

**Addenda
Minnetonka City Council Meeting
Meeting of July 12, 2021**

ITEM 12A – Items concerning Island Oaks at 16509 McGinty Road West

The attached correspondence was received after distribution of the packet.

**ITEM 13A – Temporary on-sale liquor licenses for Unmapped Brewing, LLC, 14625
Excelsior Blvd**

The attached correspondence was received after distribution of the packet.

ITEM 14A – Concept plan for Woodhaven of Minnetonka at 2424 and 2440 Plymouth Road

The developer submitted drawings illustrating the style of home to be built on the site. These drawings are attached.

ITEM 14B – Concept plan review for Top Ten Liquors at 1641 Plymouth Road

The attached correspondence was received after distribution of the packet.



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

TO: City Council
FROM: Julie Wischnack, AICP, Community Development Director
Loren Gordon, AICP, City Planner
DATE: July 12, 2021
SUBJECT: Change Memo for July 12, 2021, City Council Meeting

Item 12A – Island Oaks, 16509 McGinty Road W

The attached comments were received after the council report was finalized.

Item 13A – Temporary On-sale Liquor Licenses for Unmapped Brewing, LLC

The attached comment was received after the council report was finalized.

Item 14A – Woodhaven of Minnetonka, Plymouth Road Concept

The developer submitted the attached drawings to illustrate the style of home to be built on the site.

Item 14B – Top Ten Liquors, Concept Plan Review

The attached comments were received after the council report was finalized.

Susan Thomas

From: Scott Mann
Sent: Wednesday, July 7, 2021 10:51 AM
To: Susan Thomas
Subject: Locust Hills access

I have just been notified that the City of Minnetonka is considering a access road thru Locust Hills. I moved to Locust Hills because of the quality of the design and development of this subdivision. All of us in Locust pay a high association dues to keep this development in prime condition having a access thru this property is not what was intended that a neighboring development could become part of Locust Hills. Locust Hills has its own indemnity to its club house, Pool, Marina this other development should be independent of Locust Hills.

I pay high real estate taxes to live here. I am in the real estate development and management and was given the information on the site to develop. I wasn't interested because it was a hard piece to develop never would I ask the neighboring development which is mostly in The city of Wayzata to adjoin to a piggy back on a well taken care of prime development ITS NOT RIGHT I CANT BELIEVE YOUR CITY WOULD EVEN CONSIDER THIS!

This will bring our property value down change my quality of home enjoyment

Scott Mann
460 Carpenters Point
Wayzata, MN

Sent from my iPad

Susan Thomas

From: Kerry Juntti
Sent: Wednesday, July 7, 2021 11:39 AM
To: Susan Thomas
Subject: opposed to an extension of locust Hill Terrace

As a home owner in Locust Hills, I'm opposed to extending Locust Hills Terrace to connect to Island Oaks. As a separate neighborhood, they should remain on their own. Thank You

Kerry Juntti
550 locust Hills Dr
Wayzata MN 55391



Kerry Juntti | Consultant
Professional Turf Products LP |
1010 N. Industrial Blvd. Euless, TX 76039
817-785-1900 | www.proturf.com

Susan Thomas

From: Stanton Storm
Sent: Wednesday, July 7, 2021 3:20 PM
To: Susan Thomas
Cc: Ann Storm
Subject: Island Oaks Development

Susan,

My name is Stan Storm and my wife Ann and I live at 1625 Locust Hills Trail. The purpose of this email is to voice my strong opposition to the Island Oaks Development. The Locust Hills development was never intended to have an adjacent community with an entirely different structure and covenants. When my wife and I purchased our lot, one of the main attractions was the strict covenants and consistency of all structures and homesites. Adding access to our development will diminish the integrity of our development and potentially our home values. In addition, it also creates the potential for increased traffic and an inconsistency with all the covenants of Locust Hills. I completely don't understand why we would attempt to appease a developer who gambled when purchasing a parcel of land that he would get a modification to our development. The only winner in this scenario is the developer who stands to make meaningful more money at the expense of existing home owners of Locust Hills. I fully understand that there are scenarios that require modification for the benefit of the community as a whole but this request clearly does not fit that description. I firmly believe that it is entirely unfair to the homeowners on Locust Hills Terrace who purchased homes on what they thought would be a quiet cul-de-sac. Again, we all lose but the developers who stand to make significantly more money - frankly it reeks of politics behind the scenes and someone with connections making a profit because they know the right people in our local government.

Respectfully,

Stan Storm

Susan Thomas

From: PATRICK MACKEN
Sent: Wednesday, July 7, 2021 4:34 PM
To: Susan Thomas
Subject: Locust Hills Terrace

Dear Susan,

I am writing this email to let you know that I would like to oppose an extension of Locust Hills Terrace as a through street for Island Oaks.

