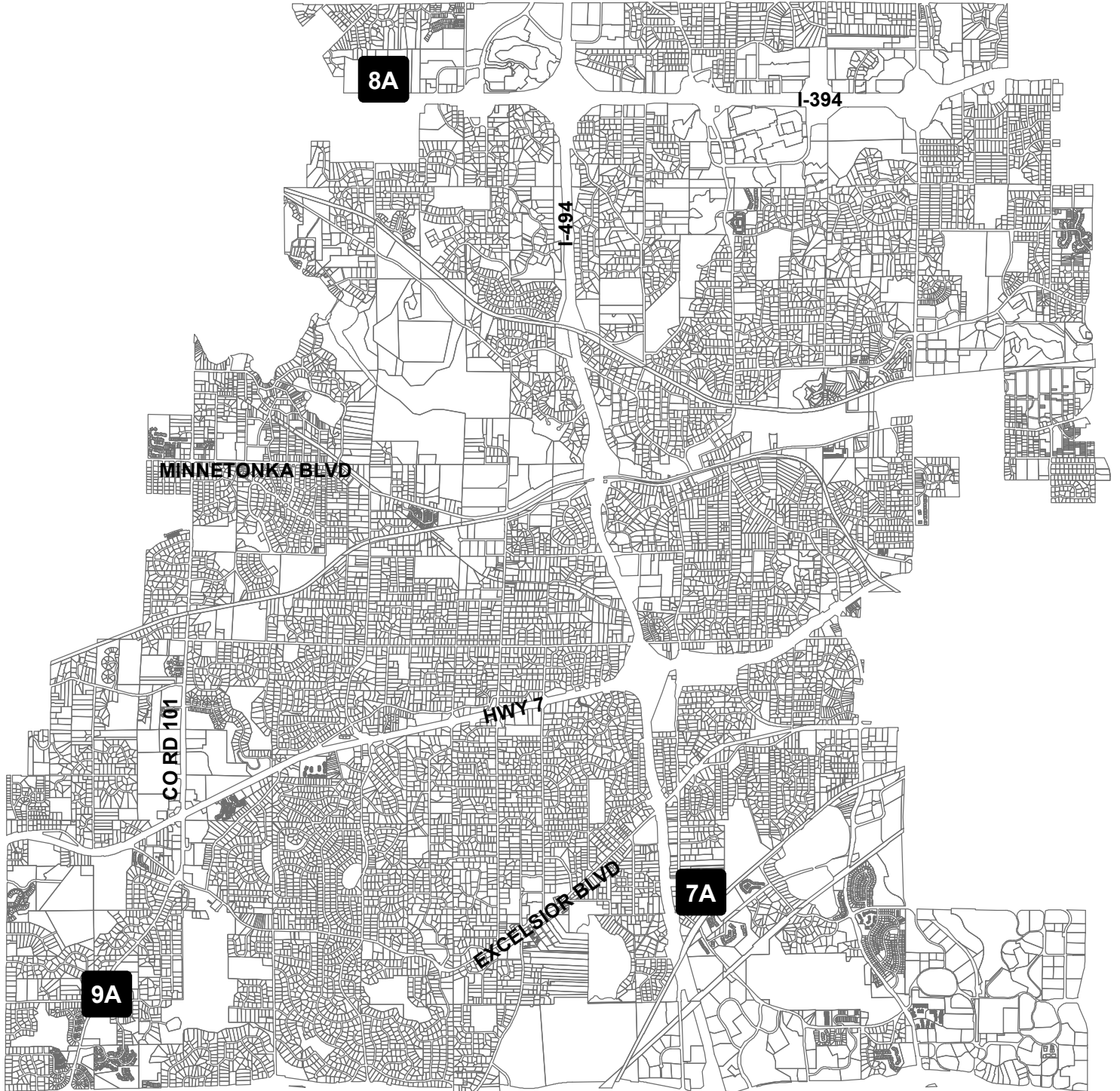




CITY OF
MINNETONKA

PLANNING COMMISSION DEC. 2, 2021

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





**Planning Commission Agenda
Dec. 2, 2021**

City Council Chambers – Minnetonka Community Center

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** Nov. 18, 2021
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda:**
 - A. Resolution approving a front yard setback variance for a garage addition at 5325 Minnetoga Terrace.
Recommendation: Adopt the resolution. (4 Votes)
 - Final decision, subject to appeal
 - Project Planner: Susan Thomas
- 8. Public Hearings: Non-Consent Agenda Items**
 - A. Items concerning Walser Nissan at 15906 Wayzata Blvd.
Recommendation: Adopt the resolution approving the proposal. (4 Votes)
 - Final decision, subject to appeal
 - Project Planner: Susan Thomas
- 9. Other Business**
 - A. Concept plan for Minnetonka School District Vantage/Momentum Building at 5735 County Road 101.
Recommendation: Provide feedback; no formal action.
 - To City Council (Dec. 20, 2021)
 - Project Planner: Loren Gordon

Planning Commission Agenda

Dec. 2, 2021

Page 2

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 Dec. 16, 2021 agenda.

Project Description	Klonne Residence, CUP for an accessory structure
Project Location	4127 Williston Road
Assigned Staff	Susan Thomas
Ward Councilmember	Bradley Schaeppi, Ward 3

Project Description	Da Vinci Custom Homes, VAR for floodplain setback
Project Location	4230 Lindsey Lane
Assigned Staff	Ashley Cauley
Ward Councilmember	Kissy Coakley, Ward 4

Project Description	Cooper Residence, EXP for addition
Project Location	16404 Temple Road N
Assigned Staff	Ashley Cauley
Ward Councilmember	Kissy Coakley, Ward 4

**Unapproved
Minnetonka Planning Commission
Minutes**

Nov. 18, 2021

1. Call to Order

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

2. Roll Call

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

Staff members present: City Planner Loren Gordon and Assistant City Planner Susan Thomas.

3. Approval of Agenda

Waterman moved, second by Henry, to approve the agenda as submitted with an additional comment provided in the change memo dated Nov. 18, 2021.

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

4. Approval of Minutes: Oct. 28, 2021

Maxwell moved, second by Banks, to approve the Oct. 28, 2021 meeting minutes as submitted.

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

5. Report from Staff

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

- Adopted a resolution approving a shoreland setback variance, bluff setback variance, and bluff impact zone conditional use permit for recreational items at 5724 Seven Oaks Court.
- Adopted a resolution approving the conditional use permit for Top Ten Liquors at 1641 Plymouth Road.
- Adopted a resolution approving the preliminary plat of Monson Meadows, a two-lot subdivision with front yard setback variances, at 5500 Rowland Road and an adjacent unaddressed parcel.

The next planning commission meeting is scheduled to be held on Dec. 2, 2021.

6. Report from Planning Commission Members

Maxwell encouraged residents to take a look at the natural resources master plan posted on the city's website and provide input regarding Minnetonka matters.

Powers noticed illegal signs located in boulevards that seemed out of place.

Chair Sewall appreciated the work done to provide him with a smooth voting experience and a successful indoor farmer's market event.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Items concerning Dick's House of Sport at 12437 Wayzata 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.

In response to Waterman's question, Gordon explained that the sign elevation did not change. The staff is comfortable with the proposal.

Maxwell confirmed with Gordon that vehicles would travel in the designated pedestrian crosswalk area.

Matt Lesh, Director of Development for Brookfield Properties Retail, owner of Ridgedale Center, applicant, thanked Gordon for his great presentation. Mr. Lesh appreciates the staff's help and guidance throughout the whole process. He stated that:

- The project would create a community hub that welcomes everyone and enhances the ties with the community and commerce.
- The underground stormwater system would treat and move stormwater to the south pond on the other side of Ridgedale Drive.
- The angled parking, sidewalk, and pedestrian connections in and around the loading dock and southwest corner to the trail provide more opportunities to connect pedestrians visiting the mall.
- He appreciated everyone's time and consideration.

Shannon Yeakel, Dick's House of Sports, stated that:

- The new Dick's House of Sports is going to elevate the experience and services that everyone has come to expect from Dick's Sporting Goods.
- Ridgedale Center will be home to the third Dick's House of Sports. The store focuses on providing innovative ways to engage with athletes.

- Cauley and Gordon did a great job summarizing the proposal in the staff report.
- She was available for questions.

In response to Powers' question, Ms. Yeakel pointed out the emergency exits.

In response to Henry's question, Ms. Yeakel explained that the field would be used for customers to test equipment; open play if nothing is scheduled; clinics during which vendors would teach customers how to use the equipment; scheduled team practices; structured programming such as yoga or cross-fit classes; and helping local business owners to promote services. Dick's Sporting Goods has a community integration team to work with non-profit organizations to become part of the community itself.

Henry asked if the field would remain open in the winter. Ms. Yeakel stated that an ice rink would be located on top of the field in the winter. There would be open ice skating times.

In response to Banks' question, Mr. Lesh answered that the number of parking stalls would be reduced by 200, but there would be flexibility on the site to provide ample parking.

Chair Sewall asked if the field would follow the same hours as the retail store. Ms. Yeakel answered affirmatively. There may be minor exceptions for a special event, but those would be approved by city staff. The Dick's Sporting Goods store would follow the hours of the mall. She explained where restrooms and a storeroom would be located on the exterior along the building. The fence would be 45 feet tall. The fence would not be taller than the building.

In response to Henry's question, Mr. Lesh stated that solar panels are not in the current plan. LED lights and other sustainable features would be utilized.

Waterman confirmed with Ms. Yeakel that the field is only accessible from the interior of the store. The reason is for safety and to monitor and supervise the field area. When the field is not scheduled for use, then it could be used for open playtime.

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

Henry confirmed with Gordon that the added stormwater treatment features would help decrease the amount of standing water, but it could still occur in some low areas of the parking lot. In 2019, the city contracted drone flights over Ridgedale Center to take pictures of parking on black Friday and showed that the parking lot was 82 percent full. The staff is comfortable with the amount of parking. Visible features such as signs, striping areas, and extending aisle widths are used to identify pedestrian walkways in the parking lot.

Waterman appreciated the work done to create a good site plan. He really likes the changes. He supports the proposal. It is a unique concept. It is helpful to hear how it would be used. It would be a benefit to the community. The landscaping and pedestrian connections are a benefit. He looks forward to it moving forward. He supports the staff's recommendation.

Banks supports staff's recommendation. The site plan changes, including adding the pedestrian walkway from the mall to the new park, are a benefit. He likes the field. He suggested adding landscaping or planters on the outside of the fence. Adding benches outside the fence for parents or spectators to rest on might be beneficial. The proposal would be a great addition to the Dick's Sporting Goods retail store.

Powers is fine with the signs. He was concerned that the field would not be accessible to disabled individuals. The proposal is an opportunity for Ridgedale Center to be a destination and create vitality. It would fit nicely with the new park. He supports the idea and applauds Dick's House of Sports and Brookfield Management for working together.

Henry felt the proposal would be good for Ridgedale Center, the city, and the community. Having a free, outdoor ice-skating rink located near new housing would be great. He applauds Dick's Sporting Goods for that philosophy. He supports the staff's recommendation.

Maxwell supports the proposal. She was a little concerned with lighting disturbing the nearby apartments, but the lighting would be directed down and only operate during store hours. She was glad to hear that the amount of parking would be sufficient except for a couple of times during the year. The changes to the site plan and signs are an improvement. She supports the staff's recommendation.

Chair Sewall supports the proposal breathing some life into a stale part of the mall. He is excited to see the changes. The signs are reasonable. He loves the idea of the sporting field. It is something different and exciting. He thought the fence was unattractive, but no complaint was received. He supports the staff's recommendation.

Powers moved, second by Banks, to recommend that the city council adopt the ordinance approving an amendment to the Ridgedale Center master development plan and resolution approving final site and building plans and a sign plan amendment for Dick's House of Sport at 12437 Wayzata Blvd.

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

Chair Sewall stated that the city council is scheduled to review this item at its meeting on Dec. 6, 2021.

B. Items concerning Mister Car Wash at 17600 Hwy. 7.

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.

Arik Lokensgard, representing the applicant, stated that Gordon did a great presentation. He was excited to work with staff, commissioners, and councilmembers regarding the proposal. He was available for questions.

Henry asked if there would be enough spaces for vehicle cueing. Mr. Lokensgard confirmed that there would be room for three lines of vehicles to stack for two vehicles lengths where it would narrow to two vehicles in width until it would reach the property line. The site could stack 20 vehicles comfortably. Five or six additional vehicles could wait on the site.

Sam Glenn, part of the Mister Car Wash team, stated that he saw no problem with traffic backing up to the road. The height of the tower is an architectural feature. The site would have a water reclaim system underneath the building. The water would travel through three tanks. The salt and sand would settle in the first two tanks and be dumped from time to time. The clean water would be reused in the car wash. A third of the amount of water used to wash a vehicle at home would be used for one car wash. All soaps and waxes are phosphorous-free and environmentally friendly. Drivers would stay inside the vehicle. The hours would be 7 a.m. to 7 p.m.

In response to Banks' question, Mr. Lokensgard explained the traffic flow of the site. There is ample room to stack one vehicle at the car wash exit to allow for a vehicle to bypass the vacuum area and exit the site.

In response to Maxwell's question, Mr. Lokensgard pointed out the location of the pedestrian access, which was dependent on the grade of the site. The pedestrian access would be striped and have a sign if that would be acceptable to staff.

Henry asked if the dumpster would be located behind the building. Mr. Lokensgard answered affirmatively. He explained that the dumpster would be located on the island behind the front wall of the car wash.

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

Maxwell noted that the site already has a lot of impervious surfaces, so there would not be a large increase. She likes that the water would be reused. The proposal is reasonable—the location on the corner of Co. Rd. 101 and Hwy. 7 is a good use for the space. She supports the staff's recommendation.

Waterman concurred with Maxwell. It would be a great use for the site. The variances and conditional use permit are logical. He was glad the height was reduced. He supports the staff's recommendation.

Henry felt it would be a valid use of the space and add a lot to the community. He supports the staff's recommendation.

Powers supports the proposal.

Banks felt it would be a great use of the space and addition to the neighborhood. He supports the staff's recommendation.

Chair Sewall felt the location would be fantastic. He has no doubt that business would be good at this location. He agreed that going to a car wash is greener than doing it at home. He supports the staff's recommendation.

Henry moved, second by Waterman, to recommend that the city council adopt the resolution approving the final site and building plans with variance and expansion permit and conditional use permit for Mister Car Wash at 17600 Hwy. 7.

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

Chair Sewall stated that the city council is scheduled to review this item at its meeting on Dec. 6, 2021.

C. Concept plan for the redevelopment of the property at 14317 Excelsior Blvd.

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

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

Dean Dovolis, DJR Architecture, representing the applicant, stated that:

- Comments at the neighborhood meeting were generally helpful. The proposal would be willing to add the development of a sidewalk on Stewart Lane that would connect to Excelsior Blvd.
- The building may be able to be moved closer to Excelsior Blvd., but would not be determined until a tree survey is completed.
- The building would be four stories on the Excelsior Blvd. side and four-and-a-half on the garage side because of the slope. The materials would primarily be brick and stucco. There would be a lot of glaze and windows incorporated on the faces of the structure and articulation. The building and parking footprints were compacted to allow more room for trees.
- There would be 36 units with a combination of one-bedroom, two-bedroom, two-bedroom and den, and penthouse units. The main floor would have direct access outside for dog lovers.

- The trees give the site quality and screen the building.
- He was available for questions.

Henry asked what would be done to reduce the proposal's greenhouse gas emissions. Mr. Dovolis answered that the building design, insulation, and appliances would reduce greenhouse gas emissions. LEED standards would be utilized as a guide, but it would not be a LEED-certified building because there is a high overhead cost with the application and approval. The roof would be flat because it would be analyzed to see if solar panels would work on the roof. He believes the height would be above the tree shadow. There would be a staged stormwater system to increase infiltration. The area has a lot of services. The proposal would connect the sidewalks in the area. Preserving as many trees as possible is the easiest and most obvious thing to do. The site has a good number of trees to be maintained and managed. Being able to add second garage access on the east side would depend on the tree survey and final grades. A variety of unit types is more accommodating to renters.

Powers was concerned a flat roof would leak. Mr. Dovolis explained that the tapered flat roof would still have a slope so it would not hold water. The tapered flat roof would allow it to accommodate future solar panels and to reduce the height of the building.

Banks confirmed with Mr. Dovolis the sidewalk connections that would be added to the site.

In response to Banks' question, Paul Abdo, representing the applicant, stated that the size of the units has not yet been determined. He estimated somewhere between 900 square feet to 1,100 square feet for the smaller units. The largest unit would be between 1,500 square feet to 1,800 square feet. That would depend on how the floor plans come together.

Banks asked if the proposal would contain affordable housing units. Mr. Dovolis stated that the proposal would possibly contain three or four units of affordable housing.

Waterman confirmed with Mr. Dovolis that there would be enough room for a driver to back out of a parking stall and exit onto Stewart Lane traveling forward. Mr. Dovolis explained how ADA access would be provided inside the building for the slope and side entry.

Maxwell confirmed with Mr. Dovolis that the grade determines the location of the accesses to Stewart Lane. The proposal would widen Stewart Lane to provide more street parking. Creating an area for delivery trucks to make quick deliveries without causing congestion would be a priority.

In response to Henry's question, Mr. Dovolis explained that a decorative fence would designate the patios for the first-floor units as private areas. In other similar buildings done in St. Louis Park, Minneapolis, and many other cities, the first-floor units are the first to be rented. The building would be too small to provide guest units. There would be amenities, including a party room, bay for car washing, and bike storage area.

The public was invited to comment.

David Wangenstein, 5440 Dickson Road, stated that:

- He was concerned with the road and access. Delivery vehicles block traffic and make it very difficult to drive.
- He was concerned with a lack of visitor parking. He likes the visitor off-street parking stalls but was concerned that would not be sufficient.

The public comment portion of the meeting ended.

Powers stated that:

- He likes the proposal.
- It would fit well into the neighborhood and Stewart Lane. He did not expect the neighbors to support any multi-family use on the site. He felt 36 units would be reasonable. He would be fine with 38 units.
- He supports adding more parking stalls on Stewart Lane. He would favor removing trees to provide more parking stalls and make the site a safer property in the long run, a more viable project, and a more rational development for the neighborhood. He did not want to preserve trees to the fault of causing safety issues. In this situation, some trees may need to be removed to give the development more parking space.
- He likes the idea of long-term rentals. The proposal would not have a lot of tenant turnover. The building is being designed accordingly with long-term rentals.
- He applauds the developer for being willing to include three or four affordable units.
- He supports the concept plan.

Waterman stated that:

- He likes the concept plan.
- He likes the reduction in the number of units. The mass could be an issue. He thought 36 units could be about the right number. He was looking forward to seeing visual renderings to show the height of the building on the site.
- He likes the look of the building. He likes the brick, use of different materials, and big windows.
- He appreciates the applicant working with the neighbors.
- The sidewalk makes a lot of sense.
- He likes the direct, exterior access to the first-floor units.
- The proposal has a lot of potential.
- Saving as many of the trees as possible would be incredible.
- He likes the concept plan.

Banks stated that:

- He likes this concept plan a lot better than the last one the commission reviewed.
- He thought three stories would be better, but the reduction in the footprint of the building and the number of units is an improvement.
- The parking is a work in progress. He would prefer more than one access to the garage.
- He recommends doing as many affordable units as possible.
- He appreciates the priority of saving mature trees but does not want to prevent the creation of common spaces in the building for tenants. He suggests working with the city to determine the number of trees to be preserved while providing adequate guest parking and amenities.

Maxwell stated that:

- She likes this concept plan better than the previous ones.
- She likes the preservation of a lot of green space on the north side to keep the building invisible from Excelsior Blvd. in the summer and provide a walkability connection to Excelsior Blvd. along Stewart Lane.
- The sidewalk is a good idea.
- She would like to find out the height of the surrounding buildings compared to the proposed building.
- She likes the street-parking cutouts on the south side for deliveries and short-term parking.
- She likes the look of the building being more condensed with a greater number of windows. It looks like a beautiful building from the black and white renderings.

Henry stated that:

- He would prefer two points of ingress and egress to the underground parking area if the grade allowed.
- He would like underground guest parking available in the winter. He was comfortable with five above-ground visitor spaces.
- He likes the preservation of the mature trees on the north side. He favors keeping the trees rather than moving the building further north. The trees would be a big asset to those renting on the north side and provide privacy.
- He favored keeping the building to the south as close to Stewart Lane as possible while keeping the area safe for pedestrians to walk around.
- He would like to see some variation in the mass of the building. He suggested using more glass and stone.
- He appreciated the applicant considering solar panels.

Chair Sewall stated that:

- He agrees that this is the best proposal commissioners have reviewed for this site.
- The proposal would be an appropriate use for the site.
- There should be a sign indicating that deliveries could park in the guest parking on the street.
- He loves the idea of a sidewalk that would travel north/south on the east side of the building. The neighbors want a connection to reach Excelsior Blvd.
- He worried about motorists turning left being able to see pedestrians going down the staircase.
- The building is attractive.
- He supports keeping as many trees as possible.
- He prefers three stories to four stories but understands the trade-off to save trees.
- The concept plan is a great starting point.

Powers clarified that he wants to keep all of the underground parking stalls as well as the visitor parking. While visiting the site, he thought the building height would fit next to the surrounding buildings but understood the desire to see renderings.

