

# WAYZATA PLANNING COMMISSION

## Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, January 23, 2023

6:30 PM

### HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

**Meeting ID: 872 5093 2169 Passcode: 726 919**

Members of the public may attend this Planning Commission meeting in person, provided they follow all City policies and protocols related to the pandemic.



Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at [www.wayzata.org/WCTV](http://www.wayzata.org/WCTV).

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.**

You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing [PublicComment@wayzata.org](mailto:PublicComment@wayzata.org), calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

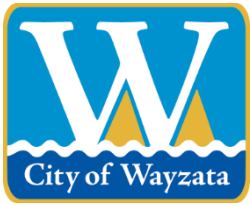
1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
  - a. Approval of January 4, 2023 Regular Meeting and Workshop Minutes
  - b. Approval of Planning Commission Report and Recommendation of Approval for Zoning Ordinance Amendments Related to Solar Energy Systems
5. **Public Hearing Items**
  - a. Consider Development Application for Black Dog Homes Addition at 1030 Lake St E
  - b. Consider Development Application for Cantissimo Senior Living at 15419/15429 Wayzata Blvd/1405 Holdridge Terrace
6. **Other Items**
  - a. Review of Development Activities
  - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - February 7, 2023 (January 24 meeting was rescheduled to January 18)

Planning Commission - February 6, 2023

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 4.a
<b>TITLE:</b> Approval of January 4, 2023 Regular Meeting and Workshop Minutes	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b>	

**BACKGROUND:**

The Workshop and Meeting Minutes for the January 4, 2023 Planning Commission meeting are attached.

**ACTION REQUESTED:**

To approve the Regular Meeting and Workshop Minutes of January 4, 2023.

**ATTACHMENTS:**

1. Planning Commission Meeting and Workshop Minutes of January 4, 2023



1  
2 **a) Consider Zoning Text Amendments to Chapter 902, 909, and 938 for Solar Energy**  
3 **Systems**  
4

5 Parks Planner, Nick Kieser, gave an overview of the input and discussion related to the proposed  
6 text amendments to the Solar Energy Systems ordinance. He noted that the City had recently  
7 approved the installation of municipal rooftop solar at locations throughout the City. He reviewed  
8 the different types of solar installations that are available and the proposed language for the text  
9 amendments and draft Sustainability Policy. Staff recommends approval of the proposed text  
10 amendments.

11  
12 Vice-Chair Stockton asked if the Commission had any questions for Staff.  
13

14 Commissioner Douglas asked about the proposed language for residential density.  
15

16 Community Development Director Goellner explained that what that language is trying to do is,  
17 on average, more units with less square footage. She stated that the density bonuses that the City  
18 provides in R-5 are Zoning Code updates that were made recently and already adopted. She stated  
19 that this density bonus was built into R-5 and what was said at the time was that it would be based  
20 on a sustainability policy, that has yet to be created. She explained that staff is currently writing  
21 the Sustainability Policy and would like to get input from the Commission on whether they think  
22 this is a good way to try to formalize what they mean when they say ‘sustainable building’.  
23

24 Commissioner Schwalbe asked if the point was to encourage developers to include solar energy  
25 by allowing them a bonus for doing it.  
26

27 Parks Planner Kieser clarified that if the developer was going above and beyond the normal  
28 requirements in regards to sustainable development, then the City can give them a little incentive.  
29

30 Commissioner Schwalbe noted that the initial thought appears to be that solar will not be allowed  
31 along Lake Street and asked about the process, in the future, to change this and allow solar in that  
32 area.  
33

34 Parks Planner Kieser stated that they would follow a similar process to what was being done right  
35 now which would essentially require a zoning text amendment.  
36

37 Commissioner Merriam asked if her understanding was correct that solar was allowed with a CUP,  
38 but with this text amendment, it would not be allowed at all in the Lake Street District.  
39

40 Parks Kieser explained that in the past, the City has regulated solar through the Design Standards.  
41 He noted that the Design Standards only come into play with new development or a larger site  
42 remodel. He stated that currently, if the Design Standards do not apply to the project and they  
43 come in with a permit for solar, the City would allow solar on the property.  
44

45 Commissioner Douglas asked about setbacks for the panels in the rear and side yard.  
46

1 Parks Kieser explained that the setbacks depend on the zoning district, but it really just needs to  
2 be behind the rear line of the principle building to be in the rear yard.

3  
4 Vice-Chair Stockton asked about lakeside properties and suggested that perhaps there should be a  
5 reversal for lakeside properties of the front and rear yard.

6  
7 Commissioner Sorensen stated that the only issue that he feels warrants some conversation is the  
8 15 foot vertical height of the units. He stated that he thinks that size may cause the neighbor to  
9 think it is unsightly and objectionable. He suggested that the City lower this height without causing  
10 any issues and if people wanted to go higher than they could ask for a variance. He suggested that  
11 there also be a separate height for carports and grounded mounted systems.

12  
13 Parks Planner Kieser stated that was kind of where staff got to the 15 feet measurement because  
14 normal ground mounted systems are usually a bit less than 10 feet tall, but carport systems are a  
15 bit taller.

16  
17 Commissioner Merriam asked about the language related to pervious and impervious surface and  
18 noted that it seems like if people put in a solar panel with dirt underneath, they can put up panels  
19 over their whole lot because it would not be counted as impervious surface.

20  
21 Parks Planner Kieser explained that what would really limit the size of these systems is that they  
22 count towards lot coverage, no matter what.

23  
24 Commissioner Severson stated that based on a quick Google search, it appears as though most  
25 ground mounted systems are in the 5-10 feet range for height and asked if that was what staff felt  
26 would typically be seen.

27  
28 Parks Planner Kieser confirmed that a residential ground mounted system would typically be up  
29 to 10 feet tall.

30  
31 Commissioner Severson stated that she thinks the City should split out a traditional ground  
32 mounted solar system from something like a carport. She asked when the City would revisit the  
33 issue raised by Commissioner Schwalbe about allowing solar in the Lake Street District. She noted  
34 that she has the feeling that the City should incorporate something that triggers them to come back  
35 and reevaluate the situation.

36  
37 Parks Planner Kieser stated that staff tries to take a look at zoning code as frequently as they can  
38 and noted that the trigger may end up being when there are enough inquiries about adding solar on  
39 Lake Street developments or structures or along with a new zoning study or a Comprehensive Plan  
40 review which is looked at every 10 years.

41  
42 Vice-Chair Stockton suggested that perhaps there be a time period, such as two years, for this to  
43 be reviewed as it relates to solar panels on Lake Street.

44  
45 Commissioner Schwalbe asked if anyone on Lake Street had asked about solar.

46

1 Community Development Director Goellner noted that one of the past proposals for 200 Lake  
2 Street had some solar panels in the first iteration included on the plans.

3  
4 Commissioner Schwalbe stated that her understanding of this language is that solar would not be  
5 allowed on Lake Street and asked if they could ask for a variance or if there was some other process  
6 where they could include solar panels if they chose to.

7  
8 Community Development Director Goellner explained that the City does not like to process  
9 variances for an allowed use and are meant to be for a number or dimensional standard that cannot  
10 be met.

11  
12 City Attorney Schelzel that that use variances are an oxymoron and are for things such as  
13 dimensions, heights, and setbacks. He stated that this kind of request on Lake Street may lead to  
14 a larger discussion about revisiting it for the entire district which would then be a text amendment  
15 and would raise larger policy questions for the City to consider.

16  
17 Commissioner Douglas stated that she was part of many task force meetings and she believes one  
18 of the concerns was that if this was opened up on Lake Street that may open the door to other  
19 things on rooftops, such as heating units. She asked if there would be any requirements for  
20 screening on a ground unit.

21  
22 Parks Planner Kieser explained that at this point there would not be any screening requirements  
23 for a ground unit.

24  
25 Vice-Chair Stockton stated that she would think this is something that should be considered for  
26 properties along the lake.

27  
28 Community Development Director Goellner stated that a question to consider on whether or not  
29 to screen ground mounted systems is to compare it to the visual impact of an accessory structure.

30  
31 Commissioner Merriam asked if there would be any way to put language in for someone to be able  
32 to request solar panels on Lake Street as a CUP.

33  
34 Community Development Director Goellner explained that staff feels that CUPs could lead to a  
35 generally scattered pattern of where solar is allowed on Lake Street and that it puts more pressure  
36 on the City government to make a decision with each application and also adds a lot of process for  
37 the applicant. She noted that she has concerns about CUPs for something that is essentially  
38 mechanical equipment rather than the use of the land. She stated that typically a CUP is for  
39 something such as a really intense commercial use within a commercial district that the City wants  
40 to oversee and have a public process for. She stated that she feels solar panels are pretty straight  
41 forward, so the conditions that a City government may add in the future may not be the best to be  
42 applied and explained that she would prefer something that is more standard and predictable.

43  
44 Commissioner Elg stated that he is getting the impression that some of the task forces concerns  
45 about solar panels along Lake Street related to aesthetics were less about what people would see  
46 when they were walking up and down the street and more about what people living above the

1 rooftops would see. He stated that he understands that concern, but technology is improving and  
2 generally more attractive than HVAC systems. He stated that he believes that as more  
3 development occurs on Lake Street, there will be more requests for solar panels so he has a concern  
4 about putting a barrier in place right now. He stated that, to him, it seems like the Lake Street  
5 District would be the ideal location to allow solar panels and noted that he did not want to see a  
6 barrier put in place.