I've recently purchased a home in Locust Hills. I bought my home here because of the building covenants and the H.O.A. that exists that protect the value of my home. I just purchased it for \$2.1MM and am currently working with a very respected remodeling company to do an almost \$1MM remodel. I feel that annexing our development into another development is a potential for property value decrease and am very much opposed.

I am opposed to the potential increase of street traffic, the potential for decrease in security, etc.

I will come to the meetings as well to voice my opposition to the proposal in person.

Thank you for your consideration, and hopefully this will not be approved.

*Patrick Macken
510 Locust Hills Drive
Wayzata, MN 55391*

Susan Thomas

From: Dan Arrigoni
Sent: Friday, July 9, 2021 10:31 AM
To: Susan Thomas
Subject: Island Oaks Development

Dear Susan....We, Dan and JoAnn Arrigoni, 1580 Locust Hills Circle, oppose the connection of Locust Hills to Bantas Pointe Road....this only makes for more traffic cutting through our community from 101 South...no need to put our children and grandchildren in harms way along with the fact we're a golf cart community.....we are not opposed to Island Oaks Development, only the connecting of Locust Hills to the proposed development ...thanks, Dan Arrigoni

Sent from my iPad



HELLMUTH
— & —
JOHNSON

MEMORANDUM

TO: Minnetonka City Council, Minnetonka City Planning Commission, and
Minnetonka City Manager

FROM: David G. Hellmuth, Esq. *DGH*

OUR CLIENT: Locust Hills Homeowners Association, Inc.

DATE: July 7, 2021

RE: Notice of Objection to Connection of new Island Oaks Development street
to Locust Hills Terrace

OUR FILE NO.: 27413.0001

Dear Council Members, Planning Commission Members, and City Manager:

I represent the Locust Hills Homeowners Association, Inc. (the “Association”) and its members for purposes of objecting to the connection of the newly proposed street serving the new proposed Island Oaks development to Locust Hills Terrace. For the reasons set forth below, the Association and its members hereby object to allowing the new road to connect to their community.

Background Information

Wooddale Builders (the “Developer”) has proposed the redevelopment of the property located at 16509 McGinty Road W., Minnetonka, Minnesota (the “Development Parcel”) from its existing use as a single family residence into a six lot single family home development. The Development Parcel is currently accessed from Bantas Point Road, which connects to the South of McGinty Road W. (CR-16). Although the Developer has proposed a cul-de-sac with access to Bantas Point Road, the City has proposed that the new road be connected to Locust Hills Terrace, which serves the Association development.

The Association is a private covenant protected neighborhood with unique features, including highly customized mailboxes, street signs, streetlights and neighborhood permitted golf cart

traffic. The Development Parcel will not become part of the Association and will not be subject to the unique restrictions and permissions afforded to the Association.

Specific Objections To New Road Connection

The Association objects to the connection of the proposed new road access for a variety of reasons, including safety concerns, increased traffic, lack of control, newly anticipated “cut-through” traffic, reduction in parking space, additional wear and tear on Association streets, and decreased security. Each of these concerns is discussed in greater detail below:

- **Lack of Safety/Narrow Streets.** Currently, the Association’s residents have special permission to use golf carts to access their community boat docks. This causes regular golf cart traffic on the streets leading to docks, which includes Locust Hills Terrace, Locust Hills Drive, Carpenters Point, and Locust Hills Trail. The Association also has a club house and related amenities directly adjacent to the intersection of Locust Hills Drive and Locust Hills Trail. Residents typically walk on their community roads to access these amenities. By opening up access to Locust Hills Terrace, this will result in increased traffic and create a “cut through” route to get from McGinty Road/Bantas Point Road over and through the community roads serving the Association members.

It is unlikely that the additional drivers caused by non-neighborhood vehicle traffic will be aware of the use of golf carts and residents walking to amenities. The Association is concerned about “cut through” drivers racing through the neighborhood at excessive speeds and causing safety concerns for Association residents.

Finally, the community roads within the Association are narrower than typical roads, due to the increased density of the neighborhood and the lack of volume of residents using these narrow roads. The Association only has 47 residences, and they are narrowly spaced out within the density of the neighborhood. There are 41 residences in Wayzata and 6 in Minnetonka. The Association believes that increased traffic will compromise the safety of its residents.

