8	DISTURBED
32	WHITE OAK	20	8	DISTURBED
33	COTTONWOOD	32	8	DISTURBED
34	COTTONWOOD	8	8	UNDISTURBED
35	OAK	18	8	UNDISTURBED
36	BOX ELDER	10	8	DISTURBED
37	BOX ELDER	10	8	DISTURBED
38	COTTONWOOD	30	8	DISTURBED
39	COTTONWOOD	32	8	DISTURBED
40	BOX ELDER	8	8	DISTURBED
41	COTTONWOOD	22	8	DISTURBED
42	COTTONWOOD	16	8	UNDISTURBED
43	BOX ELDER	18	8	UNDISTURBED
44	UNKNOWN	8	8	UNDISTURBED
45	COTTONWOOD	20	8	UNDISTURBED
46	BOX ELDER	10	8	UNDISTURBED
47	BOX ELDER	10	8	UNDISTURBED
48	BOX ELDER	10	8	UNDISTURBED
49	UNKNOWN	8	8	UNDISTURBED
50	SILVER MAPLE	12	8	DISTURBED
51	COTTONWOOD	36	8	DISTURBED
52	COTTONWOOD	36	8	DISTURBED
53	COTTONWOOD	42	8	DISTURBED
54	BOX ELDER	12	8	DISTURBED
55	BLACK CHERRY	14	8	DISTURBED
56	ELM	8	8	DISTURBED
57	OAK	20	8	UNDISTURBED
58	BOX ELDER	(2) 8	8	DISTURBED
59	BOX ELDER	10	8	UNDISTURBED
60	COTTONWOOD	36	8	UNDISTURBED
61	SILVER MAPLE	10	8	UNDISTURBED
62	UNKNOWN	8	8	UNDISTURBED
63	ELM	8	8	UNDISTURBED
64	ASH	10	8	UNDISTURBED
65	OAK	(2) 14	8	UNDISTURBED
66	BOX ELDER	10	8	UNDISTURBED
67	WALNUT	12	8	UNDISTURBED
68	COTTONWOOD	22	8	UNDISTURBED
69	ASH	10	8	UNDISTURBED
70	BOX ELDER	14	8	UNDISTURBED
71	ASH	8	8	UNDISTURBED
72	OAK	22	8	UNDISTURBED
73	ELM	18	8	UNDISTURBED
74	COTTONWOOD	24	8	UNDISTURBED
75	SHED	12	8	UNDISTURBED
76	RED OAK	10	8	DISTURBED
77	COTTONWOOD	12	8	UNDISTURBED
78	RED CEDAR	8	8	UNDISTURBED
			0	EXEMPT TREES
			0	REVISED DIAMETER
			21	DISTURBED TREES
			58	UNDISTURBED TREES
			79	TOTAL TREES
			73	%SAVED

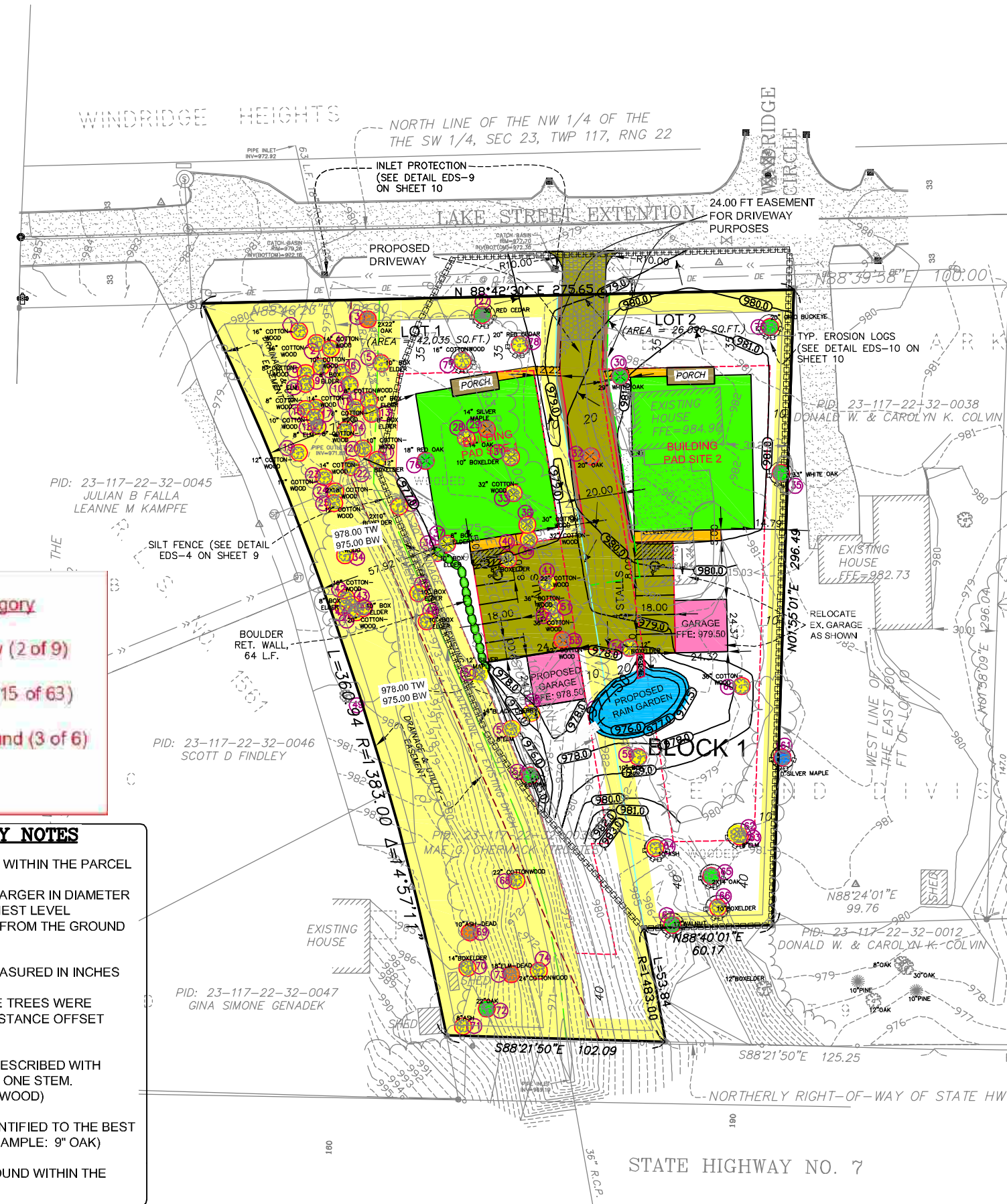
Trees by Category

- High Priority (2 of 9)
- Significant (15 of 63)
- Dead/unsound (3 of 6)
- Offsite (1)

- TREE SURVEY NOTES**
- 79 TREES WERE LOCATED WITHIN THE PARCEL
 - ALL TREES 4 INCHES OR LARGER IN DIAMETER WERE LOCATED AT THE CHEST LEVEL APPROXIMATELY 4.5 FEET FROM THE GROUND LEVEL
 - ALL DIAMETERS WERE MEASURED IN INCHES
 - THE TRUE CENTER OF THE TREES WERE LOCATED BY USING THE DISTANCE OFFSET TOOL IN DECIMAL FEET
 - MULTI STEM TREES ARE DESCRIBED WITH MULTIPLE DIAMETERS FOR ONE STEM. (EXAMPLE: 2 X 18" COTTONWOOD)
 - TREES SPECIES WERE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. (EXAMPLE: 9" OAK)
 - NO DEAD TREES WERE FOUND WITHIN THE PARCEL

CONDITION:
 TREES RATED ON A SCALE FROM 1 TO 10 WHICH TAKES INTO ACCOUNT OVERALL STRUCTURE, PEST/DISEASE EVIDENCE, AND DAMAGE.

TREE PROTECTION:
 SILT FENCE AROUND PERIMETER OF THE SITE IS ALSO SERVING AS A TREE PROTECTION.