9. Adjournment

Waterman moved, second by Henry, to adjourn the meeting at 9:25 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 7

Public Hearing: Consent Agenda

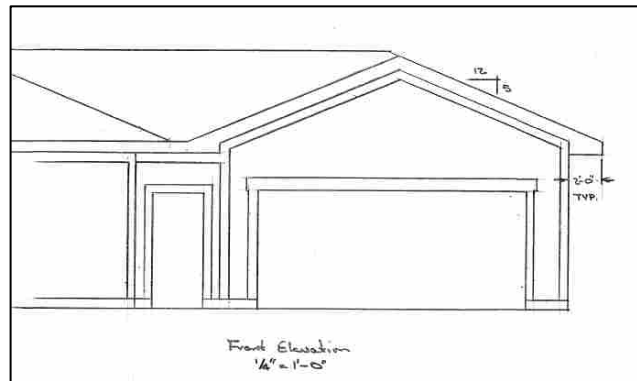
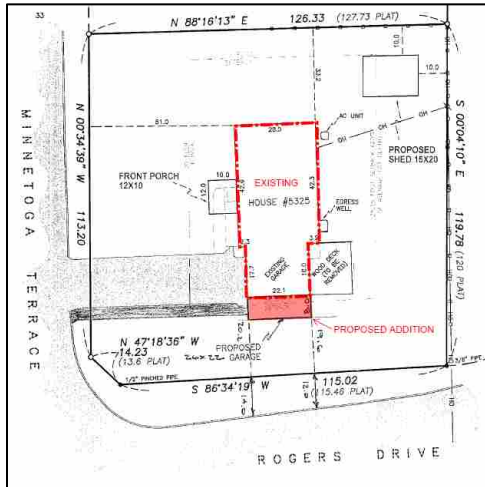
MINNETONKA PLANNING COMMISSION
Dec. 2, 2021

Brief Description Front yard setback variance for a garage addition at 5325 Minnetoga Terrace.

Recommendation Adopt the resolution approving the request.

Proposal

The 0.35-acre subject property is a corner lot created in 1954 as part of the POSCH'S ADDITION plat. The existing home was constructed in 1956 and included an undersized, 18-foot by 22-foot garage. Property owner Daniel Smith is proposing an eight-foot addition to the garage. The addition requires a setback variance.



	Required	Existing	Proposed
Front (Minnetoga Terrace)	35 ft.	51 ft.	No change
Front (Rogers Drive)	25 ft.	27 ft.	19 ft.
Side	10 ft.	33 ft.	No change
Rear	25 ft.	45 ft.	No change

Staff Analysis

Staff finds that the proposal meets the variance standard outlined in the city code:

- Reasonableness. The proposed 19-foot setback is reasonable, as it allows for the construction of a more standard-sized garage. By planning commission policy, a 24-foot by 24-foot garage – in other words, 576 square feet – is considered standard. Though the proposed garage would have a slightly wider dimension of 26 feet, its 22-foot depth would result in a total garage area of 572 square feet, which is still less than standard.

- Unique Circumstance. The existing home has a 33-foot side yard setback, more than three times the minimum setback. It is because of this excessive setback that the proposed garage requires a setback variance. This is a unique circumstance not common to other similarly-zoned properties.
- Character of Locality. The proposed addition would not negatively impact neighborhood character. Front yard setbacks in the immediate area vary significantly from five feet to 50 feet.

Staff Recommendation

Adopt the resolution approving a front yard setback variance for a garage addition at 5325 Minnetoga Terrace.

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

Supporting Information

Surrounding Land Uses

All surrounding properties are zoned R-1 and improved with single-family residential homes.

Planning

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

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)

McMansion Policy

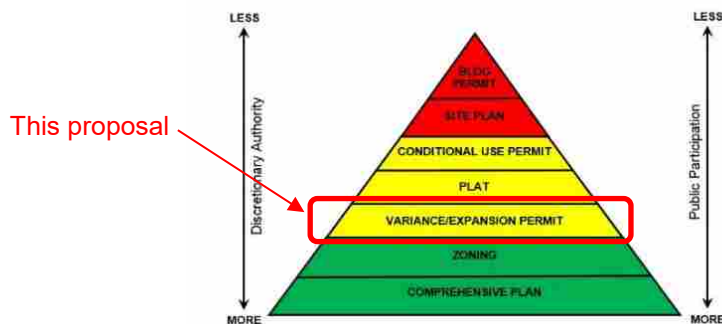
The city's McMansion policy regulates the floor area ratio (FAR) on properties when either the property or the home on the property requires a variance. The policy restricts FAR on such properties/homes to no more than the highest FAR within 400 feet of the subject property and within 1,000 feet along the same roadway.

With the proposed addition, the subject property would have a FAR of 0.11. This is well below the largest FAR in the neighborhood of 0.22.

Natural Resources

Best management practices must be followed during the course of site preparation and construction activities. This would include the installation and maintenance of erosion control fencing.

Pyramid of Discretion



Neighborhood Comments

The city sent notices to 34 area property owners and received two comments to date.

Motion options

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

commissioners. The planning commission has the following motion options:

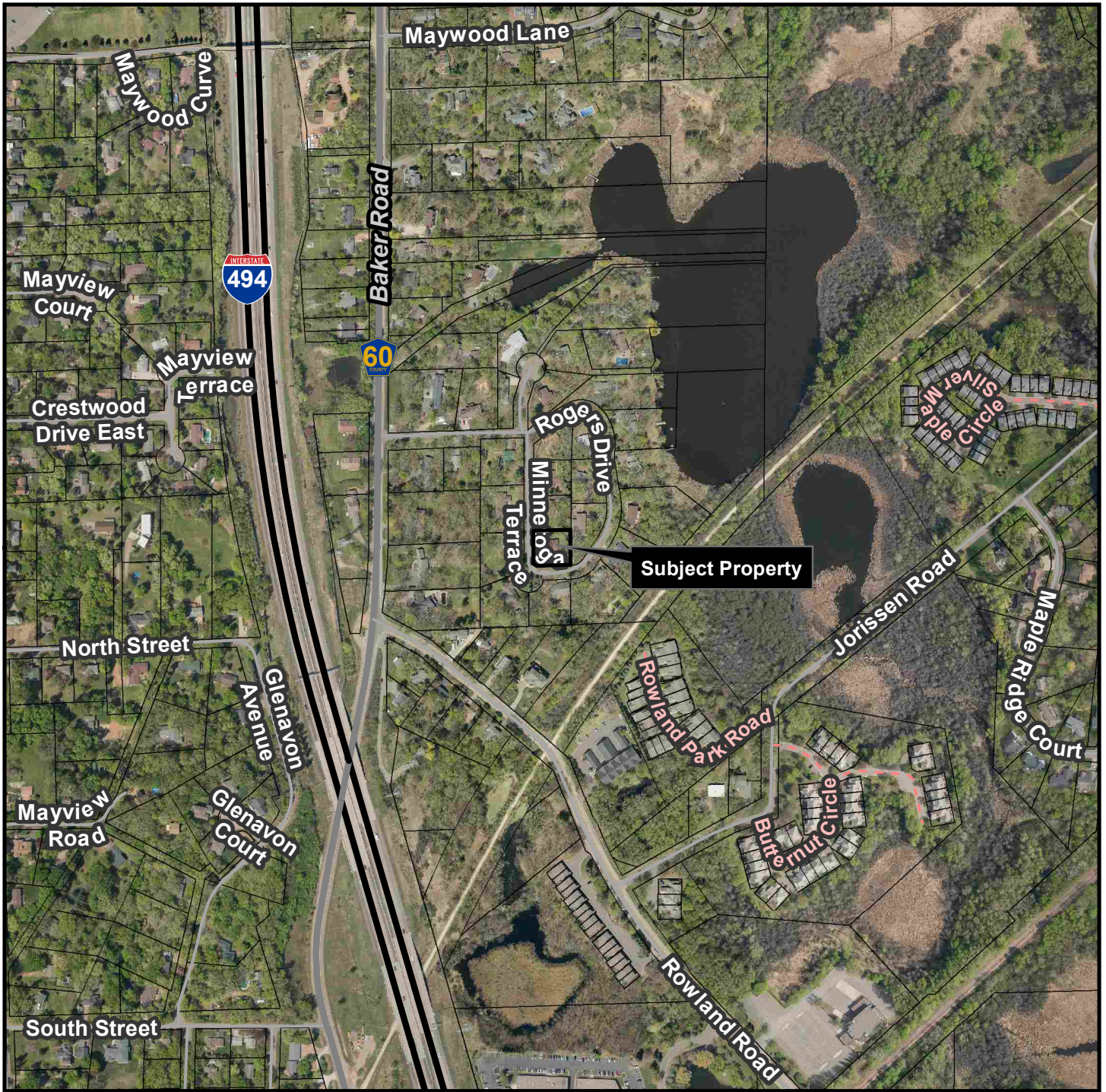
1. Concur with staff's recommendation. In this case, a motion should be made adopting the resolution approving the variance.
2. Disagree with the staff's recommendation. In this case, a motion should be denying the request. The motion should include findings for denial.
3. Table the request. In this 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.

Appeals

Any person aggrieved by the planning commission's decision about the requested variances 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.

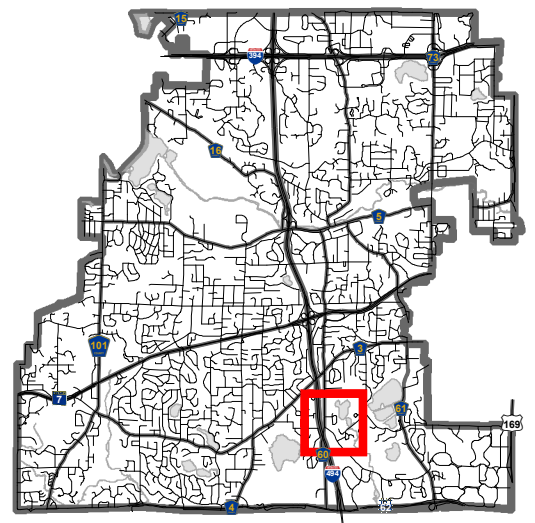
**Deadline for
Decision**

Feb. 19, 2022



Location Map

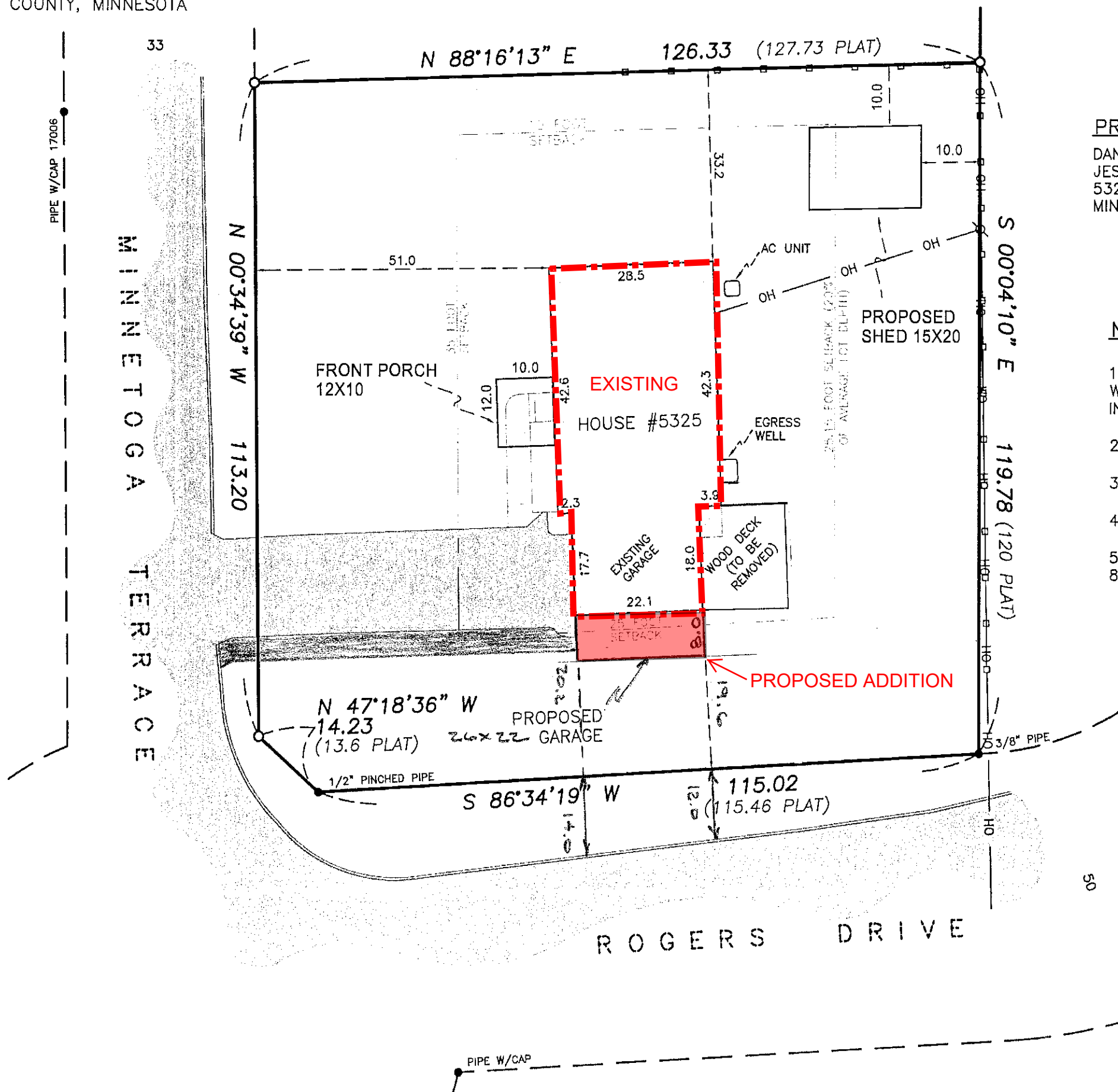
Project: Smith Residence
Address: 5325 Minnetoga Ter



CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, POSCH'S ADDITION, HENNEPIN COUNTY, MINNESOTA

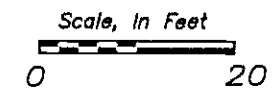


PREPARED FOR:

DANIEL EVAN SMITH
 JESSICA LYNN SMITH
 5325 MINNETOGA TER
 MINNETONKA MN 55343

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) P.I.D.: 27-117-22-44-0023
- 3) PARCEL AREA: 15,241 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF FIELDWORK: 8-30-2019



LEGEND:

- FOUND IRON PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP #44109
- POWER POLE
- OH — OVERHEAD UTILITY LINE
- □ — WOOD FENCE
- CONCRETE SURFACE
- ▨ BITUMINOUS SURFACE

CERTIFICATION :

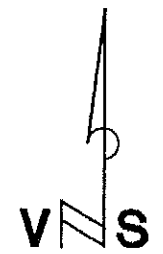
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

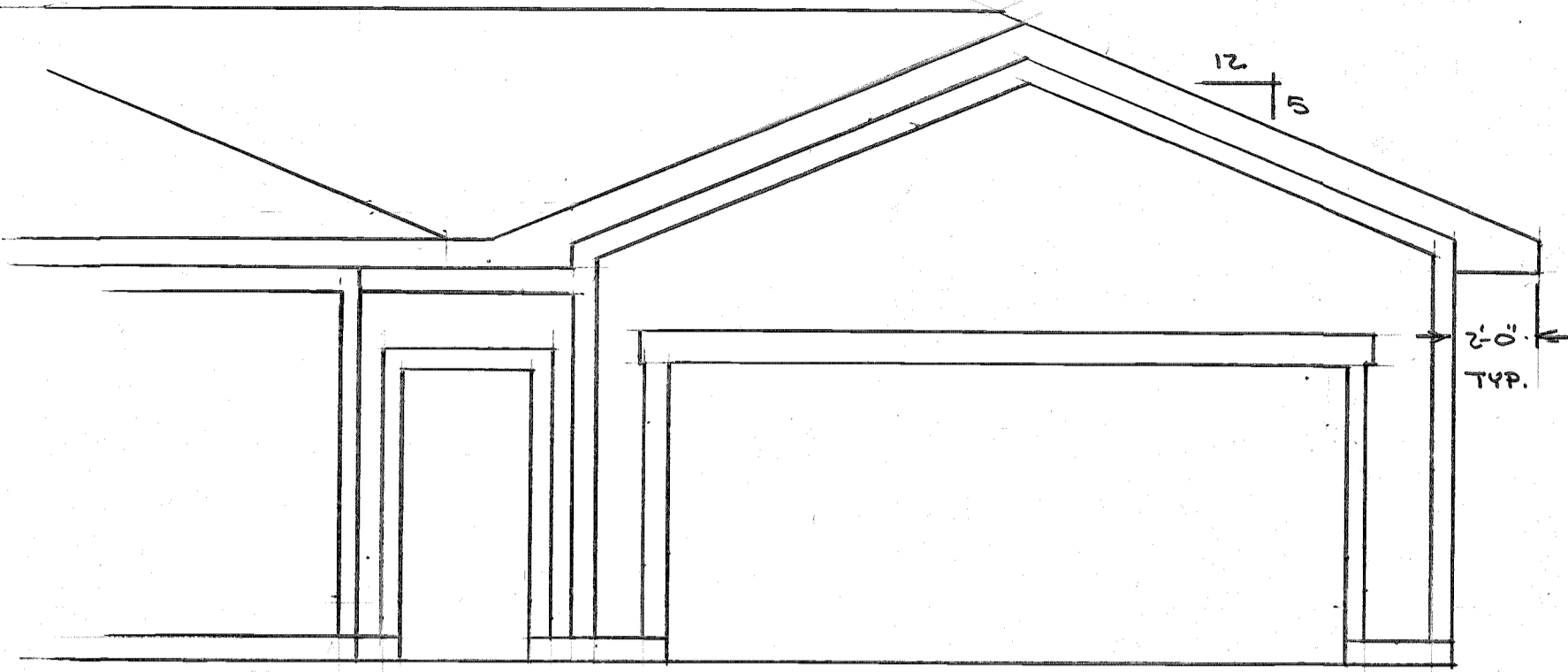
SIGNED: *Travis W. Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109
 Michigan Professional Surveyor #46695

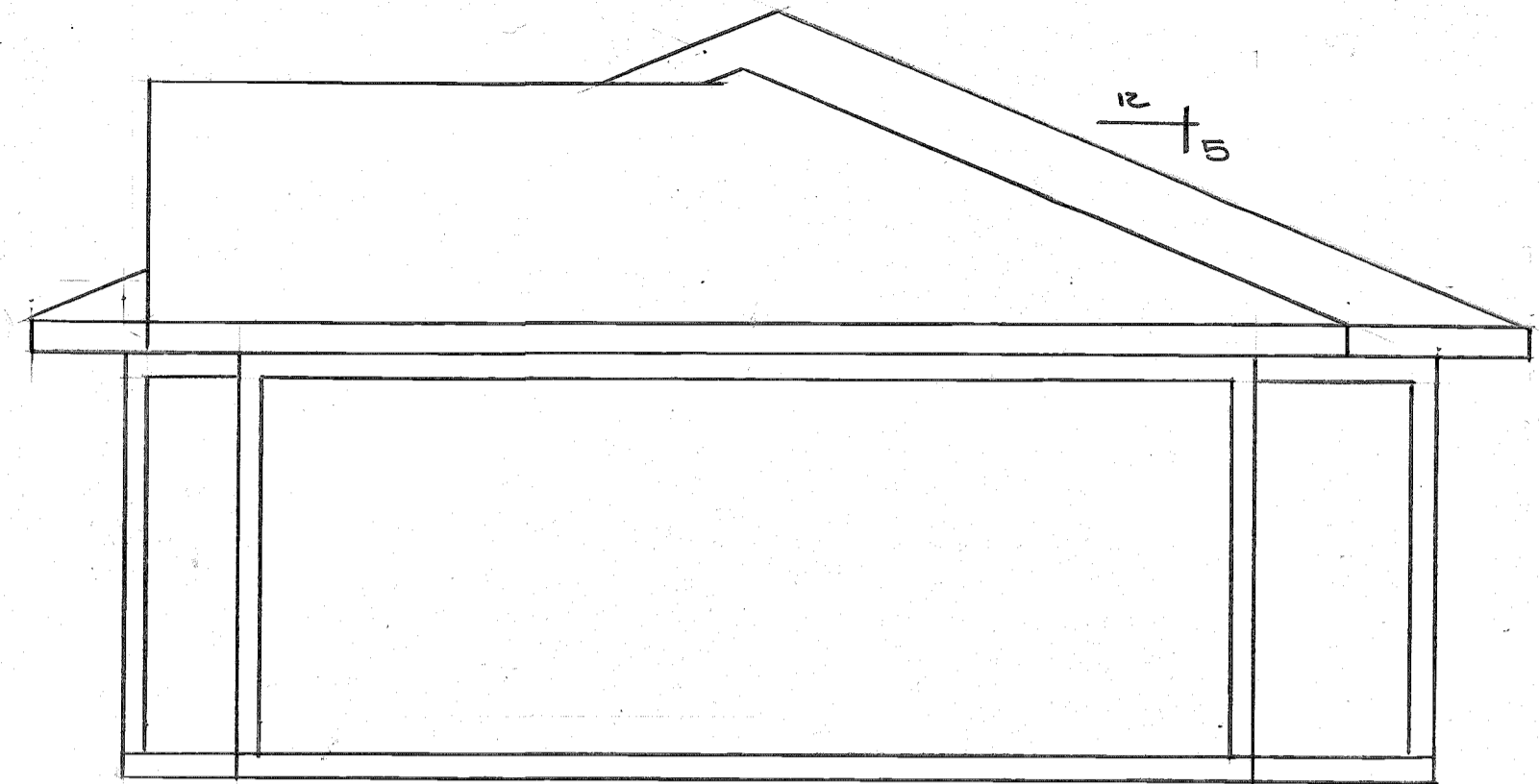
JOB # 2019052	ISSUED: 9-5-2019
DRAWN BY: TAWN	REV:
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
 PROFESSIONAL SURVEYING SERVICES
 85 WILDHURST ROAD EXCELSIOR, MN 55331
 PHONE (952) 686-3055
 WWW.VANNESTESURVEYING.COM