7  
8 Commissioner Severson stated that if the City adds a lot of screening requirements, it may take  
9 away from the use of the panel because it may block the sun and become less useful, so she did  
10 not want to put those kinds of barriers in place for homeowners either.

11  
12 Vice-Chair Stockton asked about the possibility of requiring the screening to be no higher than the  
13 panel.

14  
15 Commissioner Sorensen stated that this has been churned over pretty thoroughly by the Zoning  
16 Task Force and other Committees. He stated that he is generally supportive of the proposed text  
17 amendment and thinks that it is also supportive of the City's energy vision and the Comprehensive  
18 Plan. He stated that he thinks that the only issue that may need to be addressed is how they deal  
19 with the height issue of the ground mounted systems.

20  
21 City Attorney Schelzel suggested that the Commission open the public hearing.

22  
23 There being no additional questions from the Commission, Vice-Chair Stockton opened the public  
24 hearing on the application at 7:26 pm.

25  
26 Community Development Director Goellner stated there were no people that called in to the  
27 meeting that have asked to speak at the public hearing.

28  
29 There being no one wishing to comment on the application, Vice-Chair Stockton closed the public  
30 hearing at 7:26 pm.

31  
32 Vice-Chair Stockton asked for the Commission to share their questions and feedback on the  
33 application.

34  
35 Commissioner Merriam asked about the language on page 48 that talks about reflectors and the  
36 glare. She stated that she has had issues with glare at her home at times and explained that it can  
37 be rather annoying and asked if this issue had been thoroughly discussed.

38  
39 Parks Planner Kieser explained that the reflectors are different than the panels themselves and  
40 noted that some systems have a type of mirror that would be located at a different angle that would  
41 reflect the light onto the panels. He noted that the proposed language is standard language that  
42 other communities have used.

43  
44 Commissioner Schwalbe stated that she does not have any objections to having solar panels on  
45 Lake Street, but feels the proposed text amendments are a huge step forward for the City and

1 believes that the Commission should take that step. She noted that when the time comes for  
2 allowing solar panels along Lake Street, she would probably be in favor of that as well.

3  
4 Commissioner Douglas stated that she believes that people either install solar because of the  
5 environment or they want to save money and it can take many years before the costs are recouped.  
6 She stated that Minnesota energy prices are quite reasonable, but if those prices start rising, she  
7 thinks the City may start seeing more requests.

8  
9 Commissioner Merriam stated that she would also recommend approval of these text amendments  
10 and noted that she likes that the City is moving forward with this because the City is taking the  
11 lead on sustainability goals and objectives.

12  
13 Commissioner Severson stated that she supports this proposed text amendments and stated that  
14 she would not have any 'heartburn' about adding solar panels on Lake Street at some point in the  
15 future. She stated that she would just like to see the differentiation between a ground mounted and  
16 a carport height and noted that she did not want the City to request excessive screening.

17  
18 Commissioner Elg thanked the Zoning Task Force and the other Committees for the work they  
19 have put into this recommendation. He stated that he has no objection to having solar panels on  
20 Lake Street, but can also support the proposed amendments as they are presented. He stated that  
21 he does hope the City Council will have some conversation about allowing this usage on Lake  
22 Street.

23  
24 Vice-Chair Stockton stated that she has been involved in this on the Zoning Task Force as well as  
25 the Planning Commission and explained that it has really been about marrying multiple  
26 perspectives in a palatable way. She stated that she thinks the City has done a wonderful job of  
27 collecting the different viewpoints and she is excited about the proposals that are before the  
28 Commission. She explained that she thinks making these changes will help make the City forward  
29 thinking. She gave a general overview of the items that she believed had been raised by the  
30 Commission for possible language revisions.

31  
32 Community Development Director Goellner noted a typographical error that will also need to be  
33 changed.

34  
35 Parks Planner Kieser stated that he believes what he has heard from the Commission was  
36 consensus that carport solar can stay at 15 feet in height, but the ground mounted, purely solar,  
37 should be a maximum of 10 feet in height.

38  
39 Vice-Chair Stockton asked what the Commission felt about screening being a requirement for  
40 lakeside properties.

41  
42 Commissioner Merriam stated that she felt that could be addressed with lot coverage requirements  
43 and did not think it would be a huge eyesore.

44  
45 Following discussion, the Commission determined that they did not need to get into that level of  
46 detail for lakeside properties.

1  
2 There being no further discussion, Vice-Chair Stockton asked for a motion on the application.

3  
4 Commissioner Sorensen made a motion, seconded by Commissioner Schwalbe, to direct staff to  
5 prepare a draft Planning Commission Report and Recommendation with appropriate findings  
6 reflecting a recommendation of approval of the zoning text amendments for the proposed changes  
7 to Chapter 938, Chapter 909, and Chapter 902 for the new Solar Ordinance with the condition that  
8 ground mounted systems be a maximum height of 10 feet and carports a maximum height of 15  
9 feet, and the change to the typographical error mentioned by Community Development Director  
10 Goellner related to the height for flat roofs of 2 feet rather than 3 feet, for review and adoption at  
11 the next Planning Commission meeting.

12  
13 The motion carried unanimously.

14  
15 **AGENDA ITEM 7. Other Items:**

16  
17 **a) Welcome new Commissioner Adam Elg**

18  
19 Commissioner Elg introduced himself and shared details of his education and experience prior to  
20 joining the Planning Commission.

21  
22 **b) Election of Officers**

23  
24 Community Development Director Goellner noted that there has been a nomination for Larissa  
25 Stockton to serve as Chair and Ken Sorensen to serve as Vice-Chair but noted that the Commission  
26 may add additional nominations if they like.

27  
28 Commissioner Douglas made a motion, seconded by Commissioner Merriam, to appoint Larissa  
29 Stockton to serve a Chair and Ken Sorensen to serve as Vice-Chair of the Planning Commission.

30  
31 The motion carried unanimously.

32  
33 **c) Review of Development Activities**

34  
35 **d) Planning Commission Meeting Schedule**

36  
37 Community Development Director Goellner stated that the next meeting will be January 23, 2023  
38 and there are two public hearings scheduled that evening. She explained that the first will be for  
39 a subdivision at 1030 Lake Street East and the other is for Cantissimo Senior Living for a 40 unit  
40 assisted living facility on Wayzata Boulevard. She noted that the plans for these items will be  
41 available on the City website. She stated that in February there will also be public hearings for the  
42 Wayzata Country Club and a few other zoning text amendments.

43  
44 Commissioner Schwalbe asked if a Montessori school would be moving into the Blake property.  
45

1 Community Development Director Goellner stated that anecdotally she had also heard about this  
2 possibility, but had not viewed any of the official documents, so cannot say that it is happening.

3  
4 Commissioner Schwalbe asked if there was any update on the Meridian Manor application.

5  
6 Community Development Director Goellner stated that they received an extension of the zoning  
7 approval from the City Council in October. She stated that they believe by May of 2023 they will  
8 be ready to apply for a building permit and noted that they are working on State licensing  
9 requirements for an assisted living facility as well as a development agreement with the City.

10  
11 Commissioner Schwalbe noted that she has heard that someone has purchase the TCF building  
12 and asked if that was true.

13  
14 Community Development Director Goellner stated that the building has been purchased by Lake  
15 West Development and noted that this is the same applicant that the Planning Commission has  
16 interacted with in the past. She stated that they have submitted an application, but it was still under  
17 review by staff.

18  
19 **AGENDA ITEM 8. Adjournment.**

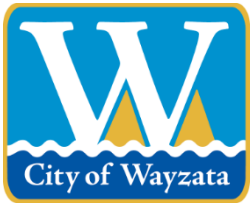
20  
21 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

22  
23 Commissioner Schwalbe made a motion, seconded by Commissioner Severson to adjourn the  
24 Planning Commission meeting.

25  
26 The motion carried unanimously.

27  
28 The Planning Commission meeting was adjourned at 7:53 p.m.

29  
30 Respectfully submitted,  
31 Kayla Atkins Rokosz  
32 *TimeSaver Off Site Secretarial, Inc.*



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 4.b
<b>TITLE:</b> Approval of Planning Commission Report and Recommendation of Approval for Zoning Ordinance Amendments Related to Solar Energy Systems	
<b>PREPARED BY:</b> Nick Kieser, Parks Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

### **BACKGROUND:**

The Wayzata Planning Commission reviewed the proposed Zoning Ordinance Text Amendments and held a public hearing at the January 4, 2023 Planning Commission meeting. The Text Amendments would create a new Chapter in Wayzata City Code - Chapter 938 Solar Energy Systems and also amend Chapter 902 Rules and Regulations, and Chapter 909 Design Standards.

The Planning Commission recommended, by a vote of 7-0, that staff prepare a draft Planning Commission Report and Recommendation of Approval for review at the next Planning Commission meeting. Based on the discussion at the Planning Commission meeting, staff included the changes to the Ordinance listed below:

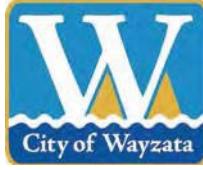
- Corrected the height limit of the flat roof solar systems from three feet to two feet
- Separated solar carport systems from ground-mounted solar systems
- Defined solar carport systems
- Created a height limit of 16 feet for solar carport systems and reduced the ground-mounted solar height limit to 10 feet

### **ACTION REQUESTED:**

Staff recommends approval of the Planning Commission Report and Recommendation.