0 30 60
 SCALE IN FEET

LEGEND

- DENOTES FOUND IRON MONUMENT
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES CONCRETE SURFACE
- DENOTES WHITE PLASTIC PRIVACY FENCE
- DENOTES SETBACK LINE
- ⊕ DENOTES FIRE HYDRANT
- (M) DENOTES MEASURED DISTANCE
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- DENOTES EXISTING 1.0' CONTOUR LINE
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- ▲ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES GAS METER
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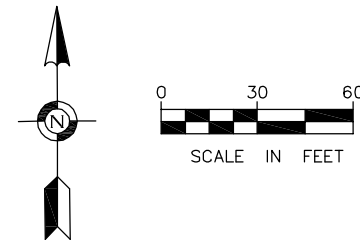
PROPOSED

- DENOTES PROPOSED PARKING LOT
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED GARAGE
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- DENOTES PROPOSED RAIN GARDEN

NOTES

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STORM WATER MANAGEMENT PLAN



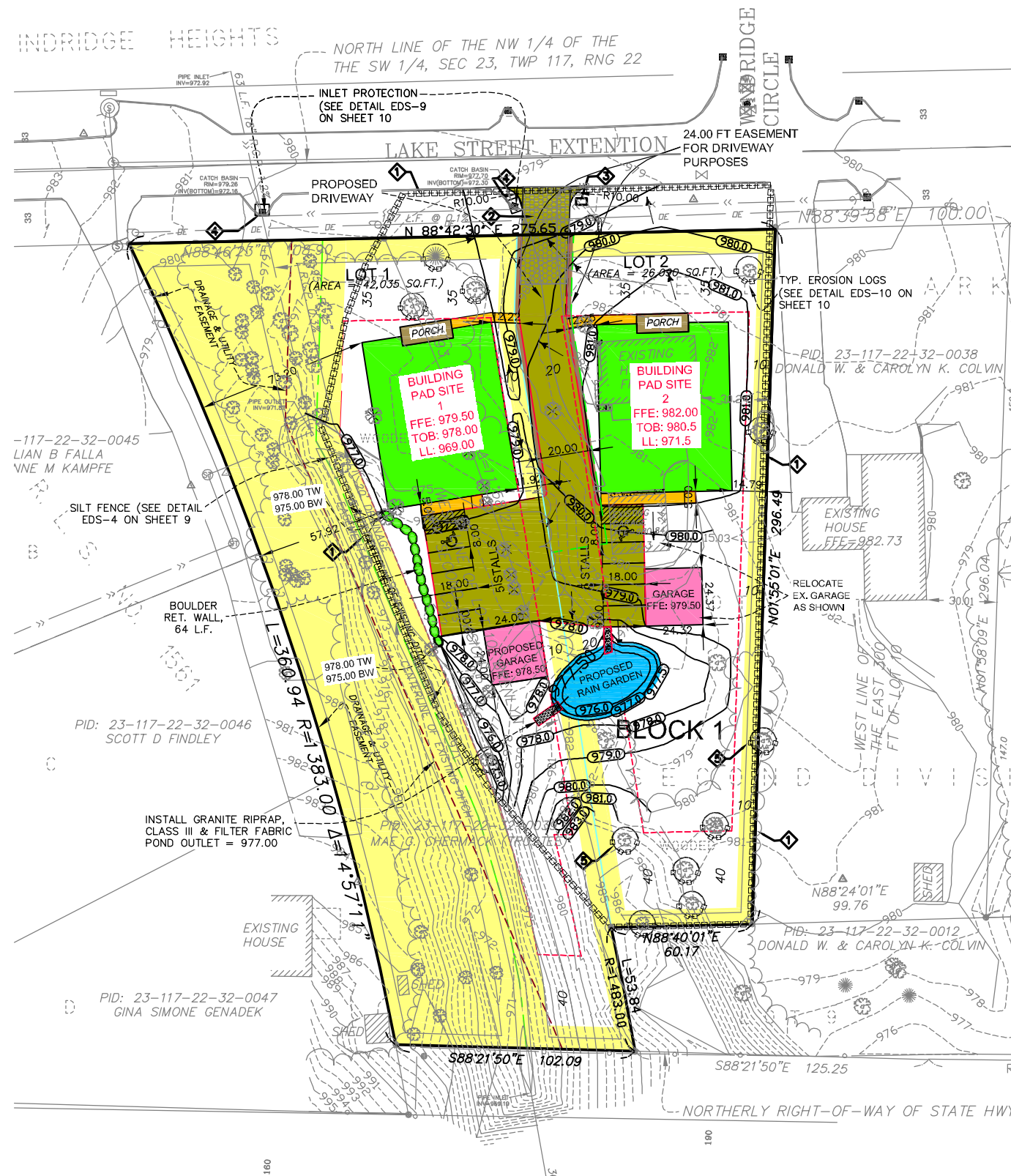
Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

GENERAL NOTES

- SEE SWMP NOTES ON SHEET C5 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
- ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
- STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
- PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.
 - APPLY Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$ " TO $\frac{3}{4}$ " OF SOIL.
 - APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.
 - ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

NUMBERED NOTES

- INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.
- INLET PROTECTION DEVICE
- TREE PROTECTION DEVICE



LEGEND

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PROPOSED

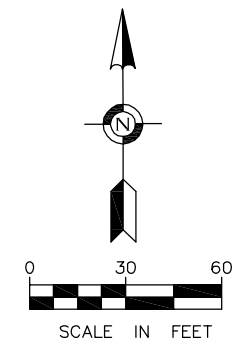
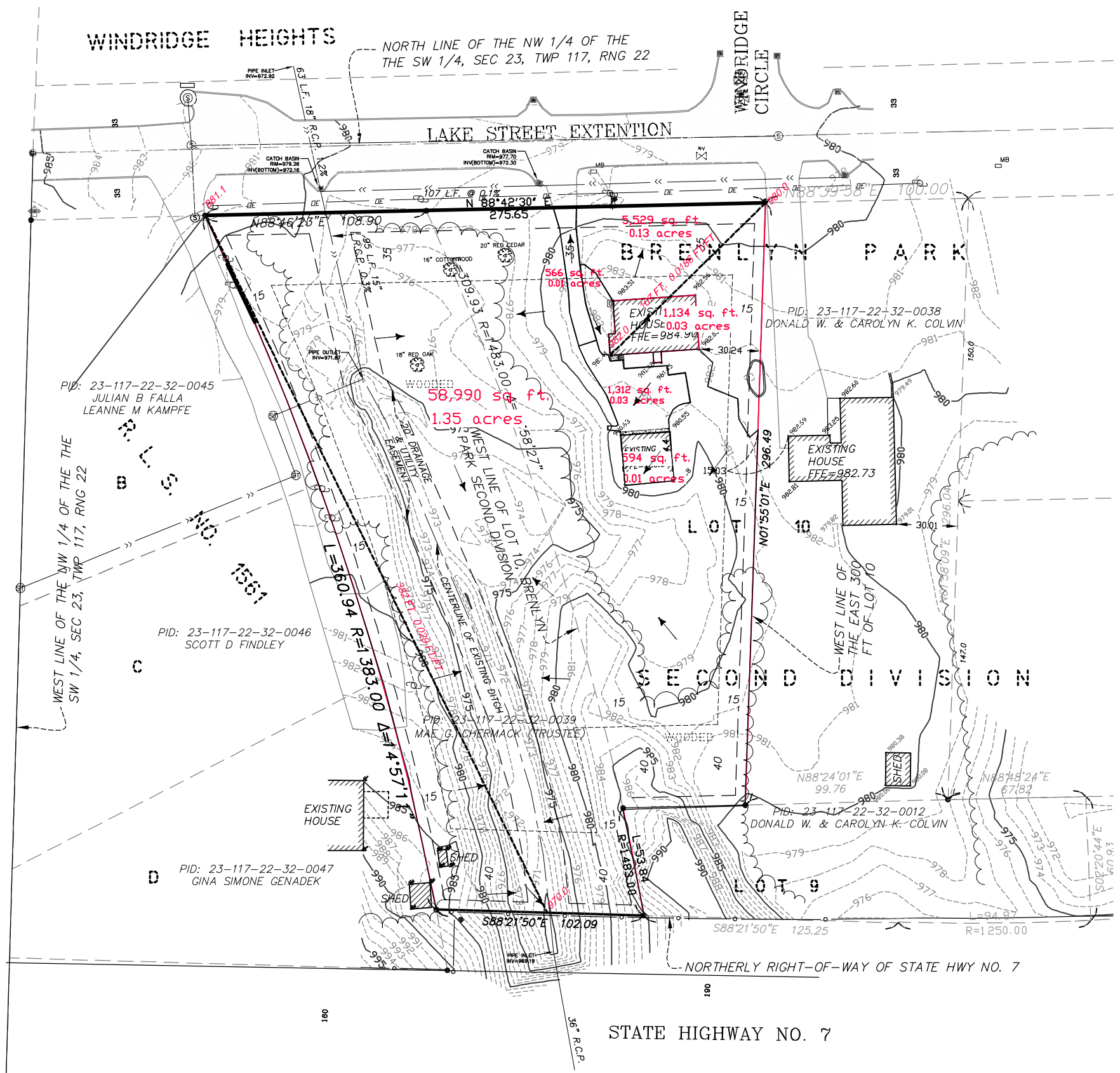
- DENOTES PROPOSED PARKING LOT
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED GARAGE
- DENOTES DRAINAGE AND UTILITY EASEMENT
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- ✕ DENOTES PROPOSED TREE REMOVAL
- DENOTES PROPOSED RAIN GARDEN