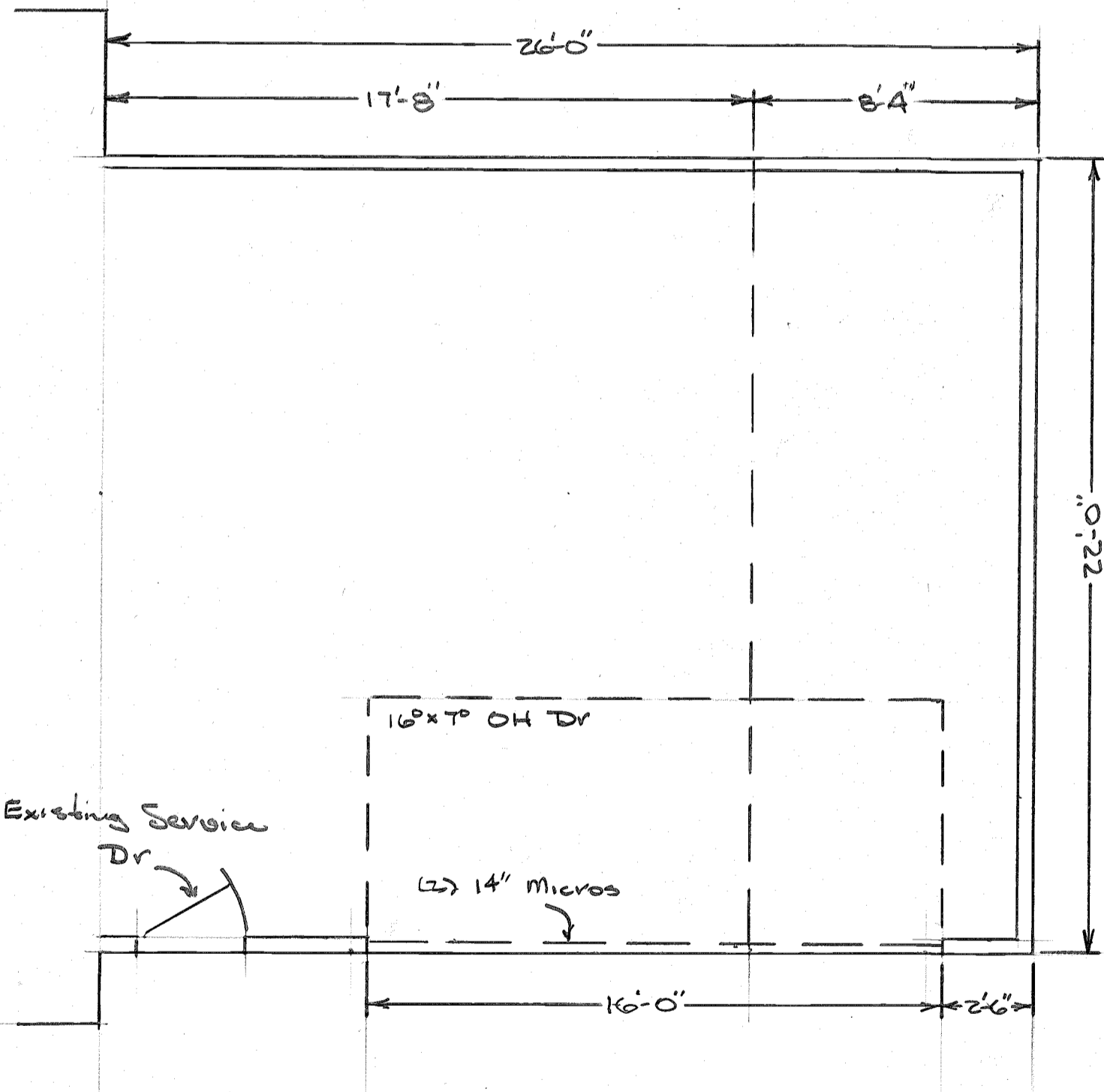




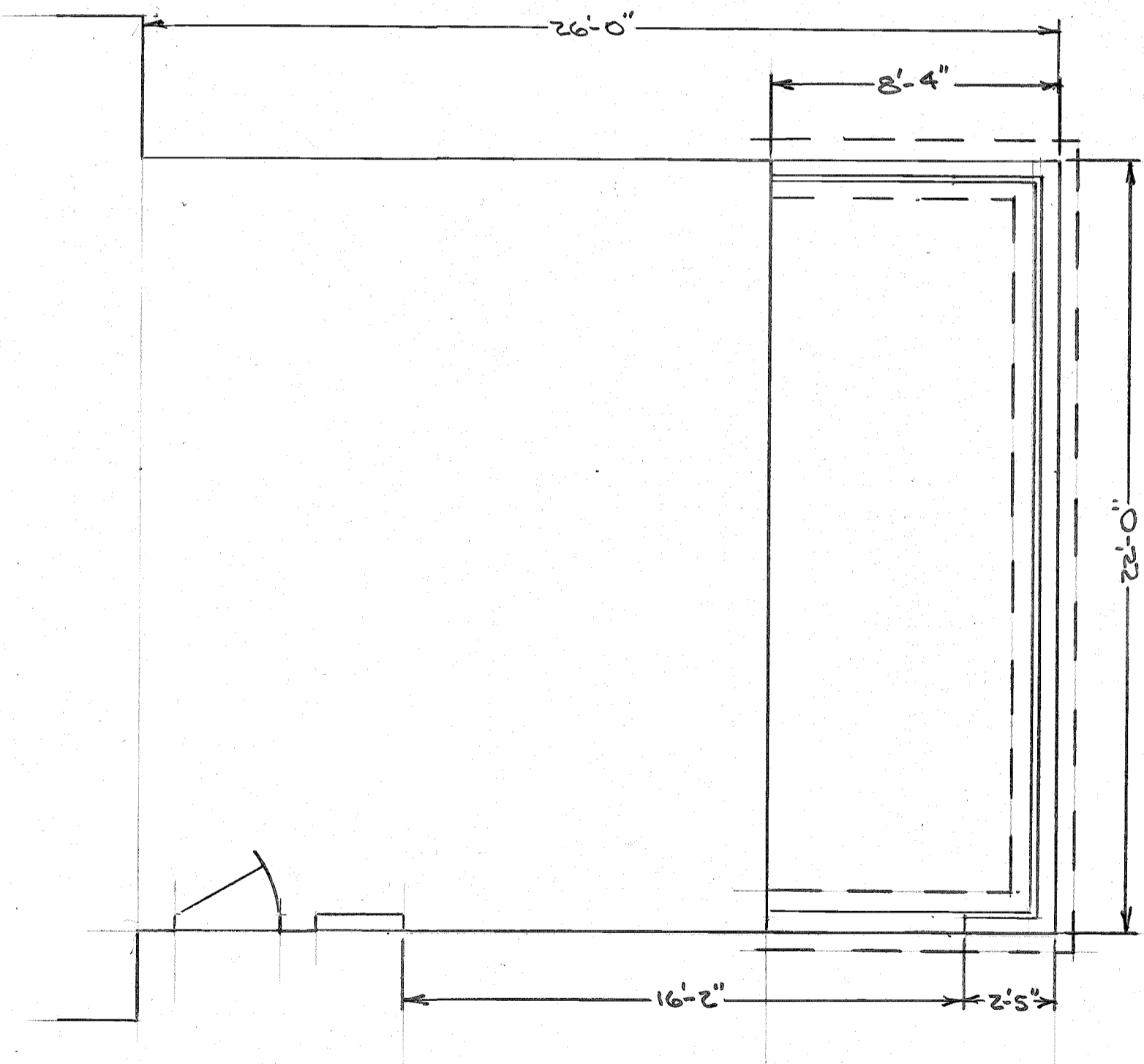
Front Elevation
1/4" = 1'-0"



Side Elevation
1/4" = 1'-0"



Garage Addition
Floor Plan
1/4" = 1'-0"



Foundation Plan
1/4" = 1'-0"

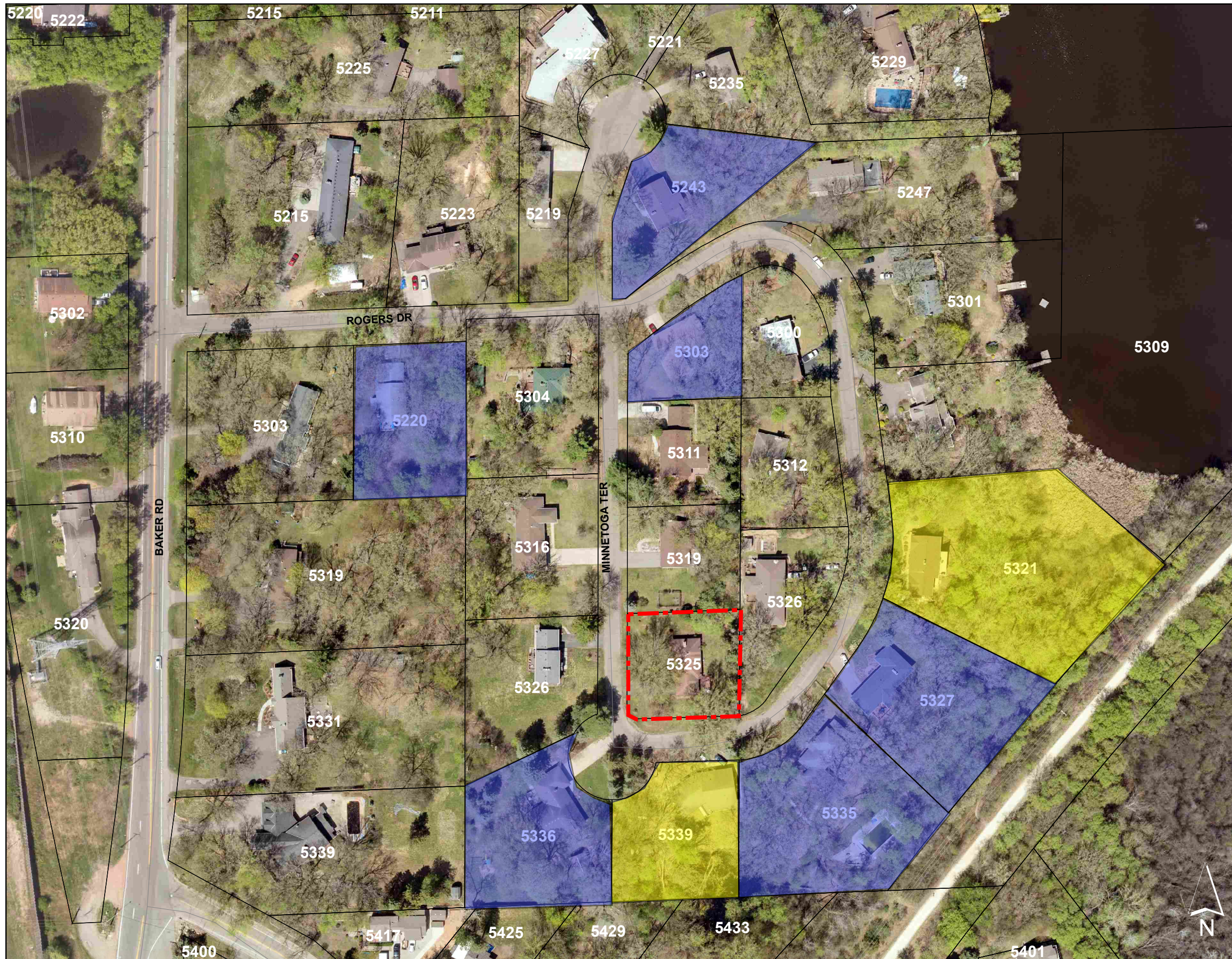
PLANS ARE THE PROPERTY OF THE BUILDER
ALL DIMENSIONS ARE BLUEPRINT MEASUREMENTS
LOCATION AND PLACEMENTS OF WALLS,
WINDOWS, LIGHTS AND OUTLETS CAN VARY
WITHIN NORMAL CONSTRUCTION TOLERANCES.
SOME MEASUREMENTS ARE NOMINAL MEASUREMENTS
AS COMMONLY USED IN CONSTRUCTION TRADES

DEAN JOHNSON HOMES, INC
4700 COUNTY ROAD 19
MEDINA, MN 55357
763-420-4044
BUILDER'S LICENSE: #20089439

Don & Jesse Smith
5325 Minnetonka Terrace

DATE:

SHEET NO.



FRONT YARD SETBACKS

- Variance Approved
- Non-Conforming

MINNETOGA TERRACE AREA

Not an accurate survey.
For illustrative purposes only.

From: Susan Thomas

Sent: Monday, November 22, 2021 4:08 PM

To: 'Leighton Wilkening'

Subject: RE: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Leighton,

Thank you for your email. I hope the following will answer several of your questions:

1. The city follows legal requirements for the mailing public hearing notices; the legal requirement is a 10 day notice prior to the commission meeting date. The postcards were mailed on 11/18; generally, this means they should have "hit mailboxes" by 11/20. This would be 13 days prior to the commission meeting. Unfortunately, due to the Thanksgiving holiday the staff reports for this project must be completed by Nov. 23. I agree that this leaves little time to submit comments for inclusion with that report. However, you will note that the postcard indicates that comments received after Nov. 23 will still be provided to the commission. They will simply be provided by separate memo prior to the meeting. You are welcome to submit comments to me via email.
2. By city code definition, a front property line is any line that is adjacent to a public right-of-way. The eight-foot addition would be located south of the existing garage. Even though it appears to be the "side" of the home, it is technically toward a front property line. A front yard setback variance from 25 feet to 19 feet is required. (The specific setback would be 19.6 feet. However, staff uses round numbers and rounds down for such variances.)
3. Required setbacks are measured from property lines to the closest point of a structure. The front property line does not generally correspond to paved surface of the roadway. The area between the property line and roadway edge is sometimes referred to as the "boulevard." In this case, the boulevard area between the property line and roadway ranges from 12 to 14 feet. I believe the applicant is indicating that even though the garage would be 19 feet from the property line, it would be over 30 feet from the road itself.
4. There are several other properties in the Minnetoga Terrace/Rogers Drive area that have front yard setbacks less than city code requirement. In many cases because of wide boulevard areas the homes seems to be set back sufficiently from the paved roadway. However, they area set quite close to their front property lines. This is likely due to the age of the neighborhood. These lots were created in the mid-1950s, ten years before the city's first setback rules were adopted. (I have attached a diagram illustrating these lots.) The front yard setbacks in the immediate area range from 5 feet to over 50 feet.

You are welcome to email me written comments which I will forward on to the planning commission. You are also welcome to attend the commission meeting (in person or by phone) and address the commission.

Regards,
Susan Thomas

Susan Thomas | Assistant City Planner
City of Minnetonka | minnetonkamn.gov
Office: 952-939-8292

From: Leighton Wilkening
Sent: Monday, November 22, 2021 2:26 PM
To: Susan Thomas <sthomas@minnetonkamn.gov>; Brian Kirk <bkirk@minnetonkamn.gov>
Subject: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Hi Susan,

Here is my input as I am able to provide in such a short timeframe. I will require answers to these questions before I can consider my input complete.

The Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace" was received by me today (22 NOV 2021), asking for comments submitted by 23 NOV 2021. The notice was postmarked 18 NOV 2021.

Q1: Is that postmark and one-day response time typical for the input and feedback process?

The Public Hearing Notice states that the applicant is proposing a front yard setback variance from 25 feet to 19 feet. However, the applicant's Written Statement specifies a side yard setback variance.

Q2: Which is it--side yard setback or front yard setback?

In the Practical Difficulties Worksheet section of the variance application, the applicant states that "the variance would not alter the essential character of the neighborhood because the boulevard to the side of the garage is wider than normal, so the actual perception of the house to the street space would mirror other homes in the neighborhood."

I'm not sure I understand what the applicant is contending here.

Q3: If the boulevard to the side of the garage is actually wider than normal, wouldn't that width be related to the setback of the existing structure?

Q4 & 5: Is the applicant saying that there are other residences in the neighborhood with structures that are closer to the street than 25 feet? If so, could those be listed as examples?

I respectfully object to this setback variance request based on 1) insufficient timeline to input or feedback, 2) discrepancies in the project specifications between Public Hearing Notice and the applicant's variance application, and 3) Unclear justifications by applicant in the Practical Difficulties Worksheet.

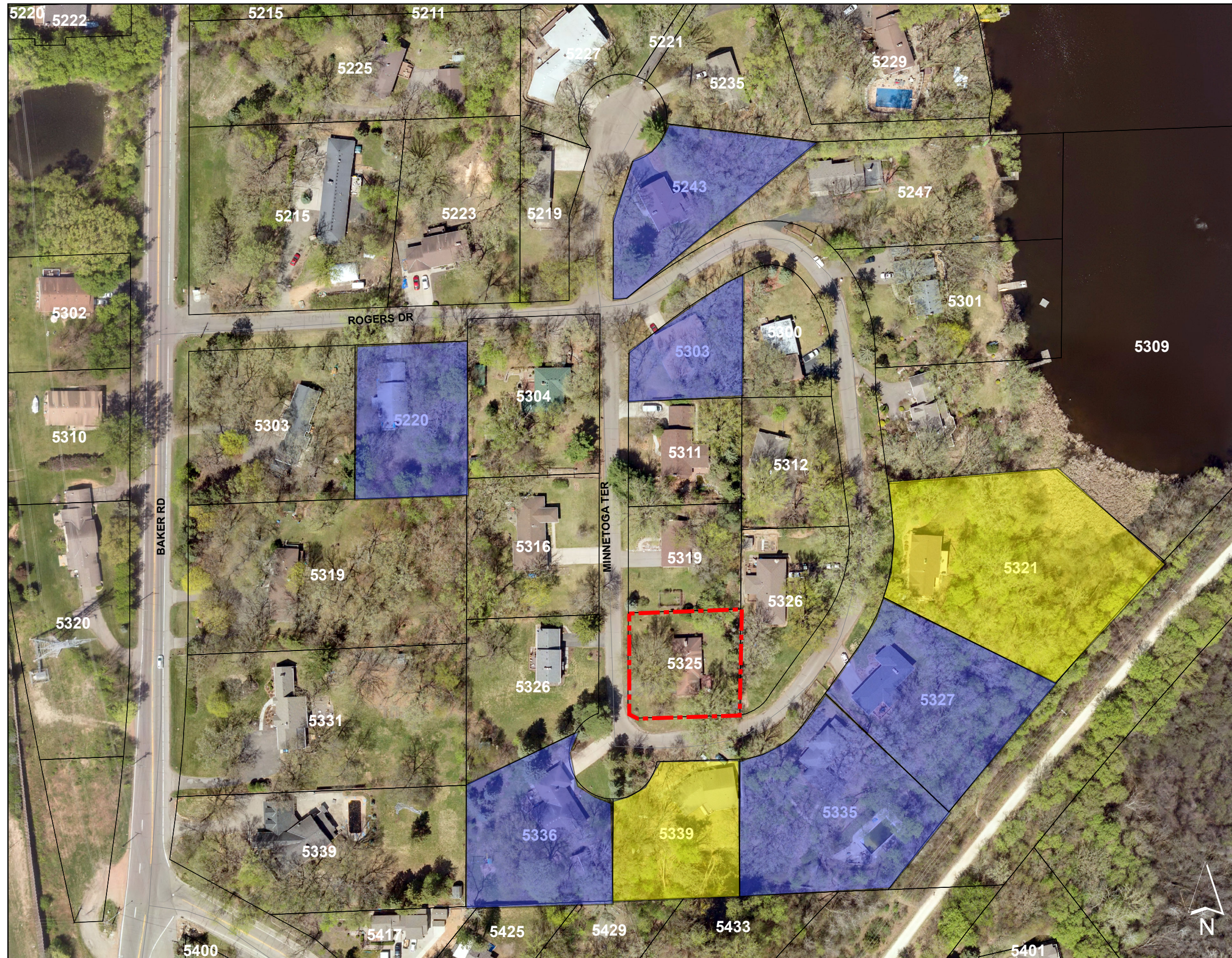
Please contact me, as I am unfamiliar with the city's process for input and feedback on these hearings.

Thanks.



Leighton Wilkening
5316 Minnetoga Terrace



CITY OF
MINNETONKA



FRONT YARD SETBACKS

-  Variance Approved
-  Non-Conforming

MINNETOGA TERRACE AREA

Not an accurate survey.
For illustrative purposes only.

From: Susan Thomas
Sent: Monday, November 22, 2021 4:28 PM
To: 'Leighton Wilkening'
Subject: RE: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Leighton,

The existing garage is 18-feet by 22-feet. By planning commission policy a standard two-stall garage is 24-feet by 24-feet in size. Similarly, by policy a one-stall garage is 13-feet by 24-feet. Since the garage does not meet the dimensions of either, I think you classify it as a large one stall or an undersized two stall. A 24-foot by 24-foot garage could not be built in the current location without a setback variance.

Regards,
Susan

Susan Thomas | Assistant City Planner
City of Minnetonka | minnetonkamn.gov
Office: 952-939-8292

From: Leighton Wilkening
Sent: Monday, November 22, 2021 2:40 PM
To: Susan Thomas <sthomas@minnetonkamn.gov>; Brian Kirk <bkirk@minnetonkamn.gov>
Cc: Susan Wilkening; Steve Grund
Subject: Fw: Public Hearing Notice for the "Smith Residence 5325 Minnetoga Terrace"

Hi Susan,

Just noticed another discrepancy between the city's wordings about this project and the applicant's:

The city characterizes the garage as an "undersize two stall garage," and the applicant characterizes it as a "single car garage."

Q6: Which is it--two stall or single car?

Perhaps the applicant could achieve a "standard" two-stall garage while staying within the setback requirement.

Thanks.