### **ATTACHMENTS:**

1. PC Report and Recommendation\_Solar Ordinance



## WAYZATA PLANNING COMMISSION

January 23, 2023

### REPORT AND RECOMMENDATION OF APPROVAL OF ZONING ORDINANCE AMENDMENTS RELATED TO SOLAR ENERGY SYSTEMS

**DRAFT**

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#### **SUMMARY OF RECOMMENDATION**

**Approval\*** of Zoning Ordinance Text Amendments to Chapters 902, 909, and 938 related to Solar Energy Systems

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Zoning Ordinance Amendments (text). Currently, there are no comprehensive regulations of solar energy systems in the Wayzata City Code. Following a multi-year Zoning Study, and the review and input of the Energy and Environment Committee, the Zoning Taskforce, and the Planning Commission, City staff has prepared amendments to the Zoning Ordinance that are in the draft Ordinance attached to this Report as Attachment A (the “Zoning Ordinance Amendments”). The goal of the Zoning Ordinance Amendments is to provide a comprehensive set of regulations for the installation of solar energy systems for residential, commercial, and institutional properties, that ensures that such systems are consistent with the goals of the Comprehensive Plan and the Wayzata Energy Action Plan, and the character of the City.
- 1.2 Notice and Public Hearing. Notice of the public hearing on the Zoning Ordinance Amendments was published in the *Sun Sailor* on December 22, 2022 and on the City’s website. The public hearing on the Zoning Ordinance Amendments was held at the January 4, 2023 Planning Commission meeting.

##### **Section 2. STANDARDS**

- 2.1 Zoning Ordinance Amendments. City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance (Text or Zoning Map). In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F of the Zoning Ordinance, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:
- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
  - B. The proposed use's conformity with present and future land uses of the area.
  - C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
  - D. The proposed use's effect on the area in which it is proposed.
  - E. The proposed use's impact upon property value in the area in which it is proposed.
  - F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
  - G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

### **Section 3. FINDINGS OF FACT**

Based on the materials submitted by City Staff, the Staff report, comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendments. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the proposed Zoning Ordinance Amendments would not have any adverse effects, and would better define and regulate the installation and use of solar energy systems in a manner that is consistent with the goals and guidance of the 2040 Comprehensive Plan and the Wayzata Energy Action Plan, and the character of the City. The Zoning Ordinance Amendments meet the applicable standards in that:

- A. The Zoning Ordinance Amendments do not contravene any policies and provisions of the official City Comprehensive Plan, and would instead help implement several of them, including that the Environmental Sustainability guiding principle states the permitting of green energy sources should be streamlined and green sources of energy should be encouraged in large developments. The Natural and Community Resources Chapter notes that there is a desire to protect solar access throughout the community and lists that solar energy systems should be exempt from lot coverage and setback provisions in objectives and policies for this Chapter.
- B. The Zoning Ordinance Amendments would conform with the present and future land uses within the City in that they would provide a clear set of regulations for solar energy systems in the City for which there is increasing interest and demand, and which would further City goals of sustainability, conservation and reduction of negative environmental impacts while balancing the charm of Wayzata.
- C. The Zoning Ordinance Amendments would conform with all performance standards contained in the Zoning Ordinance, and provide a set of new, clear standards for the installation and use of solar energy systems on new and existing buildings and surrounding property.
- D. The Zoning Ordinance Amendments would not have a negative effect on any areas of the City, including residential and commercial areas, and would prohibit any systems in the Lake Street District that may impact the aesthetics of that District. The Zoning Ordinance Amendments give more clear and robust permitting requirements which will reduce any negative impacts from the solar installations.
- E. The Zoning Ordinance Amendments would not have any significant adverse effect overall on property values in the City.
- F. There would be no effects on traffic generated by the Zoning Ordinance Amendments.
- G. The Zoning Ordinance Amendments would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity, and would instead facilitate energy cost savings and efficiencies, and further the City's goals of sustainability, conservation and reduction of negative environmental impacts.

#### Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the

Zoning Ordinance Amendments.

Adopted by the Wayzata Planning Commission this 23<sup>rd</sup> day of January 2023.

Attachments:

Attachment A: Zoning Ordinance Amendments

DRAFT

**CITY OF WAYZATA**  
**HENNEPIN COUNTY, MINNESOTA**  
**DRAFT ORDINANCE NO. 822**  
**AN ORDINANCE AMENDING**  
**THE ZONING ORDINANCE RELATED TO SOLAR ENERGY SYSTEMS**

**WHEREAS**, currently, there are no comprehensive regulations of solar energy systems in the Wayzata City Code;

**WHEREAS**, City staff has prepared amendments to the Zoning Ordinance based upon the findings of a multi-year zoning study, and the review and input of the City's Energy and Environment Committee, the Zoning Taskforce, and the Planning Commission;

**WHEREAS**, the goal of such amendments is to provide clear regulations for the installation of solar energy systems for residential, commercial, and institutional properties, that ensures that such systems are consistent with the goals of the Comprehensive Plan and the Wayzata Energy Action Plan, and the character of the City; and

**WHEREAS**, the Planning Commission has reviewed such amendments and recommends their approval and adoption as detailed in the Report and Recommendation of the Planning Commission dated January 23, 2023.

**NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:**

**Section 1. Amendment to Section 902.02 of the Zoning Ordinance related to Definitions.** The definition of "Solar Energy System." in Section 902.02 of the Zoning Ordinance (Part IX of City Code) is hereby deleted and replaced to read in its entirety as follows:

**"Solar Energy Related"**

- A. **Building-integrated Solar Energy Systems** – A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.
- B. **Community Solar Garden** – A solar energy system that provides retail electric power (or a financial proxy for retail power) to multiple community members or businesses residing or located off-site from the location of the solar energy system, consistent with Minn. Statutes 216B.1641 or successor statute. A community solar garden may be either an accessory or a principal use.
- C. **Ground-mount** – A solar energy system mounted on a rack or pole that rests or is attached to the ground. Ground-mount systems can be either accessory or principal uses.

- D. **Off-grid Solar Energy System** – A photovoltaic solar energy system in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility company.
- E. **Passive Solar Energy System** – A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.
- F. **Renewable Energy Easement, Solar Energy Easement** – An easement that limits the height or location, or both, of permissible development on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefited land to wind or sunlight passing over the burdened land, as defined in Minn. Stat. 500.30 Subd. 3 or successor statute.
- G. **Roof-mount** – A solar energy system mounted on a rack that is fastened to or ballasted on a structure roof. Roof-mount systems are accessory to the principal use.
- H. **Roof Pitch** – The final exterior slope of a roof calculated by the rise over the run, typically but not exclusively expressed in twelfths such as 3/12, 9/12, 12/12.
- I. **Solar Access** – Unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.
- J. **Solar Carport** – A solar energy system of any size that is installed on a carport structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities. For the purpose of this definition, a carport is a covered structure that has one or more open sides, and that is used primarily for covering vehicles.
- K. **Solar Collector** – The panel or device in a solar energy system that collects solar radiant energy and transforms it into thermal, mechanical, chemical, or electrical energy. The collector does not include frames, supports, or mounting hardware.
- L. **Solar Energy** – Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.
- M. **Solar Energy System or Solar System** – A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

**Section 2. Amendment to Section 909.10 of Zoning Ordinance Related to Design Standards for Rooftop Equipment.** Section 909.10 of the Zoning Ordinance (Part IX of City Code) is hereby amended to read in its entirety as follows (~~struck text deleted~~):

**909.10 Rooftop Equipment Location and Screening.**

**A. Lake Street and Bluff Districts.**

1. No mechanical equipment shall be located on the roof deck. All mechanical equipment must be located either (i) in the building interior; or (ii) on grade, at the side or rear yard, and concealed from view.

**B. Wayzata Blvd District.**

1. Mechanical equipment items less than three feet in height and nine square feet in area may be located on the roof surface, provided: (i) the total roof area covered by such equipment is less than 25 percent of roof area; and (ii) the equipment is fully concealed by 42-inch parapets or compatible architectural elements.
  2. All other mechanical equipment items must be located either (i) in the building interior; or (ii) on grade, at the side or rear yard, and concealed from view.
- C. **All Districts.**
1. Any mechanical equipment required by these Standards to be located on grade shall be fully concealed using materials complimenting the proposed building design.
  2. ~~Where allowed by the City Code, solar photovoltaic (PV) panels installed on flat roofs shall be installed on racks not exceeding two feet in height and surrounded by parapets at least three feet in height.~~
  3. ~~Where allowed by the City Code, solar photovoltaic (PV) panels installed on decorative trellises or arbors shall be recessed at least 12 inches from the edge of the structure.~~

**Section 3. Amendments to Zoning Ordinance to add new Chapter 938 on Solar Energy Systems.** A new Chapter 938 is hereby added to the Zoning Ordinance (Part IX of City Code) to read in its entirety as follows:

### **CHAPTER 938 - SOLAR ENERGY SYSTEMS**

#### **938.01 - Purpose**

The purpose of this Chapter is to provide a regulatory framework for the construction and installation of solar energy systems in Wayzata, subject to reasonable restrictions, for preserving the public health, safety, and welfare, and for maintaining the character of Wayzata.