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EXISTING DRAINAGE AREAS

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GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



- ### LEGEND
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 - ⊠ DENOTES STORM SEWER LINE

ZONING

EXISTING
 R-1 LOW DENSITY RESIDENTIAL

SETBACK REQUIREMENTS

BUILDING SETBACK
 FRONT 35 FT
 SIDE NO LESS THAN 30 FT WITH A MINIMUM OF 10 ON ONE SIDE
 REAR 40 FT OR 20% OF LOT DEPTH, WHICHEVER IS LESS

REFERENCE BENCHMARK

ELEVATION = 1002.58 @ TOP NUT OF HYDRANT AT SW QUAD OF LAKE ST. EXTENSION AND MERRIAM RD. (NGVD 29)

PROJECT BENCHMARK

ELEVATION = 985.23 @ CAST IRON MONUMENT AT WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 117, RANGE 22.

EXISTING HARDCOVER

EXISTING HOUSE	1160 SQ. FT.
EXISTING GARAGE	593 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,828 SQ. FT.
EXISTING CONCRETE SURFACE	39 SQ. FT.
TOTAL IMPERVIOUS SURFACE	3,620 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
EXISTING HARDCOVER	5.3 %

LEGAL DESCRIPTION

PID: 23-117-22-32-0039
 That part of Lot 10, BRENLIN PARK SECOND DIVISION, lying West of the East 300 feet thereof.

AND
 (Per Certificate of Title No. 843588)
 That part of the abandoned right-of-way of the Chicago Milwaukee and St. Paul Railway Company in the Northwest Quarter of the Southwest Quarter lying North of the State Highway No. 7, except road, Section 23, Township 117, Range 22. The Westerly line of said right-of-way being a line drawn parallel with and 100 feet Westerly from the Westerly line of BRENLIN PARK SECOND DIVISION.

Subject to minerals and mineral rights reserved by the State of Minnesota.

NOTES

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NO.	DATE	DESCRIPTION	BY
3	4/06/16	UPDATED HOUSE CORNER ELEV.	TS
2	4/06/16	UPDATED SETBACKS	TS
1	3/20	UPDATE LEGAL DESCRIPTION	EP

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vladimir Sivriver
 VLADIMIR SIVRIVER P.E. NO. 25105
 DATED: 10/01/20

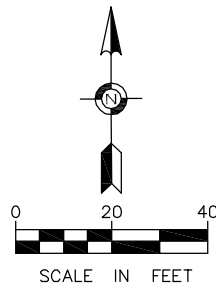
EXISTING DRAINAGE AREAS

JOB NAME: PLATEAU HEALTHCARE 12 UNIT BUILDING
 LOCATION: 12701 LAKE ST EXTENSION MINNETONKA, MN 55305

DRAWN BY: IS
 CHECKED BY: VS
 PROJ. NO. 12-067
 SHEET NO. C2

PROPOSED DRAINAGE PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



ZONING
 ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT

BUILDING SETBACKS
 ZONING: R-1 = LOW DENSITY RESIDENTIAL DISTRICT

HOUSE: FRONT = 35 FT
 SIDE = 10 FT MIN (30 FT TOTAL SIDE)
 REAR = 40 FT MIN OR 20% OF LOT DEPTH WHICHEVER IS LESS, BUT NO LESS THAN 25 FT

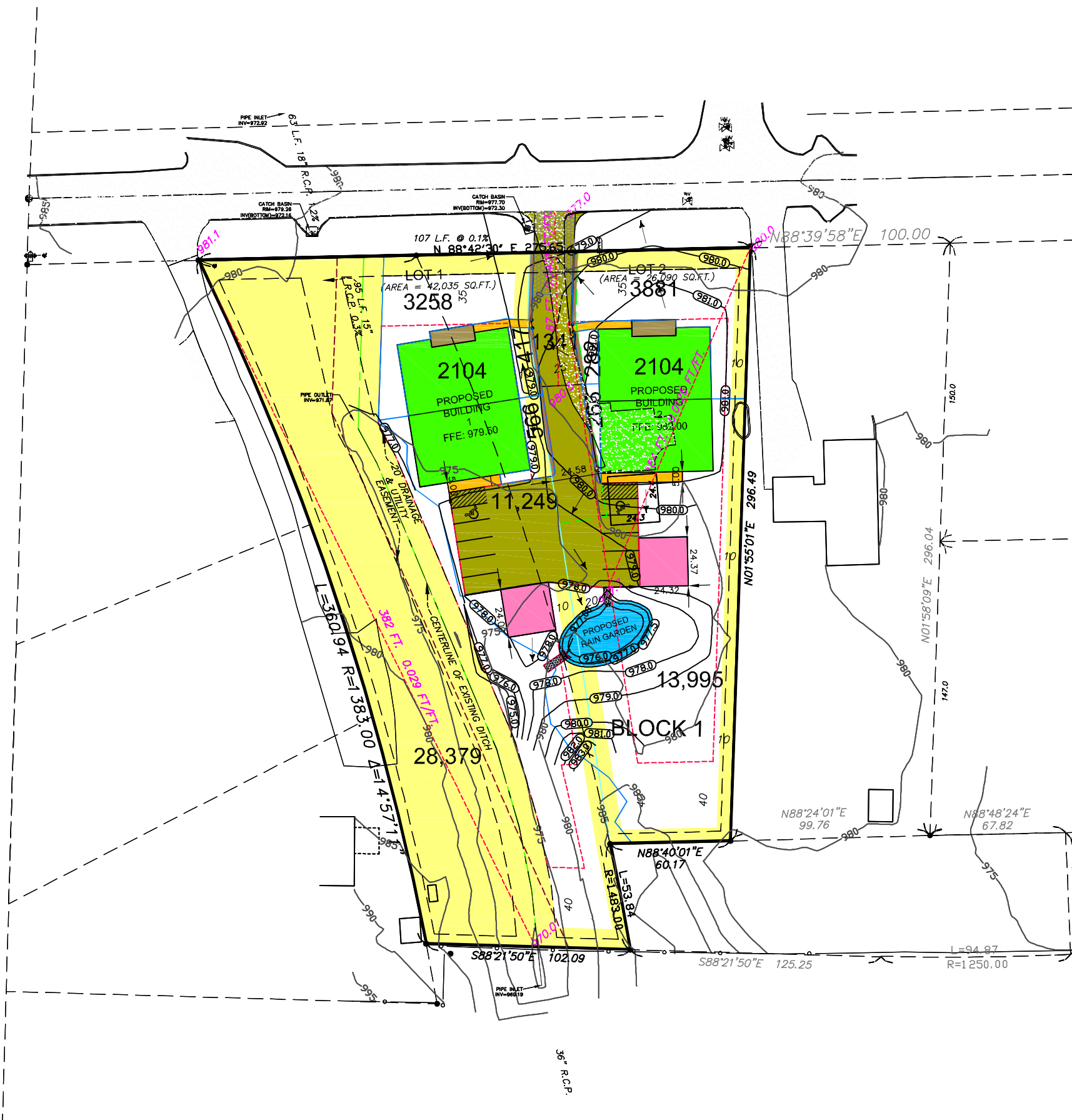
REFERENCE BENCHMARK
 ELEVATION = 1002.58 (NGVD 29) @ TNH AT SW QUADRANT OF LAKE ST. ESTENSION AND MERRIAM RD.

REFERENCE BENCHMARK
 ELEVATION = 1002.58 (NGVD 29) @ TNH AT SW QUADRANT OF LAKE ST. ESTENSION AND MERRIAM RD.