- **Increased Traffic.** Since the development of the Association in 2007, the community has grown to only consist of 47 residences, with light traffic on the community roads. By opening up a new access road, it is highly likely that new drivers will use Locust Hills Terrace, Locust Hills Drive and Locust Hills Trail to “cut through” the neighborhood for easier access to Hwy 101. The Association members believe that Bantas Point residents will use the new “cut through” road to avoid the stop lights and McGinty road traffic. By so doing, the Association is concerned that traffic within the narrow Association road may dramatically increase due to new use by Bantas Point residents who will seek to avoid traffic, and traffic signals and lights to obtain easier access to Hwy 101.
- **Decrease in Values/Lack of Covenants and Control.** Since the Development Parcel will not be part of the Association, but will have direct access into the community, Association owners are rightly concerned that the new homes will be considered part of the Association, but that the Association will have no right to enforce their covenants and community

standards against the new homes. This may result in a reduction in value of the Association homes. Furthermore, the Association will have no control over the newly built homes.

- **Reduction of Parking to Both Cul-De-Sacs.** If the new Development Parcel is allowed to have access over and across Locust Hills Terrace, this will result in the diminished parking on both cul-de-sacs. Currently, due to the narrowness of the roads within the Association, parking is only allowed on one side of the street, except in cul-de-sac areas, which are low traffic areas. If the Association road is opened to additional traffic, the ability of cul-de-sac owners to park on either side of the road will be eliminated. The preferred and original design by the Developer was not to change the existing cul-de-sac in Locust Hills and to add a new cul-de-sac in the new development, resulting in two cul-de-sacs.
- **Decreased Security for Association Residents.** Currently, the access to the Association is limited and most members know their neighbors and what vehicles are regularly coming and going. By opening the normally quiet roads to outside traffic of unknown parties, the sense of calm and security within the Association will be negatively affected. Association residents will no longer know who is driving over and across their streets, resulting in diminished security. Furthermore, all of the other entrances to the Association are monitored by security cameras, and this new access would create a void in the security system.

Reasonable Alternative Solution: Disallow Access Over Association Streets

Fortunately, and unlike many of other land development conflict situations, the City has a readily apparent and easy solution to resolve the Association's concerns. The City should allow the Developer to build their own cul-de-sac, which does not connect to the roads within the Association. By doing this, the concerns of the Association will be resolved without resorting to potential further legal action.

As I understand it, Wooddale Builders did **not** propose that their project connect to the Association roads, but rather, requested that a new cul-de-sac serving the Development Property be created, and will access to Bantas Point Road. Since the new cul-de-sac would only serve the six newly constructed single family homes, this is a better solution than what is now being proposed.

Conclusion and Request For Alternative Approval

Based on all of the foregoing information, the Association hereby requests that the City of Minnetonka approve the Island Oaks development without the creation of access to Locust Hills Terrace.

From:
To: [Susan Thomas](#)
Subject: Locust Hills Terrace access to new Island Oaks development
Date: Friday, July 9, 2021 3:03:06 PM

Hi Susan, my name is Jane Benowitz and my husband Steve and I are the homeowners at 16521 Locust Hills Terrace. We are the second house from the end of the cul de sac where the proposed entrance into Island Oaks could be.

We are extremely concerned about this, as the parking situation is already dire and the narrow street allows for so few cars. When we have guests parking is an issue right now. In addition safety is an issue. We have a great deal of traffic as it is of people wanting to look at our beautiful neighborhood. I can't imagine the traffic with the addition of this new development. Also, as we are paying Minnetonka taxes of \$43,000 yearly, we are fearful that our property value will diminish with a new development connecting to ours that doesn't have the same covenants and quality that Locust Hills has.

We are hopeful that the access can be made thru Bantas Point and Locust Hills remains it's own enclave. Thank you for your attention.

Jane and Steve Benowitz

Sent from my iPhone

July 10, 2021

Dear Susan,

RE: Island Oaks Development at 16509 McGinty Road West

We recently learned that a request has been made to change the above Island oaks plans to have a road through Locust Hills.

All the residents of Locust Hills are very upset and totally against this requested change.

The original planned entrance to Island Oaks, being just 30 feet off McGinty Road along with a cul-de-sac similar to the one-off Locust Hills Terrace is ideal. These cul-de-sacs are safe, family friendly, traffic limiting and enhance home values. Lots at the end of a cul-de-sac are typically at a premium value.

The Bantas Point entrance is more suitable for the needed heavy construction vehicles coming off McGinty Road versus our city street. It is also a quicker entrance for the residents of Island Oaks.

Locust Hills Terrace is only 24 feet wide, has no sidewalk, and room for parking on only one side. Measuring the distance from a parked vehicle on the side of this street, which is a constant, only 15 feet remain. Which means cars must stop to allow each other to pass through. This makes Locust Hills Terrace basically a one lane road.

The cul-de-sac at the end of Locust Hills Terrace is 75 feet in diameter. This provides a safe turnaround for fire trucks and emergency vehicles. HOA President William Bathe spoke with Minnetonka Mayor Brad Wiersum, and the mayor said, "The design of Locust Hills Terrace was approved in 2006 because it was a safe design and nothing has changed."