#### **938.02 - Applicability**

- A. Lake Street Design District (as defined in Chapter 909). Solar systems are prohibited within the Lake Street Design District.
- B. Areas outside the Lake Street District. Solar systems are permitted outside of the Lake Street Design District provided they comply with the provisions of this Chapter.
- C. Community solar gardens are not permitted anywhere in the City.

#### **938.03 - General Regulations**

- A. Height – The maximum height of a solar energy system shall be calculated using the highest point for which the solar panels are oriented.
  1. Pitched Roofs. Systems mounted on pitched roofs that are visible from the nearest edge of the right-of-way, other than an alley, shall not have a highest finished pitch steeper than the roof pitch on which the system is mounted and shall be no higher than one (1) foot above the roof.

2. Flat Roofs. Solar panels attached to a flat roof shall not exceed the maximum permitted zoning district height or variance approved height of the structure type by more than two (2) feet from the rooftop.
  3. Ground-Mounted. Ground-mounted solar systems shall not exceed ten (10) feet in any zoning district.
  4. Solar Carport. Solar Carport systems shall not exceed sixteen (16) feet in any zoning district.
- B. Setbacks
1. Ground-Mounted and Carport Solar. Ground-mounted and Solar Carport systems must meet the applicable zoning district accessory structure setback requirements. Ground-mounted solar systems may only be placed in the rear yard.
- C. Impervious Surface/Lot Coverage.
1. All ground-mounted and Solar Carport energy systems will not be calculated towards the impervious surface if there is a pervious surface underneath the structure.
  2. The ground-mounted and Solar Carport energy system shall be calculated towards the total lot coverage calculations.
  3. The ground-mounted and Solar Carport systems shall not exceed the maximum impervious surface and lot coverage calculations in the applicable zoning district. The impervious surface and lot coverage shall be calculated at the minimum design tilt.
- D. Design. The design of all solar energy systems shall, to the extent reasonably possible, use materials, colors, textures, and favorable placement that will blend the facility into the natural setting and built environment.
- E. Reflectors. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

#### **938.04 - Performance Standards.**

- A. Coverage. Roof mounted solar energy systems, excluding building-integrated systems, shall allow for roof access for fire-fighting purposes to the south-facing or flat roof upon which the panels are mounted, as stated in the Building Code.
- B. Utility connection. All grid integrated solar systems shall have an agreement with the local utility prior to the issuance of a building permit. A visible external disconnect

must be provided if required by the utility. Off grid systems are exempt from this requirement.

- C. Abandonment. If a solar energy system remains nonfunctional or inoperative for more than a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance as stated in Chapter 720. The owner shall remove the abandoned system at their expense. Removal shall include all components of the solar system, including related transmission equipment upon notice from the City.
- D. Permit. No construction or installation of a solar energy system is allowed without first obtaining a permit in accordance with the Building Code.

**938.05 - Exemptions**

The following types of solar energy systems are exempt from the General Regulations and Performance Standards of this Chapter:

- A. Passive solar energy system and building-integrated solar energy systems. These systems shall be regulated as any other building element.
- B. Solar collectors less than one square foot in area and generally used for garden decoration, exterior accent lighting for residential homes, lawns, and flagpoles.
- C. Accessory solar systems installed by a government agency on light poles, signs, transit shelters or within public right-of-way.

**Section 4. Effective Date.** This Ordinance will become effective upon passage and publication.

Adopted by the City Council this \_\_\_ day of \_\_\_\_\_, 2023.

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Johanna McCarthy  
Mayor

ATTEST:

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Jeffrey Dahl  
City Manager

First Reading:  
Second Reading:  
Publication:



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 5.a
<b>TITLE:</b> Consider Development Application for Black Dog Homes Addition at 1030 Lake St E	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b> May 4, 2023 (extended to 120 days)	

### **BACKGROUND:**

Applicant and property owner Black Dog Homes has applied to subdivide the existing parcel at 1030 Lake St E into three lots for new homes. The subdivision is the only request within this application. One home has been preliminarily designed and the other two new homes would be custom-built for future owners.

One public comment has been received as of January 18, which cites concerns about the wetland, tree loss, the number of proposed homes, and street parking.

### **ACTION REQUESTED:**

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the subdivision requested in the application, for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. 1030 Lake St E - Planning Commission Staff Report
2. 1030 Lake St E - Narrative
3. 1030 Lake St E - Plan Set
4. 1030 Lake St E - Final Plat
5. 1030 Lake St E - Public Comment - Jeff Nelson, 1037 Lake St E



**Staff Report  
Wayzata Planning Commission  
January 23, 2023**

**Project Name:** Black Dog Homes Addition  
**Address of Request:** 1030 Lake Street East  
**Approval Request:** Subdivision  
**Applicant:** Black Dog Homes  
**Applicant's Representative:** Dan Vanderheyden  
**Prepared by:** Valerie Quarles, Assistant Planner  
**"120 Day" Decision Deadline:** May 4, 2023

**Development Application Introduction**

Applicant and property owner Black Dog Homes has submitted an application for a subdivision of 1030 Lake St. The subdivision would divide the existing 1.12 acre lot into three parcels.

The property identification number and owner of the properties are as follows:

Address	PID	Owner
1030 Lake Street East	06-117-22-44-0003	Black Dog Homes Properties

The current zoning and comprehensive plan land use designation for the property is as follows:

Current Zoning:	R-3 Single and Two Family Residential
Comprehensive Plan Designation:	Low Density Residential (1 to 3 units per acre)
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The parcel is located on the southeast corner of Lake Street and Eastman Lane and is just north of BNSF railroad property.

### Map 1: Project Location



Source: Hennepin County

#### Application Requests

As part of the development application, the applicant is requesting approval of the following item:

1. Subdivision §1001.02: The applicant is requesting a Subdivision in order to create three parcels from the existing parcel.

#### Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on January 12, 2023. The public hearing notice was mailed to all property owners located within 500 feet of the subject property on January 12, 2023.

#### Neighborhood Notification

The applicant sent a neighborhood notification letter regarding the proposal to all property owners within 500 feet from the subject property in Wayzata on January 12, 2023. A neighborhood meeting was not required per the Neighborhood Notification and Meeting Policy.

### Public Comment

As of January 18, one public comment has been received from a neighbor. The comment is attached to this report and discusses concerns over the wetland, tree loss, the number of proposed homes, and street parking.

### **Existing Conditions**

The existing developed lot is 48,727 square feet (1.12 acres) in area. The net developable area of the lot, excluding the wetland to the west and required 20-foot wetland buffer, is approximately 28,110 sq. ft. (0.64 ac). The existing home on this property is a two-story, 1,596 square foot home built in 1903. There is also a detached garage on the east side of the property.

The home meets current setback requirements. The detached garage is a legal nonconformity (by predating the zoning ordinance) and sits 4.2 feet from the eastern property line instead of the required 5 feet. Similarly, the driveway to the garage is also less than the required 10 feet from the property line. The existing impervious surface on the lot is 2,634 sq. ft. or 5.41%, which meets the zoning ordinance requirement. There are 21 healthy trees on site.

### Topography

The site slopes approximately 15 feet from east to west, with a 15,535 square foot wetland on the western portion of the site. The City designates this wetland as a “Manage 3” wetland and requires a 20-foot buffer.

### Trees

Changes to this property appear to have been anticipated for some time. A previous owner of the lot, in preparation for future development, removed 88 heritage tree inches from the lot in 2021. Because the action appeared to be associated with a future project, the City collected \$56,320 in tree replacement escrow at that time. Today, there are 16 significant trees on site and 5 heritage trees, for a total of 266 significant tree inches and 204.5 heritage tree inches. The trees are located fairly evenly throughout the lot (excluding the wetland) but there is a higher concentration in and near the front yard setback.

### Zoning District

The site is zoned R-3A Single and Two Family Residential and the purpose of this district is to provide for high density single family detached dwelling units and directly related, complementary uses. Single family detached dwelling units are permitted uses and garages are considered accessory structures.

### Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Low Density Residential. This category represents the single-family home developments within and in close proximity to the community core. Densities within the category range from 1 to 3 units per acre. The primary residential structure of this category is single-family units.

### Proposed Subdivision

The applicant is proposing to subdivide this property into three new single family lots. This subdivision does not qualify for a minor subdivision in Section 1002.01 of the subdivision ordinance because there are more than two lots proposed, and the original lot is much larger than the zoning district requirements. This application is subject to the preliminary and final plat public approval process.

	Requirement	Lot 1 (west)	Lot 2 (center)	Lot 3 (east)
Lot Size	9,000 square feet	29,663 sq. ft.	9,544 sq. ft.	9,519 sq. ft.
Lot Width	60 ft	206 ft	65.1 ft	65.1 ft
Lot Depth	100 ft	147 ft	147 ft	146 ft
Front Setback	20 ft	20 ft (north) 137 ft (west)	Home footprints shown may not be what is built due to future owner customization.  Lots 2 and 3 will likely require additional stormwater mitigation.	
Side Setback	10 ft	10 ft (east)		
Rear Setback	20 ft	56 ft (approx.)		
Lot Coverage	20%	9%		
Impervious Surface (R-3A/ Shoreland District)	30%/25% without mitigation	11.5%		

**Parcel 1:** This parcel is the westernmost parcel. The proposed lot would be 29,663 square feet and 0.68 acres in size. Both the actual size and developable area of the lot exceed the zoning requirements of the R-3A district.