PROJECT BENCHMARK
 ELEVATION = 985.23 @ CAST IRON MONUMENT AT WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 117, RANGE 22.

EXISTING HARDCOVER	
EXISTING HOUSE	1160 SQ. FT.
EXISTING GARAGE	593 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,828 SQ. FT.
EXISTING CONCRETE SURFACE	39 SQ. FT.
TOTAL IMPERVIOUS SURFACE	3,620 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
EXISTING HARDCOVER	5.3 %

PROPOSED HARDCOVER	
PROPOSED BUILDING	5,986 SQ. FT.
PROPOSED COVERED PORCH	144 SQ. FT.
PROPOSED GARAGE	593 SQ. FT.
PROPOSED CONCRETE SIDEWALK	2,151 SQ. FT.
PROPOSED BIT. PARKING LOT	8,098 SQ. FT.
TOTAL IMPERVIOUS SURFACE	16,972 SQ. FT.
TOTAL LOT AREA	68,125 SQ. FT.
PROPOSED HARDCOVER	24.9 %



- LEGEND**
- DENOTES FOUND IRON MONUMENT
 - DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
 - DENOTES CONCRETE SURFACE
 - - - DENOTES WHITE PLASTIC PRIVACY FENCE
 - - - DENOTES SETBACK LINE
 - ⊕ DENOTES FIRE HYDRANT
 - (M) DENOTES MEASURED DISTANCE
 - (P) DENOTES PLATTED DISTANCE
 - DENOTES EXISTING 1.0' CONTOUR LINE
 - DENOTES EXISTING 5.0' CONTOUR LINE
 - 999.99 DENOTES EXISTING SPOT ELEVATION
 - ⊕ DENOTES GAS METER
 - ⊕ DENOTES ELECTRIC METER
 - ⊕ DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES SANITARY MANHOLE
 - ⊕ DENOTES UNKNOWN MANHOLE
 - ⊕ DENOTES POWER POLE
 - ⊕ DENOTES GUY ANCHOR
 - ⊕ DENOTES DECIDUOUS TREE
 - ⊕ DENOTES CONIFEROUS TREE
 - ⊕ DENOTES ARBORVITAE
 - ⊕ DENOTES WATER SHUTOFF VALVE
 - ⊕ DENOTES STORM CATCH BASIN
 - ⊕ DENOTES LIGHT POLE
 - ⊕ DENOTES OVERHEAD ELECTRIC
 - ⊕ DENOTES SANITARY SEWER LINE
 - ⊕ DENOTES WATERMAIN LINE
 - ⊕ DENOTES STORM SEWER LINE
 - ⊕ DENOTES STORM SEWER LINE
 - ⊕ DENOTES PHONE PEDESTAL
 - ⊕ DENOTES FIRE HYDRANT

- PROPOSED**
- DENOTES PROPOSED PARKING LOT
 - DENOTES PROPOSED BUILDING
 - DENOTES PROPOSED SIDEWALK
 - DENOTES PROPOSED GARAGE
 - DENOTES DRIVEWAY EASEMENT
 - ⊕ DENOTES PROPOSED PARKING SIGN
 - ⊕ DENOTES PROPOSED PARKING STRIPES
 - XXX DENOTES PROPOSED GRADE
 - XXX DENOTES PROPOSED CONTOURS
 - DENOTES PROPOSED STORM SEWER
 - DENOTES PROPOSED SILT FENCE
 - DENOTES PROPOSED EROSION LOGS
 - DENOTES PROPOSED ROCK CON. ENT.
 - DENOTES PROPOSED BOULDER RET. WALL
 - DENOTES PROPOSED RAIN GARDEN

- NOTES**
- THE BASIS OF THE BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF CADY ADDITION, ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 51 SECONDS EAST.
 - NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
 - NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
 - EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. STORM SEWER SHOWN RUNNING THROUGH TRACT B HAS BEEN OBTAINED FROM SCHOELL & MADSON SURVEY DATED 04/30/1999. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

Resolution No. 2021-

**Resolution approving preliminary and final plats for a two-lot subdivision
at 12701 Lake Street Extension**

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 Plateau Healthcare has requested approval of preliminary and final plats to divide the property at 12701 Lake Street Extension into two lots.
- 1.02 The property is legally described in Exhibit A of this resolution.
- 1.03 On April 22, 2021, the planning commission held a hearing on the proposed plat. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council grant preliminary plat approval.

Section 2. General Standards.

- 2.01 City Code §400.030 outlines general design requirements for residential subdivisions. These standards are incorporated by reference into this resolution.

Section 3. Findings.

- 3.01 The preliminary plat would meet the design standards as outlined in City Code §400.030.

Section 4. Council Action.

- 4.01 The above-described plats are hereby approved, subject to the following conditions:
 - 1. Prior to the release of the final plat for recording:
 - a) This resolution must be recorded with Hennepin County.

- b) Submit the following:
 - 1) A utility exhibit illustrating existing and proposed utility connections to each lot.
 - 2) A final plat drawing that clearly illustrates the following:
 - a. A minimum 10-foot wide drainage and utility easement adjacent to the public right-of-way and minimum 7-foot wide drainage and utility easements along all other lot lines.
 - b. Drainage and utility easement on proposed Lot 1 extending from the west property line of Lot 1 to 10 feet east of the existing storm sewer pipe and the centerline of the existing ditch.
 - 3) Two sets of mylars for city signatures.
 - 4) An electronic CAD file of the plat in microstation or DXF.
 - 5) Park dedication fee of \$5000.
 - c) Submit the following documents for the city attorney's review and approval. These documents must be prepared by an attorney knowledgeable in the area of real estate.
 - 1) Private utility easements over any existing or proposed service lines that cross the shared property line.
 - 2) Private driveway/cross access easement if the driveway is to be shared.
 - 3) Private cross-access easement for stormwater facilities if the facilities cross the common property line.
 - 4) Title evidence that is current within thirty days before the release of the final plat.
2. Building permits are required. Electronic plans and specifications must be submitted through the city's electronic permit application and plan review system.
- a) Prior to issuance of a building permit:
 - 1) Submit a letter from the surveyor stating that boundary and lot stakes have been installed as required by ordinance.

- 2) Submit the following items for staff review and approval:
- a. A final stormwater management plan. The plan must be acceptable to the city's water resources engineer, demonstrating compliance with the city's water resources management plan.
 - b. A final grading plan. The plan must show sewer and water services to minimize the impact on any significant or high-priority trees.
 - c. Final utility plan. Note, the proposed structures must be serviced by gravity sewer. The applicant must confirm the public sanitary sewer invert elevation and ensure the proposed structures can be served. Low floor elevations and associated grading may need minor adjustments depending on invert information.
 - d. A tree mitigation plan. The plan must meet mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. Mitigation requirements will be dependent on final grading plans.
 - e. A driveway permit application. Note, a shared driveway can be used but is not required.
 - f. A construction management plan. This plan must be in a city-approved format and outline minimum site management practices and penalties for non-compliance. If the builder is the same entity doing site work, the construction management plan submitted at the time of grading permit may fulfill this requirement.
 - g. Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other

- conditions of approval, or city code standards; and
- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
- 3) Provide evidence that an erosion control inspector has been hired to monitor the site through the course of construction. This inspector must provide weekly reports to natural resource staff in a format acceptable to the city. At its sole discretion, the city may accept escrow dollars, in an amount to be determined by natural resources staff, to contract with an erosion control inspector to monitor the site throughout the course of construction.
 - 4) Pay all required hook-up fees.
 - 5) Pay any outstanding taxes or utility bills.
- b) In addition, note:
- 1) Unless otherwise approved by natural resources staff, no tree removal or grading may begin until a building permit is issued.
 - 2) No more than four high-priority trees may be removed in total from the two lots.
 - 3) The minimum low floor elevation for habitable structures is 969.0.
 - 4) A full-width patch of Lake Street Extension may be required if excavation for utility installation impacts greater than one-half the width of the street.
 - 5) All lots and structures within the plat are subject to all the R-1 zoning standards.
3. This plat approval will be void on May 5, 2022, if: (1) a final plat has not been recorded; and (2) the city council has not received and approved a written application for a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on May 5, 2021.

Brad Wiersum, Mayor
Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on May 5, 2021.

Becky Koosman, City Clerk

EXHIBIT A

That part of Lot 10, BRENLYN PARK SECOND DIVISION, lying West of the East 300 feet thereof.