However, if a connecting road is placed between Island Oaks and Locust Hills, we will have a very dangerous situation. We understand that this road was in the plans designed in 2006. However, this is now 2021 and a lot has changed.

Locust Hills Terrace is inadequate to handle the traffic.

There are 39 homes off Bantas Point Road and Bantas Point Lane, in addition to the six planned homes in Island Oaks or a total of 45 homes. With 2 ½ people on average per home this represents 103 potential travelers. Making just one round trip cutting through our neighborhood for quick entry to highway 101 south, the math works out to 206 vehicles passing through the new six homes in Island Oaks and the essentially one lane road of Locust Hills Terrace.

The 117 residents of Locust Hills Residents in part will be cutting through Locust Hills Terrace and Island Oaks to get to and from McGinty road. Round trip this equates to potentially 235 vehicles. We can also expect service, delivery, and guest vehicles passing through this area.

All of this places our children, grandchildren, and residents of both neighborhoods in harm's way.

This combined vehicle traffic of both neighborhoods of the above $206 + 235 = 441$ vehicles also contributes to the at times bumper to bumper traffic already on highway 101. This would compound the congestion at the highway 101 and Locust Hills entry. We understand the city of Minnetonka wanted to expand highway 101 to four lanes, but this was not approved. The above action makes this a very dicey traffic situation.

Having a cul-de-sac in both neighborhoods is a design for safer communities. An appropriate community design plan for 2021.

Thank you.

Respectfully,

Herman & Joan Wipperfurth

16533 Locust Hills Terrace

Minnetonka, MN 55391

July 11, 2021

Susan Thomas
Assistant City Planner
City of Minnetonka

Dear Susan Thomas -

We are residents of Locust Hills and are contacting you to express our concern about the proposed street connection of the Island Oaks development (the Betty Ice Property) to Locust Hills Terrace. We are not opposed to the development of Island Oaks, but we are concerned that making Locust Hills Terrace a through street connecting to Bantas Point Road will greatly increase traffic on the streets of Locust Hills.

The proposed street connection will create a short cut for all Bantas Point residents to travel on local streets through Locust Hills to access 101/Bushaway Road and will increase traffic through Locust Hills as those residents seek to avoid traffic congestion and wait times at the intersection of 101 and McGinty Road. We are concerned that this increase in traffic will present a safety issue on the streets of Locust Hills: the streets in Locust Hills are quite narrow and sidewalks do not exist along all of the streets, and many residents walk on the streets and use the allowed golf carts to get to the neighborhood community pool and the docks on Grays Bay.

Keeping Locust Hills Terrace as-is ending in the existing cul-de-sac, and having the new road in Island Oaks also end in a cul-de-sac, provides more room for parking for residents and guests and also provides a more desirable neighborhood atmosphere and privacy than having a through street with the associated through traffic.

We believe that the future residents of the proposed new homes in the Island Oaks development as well as the residents of Locust Hills would prefer that there not be a through connection between Island Oaks and Locust Hills Terrace to avoid the likely "cut-through" traffic, to increase parking space and to preserve the feel of their neighborhoods.

We request that Locust Hills Terrace keep the existing cul-de-sac, that the new road proposed in the Island Oaks development also end in a cul-de-sac, and that these two streets not be connected.

Respectfully,

Charles and Sharon Rescorla
540 Locust Hills Drive
Wayzata, MN 55391

Susan Thomas

From: Dave Girk
Sent: Sunday, July 11, 2021 5:27 PM
To: Susan Thomas
Subject: Extension of Locust Hills Terrace to Bantas Point Road

We are Locust Hills residents. We strongly agree with the Hellmouth & Johnson Memorandum written on behalf of the Locust Hills HOA opposing this extension. All of the "Objections" contained in the Memorandum have real merit. That said, we are particularly concerned about SAFETY and SECURITY issues which will result from the inevitable increase in through traffic on Locust Hills Drive and Locust Hills Trail. This type of traffic (much of it being commercial trucks) is already a problem and these drivers routinely fail to even slow down for the STOP signs on those two streets. More traffic will only exacerbate this serious problem. It's a miracle that a serious accident hasn't already happened. It will.

We fail to see any REAL benefit to anyone from this proposed extension and we oppose it. We will financially support any and all legal efforts to prevent it.

Sunny and Dave Girk
1585 Locust Hills Circle

Susan Thomas

From: Richard T. Ostlund
Sent: Sunday, July 11, 2021 9:17 PM
To: Susan Thomas
Cc: Mary Ostlund; Bill Bathe
Subject: Locust Hills/ Bantas Pointe Road Extension

Please make this submission part of the record and provided to the city council, the planning commission and the City Attorney in opposition to the proposed action being considered at 6:30pm July 12, 2021.