Leighton Wilkening
5316 Minnetoga Terrace

Planning Commission Resolution No. 2021-

**Resolution approving a front yard setback variance for a garage addition at 5325
Minnetoga Terrace**

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 5325 Minnetoga Terrace. It is legally described as:

Lot 4, Block 1, POSCH'S ADDITION, Hennepin County, Minnesota.

Torrens Certificate No. 1477501

1.02 Property owner Daniel Smith is proposing to construct an eight-foot wide addition to the existing, undersized garage on the property.

1.03 City Code §300.10, Subd. 5(b) requires a minimum front yard setback of 25 feet on this corner lot. The proposed addition would be set back 19 feet from the south property line, requiring a variance.

1.04 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.

Section 2. Standards.

2.01 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 mean: (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 proposal would meet the variance standard outlined in City Code §300.07 Subd. 1(a):

1. Purpose and Intent of the Zoning Ordinance: The intent of the front yard setback is to provide adequate separation between homes and public rights-of-way for safety and aesthetic reasons. The proposed 19-foot setback would meet this intent as: (1) given the existing boulevard area, the addition would be set back roughly 31 from the paved surface of the roadway, and (2) the addition would be located at a curve in the road and, given this curvature, would not impact existing building lines.
2. Consistent with Comprehensive Plan: The guiding principles in the comprehensive guide plan provide for maintaining, preserving, and enhancing existing neighborhoods. The requested variance would allow for investment into a single-family residential property.
3. Practical Difficulties: There are practical difficulties in complying with the ordinance:
 - a) Reasonableness: The proposed 19-foot setback is reasonable, as it allows for the construction of a more standard-sized garage. By planning commission policy, a 24-foot by 24-foot garage – in other words, 576 square feet – is considered standard. Though the proposed garage would have a slightly wider dimension of 26 feet, its 22-foot depth would result in a total garage area of 572 square feet, which is still less than standard.
 - b) Unique Circumstance: The existing home has a 33-foot side yard setback, more than three times the minimum setback. It is because of this excessive setback that the proposed garage requires a setback variance. This is a unique circumstance not common to other similarly zoned properties.
 - c) Character of Locality. The proposed addition would not negatively impact neighborhood character. Front yard setbacks in the immediate area vary significantly from five feet to 50 feet.

Section 4. Planning Commission Action.

4.01 The planning commission approves the above-described variance based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, excepted as modified by the conditions below:

- Survey, plans, and written statement attached to the Dec. 2, 2021 staff report.
2. Prior to issuance of a building permit:
 - a) A copy of this resolution must be recorded with Hennepin County.
 - b) Install erosion control fencing as required by staff for inspection and approval. These items must be maintained throughout the course of construction.
 3. Widening of the driveway within the right of way will require a driveway permit. The maximum driveway width is 20 feet at the property line for a property with a two-stall garage.
 3. This variance will end on Dec. 31, 2022, unless the city has issued a building permit for the project covered by this variance or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Dec. 2, 2021.

Joshua Sewall, 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 duly authorized meeting held on Dec. 2, 2021.

Fiona Golden, Deputy City Clerk

Minnetonka Planning Commission Meeting

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
Dec. 2, 2021

Brief Description Resolution approving a minor amendment to an existing master development plan, final site and building plans, and sign plan amendment for Walser Nissan at 15906 Wayzata Blvd.

Recommendation Adopt the resolution approving the proposal.

Background

In 1977, the city approved a conditional use permit for a Datsun automobile dealership to occupy the property at 15906 Wayzata Blvd. In 1996, a major expansion of the dealership use was approved; at that time, a master development plan was adopted for the site. The various minor site and building changes occurred over the next two decades.

In 2019, the property owner proposed demolition and full reconstruction of the dealership building. The proposal – and slight modifications to the proposal – were reviewed by the planning commission and city council at four separate meetings. Councilmembers generally did not support the proposal, expressing concern about site elevations changes and resulting off-site views. Ultimately, the applicant withdrew the 2019 proposal. ([2019 reports and plans](#))

Proposal

Walser Automotive Group has now submitted plans to remodel the existing dealership building. As proposed, the existing showroom would be removed and a new showroom space constructed in the same footprint. The height of this new showroom – the façade of which would be primarily composed of glass and metal wall panels – would increase from an existing 18 feet to 32 feet. New signs would also be installed.

The proposal requires approval of the following:

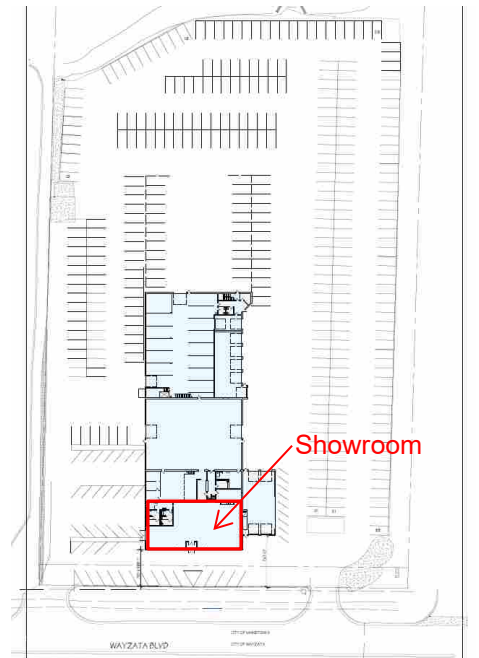
- Minor amendment to the existing master development plan;
- Approval of final site and building plans; and
- Amendment to the existing sign plan.

Primary Questions and Analysis

A land-use proposal is comprised of many details. In evaluating a proposal, staff first reviews these details and then aggregates them into a few primary questions or issues. The following outlines both the primary questions and staff findings associated with the proposal.

1. Is the proposed demolition and reconstruction reasonable?

Yes. The new showroom would occupy the same footprint as the existing showroom. In fact, the exterior foundation would be reused, with additional footings installed to support



the new façade. In occupying the same area, the new showroom would maintain existing setbacks and floor area ratio and would not increase impervious surfaces on site. Further, the new showroom would “refresh” the building, incorporating high-quality materials contemplated in the I-394 corridor.



Existing Façade Style

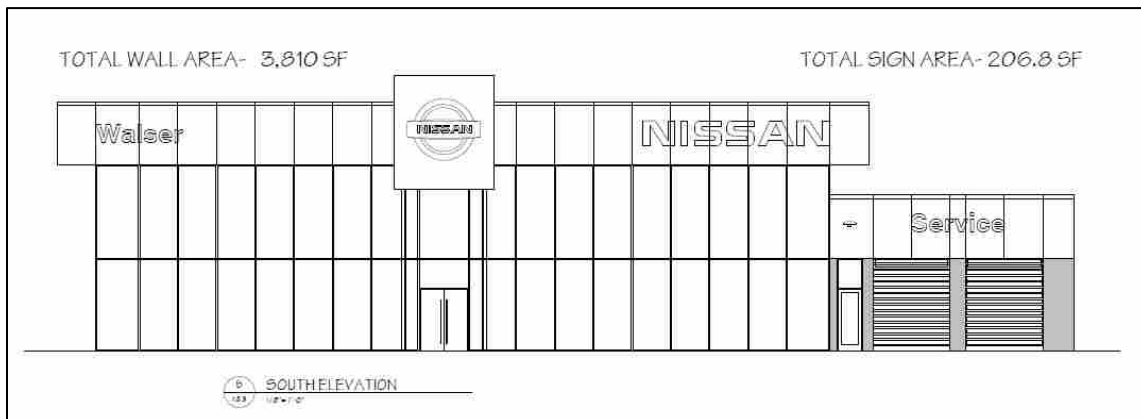


Proposed Façade Style

2. Are the proposed signs appropriate?

Yes. The existing sign plan allows for four wall signs on the building; three for the Nissan dealership and one for the collision center that occupies the rear of the building. While the proposed plan would increase the number and size of Nissan signs, the number and size would be visually appropriate relative to the corresponding increase in the facade height. The proposed signs would occupy just five percent of the total south wall face.

		Existing Sign Plan	Proposed Sign Plan
Nissan Dealership	Number Wall Signs	3	4
	Wall Sign Area	163 sq.ft.	206 sq.ft.
Autoworks Collision	Number of Wall Signs	1	1
	Sign Area	88 sq. ft.	88 sq.ft
TOTAL	Number of Wall Signs	4	5
	Sign Area	251 sq.ft.	294 sq.ft.



Staff Recommendation

Adopt the resolution approving a minor amendment to an existing master development plan, final site and building plans, and a sign plan amendment for Walser Nissan at 15906 Wayzata Blvd.

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

Supporting Information

Surrounding Land Uses

Northerly: Wetland, single-family homes beyond.
Easterly: Auto dealership
Southerly: Highway 12
Westerly: Auto dealership

Planning

Guide Plan designation: Commercial
Zoning: PID, Planned I-394 District

Site History

1977. The city approved a conditional use permit and final site and building plans for an auto dealership on the site.

1988. The city approved final site plans for an expanded parking lot.

1996. The city approved a master development plan, a conditional use permit, and a final site and building plans for an expansion of the existing dealership.

1999. The city approved an amendment to the existing master development plan, a conditional use permit, final and building plans, and a sign plan for auto body repair on the site.

2019. The city considered demolition and full reconstruction of the dealership building. Ultimately, the applicant withdrew the request

MDP Amendments

By city code, **major** amendments to existing master development plans are changes that:

- Substantially alters the location of buildings, parking areas, or roads;
- Increases or decreases the number of residential dwelling units by more than 5 percent;
- Increases the gross floor area of non-residential buildings by more than 5 percent or increases the gross floor area of any individual building by more than 10 percent;
- Increases the number of stories of any building;
- Decreases the amount of open space by more than 5 percent or alters it in such a way as to change its original design or intended use;
- Creates non-compliance with any special condition attached to the approval of the master development plan; or
- Increases traffic generation beyond either the limit specified in subdivision 13 of this section or that associated with an approved master development plan.

Any other change is considered a **minor** amendment. While major amendments require the council review and approval, minor amendments are the purview of the planning commission (as is site

and building plan review, unless accompanied by something that has to be heard by the council).

SBP Standards

The proposal would comply with all site and building standards as outlined in City Code 300.27 Subd.5

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

Finding: The proposal has been reviewed by the city's planning, building, engineering, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.

2. Consistency with this ordinance;

Finding: The proposal would meet the intent of the PID ordinance.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

Finding: The existing showroom would be removed and the new showroom constructed on the same footprint. The proposal would not result in the removal of trees or soil.

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

Finding: The existing showroom would be removed and the new showroom constructed on the same footprint. As such, the proposal would maintain existing relationships between site features.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

- a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
- b) the amount and location of open space and landscaping;
- c) materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and

- d) vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement, and amount of parking.

Finding: The new showroom would “refresh” the building, incorporating high-quality materials contemplated in the I-394 corridor.

- 5. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of the glass in structures and the use of landscape materials and site grading; and

Finding: The proposed showroom includes a glass curtain wall, improving the use of natural light. Further, as new construction, the showroom would be required to meet energy conservation standards of the state building code.

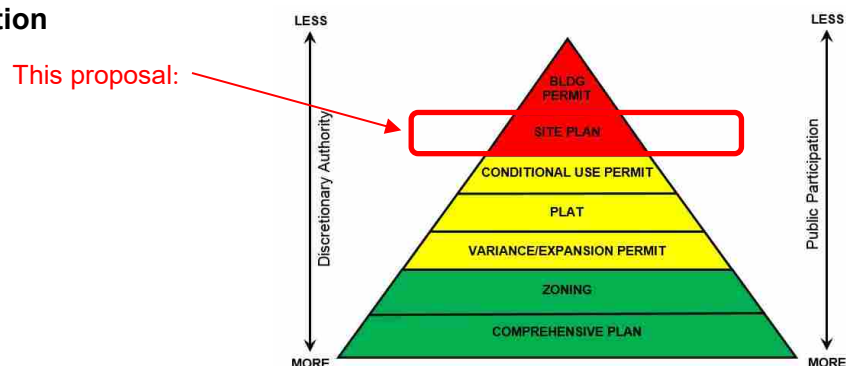
- 6. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Finding: The existing showroom would be removed and the new showroom constructed on the same footprint. Staff does not anticipate the proposal would have any negative impact on adjacent or neighboring properties.

Natural Resources

Best management practices must be followed during the course of site preparation and construction activities. This would include the installation and maintenance of a temporary rock driveway, erosion control, and tree protection fencing. As a condition of approval the applicant must submit a construction management plan detailing these management practices.

Pyramid of Discretion

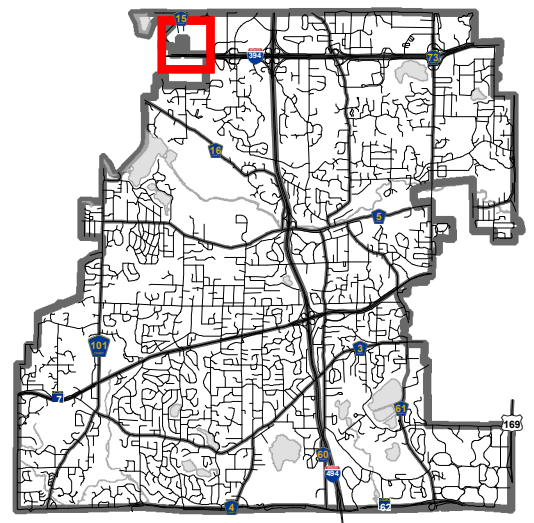


Voting Requirement	The decision for approval requires an affirmative vote of a simple majority.
Motion Options	<p>The planning commission has three options:</p> <ol style="list-style-type: none">1) Concur with the staff recommendation. In this case, a motion should be made to adopt the resolution approving the proposal.2) Disagree with some or all of the staff's recommendations. In this case, a motion should be made directing staff to prepare a resolution for denying the proposal. This motion should include findings for denial.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.
Appeals	Any person aggrieved by the planning commission's decision regarding the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.
Neighborhood Comments	The city sent notices to 29 area property owners and received no comments to date.
Deadline for Decision	Feb. 7, 2022



Location Map

Project:Walser Nissan
Address: 15906 Wayzata Blvd



DESCRIPTION

Parcel 1:

The West 256 feet of the Southwest Quarter of the Northwest Quarter of section 4, Township 117 North, Range 22, West of the 5th Principle Meridian, except the South 50 feet thereof taken for highway purposes.

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 117, Range 22, described as follows:

Beginning at a point in the South line of the Southwest Quarter of the Northwest Quarter of said Section 4, distant 256 feet East of the Southwest corner of said tract; thence East along the South line of the Southwest Quarter of the Northwest Quarter a distance of 100 feet; thence North parallel with the West line of said section to the North line of said Southwest Quarter of the Northwest Quarter of Section 4; thence West along said North line 100 feet more or less, to an intersection with a line drawn Northerly from the point of beginning and parallel with the West line of said section 4; thence South parallel with said West line to the point of beginning. Excepting from said above described tract, the South 50 feet thereof, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.

PROPERTY SUMMARY

1. Subject property's address is 15906 Wayzata Boulevard, its property identification number is 04-117-22-23-0013.
2. The gross area of the subject property is 10.30 Acres or 448,605 Square Feet.
3. The subject property is zoned PID I-394 District, per Minnetonka zoning map on City of Minnetonka web site.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

BENCHMARKS

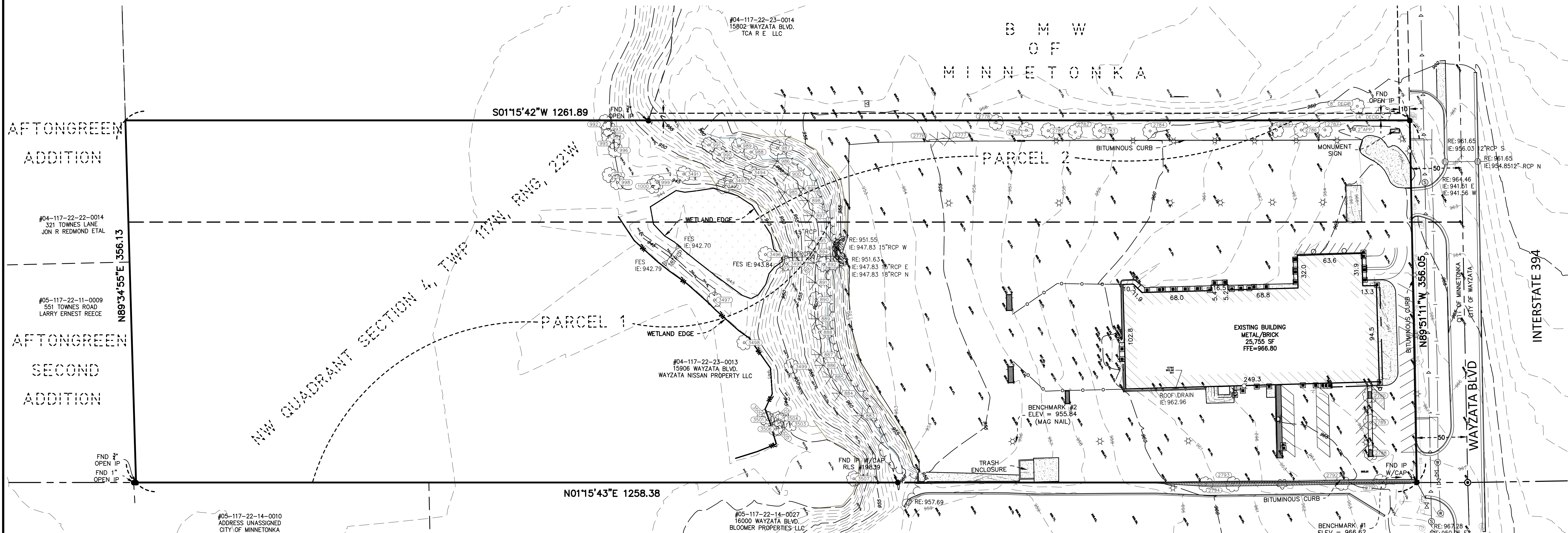
1. The vertical datum is based on NAVD88. The originating bench marks are MNDOT BM 2789 AA and MNDOT BM 2789 BA, both referenced from the Mndot Geodetic Database

BENCHMARK #1
CONTROL POINT # 52 (MAG NAIL). Elev.=966.62

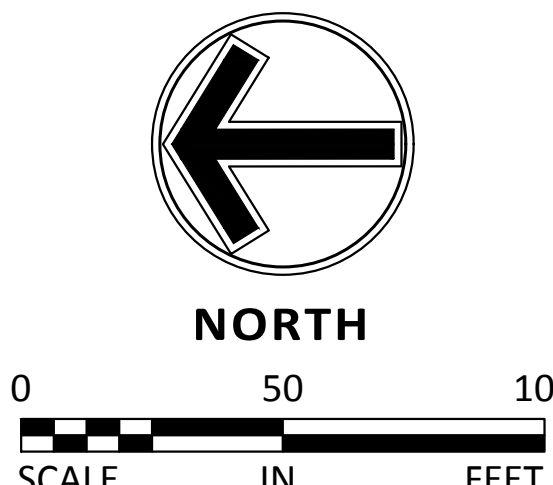
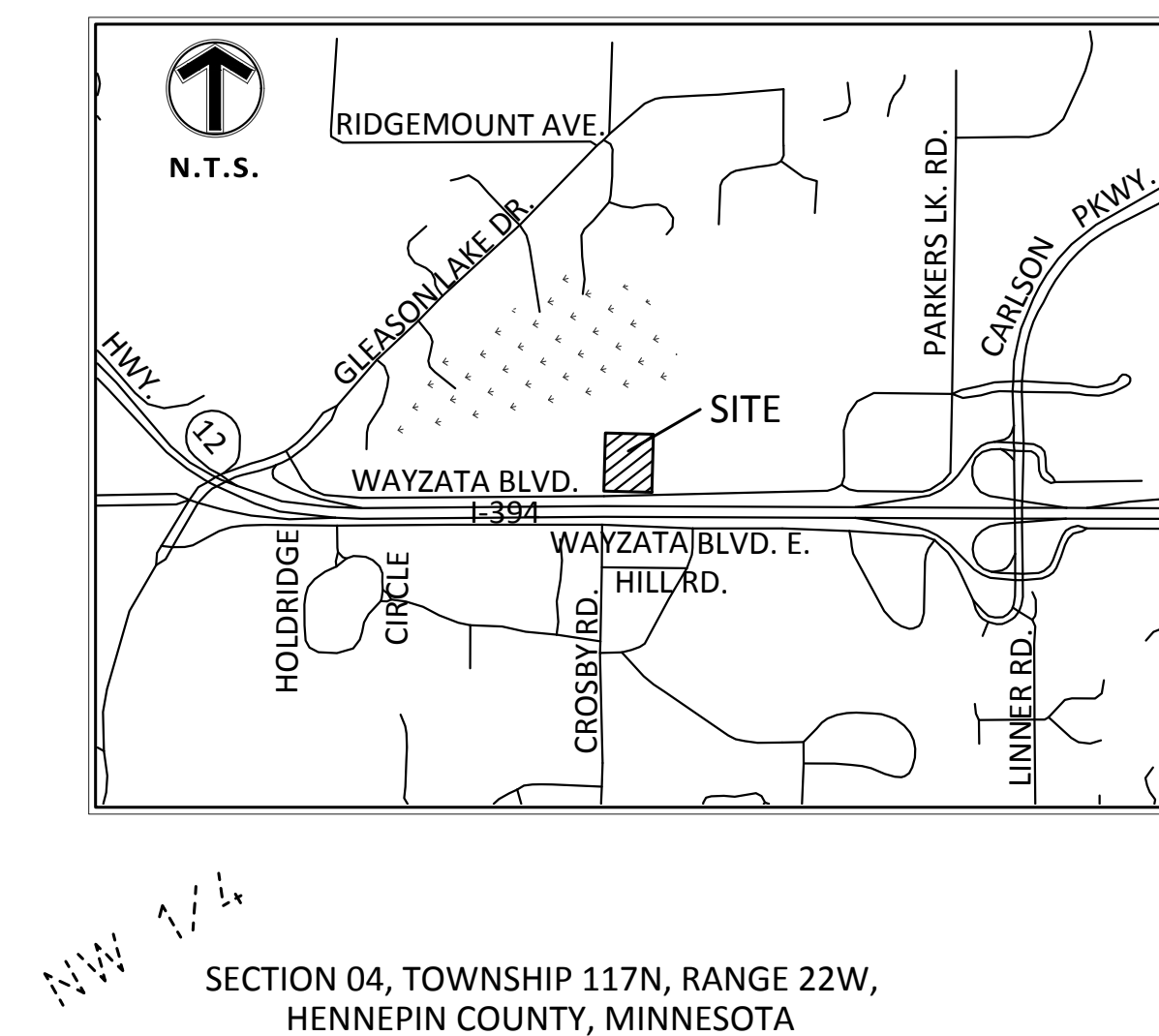
BENCHMARK #2
CONTROL POINT #53 (MAG NAIL). Elev.=955.84

SURVEY NOTES

1. The bearing system for this survey is based on the Hennepin County coordinate system, NAD83 (1986 Adjust). The west line of the northwest quadrant, Section 04, Township 117N, Range 22W is assumed to bear N01° 15' 42"E. The originating monuments utilized to establish the horizontal position of this survey was the northwest section corner and the west quarter corner of said section.
2. Initial field work completed on 11/14/2018.
3. Additional field work completed on 12/31/2018.