AND

That part of the abandoned right-of-way of the Chicago Milwaukee and St. Paul Railway Company in the Northwest Quarter of the Southwest Quarter lying North of the State Highway No. 7, except road, Section 23 Township 117, Range 22. The Westerly line of said right-of-way being a line drawn parallel with and 100 feet Westerly from the Westerly line of BRENLYN PARK SECOND DIVISION.

Minnetonka Planning Commission Meeting

Agenda Item 9

Other Business

MINNETONKA PLANNING COMMISSION
April 22, 2021

Brief Description	Concept plan review for Bren Road Development at 10701 Bren Road East
Action Requested	Discuss concept plan with the applicant. No formal action is required.

Proposal

The partnership of Aeon and Kraus Anderson companies has submitted a concept plan for the redevelopment of the property located at 10701 Bren Road East. The 3.16-acre property is currently a multi-tenant office building with associated parking. As contemplated, the project proposes:

- A 14-story, market-rate apartment building with 285-305 units totaling 290,050 sq. ft.
- A six-story, affordable housing apartment building with 75-100 units totaling 101,000 sq. ft.
- A six-level parking garage structure with approximately 520-540 parking spaces totaling 185,000 sq. ft.

Concept Plan Review Process

The staff has outlined the following Concept Plan Review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** A virtual neighborhood meeting was held on Feb. 28, 2021. The meeting was attended by representatives of the applicant group, city staff, the ward councilmember, and six property owners from the Shady Oak Townhouses neighborhood. Questions and concerns raised by neighbors included the provision of enough parking spaces, impact on property values, recent crime activity, traffic, and a large amount of development in Opus.
- **Planning Commission Concept Plan Review.** The purpose of concept plan review is to allow commissioners to identify – for the developer and city staff – what they see as the positive components of a development concept and any issues or challenges they foresee. The concept plan review meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, no motions are made, and no votes will be taken.
- **Economic Development Advisory Commission.** The economic development advisory commission (EDAC) will review the affordable housing component of the concept and any requests for financial assistance.

- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission and EDAC meetings and would follow the same format. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

Key Topics

The staff has identified and requests planning commission feedback on the following key topics:

- **Residential Use.** OPUS is designated for mixed-use in the comprehensive plan. What is the commission's opinion regarding the residential use of the site?
- **Site Plan.** The proposed site plan identifies building location, vehicular and pedestrian connections, and some on-site amenities. Does the commission have comments on the general location and organization of these elements?
- **Building Design.** Building elevations have been provided. Does the commission have comments on the building massing and design elements?
- **Other Considerations.** What other land use-related items would the commission like to comment on?

Staff Recommendation

Staff recommends the planning commission provide feedback on the key topics identified by staff and any other land use-related items that the commission deems appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer/applicant chooses to file a formal application, notification of the application would be mailed to area property owners. Area property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide owners with ongoing project updates, (2) owners can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) owners may provide project feedback on the project; and (4) staff can review resident comments.
- **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 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 will review and subsequently make a recommendation to the city council on land use matters.
- **EDAC Review.** The EDAC will review and subsequently make a recommendation to the city council on affordable housing and public finance.
- **City Council Action.** Based on input from the planning commission, EDAC, professional staff, and the general public, the city council would take final action.

Roles and Responsibilities

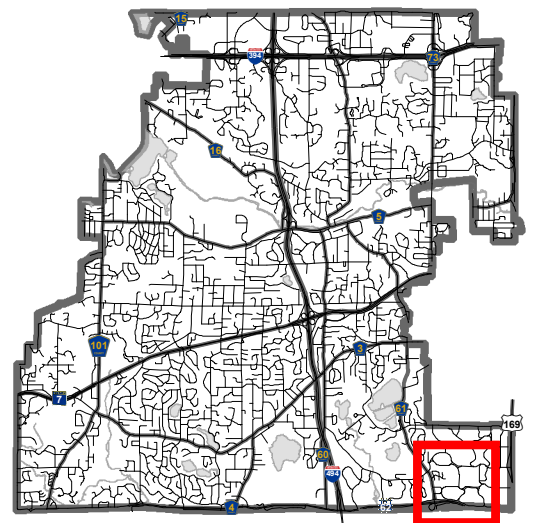
- **Applicants.** Applicants are responsible for providing clear, complete, and timely information throughout the review process. They are expected to be accessible to both the city and to the public and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested residents are expected to accept the responsibility to educate themselves about the project and review process, to provide constructive, timely, and germane feedback, and to stay informed and involved throughout the entire process.
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns before the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.

- **City Council.** As the ultimate decision-maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, commissioners, applicants, and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to participate in the process effectively.
- **City Staff.** The city staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant, property owners, and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns but necessarily reflect professional standards, legal requirements, and broader community interests.



Location Map

Project: Bren Road Development
 Address: 10701 Bren Road Develop





BREN ROAD DEVELOPMENT

CONCEPT PLAN REVIEW
SUBMISSION DATE: APRIL 8, 2021



DEVELOPMENT TEAM EXPERIENCE



ABOUT KRAUS-ANDERSON DEVELOPMENT

Founded in 1897 and family owned and managed for more than 75 years, Kraus-Anderson (KA) is consistently ranked by Engineering News Record among the U.S. Top 20 Construction firms in the Midwest, providing award-winning construction and development services coast to coast. As an integrated development, construction and real estate management family of companies, we bring a long-term owner's perspective to our developments. Over the last 10 years, KA has developed and built over two million square feet in the Residential, Mixed Use/Transit-Oriented, Retail, Medical, and Office market sectors. Together, strengthening the communities we serve.



ABOUT AEON

Aeon is a mission-driven, nonprofit provider of quality apartment homes for low- and moderate-income individuals and families. Since 1986, Aeon has built, purchased or renovated 5,650 apartments and townhomes. These homes provide stability to more than 15,000 people each year. Our mission is to create and sustain quality, affordable homes that strengthen lives and communities. We pride ourselves on acting boldly to create and preserve affordable housing that people are proud to call home.



ABOUT ESG

ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.



PROJECT NARRATIVE

VISION STATEMENT

Through collaborative partnership, Aeon and Kraus Anderson aim to create a mixed-income community to serve residents at all economic levels in a neighborhood rich with transit opportunities and a remarkable network of recreational trails. Our new residents will enhance the experience within the Opus Park community and foster the development of a truly inclusive community centered around the light rail station.

PROJECT GOALS

- Support the objective for a mixed-use community at the Opus campus by growing the resident population and the diversity of housing options.
- Create a Transit-Oriented Development community that will provide ridership on the new light rail line.
- Enhance and support the district's natural features and integrate the site into the existing landscape of trails, specifically the Red Circle Trail.
- Provide density to support the area's existing businesses and provide additional residents to serve as a catalyst for more retail/commercial development within the Opus Park.
- Connect the Red Circle Trail from Shady Oak Road to Bren Road as per the Opus Area Placemaking + Urban Design Implementation Guide.
- Deliver a mixed-income housing product to serve a varied population of residents.
- Develop a concept for connecting the project to the green space to the north with new trails, seating areas, landscaping and an updated stormwater management approach.

PLACEMAKING AND DESIGN CONCEPT

The project's vision and design concept will align with the goals of the Opus Area Placemaking + Urban Design Implementation Guide.

- Located within the "Red Loop", the proposed development is an important part of the broader Opus Area Placemaking and Design trail system. The area is characterized by extensive natural open spaces stitched together with an exceptional network of pedestrian trails and a one-way road system.
- The proposed residential buildings will integrate into this well-established environment by giving precedence to landscape design and upgraded pedestrian connections.
 - New sidewalks will be integrated around the site to the east where it will connect to the proposed LRT station. Along the south side of the development, paths connect to both the Shady Oak Rd. trail system as well as the "Orange Loop". Designed connections within the site, and around the north and west will solidify pedestrian connections for residents and visitors of the Bren Road re-development.
- With the new Southwest Light Rail station located adjacent to the site, residents will have direct access to a transit option that will reduce dependency on automobile use.
- Visual and physical connections will be made to the existing trail system, the LRT station, adjacent longstanding businesses and new residential developments nearby.

A primary site design goal is to maximize the ground plane:

- The grounds immediately adjacent to the buildings will be highly landscaped, as there is no structured parking below ground. The landscape program will include full overstory canopy trees.
- The open space around the perimeter of the buildings will incorporate carefully designed stormwater features and native landscaping.
- Native vegetation will take precedence on the site based on the historic species located in this area.
- Hardscape areas will be thoughtfully designed and incorporate seating areas, exterior lighting and wayfinding elements.