Dear Council and Planning Commission Members:

My wife, Mary and I have lived at 520 Locust Hills Drive since 2012. We have experienced the already significant traffic increase that began during the 101 reconstruction process concluding a few years ago. The congestion on 101 and McGinty resulted in a steady stream of high speed traffic through our neighborhood from commuters who avoid the traffic lights at the 101/ McGinty intersection. These drivers — having thereby discovered this unregulated short cut— now continue to drive through the neighborhood at high speed, looking to save time. It's much like a steady stream of delivery cars and trucks focused on one thing— speed— at the expense of pedestrian safety, as well as creating greater risk of traffic and bike accidents at the unregulated exits out of Locust Hills onto both 101 and McGinty. At both those entrances, traffic must also cross congested designated local and regional bike trails, which has been routed by the County onto McGinty but without any real bike lane— itself a very dangerous situation.

A high number of near serious accidents occur at those intersections regularly. My wife and I and our grandchildren have had several near serious injury encounters with high speed traffic coming through the Locust Hills neighborhood on this now well known “ short-cut.” This through street short cut runs right past the Locust Hills community center, where young children and families are always walking and thereby placed at increased risk.

The entrance onto McGinty from Locust Hills is also quite “ blind” from the right, causing the need to encroach out onto McGinty before turning left toward the 101/ McGinty intersection. This creates a risk for bike traffic (which is routed across that crossing via the main arterial county bike route) as well as for pedestrian and oncoming car traffic.

We urge you not to compound an already dangerous traffic and public safety risk here by making a road extension that by definition will only increase the risk without any corresponding benefit. The health and safety of Minnetonka residents and Wayzata residents

is needlessly endangered by the proposed action. The unintended but readily foreseeable outcome here is that traffic, bike and pedestrian safety is going to be needlessly undermined, with no corresponding local or regional benefit. Just the opposite. The needs of Minnetonka, Wayzata, Hennepin County and the State are all harmed by this proposed action— one the developer did not even seek/propose. Any who live in Minnetonka and believe this will be a positive step, simply do not have the perspective that comes from already experiencing this “ two way” short cut commuter traffic, which ends up dumping high speed through traffic onto McGinty onto Crosby, that would otherwise stay on 101 to 394/12, thus creating even more traffic risk for Minnetonka residents living off Crosby (which we know because two of our children and 5 of our grandchildren live just off Crosby.)

We urge you to make the right civic choice for all impacted by this question. Your Minnetonka residents who live on this extension, Bantas Pointe and who drive, bike and walk along McGinty and 101 will be at greater risk of injury and loss with no corresponding benefit; the same is true for your Wayzata neighbors. Good governance here and wise civic leadership supports a decision not to extend this street.

We also urge you to consult your city attorney and carefully consider the liability risks that can arise from injuries which are caused or contributed to by local government actions which create foreseeable danger of harm to the public.

Sincerely,

Rich and Mary Ostlund

CONFIDENTIALITY STATEMENT

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Date: July 10, 2021

To: Assistant City Planner Susan Thomas
stthomas@minnetonkamn.gov

From: Deborah O'Brien
Alan Carlson

Re: Island Oaks Development (Ice Property) Connection to Locust Hills Terrace

We are writing in regard to the Island Oaks development being proposed for the property located at 16509 McGinty Road West (Ice property).

We own and reside at 16515 Locust Hills Terrace, one of the 6 homes on Locust Hills Terrace in Minnetonka, and the property in Locust Hills directly adjacent to the proposed development.

We have listened through Zoom to previous city meetings concerning this project, and were aware of the city's request for the developer to resubmit plans reducing the number of homes from 8 to 6, with the road in front of the homes extending off Bantas Point Road as proposed.

However, we have just recently learned that the City of Minnetonka may be recommending that the new development be connected instead to Locust Hills Terrace through it's current cul-de-sac.

As one of the Minnetonka residents perhaps most significantly impacted by such action, we strongly object to the street serving Island Oaks being connected to Locust Hills Terrace for a number of reasons.

Safety

Locust Hills Terrace is a narrow street with parking on one side of the street only, and no sidewalks. In its' current design, it does not serve as an access to McGinty Road or Hwy 101 for anyone other than its' six homes. If the cul-de-sac is eliminated and the street extended to service the homes in Island Oaks, they, their guests and service vendors along with the 39 homes in Bantas Point and their guests and vendors will use Locust Hills Terrace to not only access McGinty Road, but also utilize other Locust Hills streets for a cut through to Hwy 101.

We strongly believe that this increased vehicle traffic poses significant safety and liability issues for the current residents of Locust Hills.