This is the only parcel in the subdivision that is proposed to have a new home built at this time. Lots 2 and 3 are expected to be sold to buyers that will build custom homes. If the proposed designs of those homes do not require additional Planning Commission and City Council approval, this review is the last time those lots will be seen and evaluated by these groups. The building pads shown on Lots 2 and 3 are preliminary in nature and meant to give evaluators a general idea of what may be built.

The proposed home footprint on Lot 1 meets the front, rear, and side yard setbacks for principal structures, and is also placed outside of the 20-foot wetland buffer.

Each new home would utilize city sewer and water services provided within the Lake Street right-of-way.

**Parcel 2:** This parcel is the center parcel and is the location of the existing home. This parcel would be 9,544 sq. ft. (0.22 ac). The size of the lot exceeds the zoning ordinance requirements and meets the intent of the comprehensive plan. A future home on this lot would need to conform with zoning district requirements in order to be approved administratively by City staff.

**Parcel 3:** This parcel is the easternmost parcel and is the location of the existing garage and driveway. The parcel would be 9,519 sq. ft. (0.22 ac). The size of the lot exceeds the zoning ordinance requirements and meets the intent of the comprehensive plan. A future home on this lot would need to conform with zoning district requirements in order to be approved administratively by City staff. An updated driveway curb cut would also need to be moved to the west to conform with zoning district requirements.

### Trees

The applicant proposes to remove 12 trees, which is made up of 157 significant tree inches and 83 heritage tree inches, for a total of 240 tree inches. All of the trees to be removed are in areas likely to be impacted by home footprints, driveways, and construction digging. With the increased area of the parcel proposed to be occupied by homes, and the significant wetland area, it is not likely that any tree replacement plan would be able to replace every removed tree inch. These inches are in addition to the inches removed by the previous owner in 2021. In all, approximately 534 non-exempt inches either have been removed in the last 1-2 years or are proposed to be removed as part of this project.

Because only one of the homes is planned to be built imminently, the replacement plan shown as part of this submission is intended to show the maximum of what the applicant can commit to planting at this time, given that Lots 2 and 3 will be under the control of future homeowners. To that end, the applicant has focused most of their tree plantings on Lots 2 and 3 in spaces that they believe future owners will be agreeable to, and proposed most of their plantings on Lot 1 – the lot that the applicant controls the most and has the most space for trees.

The below table includes tree inches that were previously removed in 2021. Due to rounding and ongoing updates to the tree inventory, totals are approximate.

	Lot 1	Lot 2	Lot 3	Total
Significant tree inches removed	126 in.	158 in.	0 in.	284 in. (133 in. removed in 2021)
Heritage tree inches removed	84 in.	50 in.	110 in.	83 in. (161 in. removed in 2021)
Total required replacement inches	246 in.	211.25 in.	220 in.	677.25 in.
Proposed replacement inches	90 in.	54 in.	54 in.	198 in.
Difference	156 in.	157.25 in.	158.75 in.	472 in.
Required fee-in-lieu payment (\$160 per inch)	\$24,960	\$25,160	\$25,400	\$75,520

Dead, diseased, or dying trees are not included in the required replacement calculation, along with trees that are under the minimum size to be considered significant or heritage trees. This number also excludes the standard 25% removal allowance for significant trees. Significant tree inches are required to be replaced at a 1:1 ratio, and heritage trees are required to be replaced at a 2:1 ratio. Heritage trees have no removal allowance.

### Stormwater

All three parcels generally drain toward the south rear lot line, then to the west into the wetland and existing storm water pond that lies adjacent to proposed Lot 1.

All three parcels are located in the Shoreland Overlay District, which means that impervious surface coverage over 25% on a given lot requires addition stormwater mitigation and separate approval from the City Engineer. Lot 1 does not meet this threshold. With the potential home footprints shown on Lots 2 and 3, it is likely that additional stormwater mitigation will be required.

### Engineering Department Comments

- The three parcels in the proposed subdivision are to be served by existing water and gravity sanitary sewer mains at Lake Street East. Both systems have adequate capacity to serve the additional two residences that are proposed.

### **Analysis of Application Requests**

Subdivision (§1001.02) The City's Subdivision Ordinance regulates blocks, lots, easements, park dedication, sidewalks, streets, and utilities. No new blocks are created with this proposal. The proposed lots and utilities meet all of the standards of the Subdivision Ordinance.

### Easements

The applicant will need to provide standard drainage and utility easements adjacent to all new property lines.

### Park Dedication (§1006.15)

As a prerequisite to final plat approval, applicants for a subdivision of land shall dedicate land for parks, playgrounds, public open spaces or trails and/or shall make a cash contribution to the City's Park Fund. When a subdivision is too small for practical dedication of public land, the applicant may be required to pay an equivalent cash fee for all or part of the portion to be dedicated based on the fair market value of the land on the day of the final plat approval. Staff's recommendation is that the wetland area is not suitable for dedication. The fee will be calculated prior to City Council review of the final plat.

### **Standards of Planning Commission Review of Application Requests**

#### **Primary Questions to Consider:**

1. Does the proposed subdivision fit the vision and policies of the Comprehensive Plan, through use and physical design?

2. Does the proposal relate redevelopment to the natural characteristics of the land, enhancing for the benefit of the development and preserving attractive natural amenities like trees, slopes, and other community assets?
3. Does the proposal retain existing stands of significant trees where possible? To that end, are the proposed building pads sensitively integrated into existing trees?
4. Does the proposal respect the existing scale, character, and pattern of the city, recognizing existing neighborhoods and commercial areas?

### **Action Steps**

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the proposed subdivision, for review and adoption at the next Planning Commission meeting.

### **Attachments**

1. Narrative
2. Site Plan
3. Current Survey
4. Preliminary Plat
5. Final Plat
6. Utility Plan
7. Grading Plan
8. Tree Survey and Calculations
9. Public Comments

### **Applicable Code Provisions for Review**

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

#### Subdivision Purpose (§1001.02.A):

1. *To encourage well planned, efficient and attractive subdivisions, by establishing adequate and impartial standards for design and construction.*
2. *To provide for the health and safety of residents, by requiring properly designed streets and adequate sewer and water service.*
3. *To place the cost of improvements against those benefiting from their construction*
4. *To secure the rights of the public with respect to public lands and waters.*
5. *To set the minimum requirements necessary to protect the public health, safety, comfort, convenience and general welfare.*

#### Subdivision Goals (§1001.02.B):

1. ***Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).***
2. ***Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).***
3. *Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).*
4. *Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).*
5. ***Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).***

#### Subdivision Planning Commission Criteria (§1003.02.E)

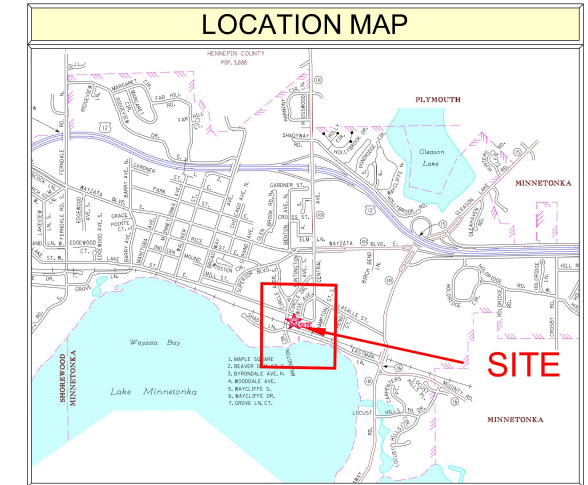
1. *The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.*
2. ***Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.***
3. *Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.*

- 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.**
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
- 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.**
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Chapter 909 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

1. **INTRODUCTION:** The proposed subdivision is located on the south side of Lake Street just east of the round-about near Hotel Landing and north of Eastman Lane near the Wayzata Sailing School. According to the City Zoning Map it is zoned as a R-3A Single and Two Family Residential District. The parcel proposed for development totals approx. +/- 1.2 acres. The developer is creating a development of 3 detached single-family homes. Lots 2 and 3 have approx. 65' of street front and are 9,500 square feet in size. Lot 1 has approx. 205' of street front and is 26,000 square feet in size. It is anticipated that these custom homes will range from \$3,000,000 to \$5,000,000. All three lots meet the minimum lot size requirement of 9,000 square feet and are similar in size to lots in the neighborhood. It will be the developer's goal to build new homes on these lots that preserve and enhance the "small town" character Wayzata is known for. These lots will provide future homeowners with beautiful sight lines to Lake Minnetonka, as well as the convenience and walkability to beautiful downtown Wayzata.
2. **SITE ANALYSIS:** The easterly most elevation is +/- 944 and westerly most elevation is +/- 932. The existing property has a detached garage at the easterly most portion of the lot and a home that is positioned centrally on the lot. Both structures will be removed from the site. As part of the grading plan, Lots 3 and 2 will drain to the back of each respective lot and will not drain from Lot 3 to Lot 2. Lots 3 and 2 will be set up as either a walkout or lookout, depending on the future homeowners' preference. The developer will build a spec home on Lot 1 and has submitted a general sketch of what that will look like and how it will be positioned on Lot 1. There is a wetland on Lot 1 and the position of the proposed spec home will not disturb the wetland or the required 20' buffer.
3. **STREET DESIGN:** The development will reside on the existing and newly curbed/paved Lake Street. There is a curb cut that currently services the existing garage. Since that garage will be removed, the developer will remove the existing curb cut and replace it with a standard curb to conform with the newly installed curb. New curb cuts will be introduced as part of future build plans and submitted for approval as part of the standard permitting process for each build. The curb cut for the proposed spec home on Lot 1 is shown on the survey work that has been submitted with the subdivision application and is in conformance with curb cut requirements.
4. **UTILITY SERVICES:** The developer will connect to existing city sewer and water lines to service the 3 newly proposed sites. As part of the process, repairs will be completed to any street disturbances of the newly paved streets.
5. **SITE GRADING:** Cuts and fill ranges from 25 to 350 cubic yards per lot. Site grading will be done to accommodate water run off toward the back of Lot 3 and 2. Any additional site grading modifications to these Lots will conform to grading guidelines as established by the City of Wayzata. Proposed site grading modifications will be identified as part of any future new build permitting submissions for review.