PROJECT DESCRIPTION

An office building and surface parking exist on the site today. The proposed project consists of a 14-story market-rate apartment (North Building) with 285 to 305 dwelling units, a six-story affordable housing apartment (South Building) with approximately 75 to 100 dwelling units, and an above-grade, six-story parking structure with approximately 520 to 540 parking spaces. One additional, partial story for the parking structure and one minor portion of an additional story for the South Building are proposed below grade.

Each residential building will be amenity-rich:

- The north building will include a lobby and common areas at ground level. These spaces will open onto the outdoor amenity courtyard that is visually shared between both buildings. A level 14 "sky lounge" will provide a gathering space with views toward the north and east.
- A lobby and common amenity spaces will be located at the ground level of the south building as well. The main entrance is just off Red Circle Drive, with a club room, fitness center and kid's zone nearby.
- A shared courtyard includes vehicular circulation designed to be a pedestrian friendly woonerf (shared street), for drop-off and service functions, as well as a limited number of convenience parking spaces for prospective renters and delivery vehicles. The landscape design is inspired by the naturally occurring landscapes in the Midwest region. Frozen lakes and ice bubbles, dense aspen and birch forests, wetlands and bogs, as well as the oak savannah ecosystem inspire forms and program throughout the site. By utilizing the existing topography of the site, stormwater will be captured in raingardens that will connect to the larger stormwater management system. Informal seating and grilling areas are scattered throughout the courtyard. A play berm and play forest provide in-direct play areas for children. The naturalistic, parabolic forms create interstitial connections and contiguous geometry for both the north and south buildings.
- Ample bike parking will be provided within each building in order to support and encourage bicycling.

EXTERIOR MATERIALS

The proposed materials for each building will complement each other in order to create a campus-like feel. Materials under consideration include glass, brick, metal panel, stucco, cementitious board and accent materials.

EXISTING CONDITIONS: AREA



WALK

- ON SITE TRAIL ACCESS
- 4 MIN. TO LAKE
- 5 MIN. TO OPUS LIGHTRAIL STATION
- 6 MIN. BETWEEN RED CIR DR TO SHADY OAK BUS STOP

DRIVE

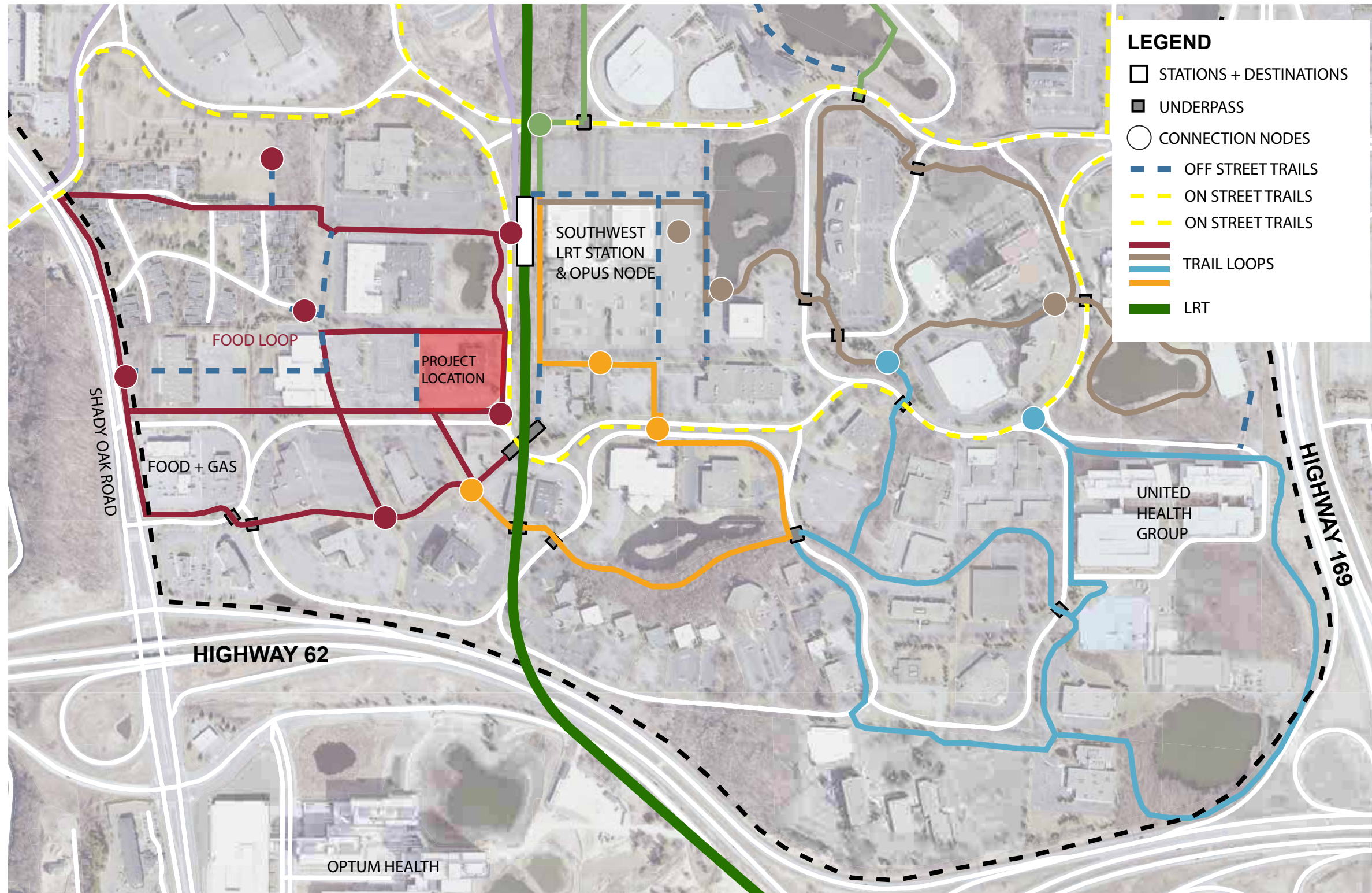
- 10 MIN. TO MEADOWBROOK GOLF COURSE
- 20 MIN. TO DOWNTOWN MINNEAPOLIS
- 22 MIN. TO MSP INTERNATIONAL AIRPORT
- 30 MIN. TO ST. PAUL

ENGAGE

- 17 NEARBY RESTAURANTS
- 3 HOTELS NEARBY
- 3 PARKS W/TRAILS THROUGH THE SITE

- MAIN ROADWAYS
- MAIN APPROACH
- SW LIGHTRAIL - GREEN LINE
- TRAIL SYSTEM + PARKS
- RETAIL/COMMERCIAL/HOTEL
- CORPORATE & EDUCATION
- RESIDENTIAL

EXISTING CONDITIONS: CONNECTIONS



EXISTING CONDITIONS: SITE



LANDSCAPE DESIGN VISIONING



LANDSCAPE DESIGN VISIONING



SITE PLAN

- A. Pool
- B. Pergola
- C. Seating/Firepits
- D. Seating/Plaza Area
- E. Bike Racks
- F. Dog Run
- G. Service
- H. Dropoff
- I. Zero-Curb Woonerf
- J. Stormwater Infiltration Landscape
- K. Lawn
- L. Pedestrian Crossing
- M. Play Berm
- N. Play Forest
- O. Slide/Play Steps/Seating
- P. Grilling/Seating/Pergola Structure
- Q. Stormwater Swale/Weirs
- R. Trail Connection
- S. Connection to Trail/LRT
- T. Trail Loop Connection