During previous meetings, some residents of Bantas Point expressed their desire to be able to walk through on Locust Hills Terrace to access McGinty Road. This increased pedestrian traffic from Island Oaks and Bantas Point onto the narrow Locust Hills Terrace without sidewalks will only exacerbate the safety and liability issues created by the increased vehicle traffic.

The same safety issues do not exist if the the Locust Hills Terrace cul-de-sac is left as is and the street for Island Oaks connected to Bantas Point Road. Their street entrance would be located at what appears to be only 100 feet or so from McGinty Road and traffic from Island Oaks would not pass in front any other homes, including those at the end of Bantas Point Road.

Parking Issues

Locust Hills Terrace residents currently rely on its' current cul-de-sac for guest and service vendor parking since parking is allowed on one side of the street only. In fact, for our home at 16515 and our neighbor's home at 16521 Locust Hills Terrace, the north side of the cul-de-sac primarily serves as our only on street parking for guests and service vendors due to the placement of our driveways, mailboxes and entrance walkways. If the cul-de-sac is eliminated and the street extended through to Island Oaks, our homes will have virtually no off street parking.

Impact on Home Value

The Island Oaks homes would have a Locust Hills address and access to their homes through the Locust Hills neighborhood, thereby creating the impression they are part of the Locust Hills development.

The homes in Locust Hills are subject to strict architectural design and landscape covenants, and have significant amenities for which its' residents pay an ongoing premium to access and maintain, and all of which contribute to the value of our homes.

Although Island Oaks will seem to be part of Locust Hills if connected to Locust Hills Terrace, these controls and amenities will not apply to them, and the proposed "villa" style Island Oaks homes will be smaller than and less valuable than the current Locust Hills homes.

Therefore, connecting Island Oaks through Locust Hills will have a negative impact on Locust Hills home values.

Construction Traffic

The homeowners in Locust Hills have all lived through years of heavy construction traffic. If the Locust Hills Terrace cul-de-sac is eliminated and pass through to Island Oaks created, we will once again have to deal with this issue for two or three years, at a minimum. Such traffic could instead access Island Oaks from Bantas Point Road with all construction vehicles kept on the Island Oaks development site and off of Bantas Point Road.

We are aware of the issues concerning utility connections. However, we understand that the Wooddale Builder engineers have maintained that the Island Oaks water main could be connected without much disturbance and without the need for connecting the roadways.

Finally, Bantas Point Road already goes through the Ice property. Although the 6 proposed homes will be located on the west side of Bantas Point Road, half of the Ice property is located to the east of that road. From a safety and convenience standpoint, we submit that it only makes sense to provide the access point to Island Oaks without connecting it through Locust Hills.

Respectfully,

Deb O'Brien and Al Carlson

Date: July 12, 2021

To: Susan Thomas, Assistant City Planner
stthomas@minnetonkamn.gov

From: Bill and Ellie Bathe
560 Locust Hills Drive

RE: Island Oaks Development

Ellie and I have lived at 560 Locust Hills Drive since 2013. I am the Locust Hills Association Board Chairman and have closely followed the proposed development of the Betty Ice property, currently referred to as the Island Oaks Development.

The Locust Hills Wayzata and Minnetonka residents are in support of the most recent proposal by Wooddale Builders for 6 new homes with sole access from Bantas Point Road with a cul-de-sac at the west end of the new residential street. We believe this design enhances parking for the new residents and recognizes the safety concerns with increased traffic if an extension of Locust Hills Terrace to Bantas Point Road is mandated by the City of Minnetonka.

The Locust Hills development process started more than 15 years ago and the last home was completed in 2018. The cities of Minnetonka and Wayzata should be very pleased with the Locust Hills development, completion of the County Road 101 expansion, the sidewalk improvements, and the new McGinty Road intersection. The result is an area where we have many walkers, bike riders, and car traffic coming into our neighborhood on a daily basis to see the homes, fountains, and native wetlands.

We all recognize that the safety of our residents and visitors in Locust Hills must be our first priority. Traffic flow design and density is a significant factor in reducing the risk of accidents.

We support the original proposal with a single access to the Island Oaks Development from Bantas Point Road, and strongly oppose the requested alternative design with an extension of Locust Hills Terrace to Bantas Point Road.

Sincerely,

Bill and Ellie Bathe

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Unmapped Block Party
Date: Monday, July 12, 2021 2:30:21 PM

From: Greg Olson
Sent: Monday, July 12, 2021 1:41 PM
To: Fiona Golden <fgolden@minnetonkamn.gov>
Subject: Unmapped Block Party

Hello Fiona,

My name is Greg Olson and I own the Glen Lake Professional Building LLC which is across the Eden Prairie Road

Although I am not opposed to the block party, I do get impacted by it. Every year there is a lot of trash left in my parking ranging from empty plastic cups, napkins and plastic silverware. Not to mention keeping the parking cleared from illegal parking from the event's patrons.