6. **STORMWATER:** Lot 1 is under 25% and will require no stormwater management plan. Stormwater management plans will be prepared for Lots 3 and 2 and will be submitted as part of the permitting process. Lots 3 and 2 will likely include rain garden or underground storage systems as part of the solution.
  
7. **WOODLAND AREAS AND PROTECTION:** A current survey in accordance with the City of Wayzata requirements has been completed for this site and is included in the submittal. The developer/design engineer has put together a proposed grading plan to minimize tree removal and meet City requirements. Lot 3 and 2 tree mitigation specifics will be provided as part of future permitting submissions once Lots have been purchased and future home design is taken into consideration.
  
8. **TREE SPECIES, DISTRIBUTION AND SIZE, TREE REMOVAL, MITIGATION/REPLACEMENT/PLANTING:** Trees are shown on the tree replacement plan for each individual lot. The plan for Lot 1 is to replace approx. 10% of the required replacement of 278," which would equate to approx. (9) 3" trees. The plan for Lot 2 is to replace approx. 5% of the required replacement of 266," which would equate to approx. (5) 3" trees. The plan for Lot 3 is to replace approx. 10% of the required replacement of 136," which would equate to approx. (5) 3" trees. As the proposed tree plan indicates, the new trees on all three lots would be placed in front and side yards, but not back yards, which would allow for unobstructed views of Lake Minnetonka.

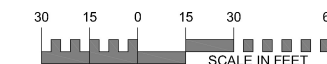
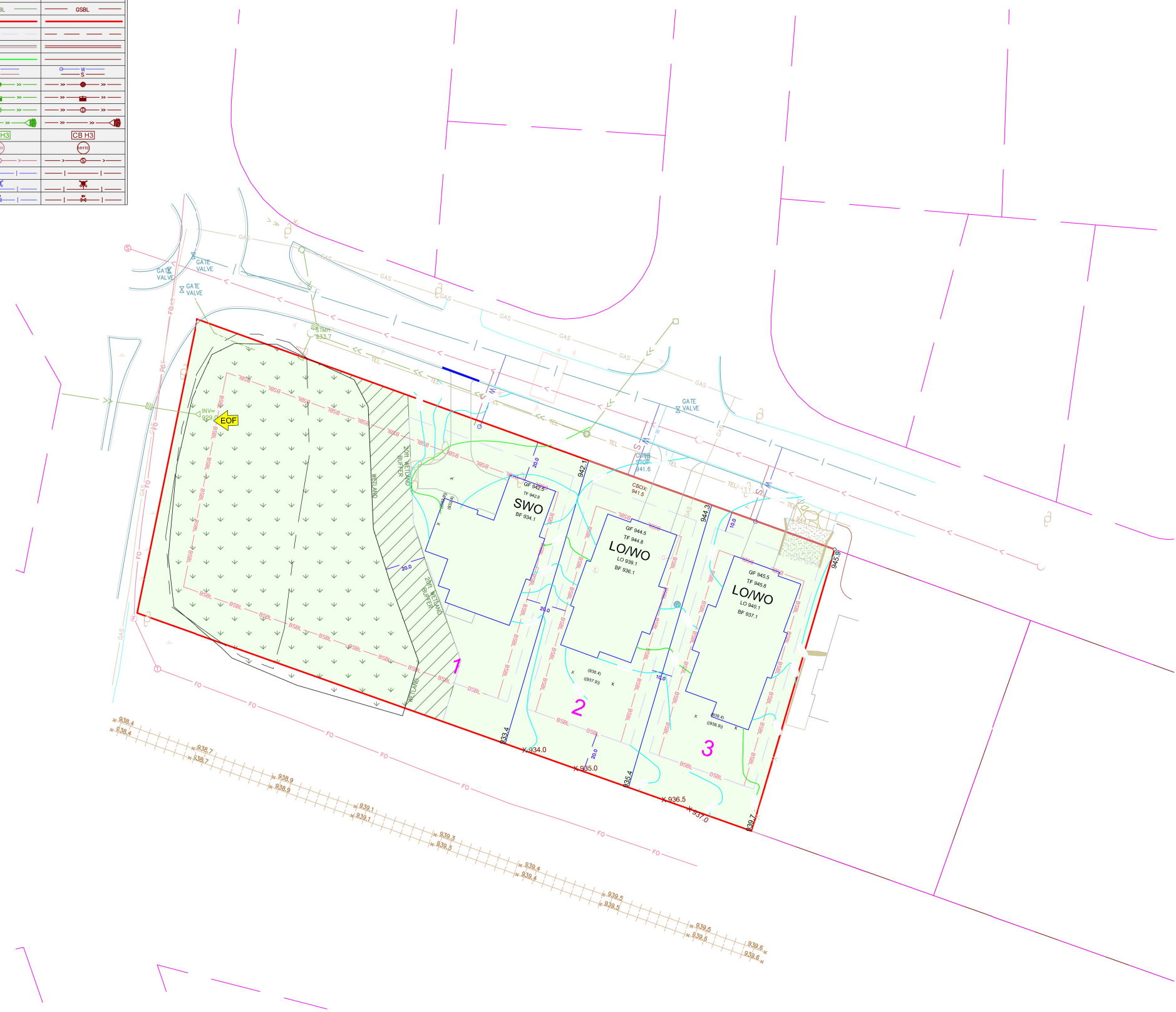
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



DEVELOPMENT DATA	
65' Lots - 175	(3)
SETBACKS	
Frontyard Setback: 20'	
Sidyard Setback: 10'/10'	
Rearyard Setback: 20'	

SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
1	Certificate of Survey
PP	Preliminary Plat
UP	Preliminary Utility Plan
GP	Preliminary Grading & Erosion Control Plan
TS	Tree Survey

PREPARED BY	PREPARED FOR
ENGINEER <b>SATHRE-BERGQUIST, INC.</b> 14000 25th Ave N, Suite 120 Plymouth, MN 55447  PHONE: (952) 476-6000 FAX: (952) 476-0104  CONTACT: DANIEL L. SCHMIDT, P.E. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER <b>BLACK DOG HOMES CO.</b> 1905 WAYZATA BLVD WAYZATA, MN 55391  CONTACT: NICK VANDERHEYDEN PHONE: (612) 584-8088 EMAIL: NICK.VANDERHEYDEN@BLACKDOGHOMES.COM



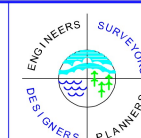
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DRAWING NAME	NO.	BY	DATE	REVISION
10142-012	1	CAW	11/15/2022	GRADING REVISIONS
DRAWN	2	CAW	12/7/2022	CITY COMMENTS
CAW	3	DLS	12/13/2022	CITY COMMENTS
CHECKED	4	JRS	12/19/2022	CITY COMMENTS
DLS	5	DLS	1/3/2023	CITY COMMENTS
DATE				
11/03/22				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt  
 Date: 11/10/2022 Lic. No. 26147



**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVENUE NORTH, SUITE 120  
 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.  
 ---  
**WAYZATA, MINNESOTA**

**SITE PLAN**  
**BLACK DOG HOMES ADDITION**  
**BLACK DOG HOMES PROPERTIES, LLC**

FILE NO.  
 10142-012  
**SP**  
**SP**

DESCRIPTION OF PROPERTY SURVEYED

That part of Block 60, Minnetonka Arlington Heights as Revised and Modified by Decree in Bk. 86, page 585 of Misc., bounded by a line beginning at Southwesterly corner of said Block 60; thence Northwesterly to Northwesterly corner of said Block; thence Southeasterly along Northerly line of said Block, 337.9 feet; thence Southerly 146.15 feet, more or less to point in the Southerly line of said Block, distant 325.1 feet, Southeasterly from the point of beginning; thence Northwesterly along Southerly line of said Block, 325.1 feet to point of beginning, Hennepin County, Minnesota

STANDARD NOTES

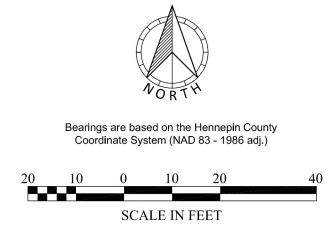
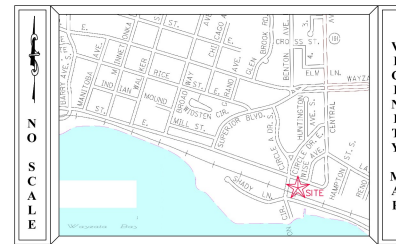
- 1) **Site Address:** 1030 Lake Street, Wayzata, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CD0309F, effective date of November 4th, 2016.
- 4) **Parcel Area Information:** Gross Area: 48,727 s.f. - 1.119 acres  
\*We do not affirmatively insure the quantity of acreage set forth in the description
- 5) **Benchmark:** Elevations are based on MNDOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.77 feet (NAVD88).
- 6) **Zoning Information:** The current Zoning for the subject property is R-3A (Single and Two Family Residential) per the City of Wayzata's zoning map dated January 22, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
**Principal Structure Setbacks -** Front Street: 20 feet (Lake Street)  
Coner Street: 20 feet (Arlington Circle)  
Side: 10 feet  
Rear: 20 feet  
Height: 32 feet  
Hardcover: 30 percent of lot area