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



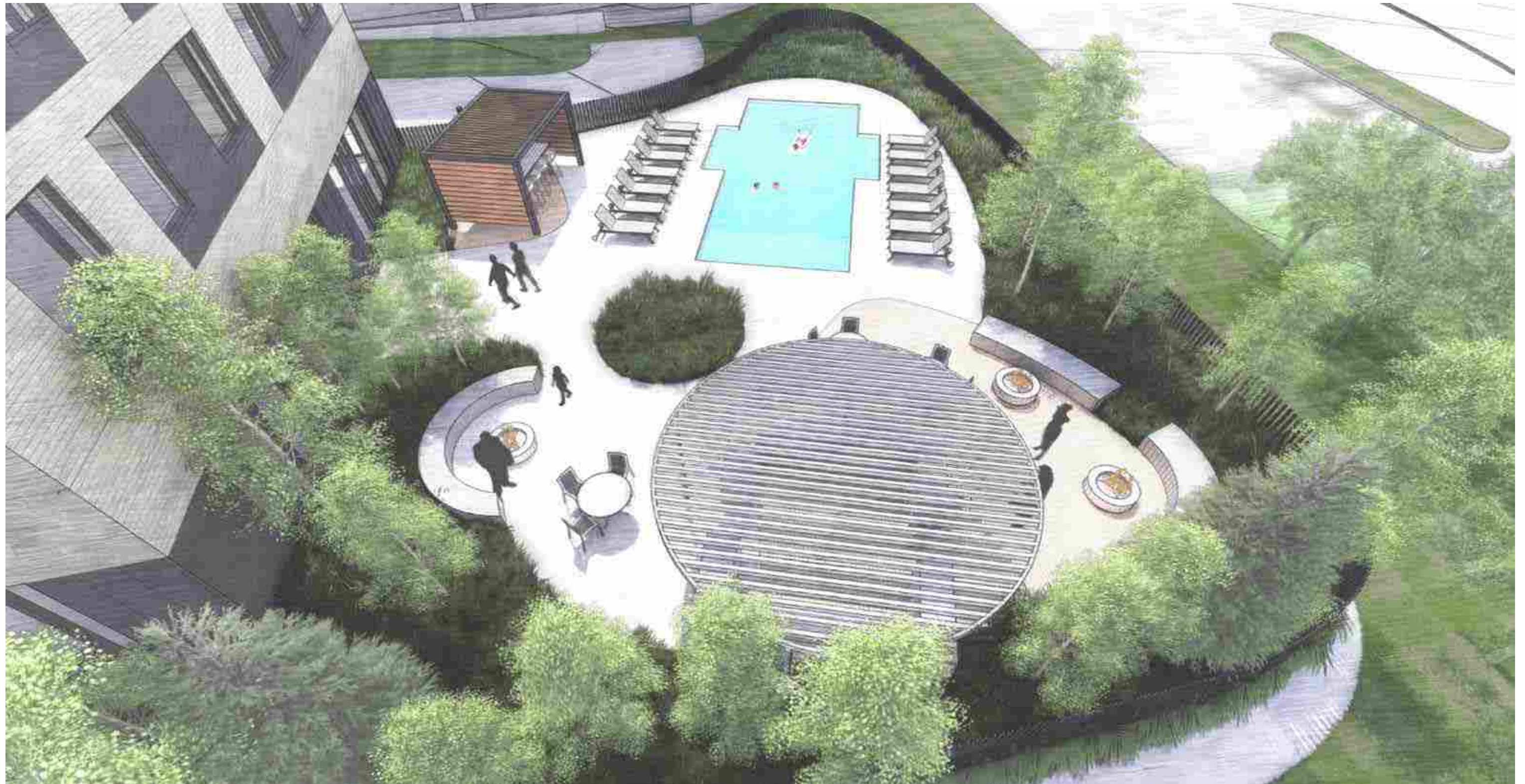
LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



Exterior materials under consideration for the North and South buildings include glass, brick, metal panel, stucco, cementitious board and similar accent materials.

BUILDING FLOOR PLANS



PROJECT METRICS

SITE:
3.16 Acres

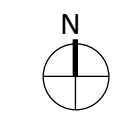
NORTH BUILDING:
14 Stories, 285-305 units, 298,050 GSF

SOUTH BUILDING:
6 Stories (+1 partial below-grade Story),
75-100 units, 101,000 GSF

PARKING GARAGE:
6 Stories (+1 partial below-grade Story),
520-540 stalls, 185,000 GSF

Level 1

Scale: 1" = 60'-0"



BUILDING FLOOR PLANS



Typical Floor Plan

Scale: 1" = 60'-0"



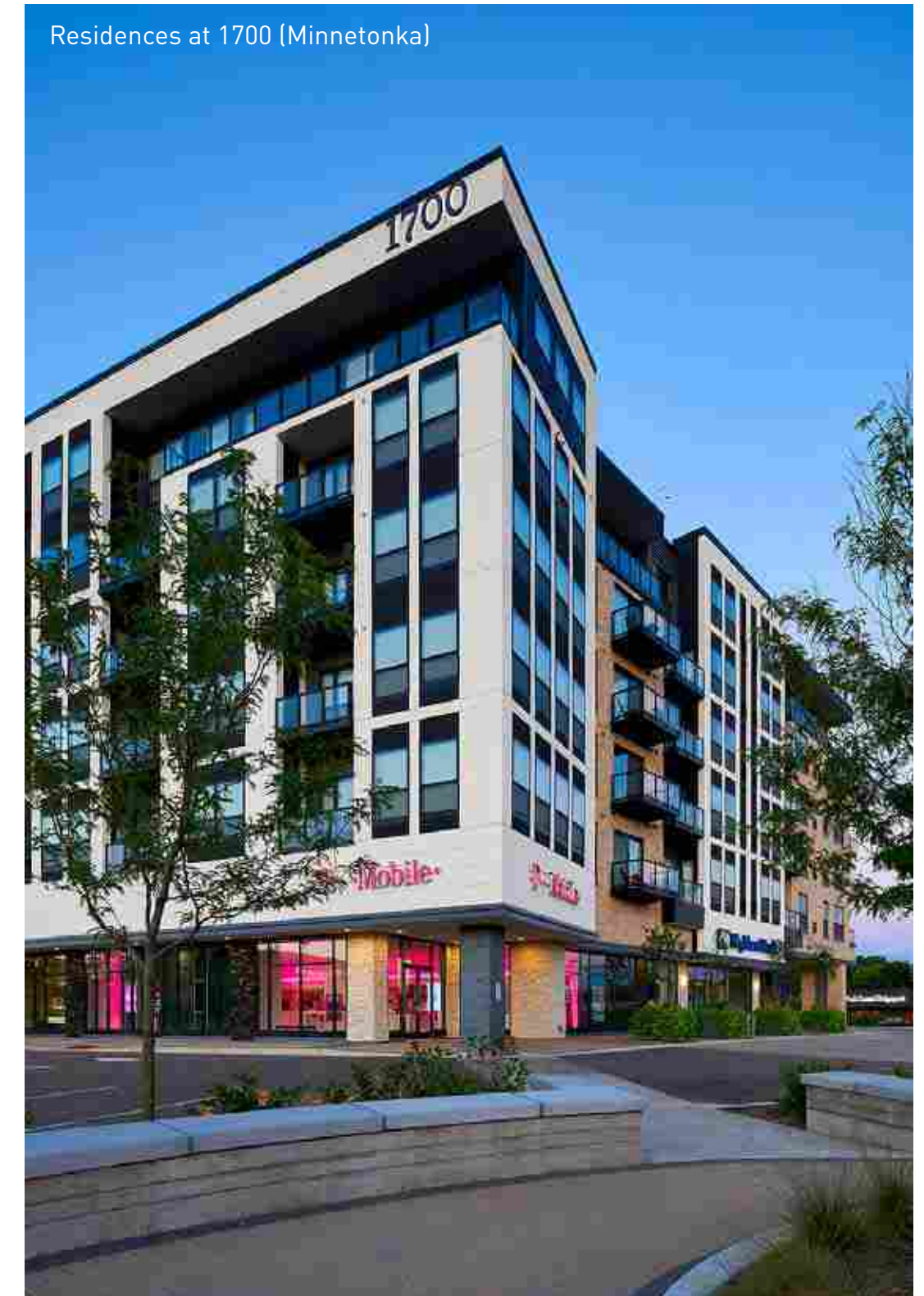
ESG LOW-RISE PRECEDENT



ESG LOW-RISE PRECEDENT: MINNETONKA



Avidor Ridgedale (Minnetonka)



Residences at 1700 (Minnetonka)



Avidor Ridgedale (Minnetonka)