The Chiropractor works that day, and she has complained in the past that the parking lot gets illegal cars parking there and there isn't enough parking spaces for her clients during the day. It is frustrating since there doesn't appear to be any parking attendees to help me out

Greg Olson

Woodhaven at Minnetonka

2424 & 2440 Plymouth Rd, Minnetonka, MN 55305



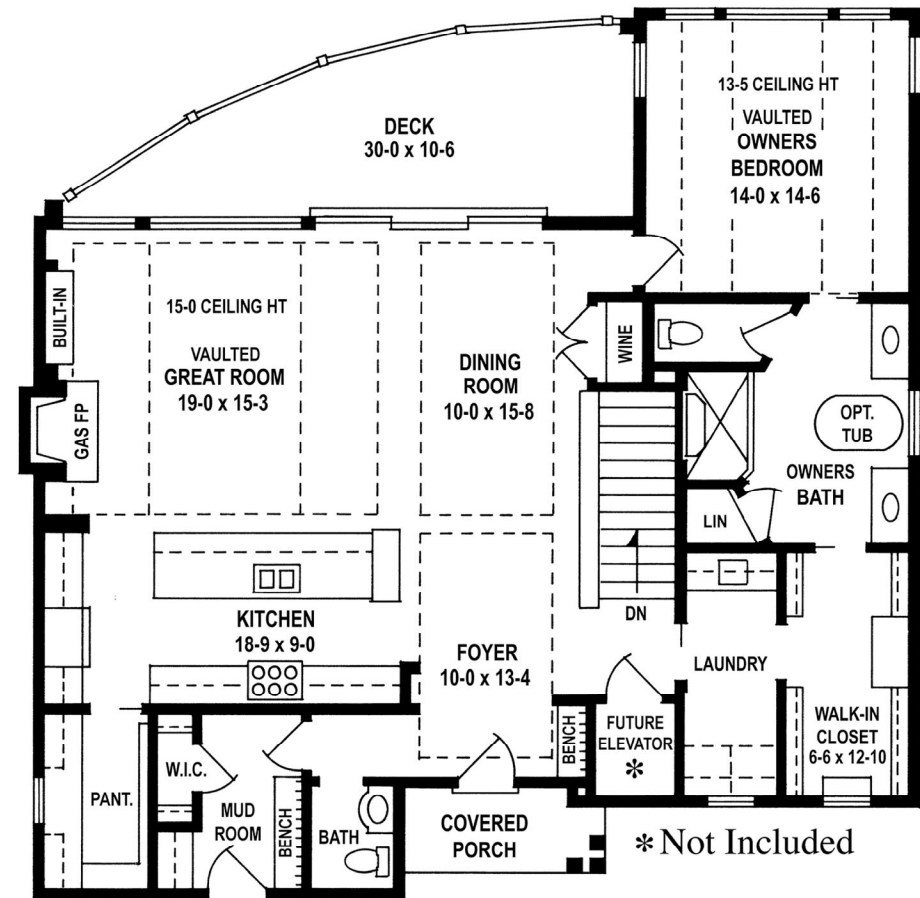
EXHIBIT DATED: 06-30-2021

DEVELOPED BY:
AIRBORNE WOODHAVEN LLC
ROGER ANDERSON
612-889-4787

ANDERSON

13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com

“Oak Ridge Villa”