\*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware of. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Existing Elevations	Existing Lot Coverage	Existing Impervious Surface
Garage Floor Elevation = 944.5	Lot Area = 48,727 S.F.	Lot Area = 48,727 S.F.
First Floor Elevation = 944.7	House Area = 1,239 S.F.	House Area = 1,239 S.F.
	Garage Area = 590 S.F.	Garage Area = 590 S.F.
	Total Area = 1,829 S.F.	Bit. Driveway Area = 239 S.F.
	Coverage = 3.75%	Concrete Area = 519 S.F.
		Deck Area = 25 S.F.
		Retaining Wall Area = 22 S.F.
		Total Area = 2,634 S.F.
		Coverage = 5.41%



SURVEY LEGEND

● CAST IRON MONUMENT	⊗ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
● DRILL HOLE FOUND	⊖ GUY WIRE	GFE GARAGE FLOOR ELEVATION
⊗ CHISELED "X" MONUMENT SET	⊖ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
⊗ CHISELED "X" MONUMENT FOUND	⊖ LIFT STATION	LOE LOWEST OPENING ELEV.
▲ REBAR MONUMENT FOUND	⊖ SANITARY MANHOLE	CONCRETE
▲ PK NAIL MONUMENT SET	⊖ SANITARY CLEANOUT	BITUMINOUS
▲ PK NAIL MONUMENT FOUND	⊖ STORM MANHOLE	BUILDING SETBACK LINE
▲ PK NAIL W/ ALUMINUM DISC	⊖ STORM DRAIN	CTV
○ SURVEY CONTROL POINT	⊖ CATCH BASIN	CONCRETE CURB
○ A/C UNIT	⊖ FLARED END SECTION	CONTOUR EXISTING
⊖ CABLE TV PEDESTAL	⊖ TREE CONIFEROUS	CONTOUR PROPOSED
⊖ ELECTRIC TRANSFORMER	⊖ TREE DECIDUOUS	GUARD RAIL
⊖ ELECTRIC MANHOLE	⊖ TREE CONIFEROUS REMOVED	DT DRAIN TILE
⊖ ELECTRIC METER	⊖ TREE DECIDUOUS REMOVED	ELC ELECTRIC UNDERGROUND
⊖ ELECTRIC OUTLET	⊖ TELEPHONE MANHOLE	FENCE
⊖ YARD LIGHT	⊖ TELEPHONE PEDESTAL	F0 FIBER OPTIC UNDERGROUND
⊖ LIGHT POLE	⊖ UTILITY MANHOLE	GAS GAS UNDERGROUND
⊖ FIRE DEPT. HOOK UP	⊖ UTILITY PEDESTAL	OHV OVERHEAD UTILITY
⊖ FUEL PUMP	⊖ UTILITY VAULT	TREE LINE
⊖ FUEL TANK	⊖ WATERMAIN MANHOLE	SS SANITARY SEWER
⊖ PROPANE TANK	⊖ WATER METER	SSW STORM SEWER
⊖ GAS METER	⊖ WATER SPIGOT	TEL TELEPHONE UNDERGROUND
⊖ GAS VALVE	⊖ MONITORING WELL	RETAINING WALL
⊖ GAS MANHOLE	⊖ CURB STOP	UTL UTILITY UNDERGROUND
⊖ GENERATOR	⊖ GATE VALVE	WATERMAIN
⊖ GUARD POST	⊖ HYDRANT	TRAFFIC SIGNAL
⊖ HAND HOLE	⊖ IRRIGATION VALVE	RAILROAD TRACKS
⊖ MAIL BOX	⊖ POST INDICATOR VALVE	RAILROAD SIGNAL
	⊖ SIGN	RAILROAD SWITCH
		SATELLITE DISH
		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
MD	1	CAW	12/7/2022	CORRECT STORM - ADD SANITARY LINE
DRAWN	2	JRS	12/19/2022	LOT COVERAGE & IMPERVIOUS SURFACE
JPR				
CHECKED				
DLS				
DATE				
10/31/22				

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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.  
Dated this 2nd day of November, 2022.  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS  
schmidt@sathre.com  
Minnesota License No. 26147

**SATHRE-BERGQUIST, INC.**  
14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH MN 55447 (952) 476-6000  
WWW.SATHRE.COM

TWP.117-RG.22-SEC.6  
Hennepin County  
**WAYZATA, MINNESOTA**

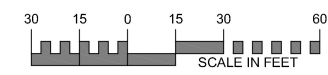
**CERTIFICATE OF SURVEY**  
PREPARED FOR:  
**BLACK DOG HOMES**  
FILE NO.  
10142-012  
**1**  
Page 35 of 111



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSSL	BSSL
GARAGE SETBACK LINE	GSSL	GSSL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



- NOTES**
- ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
  - ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
  - THE CITY OF WAYZATA CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
  - ALL WATERMAIN SHALL HAVE A MINIMUM OF 7.5' COVER.
  - THE WATER SERVICE AT STORM SEWER CROSSINGS SHALL BE INSULATED.
  - INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
  - VERIFY MATERIAL & ELEVATION OF EXISTING WATERMAIN & SANITARY SEWER AT SERVICE THE CONNECTION POINT.
  - NO EXCAVATION SHALL BE ALLOWED ON ADJACENT PROPERTY.
  - ALL UTILITIES SHALL BE PUBLIC
  - WATER SERVICES MATERIAL SHALL BE 1" TYPE K COPPER SERVICE
  - REMOVE EXISTING 3/4" WATER SERVICES TO LOT 3 AT MAIN - REPLACED WITH NEW 1" TYPE K COPPER SERVICE.
  - SANITARY SEWER SERVICE SHALL BE 4" PVC SDR 26
  - TELEVISION EXISTING SANITARY SEWER SERVICE TO LOT 3 - OBTAIN CITY APPROVAL FOR REUSE OF SERVICE.
  - EXISTING SEWER SERVICES WYES TO LOTS 1 & 2 SHALL BE RE-USED SHALL BE TELEVISIONED AND APPROVED BY CITY PRIOR TO CONNECTION.
  - INSTALL NEW SERVICES FOR LOTS 1 & 2 IF NECESSARY - ABANDON EXISTING AND PLUG AT MAIN
  - REMOVE AND REPLACE STREET AS NECESSARY TO CONNECT SERVICES
  - DRIVEWAY CURB CUTS SHALL BE 10FT FROM THE EXTENDED INTERSECTION OF THE PROPERTY LINE AND CURB - UNLESS OTHERWISE AUTHORIZED BY THE CITY.



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**DESIGNERS PLANNERS**

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 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.  
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**WAYZATA, MINNESOTA**

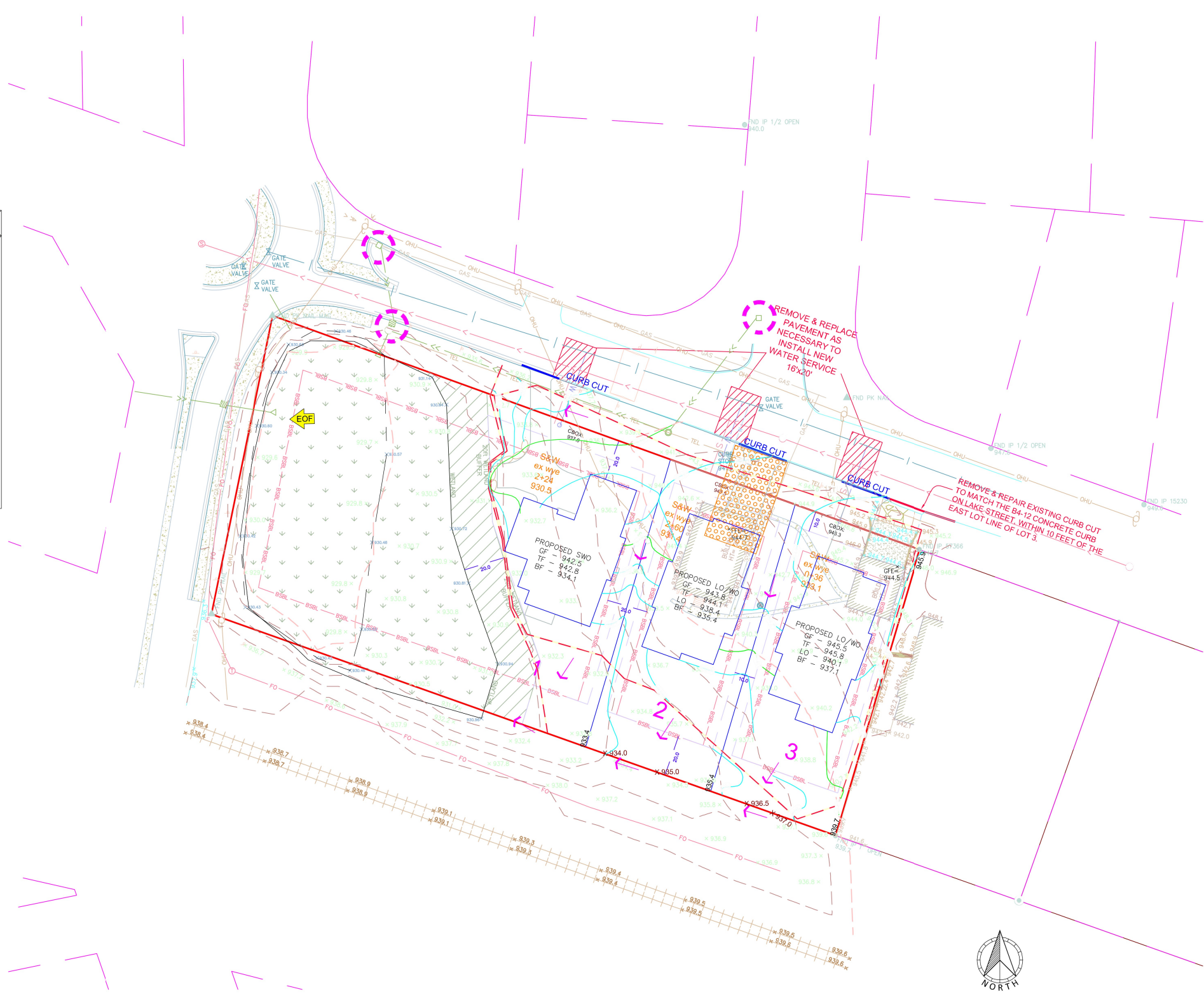
**PRELIMINARY UTILITY PLAN**  
**BLACK DOG HOMES ADDITION**  
**BLACK DOG HOMES PROPERTIES, LLC**