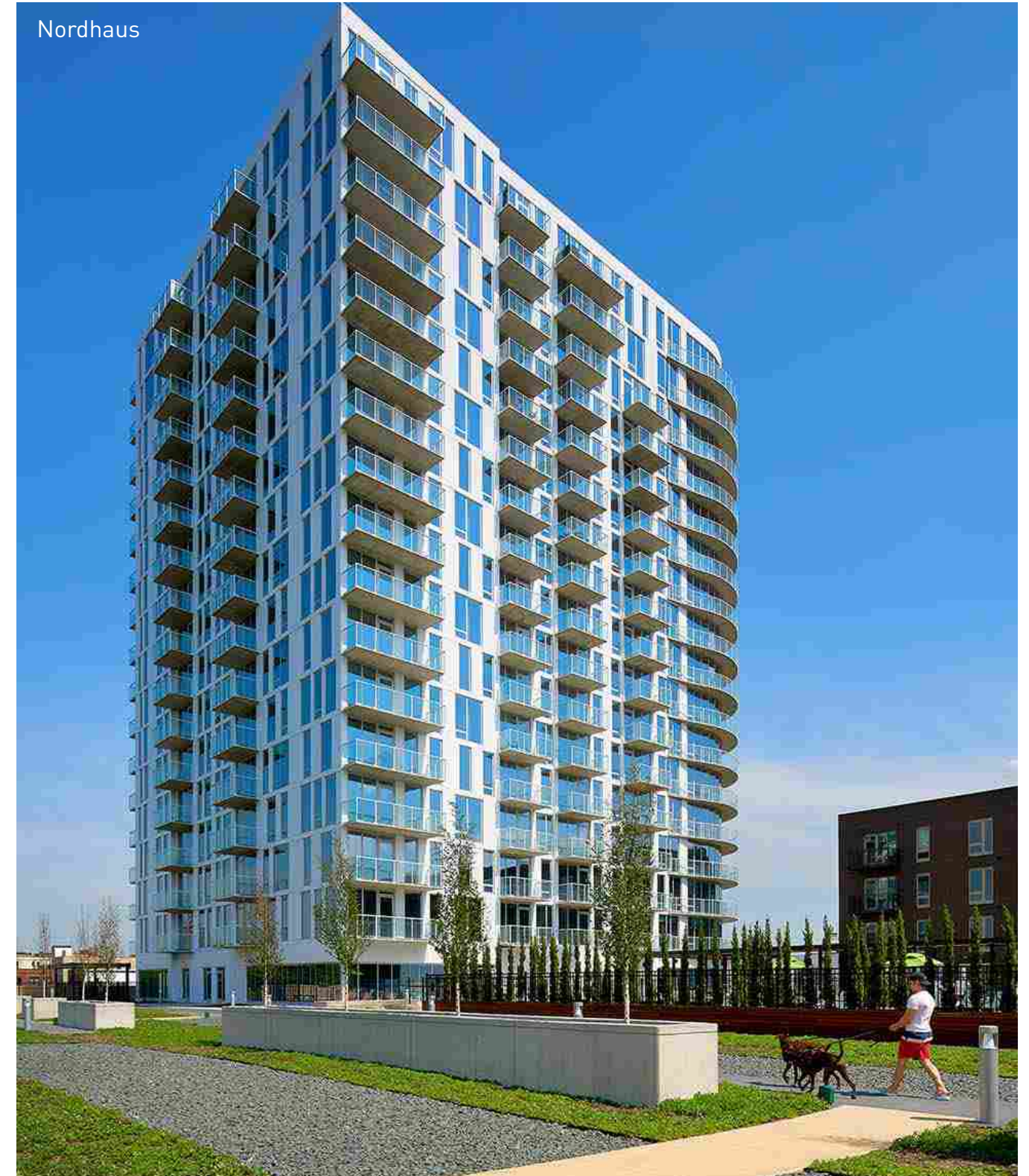
Residences at 1700 (Minnetonka)

ESG HIGH-RISE PRECEDENT

Avidor Evanston



Nordhaus



ESG & KA HIGH-RISE PRECEDENT

HQ RESIDENCES, MINNEAPOLIS



ESG & KA HIGH-RISE PRECEDENT

THE LARKING RESIDENCES, MINNEAPOLIS



SUSTAINABLE DESIGN: SITE

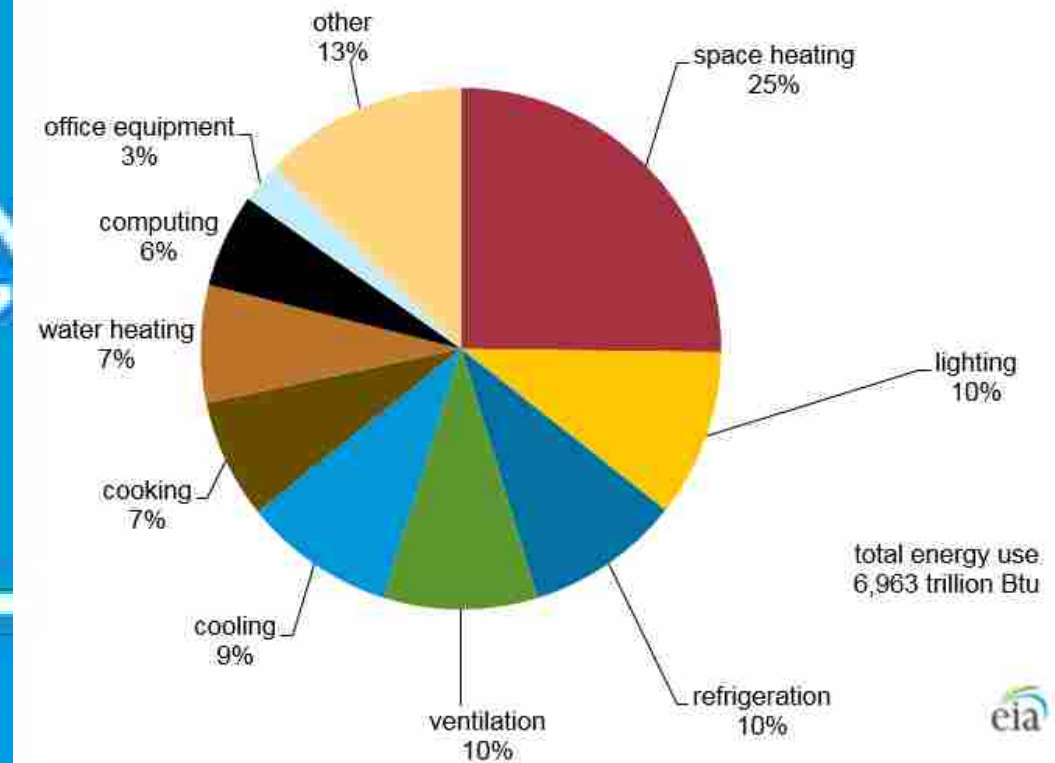
- **Access to transit** with adjacent light rail station
- Connecting to existing **bike/nature trails** and providing internal bike storage rooms
- **Stormwater management:** utilize a creative mix of surface and underground solutions integrated with the site's landscaping
- **Stormwater management solutions** under consideration: rain gardens, underground infiltration/filtration and irrigation re-use
- **Light-colored** site pavement and pavers so as to not contribute as much to the heat island effect
- **Dark sky-compliant** site lighting



SUSTAINABLE DESIGN: BUILDINGS

BUILDING EFFICIENCY & RENEWABLE ENERGY

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) roof with SRI of 0.28 minimum
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems — explore options through the Xcel Energy EDA program
- Energy Star-rated appliances
- LED fixtures with occupancy sensors
- Electrical vehicle charging stations
- WaterSense plumbing fixtures
- Low VOC materials and paints
- Low construction waste due to panelized construction



SUSTAINABLE DESIGN: OCCUPANTS

HEALTH & WELLNESS

- Design to encourage **physical activity** with well designed and convenient stairwells and exterior pathways
- **Visual connection** to the outdoors
- **Noise mitigation** with verified acoustical sound assemblies in walls and floors
- **Clean air** with at least MERV 8 air filters
- Access to **daylight** in rooms and amenity spaces
- **Low VOC** materials and paints
- Convenient common area **hand sanitizers and hand washing** locations
- Cleaning procedures, including **daily cleaning** of entrances, common areas, corridors, restrooms and offices



ANTICIPATED CITY REVIEW SCHEDULE

- Apr. 15 – Economic Development Advisory Commission (EDAC) hearing
- Apr. 22 – Planning Commission Concept Review hearing
- May 10 – City Council Concept Review hearing
- TBD – Formal Review submission
- TBD – Planning Commission Formal Review hearing
- TBD – City Council Formal Review hearing