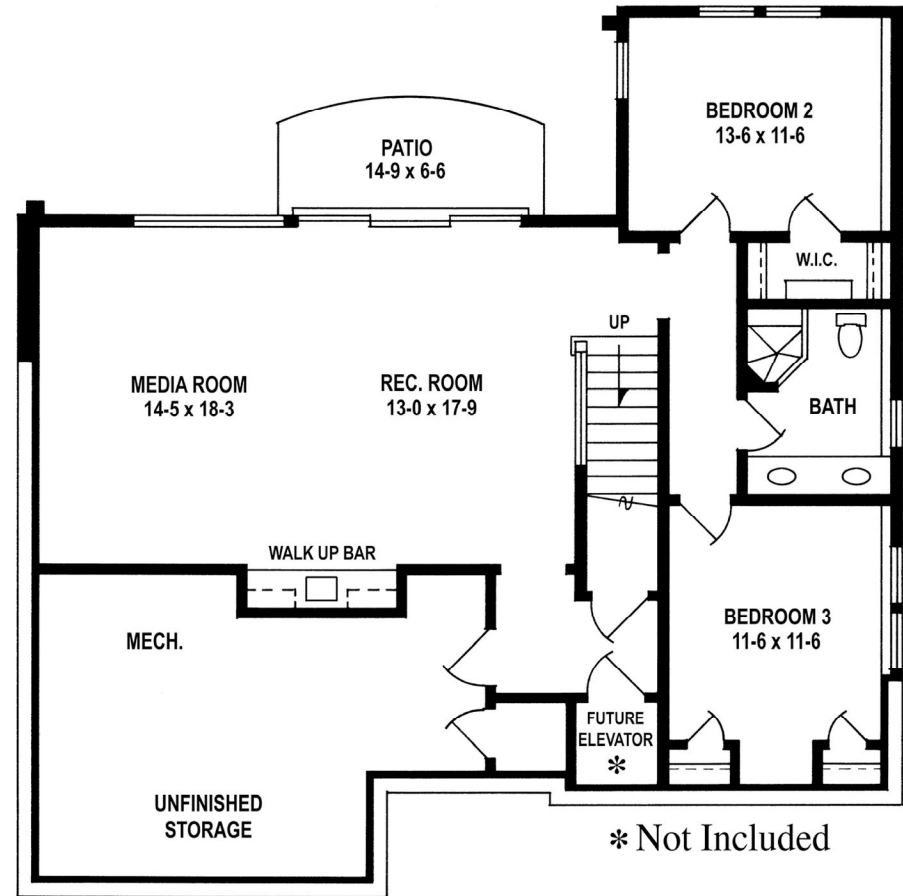
Main Level

1,671 Sq. Ft.

9'-5" Ceiling Ht.

Except Where Vaulted

Vault Lines Dashed (-----)



Walk-Out Lower Level

Finished: 1,168 Sq. Ft.

Storage / Mech. 401 Sq. Ft.

Total Finished: 2,839 Sq. Ft.

Includes Finished Lower Level

Room Dimensions Are Approximate

“Oak Ridge Villa”



From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Please Support Top Ten Specialty Shop
Date: Monday, July 12, 2021 10:11:27 AM

From: Julie Silverman
Sent: Sunday, July 11, 2021 8:28 AM
To: Rebecca Schack; Kissy Coakley; bweirsum@minnetonkamn.gov; Susan Carter; Brian Kirk; Bradley Schaeppi; Deborah Calvert
Subject: Please Support Top Ten Specialty Shop

Dear Mayor Wiersum and Council Members:

I am a big fan of Top Ten Liquors – their selection, their customer service, etc. – and I’ve gotten to know the company leadership. For years, I’ve been telling them to open up a shop in Minnetonka and now I may have my wish! I’m excited about the prospect of them opening up a specialty store in Minnetonka and I would encourage you to move forward to make this happen. Thank you very much for your time and consideration!

Julie Silverman

Sent from [Mail](#) for Windows 10

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Today's council meeting
Date: Monday, July 12, 2021 10:12:45 AM

From: Jon Passman
Sent: Monday, July 12, 2021 8:24:50 AM
To: Bradley Schaeppi
Subject: Re: Today's council meeting

forgot to include my address... 2721 Sylvan Rd S, Minnetonka, MN 55305

thanks

On Mon, Jul 12, 2021 at 7:33 AM Jon Passman wrote:

At the July 12 Minnetonka City Council Meeting, I see that you will be discussing a proposal to have a unique wine and food restaurant (of sorts) near Ridgedale Mall. After looking at the city website documents, I like the way that this place would add value to the quality of options we have here in Minnetonka and especially in this area of the city. Especially coming out of COVID, I'm all about creating more community in our wonderful city and this proposal would give residents additional social and business networking opportunities to connect with each other.

Please give the "green light" for this proposal. If this business model is as unique as it says in the documentation, it will be a smashing success and another feather in Minnetonka's "cap."

Sincerely,

Jon Passman

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: FW: Yes to wine bar!
Date: Monday, July 12, 2021 10:10:45 AM

From:
Sent: Saturday, July 10, 2021 8:33 PM
To: Kissy Coakley; Susan Carter; Brian Kirk; Bradley Schaeppi; Deborah Calvert; Brad Wiersum
Subject: Yes to wine bar!

Dear Mayor and City Council:

In reading this week's City Council agenda, I noticed the topic and memo regarding a proposed wine bar/liquor store at the old Champp's site near Ridgedale. I wanted to express my support for this concept. This is something that is missing from Minnetonka and I would greatly welcome it.

Thank you,

Lauren Kaplan

Kyle Salage

Subject: FW: Today's council meeting

From: Jon Passman
Date: July 12, 2021 at 8:25:39 AM CDT
To: Deborah Calvert
Subject: Re: Today's council meeting

actually (Ugh) its Minnetonka not hopkins

On Mon, Jul 12, 2021 at 8:24 AM Jon Passman wrote:

forgot to include my address.... 2721 Sylvan Rd S, Hopkins, MN 55305

thanks

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Sincerely,

Jon Passman

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Jon Passman