VICINITY MAP



LEGEND

<ul style="list-style-type: none"> ⊙ STORM MANHOLE ⊕ STORM CATCH BASIN ⊙ SANITARY MANHOLE ⊗ GATE VALVE / HYDRANT ⊠ SIGN ⊡ GAS METER ⊠ UTILITY POLE ⊠ TRANSFORMER ⊠ GUARD POST ⊙ CLEAN OUT ⊠ FLARED END SECTION ⊠ LIGHT ⊠ GUY ANCHOR ⊙ GAS MANHOLE ⊙ GAS VALVE ⊙ ELECTRIC MANHOLE ⊠ ELECTRIC METER ⊠ TELEPHONE PEDESTAL ⊠ CABLE TV BOX ⊙ COMMUNICATIONS MANHOLE ⊠ AIR CONDITIONING UNIT ⊠ FLAG POLE ● FOUND MONUMENT ○ SET MONUMENT ⊙ MARKED LS 43933 ⊙ POST 	<ul style="list-style-type: none"> — STORM SEWER — SANITARY SEWER — WATERMAIN — UE UNDERGROUND ELECTRIC — UT UNDERGROUND TELEPHONE — UG UNDERGROUND GAS — OE OVERHEAD ELECTRICAL WIRE — FO FIBER OPTIC — CL CHAIN LINK FENCE — W FENCE — WIRE FENCE — WET LAND — RETAINING WALL — BLOCK RETAINING WALL — STONE RETAINING WALL — POND / WATER LINE — BENCH — HAND HOLE — COMMUNICATIONS VAULT — BENCHMARK — DELINEATION POST — GROUND LIGHT — EASEMENT LINE — SETBACK LINE — BUILDING LINE 	<ul style="list-style-type: none"> ⊙ TRAFFIC LIGHT ⊠ VENT ⊙ BEEHIVE ⊙ WELL ⊠ MAILBOX ⊠ POST INDICATOR VALVE ⊠ BITUMINOUS SURFACE ⊠ CONCRETE SURFACE ⊠ GRAVEL SURFACE ⊠ RESTRICTED ACCESS ⊠ HANDICAP PARKING STALL ⊠ REGULAR PARKING STALL ⊠ STALL COUNT — TREE LINE ⊙ CONCRETE CURB ⊙ DECIDUOUS TREE ⊙ CONIFEROUS TREE ⊙ SHRUB ⊙ SPOT ELEVATION ⊙ CONTOUR ⊙ SOIL BORING
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12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client

**R.J. RYAN
CONSTRUCTION**

1100 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN., 55120

Project

**WALSER NISSAN
WAYZATA**

Location

MINNETONKA

15906 WAYZATA BLVD.

Certification

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.

Mark R. Salo

Mark R. Salo
Registration No. 43933 Date: 02/18/2019
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: Drawn: BAA
Approved: MRS Book / Page: 1235P24
Phase: EXIST. COND. Initial Issued: 2/18/2019

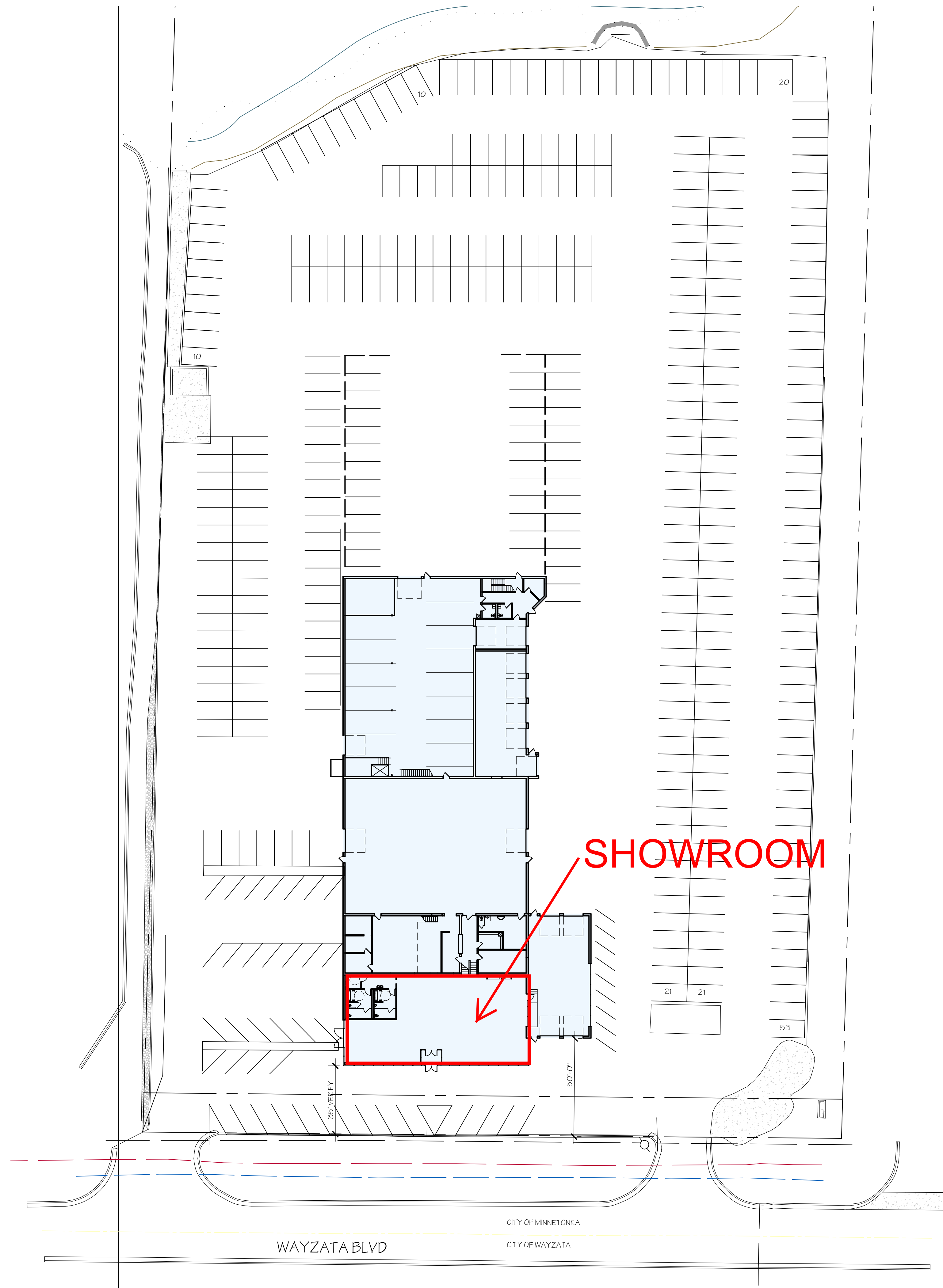
Revision History

No. Date By Submittal / Revision

**Sheet Title
EXISTING
CONDITIONS**

**Sheet No. Revision
C2.01**

Project No. 21556



1 SITE PLAN
A1.0 1"=30'-0"



2021 REMODELING & NEW SHOWROOM

WALSER NISSAN WAYZATA

15906 WAYZATA BLVD
MINNETONKA, MINNESOTA

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David A. Phillips

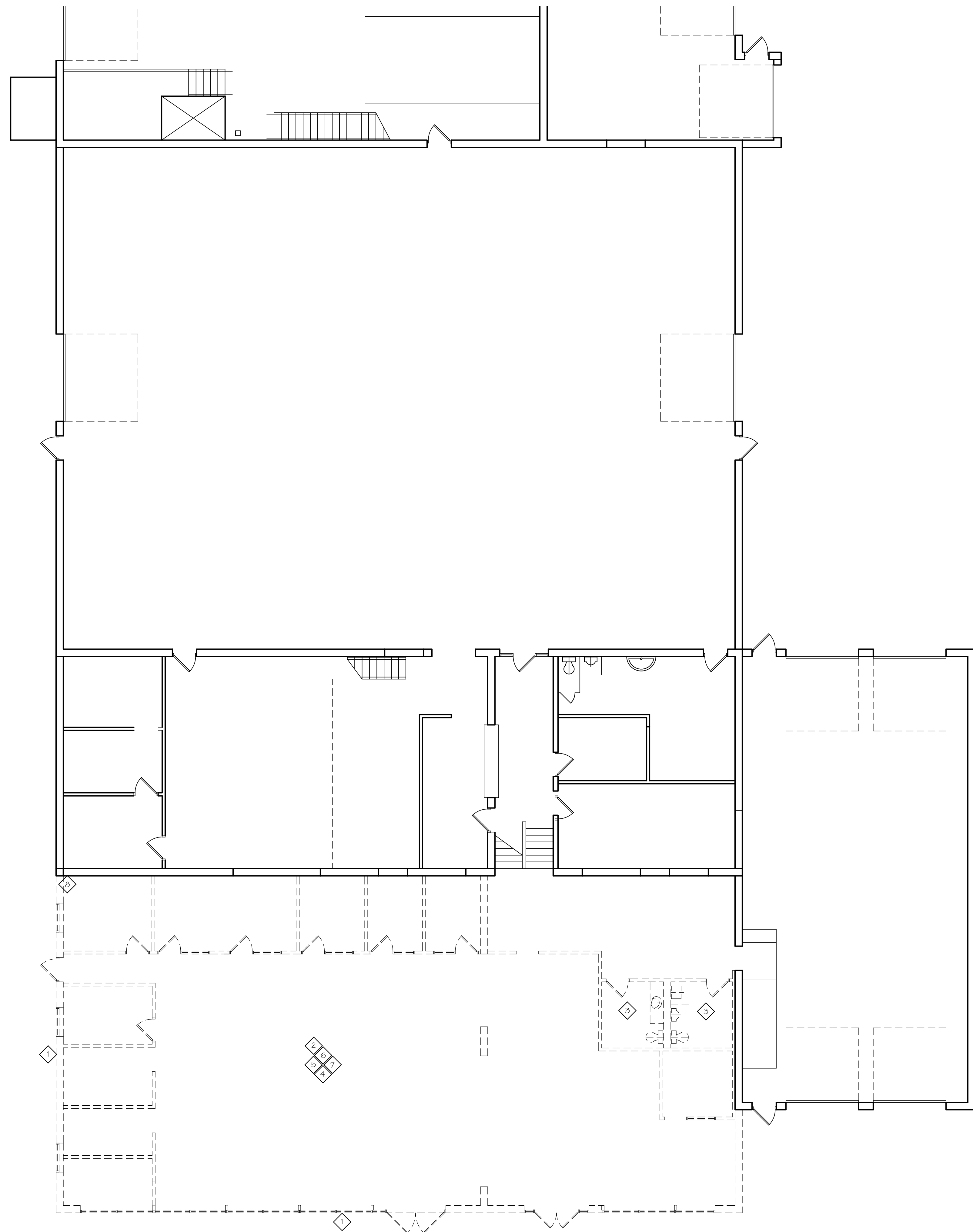
DATE 9/21/2021 LICENSE # 17387

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CHECKED BY: DAP
PROJECT NO.:

SITE PLAN

A1.0

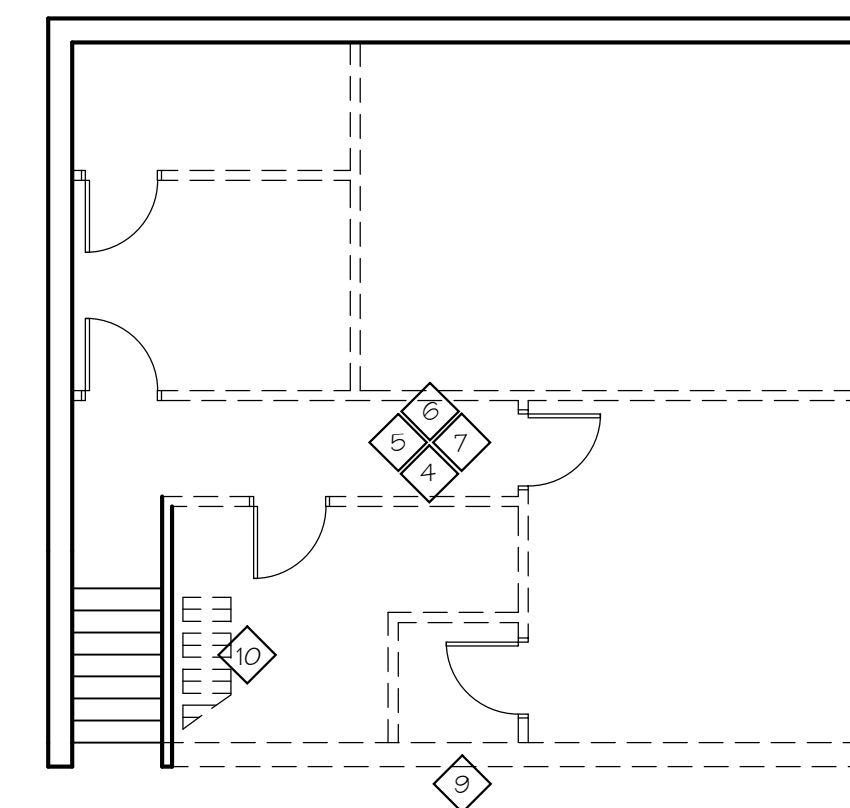


1
A2.0
1/8" = 1'-0"
FIRST FLOOR DEMOLITION PLAN



DEMOLITION NOTES

- 1 REMOVE EXTERIOR WALLS AND GLAZING. REMOVE EXTERIOR DOORS AND STOCKPILE FOR POTENTIAL REUSE.
- 2 REMOVE AND DISPOSE OF FLOORING AND FLOOR SLAB IN CONSTRUCTION AREA.
- 3 REMOVE AND DEMOLISH ALL PLUMBING FIXTURES. REMOVE ALL ASSOCIATED PIPING IN CONSTRUCTION AREA AND CAP AT SOURCE BEYOND CONSTRUCTION AREA.
- 4 DEMOLISH AND REMOVE ALL CEILING GRID AND TILE.
- 5 REMOVE ENTIRE EXISTING SHOWROOM ROOF AND PREPARE EXISTING TO REMAIN ADJACENT WALL AND ROOF TO TIE INTO NEW SHOWROOM WALL AND ROOF.
- 6 REMOVE ALL EXISTING INTERIOR PARTITIONS SHOWN DASHED, FLOORING, CEILING, LIGHTING AND CASEWORK.
- 7 REMOVE ALL EXISTING ELECTRICAL AND MECHANICAL IN CONSTRUCTION AREA. TERMINATE CONNECTIONS TO SOURCE BEYOND CONSTRUCTION AREA.
- 8 PRESERVE EDGE OF EXISTING TO REMAIN WALL. PREP FOR NEW FINISHES AND CONNECTION TO NEW CONSTRUCTION.
- 9 REMOVE PARTITION AND PREP ADJACENT WALLS FOR NEW GUARDRAIL HEIGHT CABLE RAILING.
- 10 REMOVE EXISTING SHIP'S LADDER.



2
A2.0
1/8" = 1'-0"
SECOND FLOOR DEMOLITION PLAN



2021 REMODELING & NEW SHOWROOM

WALSER NISSAN WAYZATA

15906 WAYZATA BLVD
MINNETONKA, MINNESOTA

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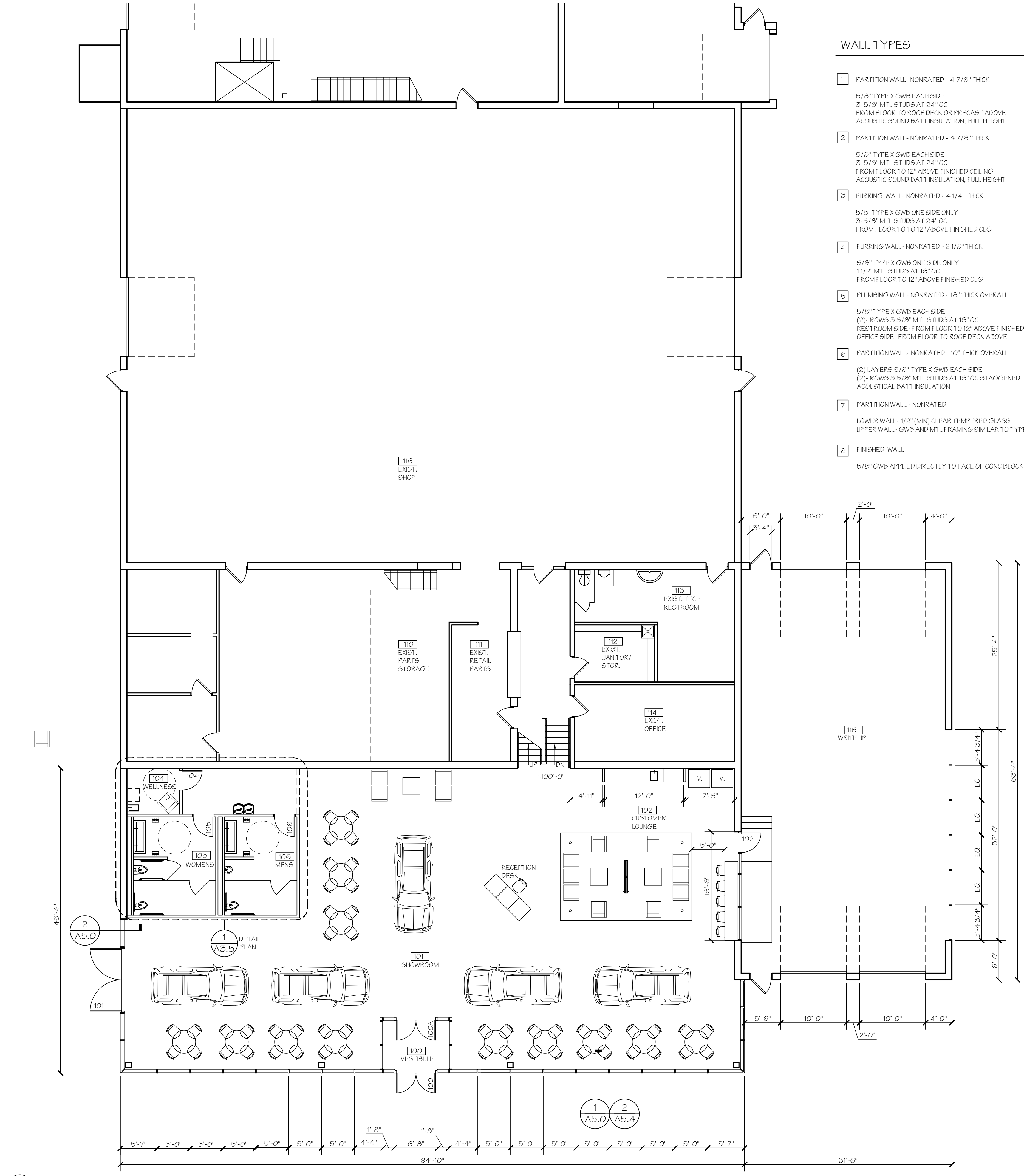
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PROJECT NO.:

FIRST & SECOND FLOOR DEMOLITION PLANS

A1.8



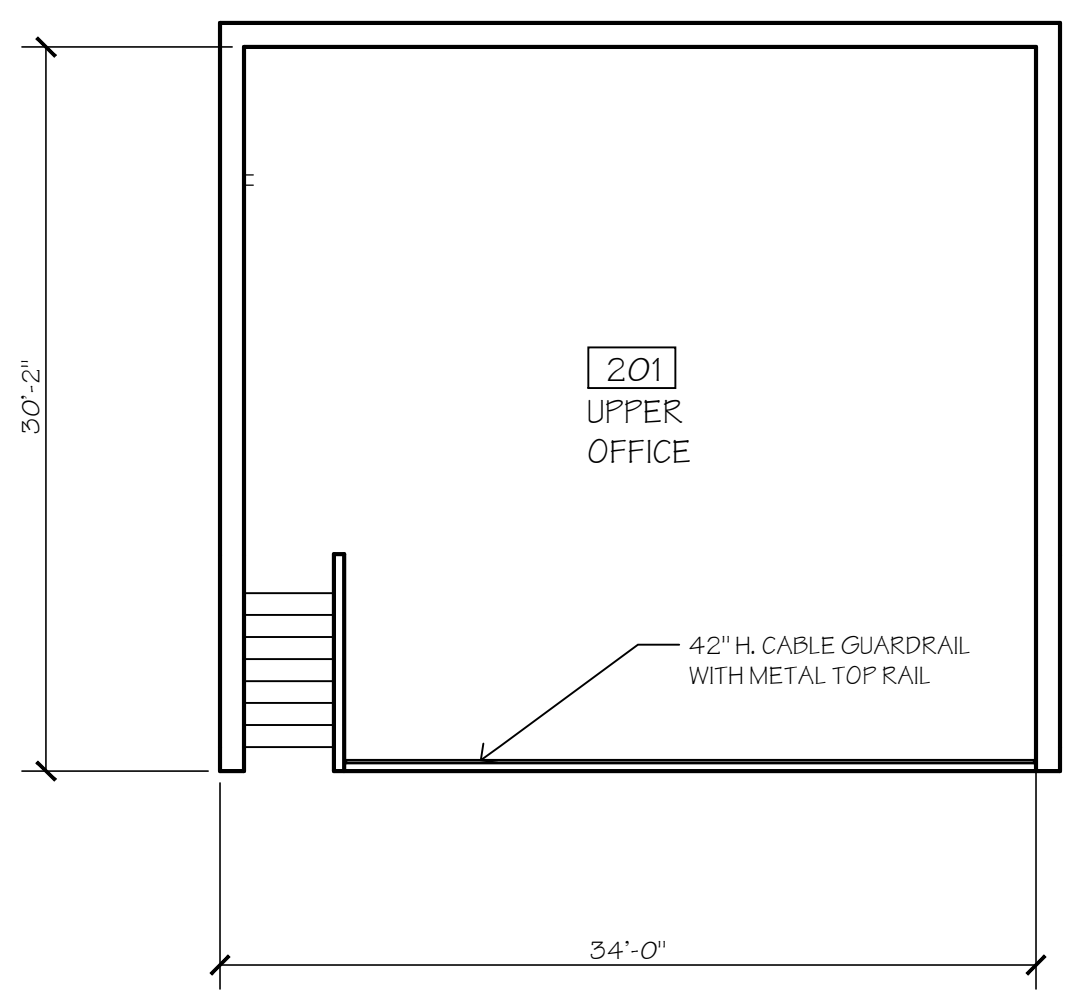
1 FIRST FLOOR PLAN
A2.1 1/8"=1'-0"

WALL TYPES

- 1 PARTITION WALL - NONRATED - 4 7/8" THICK
5/8" TYPE X GWB EACH SIDE
3-5/8" MTL STUDS AT 24" OC
FROM FLOOR TO ROOF DECK OR PRECAST ABOVE
ACOUSTIC SOUND BATT INSULATION, FULL HEIGHT
- 2 PARTITION WALL - NONRATED - 4 7/8" THICK
5/8" TYPE X GWB EACH SIDE
3-5/8" MTL STUDS AT 24" OC
FROM FLOOR TO 12" ABOVE FINISHED CEILING
ACOUSTIC SOUND BATT INSULATION, FULL HEIGHT
- 3 FURRING WALL - NONRATED - 4 1/4" THICK
5/8" TYPE X GWB ONE SIDE ONLY
3-5/8" MTL STUDS AT 24" OC
FROM FLOOR TO 12" ABOVE FINISHED CLG
- 4 FURRING WALL - NONRATED - 2 1/8" THICK
5/8" TYPE X GWB ONE SIDE ONLY
1 1/2" MTL STUDS AT 16" OC
FROM FLOOR TO 12" ABOVE FINISHED CLG
- 5 PLUMBING WALL - NONRATED - 10" THICK OVERALL
5/8" TYPE X GWB EACH SIDE
(2) ROWS 3 5/8" MTL STUDS AT 16" OC
RESTROOM SIDE - FROM FLOOR TO 12" ABOVE FINISHED CLG
OFFICE SIDE - FROM FLOOR TO ROOF DECK ABOVE
- 6 PARTITION WALL - NONRATED - 10" THICK OVERALL
(2) LAYERS 5/8" TYPE X GWB EACH SIDE
(2) ROWS 3 5/8" MTL STUDS AT 16" OC STAGGERED
ACOUSTICAL BATT INSULATION
- 7 PARTITION WALL - NONRATED
LOWER WALL - 1/2" (MIN) CLEAR TEMPERED GLASS
UPPER WALL - GWB AND MTL FRAMING SIMILAR TO TYPE-1
- 8 FINISHED WALL
5/8" GWB APPLIED DIRECTLY TO FACE OF CONC BLOCK WALL

NUMBERED NOTES

- 1 TRANSITION BETWEEN FLOOR FINISH MATERIALS
- 2 LINE OF BULKHEAD WALL ABOVE
- 3 MARKETING DISPLAY - BY OTHERS- ELECTRICAL POWER AS REQUIRED
- 4 STAINLESS STEEL HI-LO WATER COOLER WITH SPORT-BOTTLE FILLER
- 5 FIRE EXTINGUISHER AND SURFACE MOUNTED FE CABINET
- 6 FIRE EXTINGUISHER AND SEMI-RECESSED FE CABINET
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18 THROUGH-THE-WALL "KEY DROP" BOX- VERIFY DESIGN, SIZE, AND LOCATION WITH OWNER
- 19 PROPOSED LOCATION OF OVERFLOW RAIN LEADER - VERIFY



2 SECOND FLOOR PLAN
A2.1 1/8"=1'-0"



2021 REMODELING & NEW SHOWROOM
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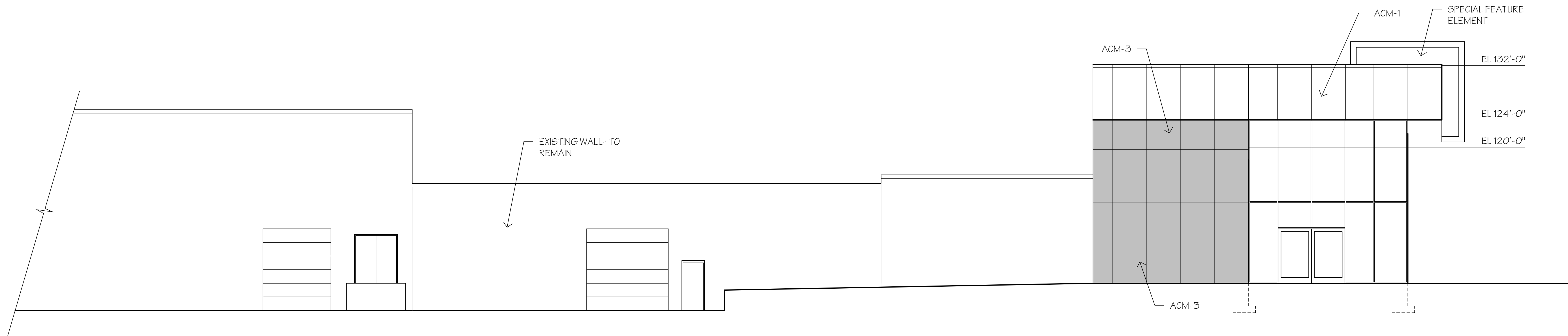
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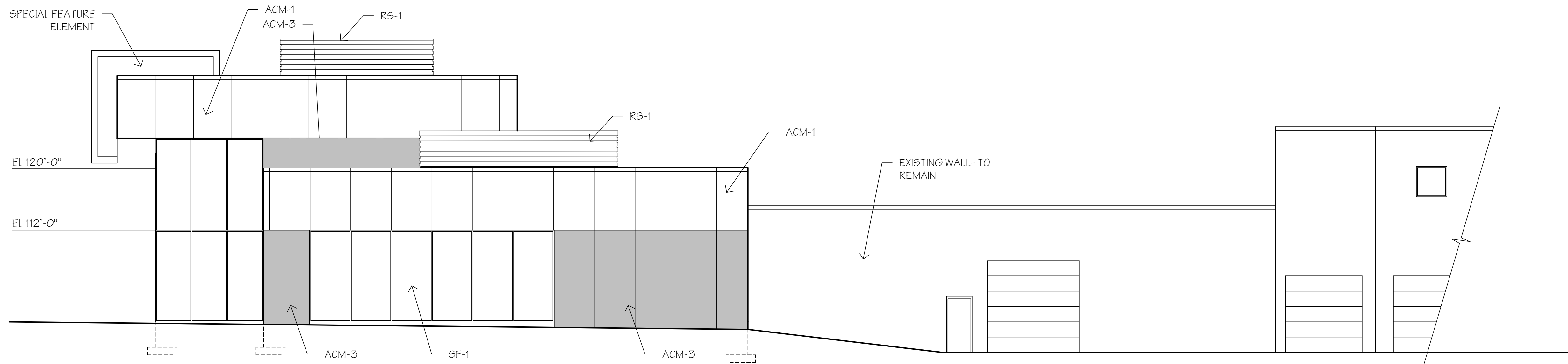
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FIRST FLOOR & MEZZANINE PLANS

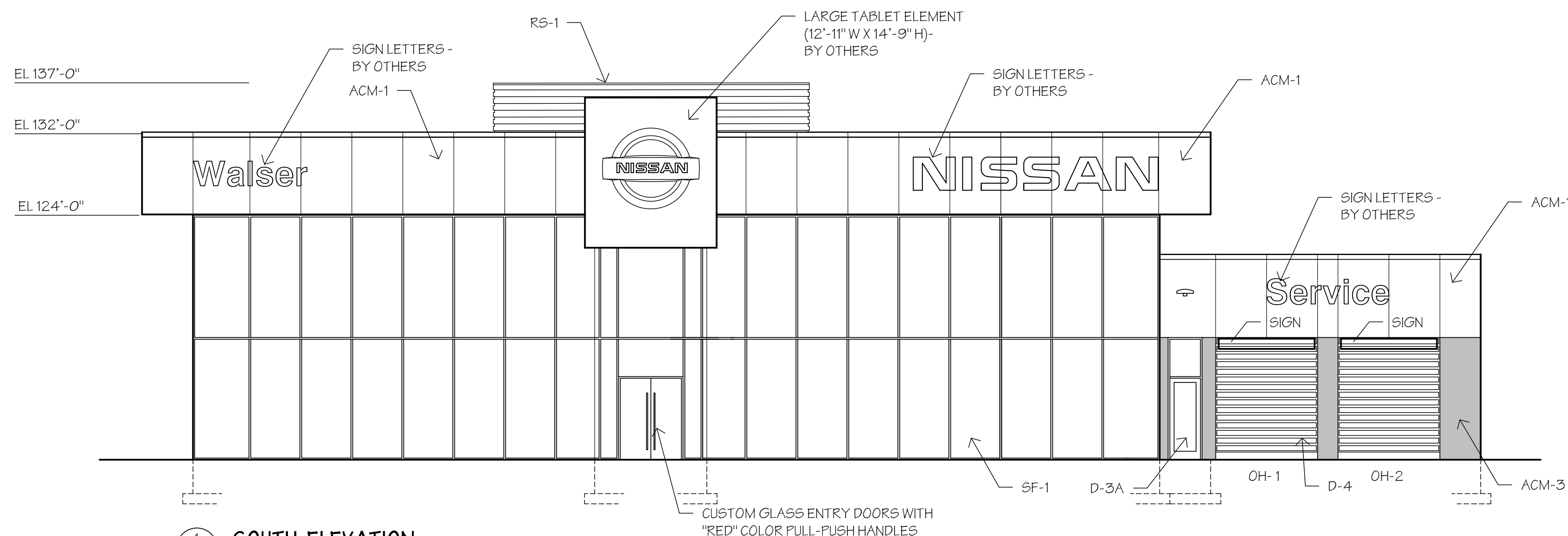
A2.0



1 WEST ELEVATION
A3.0 1/8"=1'-0"



1 EAST ELEVATION
A3.0 1/8"=1'-0"



1 SOUTH ELEVATION
A3.0 1/8"=1'-0"

KEY

- ACM-1 PREFINISHED METAL WALL PANEL (ACM)
COLOR: SILVER METALLIC
- ACM-2 PREFINISHED METAL WALL PANEL (ACM)
COLOR: RED
- ACM-3 PREFINISHED METAL WALL PANEL (ACM)
COLOR: DARK GREY
- CF-1 PREFINISHED METAL CAP FLASHING
COLOR: TO MATCH ACM-1
- SF-1 ALUM FRAME CURTAIN WALL SYSTEM WITH CLEAR INSULATED
GLASS (LOW-E)
COLOR: GRAPHITE GRAY
- D-1 GLASS AND ALUMINUM ENTRY DOOR SYSTEM WITH
CLEAR INSULATED GLASS
COLOR: PREFINISHED TO MATCH (RAL 7024)
- D-2 PREFINISHED ALUMINUM OH DOOR WITH CLEAR
INSULATED GLASS
COLOR: GRAPHITE GRAY
- D-3 HOLLOW METAL FRAME AND STEEL DOOR (PAINTED)
COLOR: GRAPHITE GRAY
- D-3A PREFINISHED ALUMINUM FRAME AND DOOR WITH
CLEAR INSULATED GLASS
COLOR: GRAPHITE GRAY
- D-4 HIGH-SPEED COILING OH DOOR, ALUMINUM FRAMING
WITH CLEAR POLYCARBONATE WINDOWS- FULL VIEW
COLOR: GRAPHITE GRAY
- RS-1 PREFINISHED METAL ROOF SCREEN WITH
HORIZONTAL "RIBBED" PROFILE
COLOR: DARK GREY
- BR-1 MASONRY FACE BRICK (VELOUR)
COLOR: BLACK

2021 REMODELING & NEW SHOWROOM

WALSER NISSAN WAYZATA

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David A. Phillips

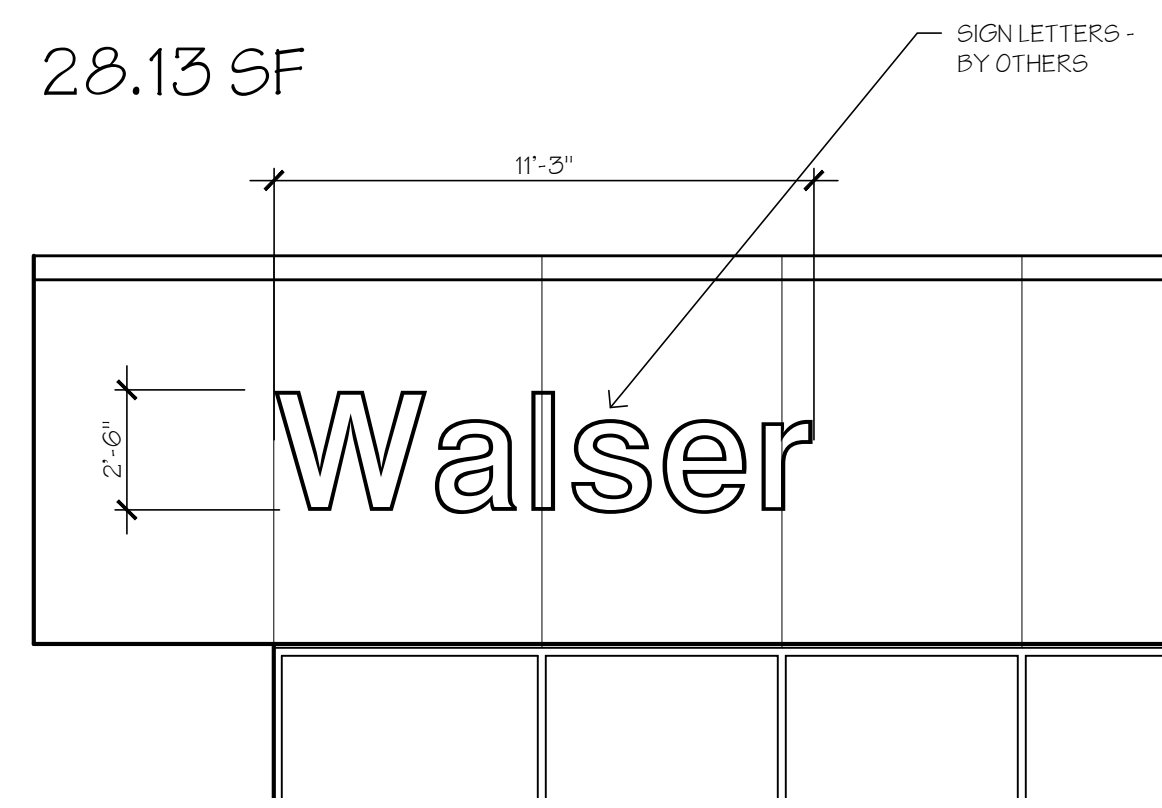
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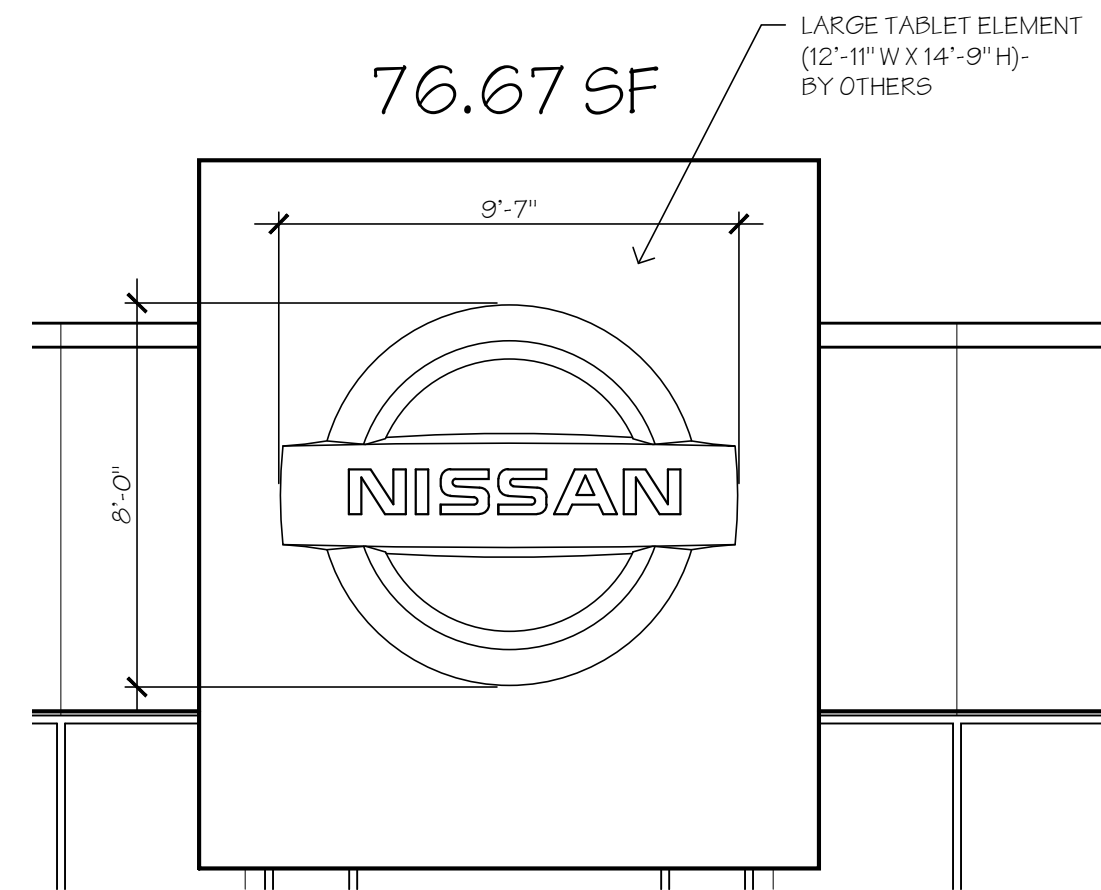
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PROJECT NO.:

EXTERIOR
ELEVATIONS

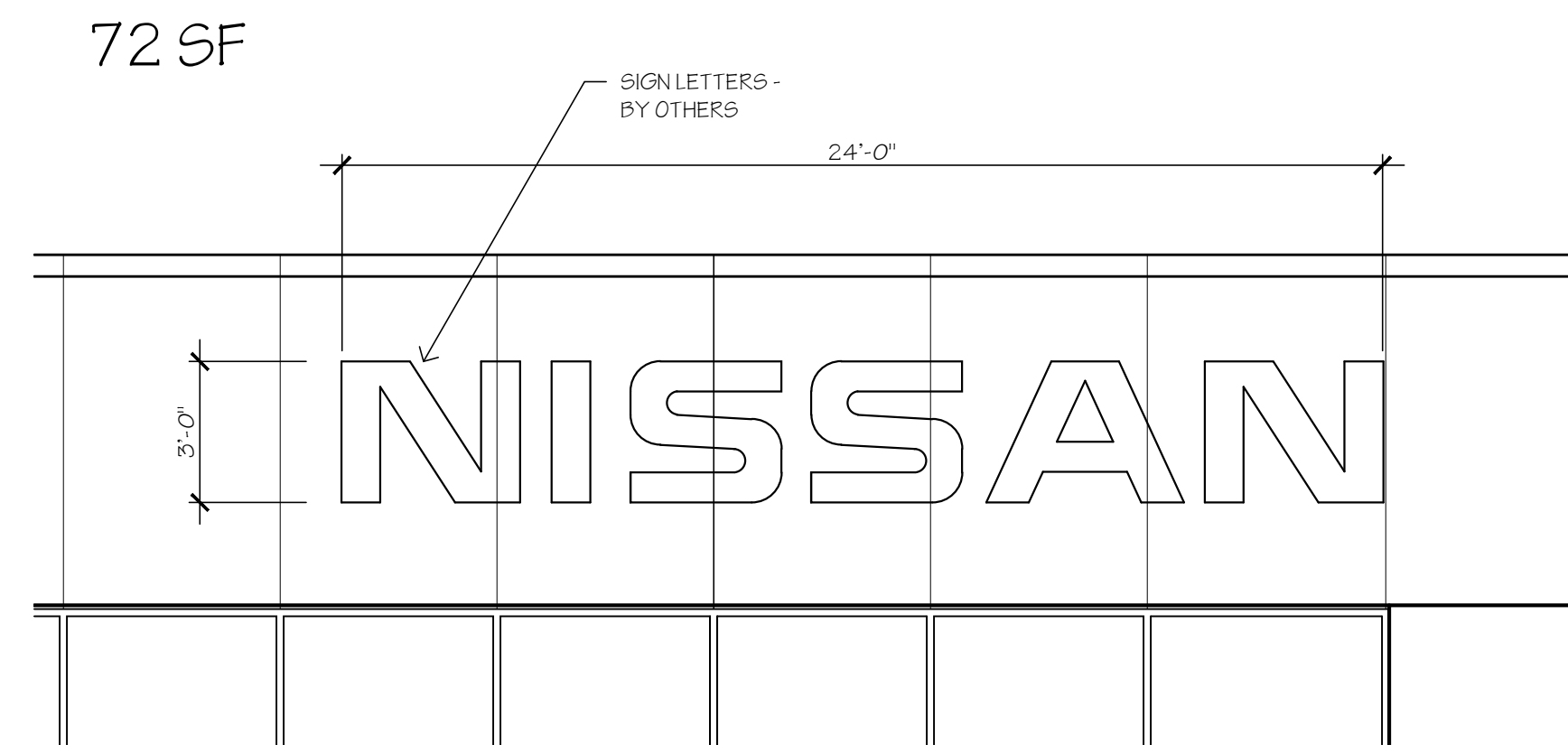
A3.0



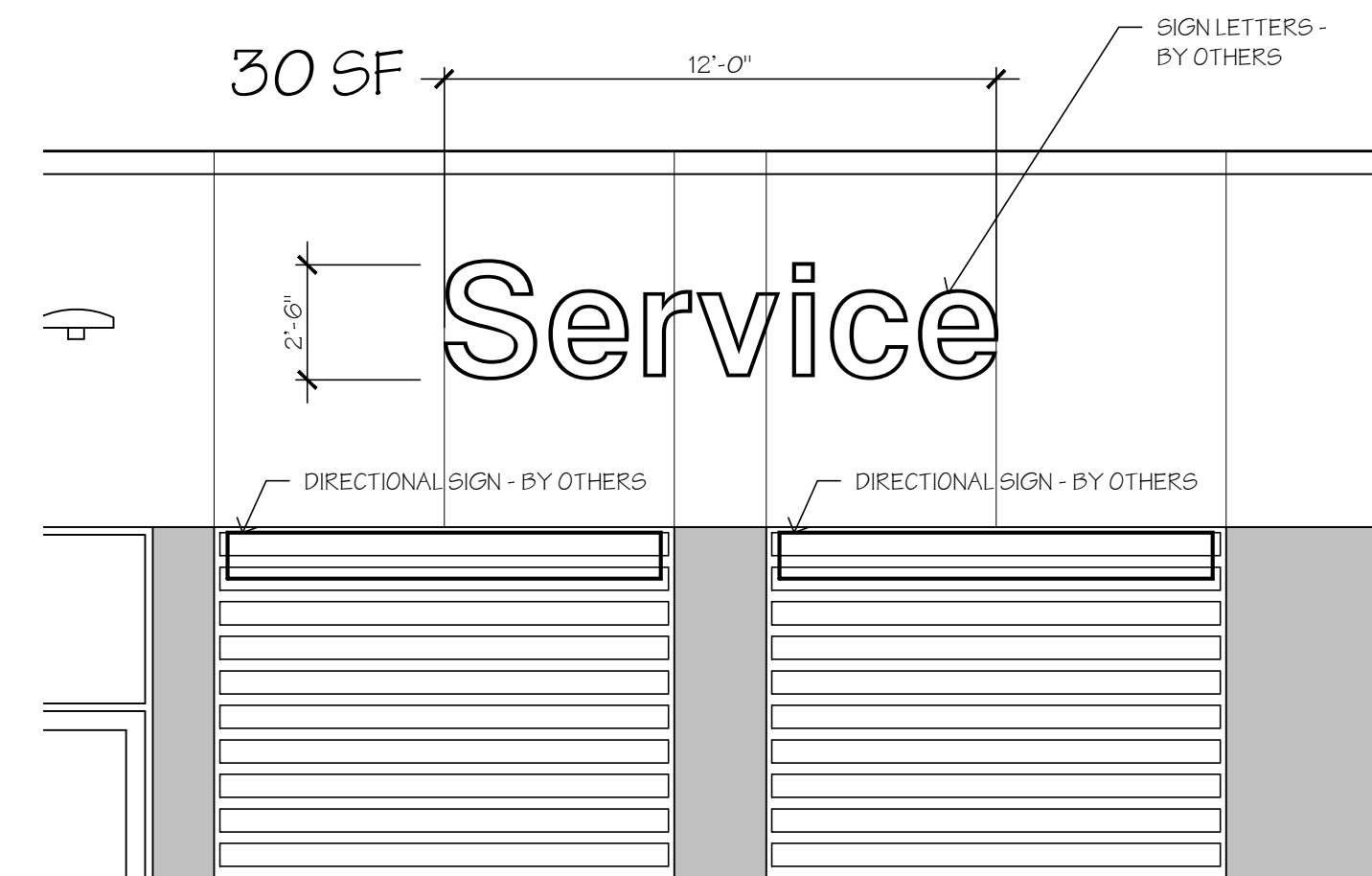
1 SIGN DETAIL
A3.9 1/4"=1'-0"



2 SIGN DETAIL
A3.9 1/4"=1'-0"



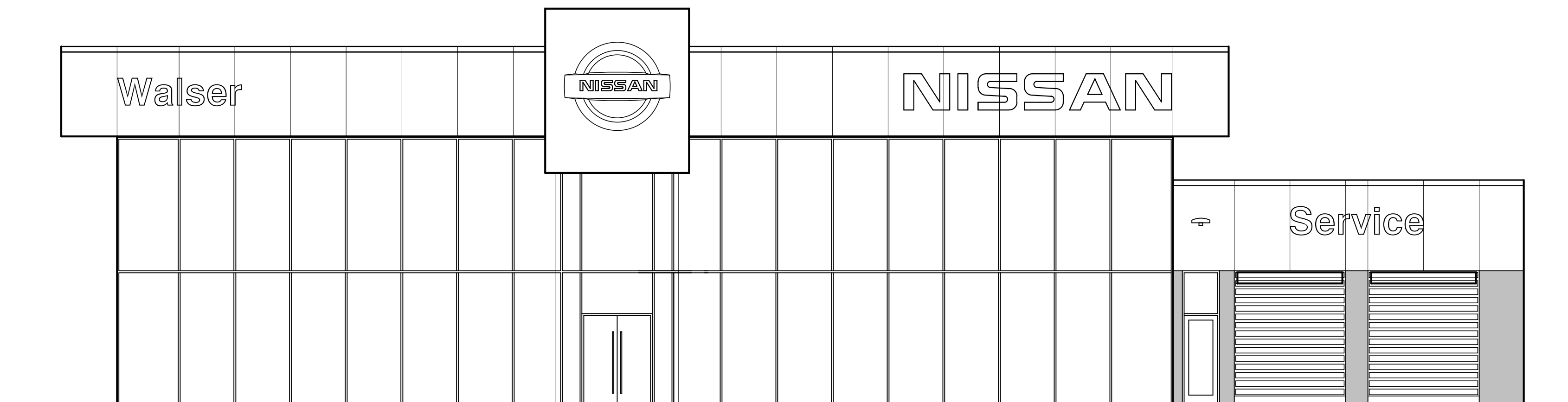
3 SIGN DETAIL
A3.9 1/4"=1'-0"



4 SIGN DETAIL
A3.9 1/4"=1'-0"

TOTAL WALL AREA- 3,810 SF

TOTAL SIGN AREA- 206.8 SF



5 SOUTHELEVATION
A3.9 1/8"=1'-0"

2021 REMODELING & NEW SHOWROOM
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EXTERIOR SIGNAGE

A3.9

Resolution No. 2021-

Resolution approving a minor amendment to an existing master development plan, final site, and building plans, and a sign plan amendment for Walser Nissan at 15906

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 15906 Wayzata Blvd. It is legally described in Exhibit A of this resolution.
- 1.02 In 1996, the city approved a master development plan for an auto dealership on the subject property. The approval includes specific building elevations.
- 1.03 In 1999, the city approved a sign plan for the businesses on the subject property.
- 1.04 Walser Automotive Group has now submitted plans to remodel the existing dealership building. As proposed, the existing showroom would be removed and a new showroom space constructed in the same footprint. The height of this new showroom – the façade of which would be primarily composed of glass and metal wall panels – would increase from an existing 18 feet to 32 feet. New signs would also be installed.

Section 2. General Standards.

- 2.01 By City Code 300.31 Subd.10, a major amendment to existing master development plans is a change that:
 - 1. Substantially alters the location of buildings, parking areas, or roads;
 - 2. Increases or decreases the number of residential dwelling units by more than 5 percent;
 - 3. Increases the gross floor area of non-residential buildings by more than 5 percent or Increases the gross floor area of any individual building by more than 10 percent;
 - 4. Increases the number of stories of any building;

5. Decreases the amount of open space by more than 5 percent or alters it in such a way as to change its original design or intended use;
6. Creates non-compliance with any special condition attached to the approval of the master development plan; or
7. Increases traffic generation beyond either the limit specified in subdivision 13 of this section or that associated with an approved master development plan.

Any other amendment may be made through review and approval by a simple majority vote of the planning commission.

2.02 City Code 300.27 Subd.5 states that in evaluating site and building plans, the city will consider compliance with the following:

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
2. Consistency with this ordinance;
3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
 - a) An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
 - b) The amount and location of open space and landscaping;
 - c) Materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
 - d) Vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement and amount of parking.

5. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of the glass in structures and the use of landscape materials and site grading; and
6. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Section 3. Findings.

3.01 The proposal requires a minor amendment to the existing master development plan.

3.02 The proposal would meet site and building plan standards outlined in the City Code §300.27, Subd.5.

1. The proposal has been reviewed by the city's planning, building, engineering, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.
2. The proposal would meet the intent of the PID ordinance.
3. The existing showroom would be removed and the new showroom constructed on the same footprint. The proposal would not result in the removal of trees or soil.
4. The existing showroom would be removed and the new showroom constructed on the same footprint. As such, the proposal would maintain existing relationships between site features.
5. The new showroom would "refresh" the building, incorporating high-quality materials contemplated in the I-394 corridor.
6. The proposed showroom includes a glass curtain wall, improving the use of natural light. Further, as new construction, the showroom would be required to meet energy conservation standards of the state building code.
7. The existing showroom would be removed and the new showroom constructed on the same footprint. The city does not anticipate the proposal would have any negative impact on adjacent or neighboring properties.

Section 4. Planning Commission Action.

4.01 The requested master development plan amendment, final site, and building plans, and sign plan amendment are approved based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

- Site plan, dated Sept. 21, 2021
- Floor plans, dated Sept. 21, 2021
- Exterior elevations, dated Sept. 21, 2021
- Exterior signage, dated Sept. 21, 2021

The above plans are hereby adopted as the amended master development plan and sign plan for the site.

2. Prior to issuance of a building permit:

a) This resolution must be recorded with Hennepin County.

b) Submit a final landscape plan. The plan must:

- 1) Meet minimum landscaping and mitigation requirements as outlined in the city code.
- 2) Include information relating to species, sizes, quantities, locations, and landscape values.
- 3) Include pollinator-friendly species.

c) Submit a salt and chloride and snow removal plan. No snow storage can occur in the wetland area or associated buffer.

d) Install a temporary rock driveway, erosion control fencing, and any other measure required by natural resources staff. These items must be maintained throughout the course of construction.

3. All signs require sign permits.

4. Construction must begin by Dec. 31, 2022, unless the planning commission grants a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Dec. 2, 2021.

Josh Sewall, 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 Dec. 2, 2021.

Fiona Golden, Deputy City Clerk

Exhibit A

Parcel 1:

The West 256 feet of the Southwest Quarter of the Northwest Quarter of section 4, Township 117 North, Range 22, West of the 5th Principle Meridian, except the South 50 feet thereof taken for highway purposes.

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 117, Range 22, described as follows:

Beginning at a point in the South line of the Southwest Quarter of the Northwest Quarter of said Section 4, distant 256 feet East of the Southwest corner of said tract; thence East along the South line of the Southwest Quarter of the Northwest Quarter a distance of 100 feet; thence North parallel with the West line of said section to the North line of said Southwest Quarter of the Northwest Quarter of Section 4; thence West along said North line 100 feet more or less, to an intersection with a line drawn Northerly from the point of beginning and parallel with the West line of said section 4; thence South parallel with said West line to the point of beginning. Excepting from said above described tract, the South 50 feet thereof, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.

Minnetonka Planning Commission Meeting

Agenda Item 9

Other Business

MINNETONKA PLANNING COMMISSION
Dec. 2, 2021

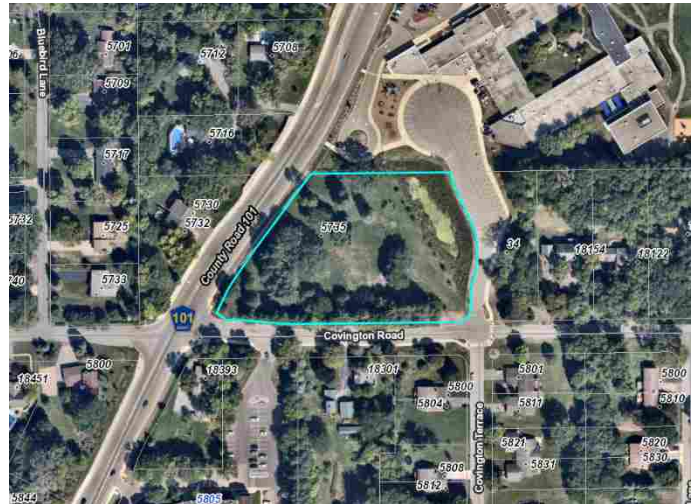
Brief Description Concept plan for Minnetonka School District Vantage/Momentum Building at 5735 County Road 101.

Action Requested Discuss concept plan with the applicant. No formal action is required.

Background

In April 2020, the Minnetonka School District purchased the former “Kolstad K-9 Acres” property at 5735 County Road 101. The Kolstad family used the property as a residence and dog boarding facility from 1954 until its closing in early 2020. The buildings and property improvements have been removed.

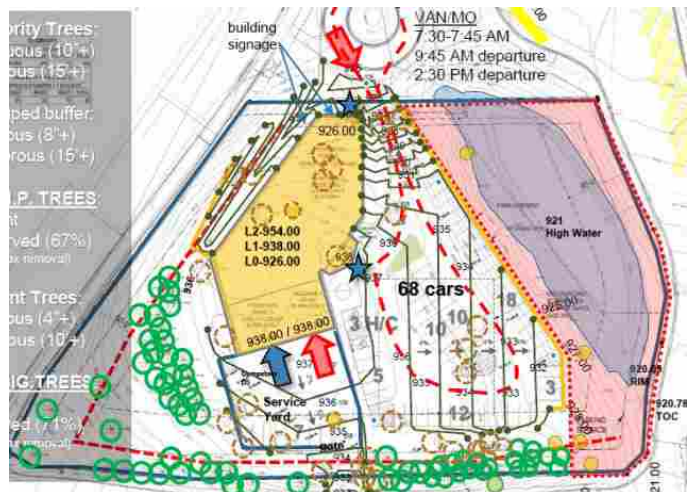
The property is 2.85 acres in size containing no improvements but a number of large mature deciduous and coniferous trees, grass lawn, and stormwater pond.



Minnetonka Schools Vantage/Momentum site - 2021

Proposal

ATS+R, on behalf of the Minnetonka Independent School District 276 is seeking city comments on the proposed Minnetonka High School Vantage Momentum Education Center on the property. The Vantage programs have been operating at the Baker Road location for a number of years. The proposal includes a 36,300 sq. ft., 3 level building, 68 space parking lot, and service yard. Access to the site would utilize existing access driveways to Clear Springs Elementary at the Hanus Rd. / Co. Rd. 101 intersection and the bus loop from Covington Rd.



Minnetonka Schools Vantage/Momentum conceptual site plan

Concept Plan Review Process

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 will be held on November 30th. Staff will report on the meeting during the planning commission concept plan review on December 2nd.
- **Planning Commission Concept Plan Review.** The purpose of concept plan review is to give commissioners the opportunity 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.
- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission meeting 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

Staff has identified and requests the planning commission feedback on the following key topics.

- **Building Design.** Does the commission have comments on building design, size, or density?
- **Site Design.** Does the commission have comments on roadway access or lot configuration?
- **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) and 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 to provide direction about any refinements or additional issues they wish to be researched and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission will review and subsequently make a recommendation to the city council on land use matters.
- **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 the public and 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, provide constructive, timely, and germane feedback, and 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 prior to 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

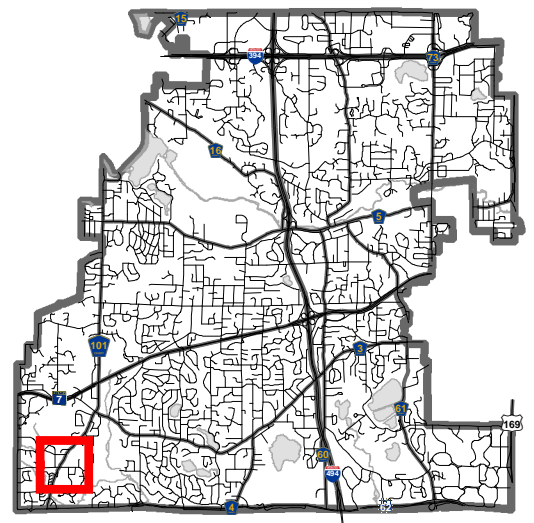
traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to participate in the process effectively.

- **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, the 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: Minnetonka Vantage & Momentum Study Programs
Address: 5735 Co Rd 101





November 22, 2021

Loren Gordon – City Planner
City of Minnetonka
Planning Division
14600 Minnetonka Blvd.
Minnetonka, MN 55345

RE: Proposed MHS VANTAGE MOMENTUM Education Center

Dear Loren,

We are requesting on behalf of Minnetonka Independent School District 276 concept plan review at the December 2, 2021 City of Minnetonka Planning Commission Meeting for concept approval for the Proposed MHS VANTAGE MOMENTUM Education Center project at the December 20, 2021 City Council Meeting.

The proposed construction of this new 36,300 square foot high school building is to house the VANTAGE Advanced Professional Studies program and a portion of the MOMENTUM Design and Skilled Trades program. The new high school building will serve as many as 600 students daily in half-day classes of 300 students each half-day portion. The students will be primarily in grades 11-12. The school building will be located on a 2.85-acre parcel of land located at 5735 County Road 101, Minnetonka. This parcel is immediately adjacent to the south of Clear Springs Elementary School and the District Service Center.

The District intends to run 5 round trip shuttle buses in the morning and 5 in the afternoon to the Vantage / Momentum Education Center using 76 passenger buses. The routes will utilize the existing Clear Springs Elementary bus loop. The arrival / departure times are staggered between the High School and Elementary student busses. Students, teachers, and guests arriving in vehicles other than busses access the site via the controlled intersection at Hanus / 101 and depart the site via the one-way drive back to the controlled intersection. Service vehicles will access the fenced service yard via the existing access drive off Covington Road and will accommodate 26-foot service / emergency vehicles as well as building service staff and administrators.

Thank you very much for your consideration of this important project which is being developed to support the innovative instruction methodologies designed into the core of the VANTAGE and MOMENTUM programs. This proposed project will improve educational delivery to students and the community for these unique programs and provide capacity for increased participation in them.

Sincerely,

A handwritten signature in green ink, appearing to read "D. Maroney", is written over a horizontal line.

David M. Maroney, AIA/NCARB
Vice President ATSR

Attachments: MHS – VANMO Building Site Concept – 11/22/2021.pdf

CC: Paul Bourgeois - Minnetonka Public Schools



City of Minnetonka
Planning Commission Concept Submittal
November 22, 2021



A T S + R



City of Minnetonka Planning Commission Concept Submittal November 22, 2021

Table of Contents

1. Background and Steps in Planning
2. Survey
3. Tree Inventory
4. Concept Site Plan
5. Concept Building plans
6. Concept Building massing
7. Project Schedule



Background

The proposed construction of this new 36,300 square foot high school building is to house the VANTAGE Advanced Professional Studies program and a portion of the MOMENTUM Design and Skilled Trades program. The new high school building will serve as many as 600 students daily in half-day classes of 300 students each half-day portion. The students will be primarily in grades 11-12. The school building will be located on a 2.85-acre parcel of land located at 5735 County Road 101, Minnetonka. This parcel is immediately adjacent to the south of Clear Springs Elementary School and the District Service Center.

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Future Utilization – 5735 Hwy 101 Property

MHS Vantage Facility Hwy 101 (11-12)

2.85 Acres
(tbd) Square Feet
Prog Cap: tbd
Note:



Planning Steps



MINNETONKA
PUBLIC SCHOOLS



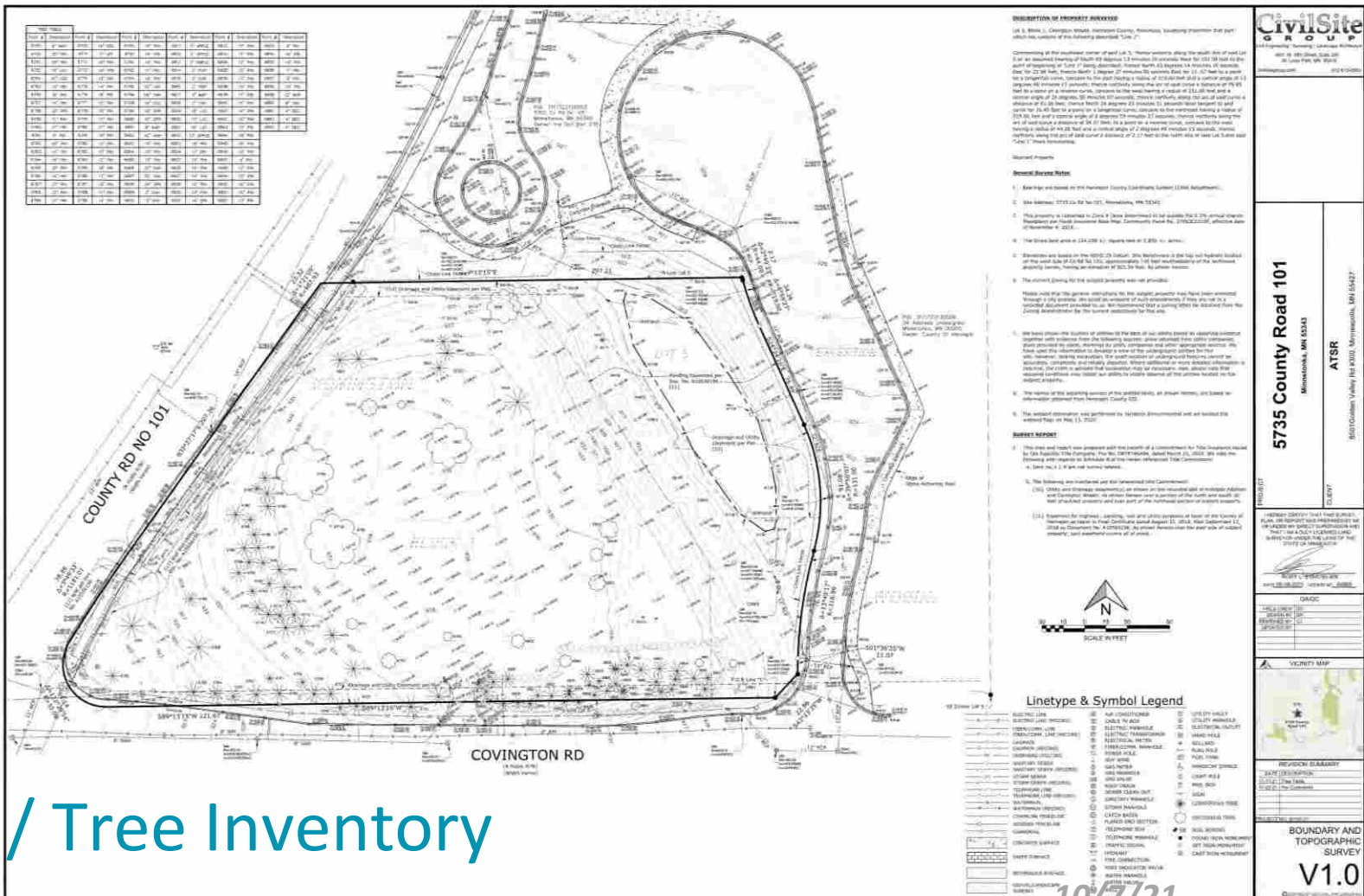
- *Kolstad site was purchased, and existing structures removed 2020.*
- *Conceptual program includes spaces for consolidation of the current VANTAGE needs on 2.85 acre Kolstad site, and future MOMENTUM programs with a total of 36,300 square feet.*
- *Preliminary meeting with City of Minnetonka April 15, 2021*
- *Initial programming meeting with staff May 6, 2021*
- *Review with the School Board May 20, 2021.*
- *Meeting with City of Minnetonka 7/16/21 – Traffic Study Recommendations*
- *Meeting with City of Minnetonka (tbd) – Incl. City Recommendations*
- *Update design progress with School Board August 19, 2021*
- *Received direction from the City of Minnetonka regarding the retention pond September 3, 2021*
- *Update design options with School Board September 23, 2021*
- *Board Meeting October 7, 2021 – Selection of Option for Review and Comment prep.*
- *City of Minnetonka (November 1, 2021), plus 4 Agency approvals (3-4 months) must begin by **November 2021** (complete processes Jan / Feb 2022), Issue for bids late **Feb 2022**, break ground May 2022 for completion by **September 2023** for use by Clear Springs and Vantage 2023/24.*

10/7/21



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Survey / Tree Inventory



10/7/21

CivilSite
PROF
234 Engineering Tower, Lakeside Avenue
Suite 400, Minneapolis, MN 55406
Tel: 763.794.7500
www.civilsite.com

5735 County Road 101
Minnetonka, MN 55345
ATSR
1601 Golden Valley, MN 55345, Minneapolis, MN 55427

REVISION SUMMARY

NO.	DATE	DESCRIPTION
1	10/7/21	Issue for Review
2	10/7/21	Issue for Review
3	10/7/21	Issue for Review
4	10/7/21	Issue for Review
5	10/7/21	Issue for Review
6	10/7/21	Issue for Review
7	10/7/21	Issue for Review
8	10/7/21	Issue for Review
9	10/7/21	Issue for Review
10	10/7/21	Issue for Review

BOUNDARY AND TOPGRAPHIC SURVEY
V1.0



MINNETONKA
PUBLIC SCHOOLS

Trees
Preserved
(including
trees not
classified as
High Priority
and
Significant)

TREE TABLE											
Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
6750	9" MAP	6770	14" CED	6790	15" PIN	6811	2" APPLE	6832	17" PIN	6853	9" PIN
6751	20" PIN	6771	11" MT	6791	14" PIN	6812	2" APPLE	6833	11" PIN	6854	14" PIN
6752	20" PIN	6772	18" PIN	6792	14" PIN	6813	2" APPLE	6834	12" PIN	6855	14" PIN
6753	15" LOC	6773	20" PIN	6793	11" PIN	6814	2" POP	6835	12" PIN	6856	7" PIN
6754	16" CED	6774	13" PIN	6794	14" PIN	6815	2" POP	6836	13" PIN	6857	9" PIN
6755	16" PIN	6775	14" PIN	6795	52" OAK	6816	2" POP	6838	15" PIN	6858	10" PIN
6756	16" PIN	6776	18" PIN	6796	54" OAK	6817	4" MAP	6839	11" PIN	6859	12" MAP
6757	14" PIN	6777	15" PIN	6798	16" LOC	6818	3" OAK	6840	11" PIN	6860	8" OAK
6758	20" PIN	6778	15" PIN	6799	18" SPR	6819	18" LOC	6841	14" PIN	6861	4" DEC
6759	11" PIN	6779	15" PIN	6800	16" SPR	6820	13" LOC	6842	15" PIN	6862	4" DEC
6760	17" PIN	6780	17" PIN	6801	8" MAP	6821	16" LOC	6843	13" PIN	6863	6" DEC
6761	9" PIN	6781	15" PIN	6802	42" ASH	6822	13" APPLE	6844	16" PIN		
6762	20" PIN	6782	12" PIN	6803	15" PIN	6823	18" PIN	6845	18" PIN		
6763	14" PIN	6783	10" PIN	6804	15" PIN	6824	11" PIN	6846	16" PIN		
6764	16" PIN	6784	12" PIN	6805	13" PIN	6825	13" PIN	6847	9" PIN		
6765	20" PIN	6785	18" PIN	6806	32" OAK	6826	14" PIN	6848	12" PIN		
6766	14" PIN	6786	13" PIN	6807	30" OAK	6827	14" PIN	6849	13" PIN		
6767	23" PIN	6787	15" PIN	6808	24" SPR	6828	12" PIN	6850	16" PIN		
6768	23" PIN	6788	16" PIN	6809	3" OAK	6830	13" PIN	6851	16" PIN		
6769	13" PIN	6789	14" PIN	6810	5" PIN	6831	14" PIN	6852	13" PIN		



Survey / Tree Inventory Table

OPTION 1a

931.25



MINNETONKA PUBLIC SCHOOLS



High Priority Trees:

- 10 Deciduous (10'+)
- 7 Coniferous (15'+)

...in Grouped buffer:

- 1 Deciduous (8'+)
- 77 Coniferous (15'+)

TOTAL H.P. TREES:

- 95 Current
- 64 Preserved (67%)
(35% max removal)

Significant Trees:

- 6 Deciduous (4'+)
- 1 Coniferous (10'+)

TOTAL SIG. TREES:

- 7 Current
- 5 Preserved (71%)
(50% max removal)

Open Fall 2023

3 FLOOR BUILDING

12,000 +/- SF FLR

Total of 36,300 SF

Trees

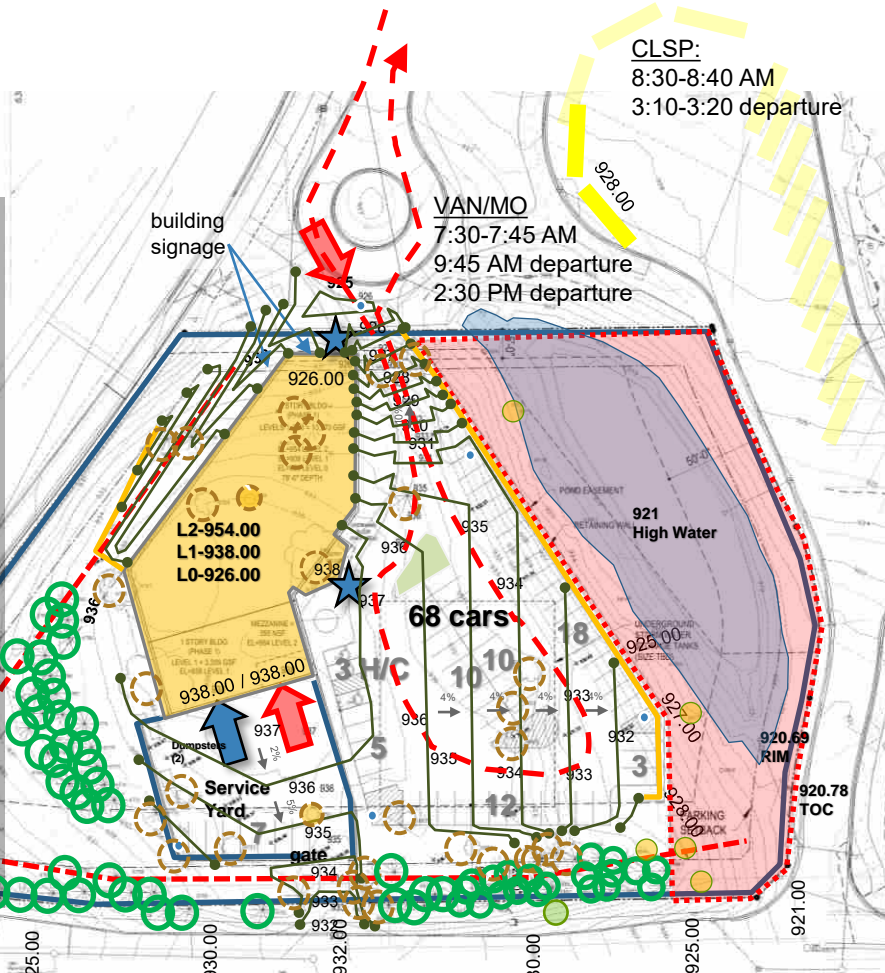
- Preserved
- Removed

11/19/21

SITE PLAN

A T S + R

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OPTION 1a

11/19/21



MINNETONKA PUBLIC SCHOOLS

FORUM

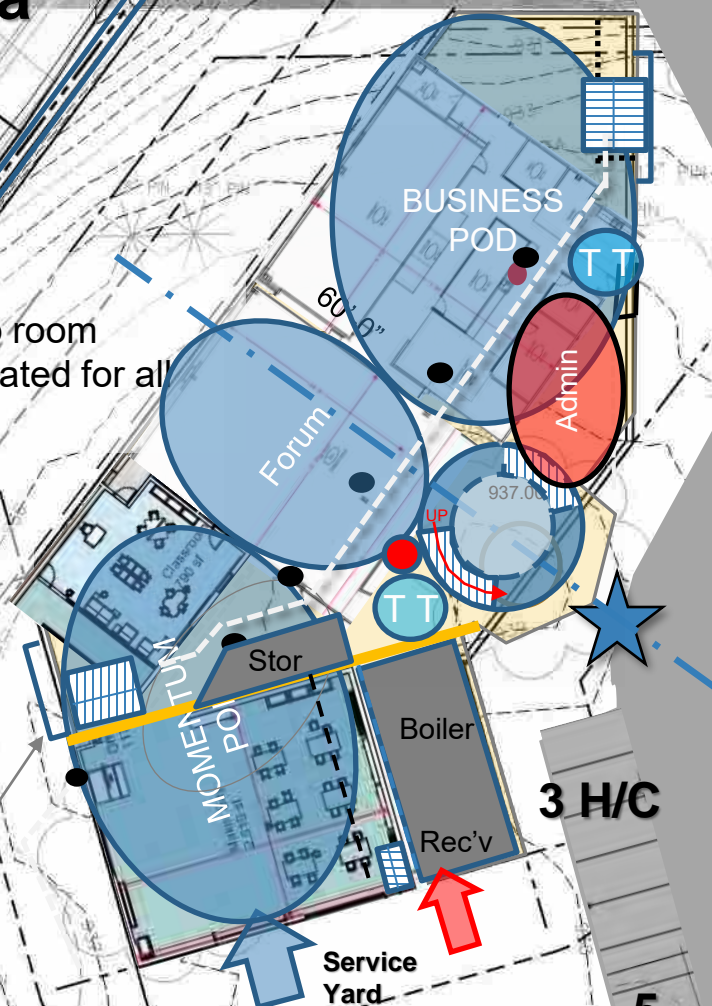
- Large group room centrally located for all groups

MOMENTUM POD:

- Future (CR/ Lab/ Stor.) programming

Floor Plan - Level 1

A T S R



BUSINESS POD:

- Global Business
- Business Analytics
- AP Stats

68 cars

18

3 H/C

10

10

932

933

934

LIGHT POLE

UNDERGROUND WATER ST (SIZE TBD)

15'-0"

5

OPTION 1a

11/19/21



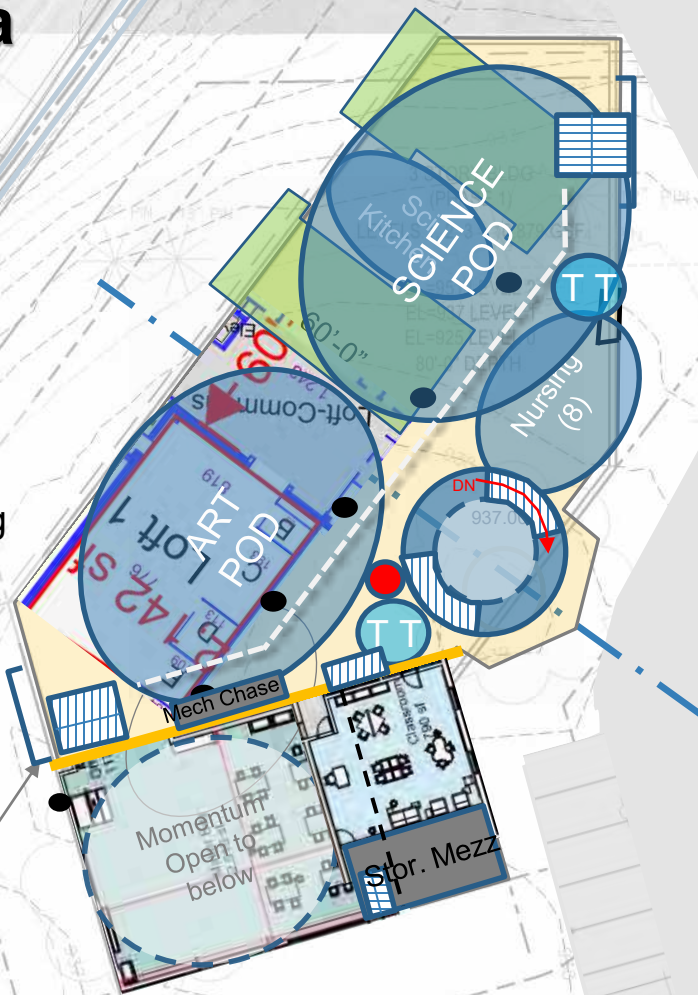
MINNETONKA
PUBLIC SCHOOLS

ART POD:

- Digital Journalism
- Design and Marketing
- User Experience Design Lab

Floor Plan - Level 2

A T S R



SCIENCE POD:

- Global Sustainability
- Human Anatomy / Physiology Lab
- Health Sciences Lab
- Commercial Kitchen
- Nursing beds (8)

932

933

934

LIGHT POLE

UNDERGROUND
WATER ST
(SIZE TBD)

P

OPTION 1a

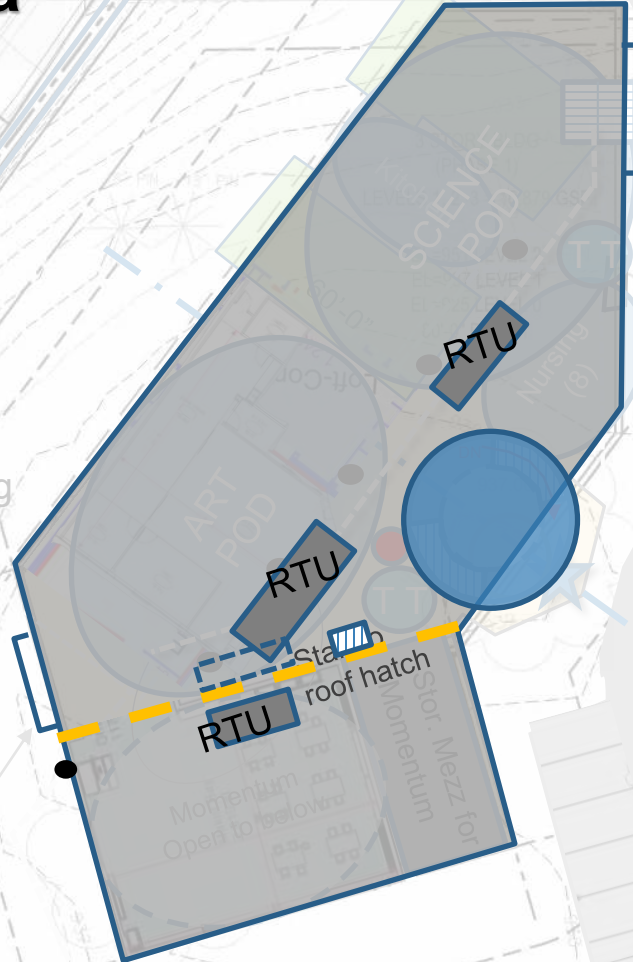
11/19/21



MINNETONKA
PUBLIC SCHOOLS

ART POD:

- Digital Journalism
- Design and Marketing
- User Experience Design Lab



Double wall
construction

Roof Plan

A T S R

932

933

934

LIGHT POLE

UNDERGROUND
WATER STATION
(SIZE TBD)

P

OPTION 1a

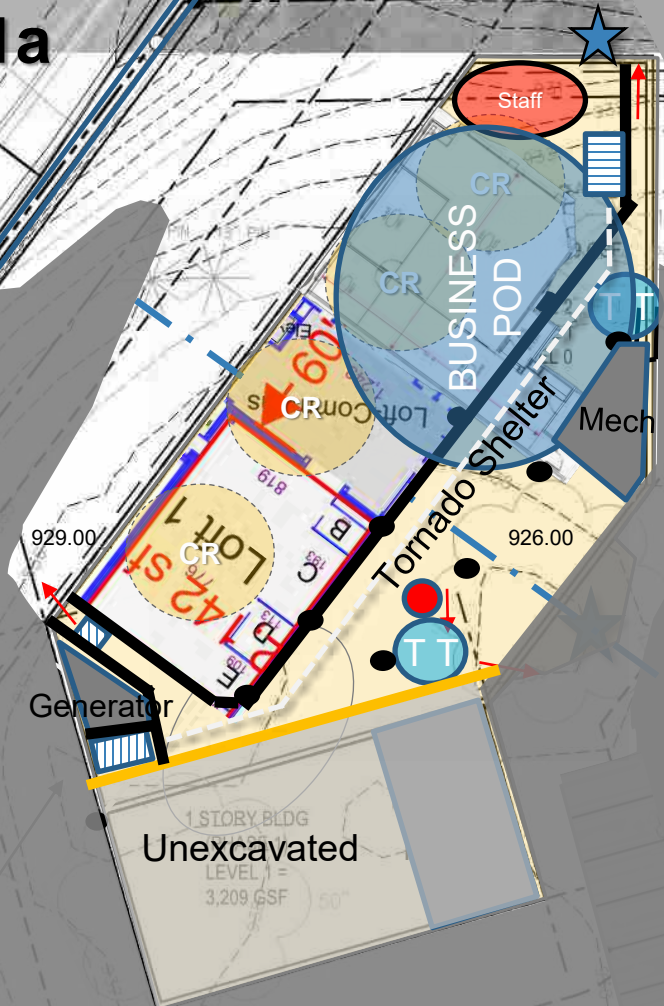
11/19/21



MINNETONKA
PUBLIC SCHOOLS

BUSINESS POD:

- Global Business
- Business Analytics
- AP Stats



Double wall
construction

Unexcavated

1 STORY BLDG
LEVEL 1 =
3,209 GSF

Floor Plan - Level 0

A T S R

932
933
934

LIGHT POLE

UNDERGROUND
WATER ST
(SIZE TBD)

17

OPTION 1a