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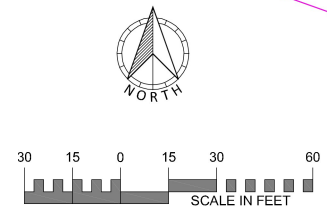
**UP**  
**UP**

	ROCK ENTRANCE BERM
	SILT FENCE
	POST GRADING SILT FENCE
	BIO-ROLL
	ROCK DITCH CHECK
	CONCRETE WASHOUT
	INLET PROTECTION
	EROSION BLANKET

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERTFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		



- CONSTRUCTION NOTES**
- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
  - A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
  - BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
  - INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
  - LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX.
  - REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
  - STREET SECTION - FOR AREAS OF REMOVE AND REPLACE AS NEEDED  
1.5" WEAR COURSE  
2.0" BASE COURSE  
8" CLASS 5  
12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE
  - DRIVEWAY SLOPES-  
MINIMUM-2.0%  
MAXIMUM-10.0%
  - LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
  - LOTS 2 & 3 CAN BE MODIFIED FROM LOOKOUT (LO) TO WALKOUTS (WO) WITH ADDITIONAL CUSTOM GRADING. LOT 3 CAN ONLY BE MODIFIED TO A WO IF LOT 2 IS ALSO MODIFIED AS DRAINAGE ACROSS LOT 2 WILL HAVE TO BE MAINTAINED.
  - DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
  - RESTORATION -0.65 ACRES  
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL.  
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.  
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)  
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.  
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.  
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY FOR APPROVED DEVICES.  
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.  
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  - MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.
  - BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.
  - SILT FENCE: BEFORE GRADING - 870 LF
  - WOODFIBER BLANKET - 0 SY - AS NEEDED
  - GRADING QUANTITIES  
LOT 1  
CUT - 25 C.Y.  
FILL - 350 C.Y.  
LOT 2  
CUT - 120 C.Y.  
FILL - 50 C.Y.  
LOT 3  
CUT - 250 C.Y.  
FILL - 50 C.Y.  
  
PROVIDED VIA APPROXIMATELY 2 TRUCKS AT 10 C.Y. EACH - (- 6 TRUCK TRIPS)
  - TRUCKING HOURS OF OPERATION PER CITY REQUIREMENTS MONDAYS THROUGH SATURDAYS 7:00AM TO 6:00PM.
  - EACH LOT SHALL HAVE INDIVIDUALLY DESIGNED STORM MANAGEMENT
  - ANTICIPATE HARD COVER
- We do not have final plans at this time and these numbers are approximate.



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**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

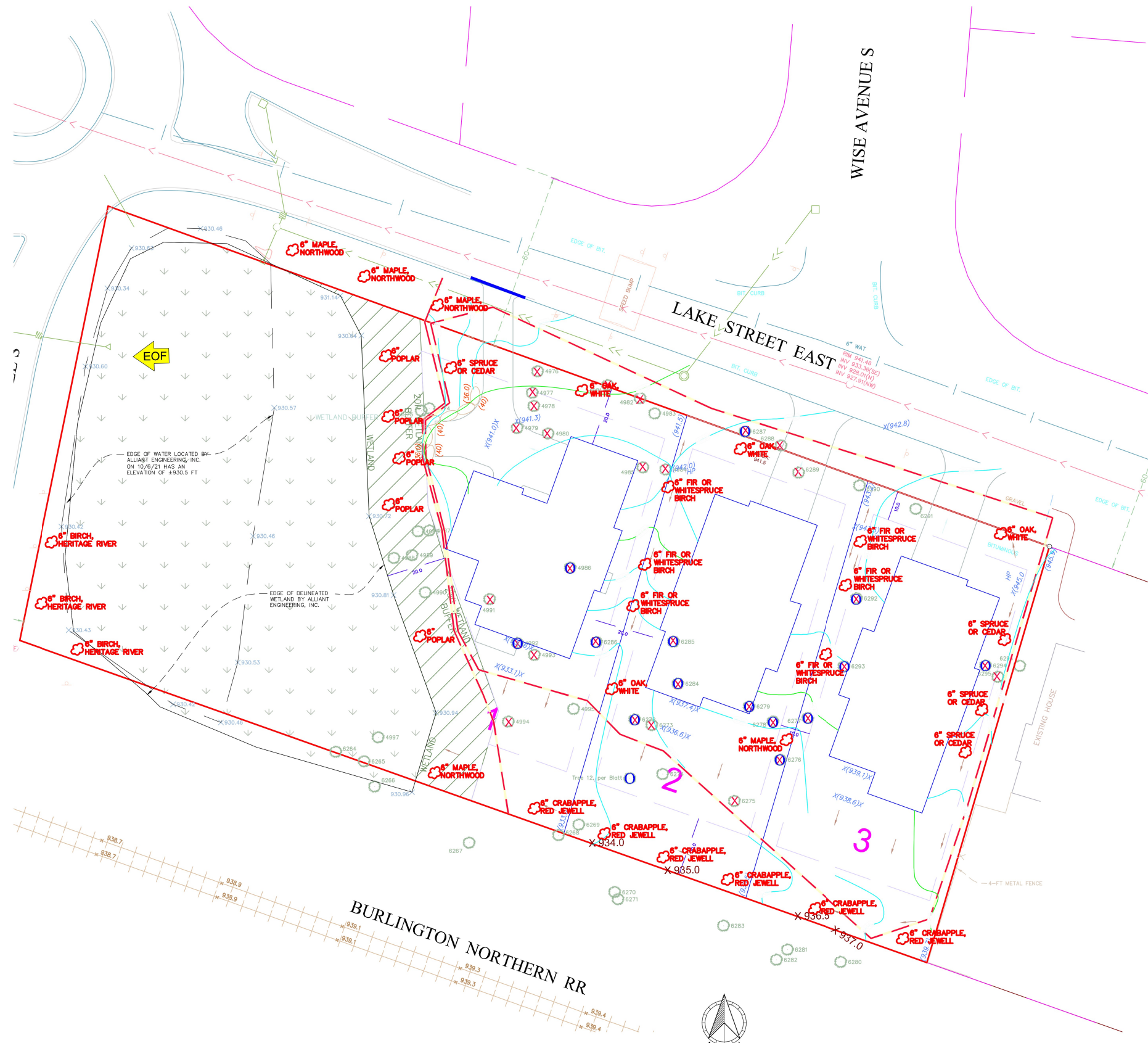
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14000 25TH AVENUE NORTH, SUITE 120  
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CITY PROJECT NO.  
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**WAYZATA, MINNESOTA**

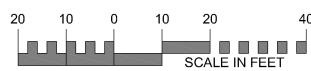
**PRELIMINARY GRADING & EROSION CONTROL PLAN**  
**BLACK DOG HOMES ADDITION**  
**BLACK DOG HOMES PROPERTIES, LLC**

FILE NO.	10142-012
<b>GP</b>	
<b>GP</b>	



Notes:  
 ○ Marks already removed trees

Please refer to Brain McCullough's of AB Hardscape INC. landscape design for more details on tree species to be planted.



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TREE SURVEY

BLACK DOG HOMES ADDITION  
 BLACK DOG HOMES PROPERTIES, LLC

FILE NO.  
 10142-012

TS  
 TS2

LOT 1

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
4874	9	9						Ohio Buckeye	
4975	11	11						Ohio Buckeye	
4976	21	21						White Oak	
4977	22	22						White Oak	
4978	17	17						White Oak	
4979	18	18						White Oak	
4980	24						24	Northern Red Oak	Large limb missing at 30'. Probable heartwood decay
4981	20						20	Sugar Maple	
4982	14						14	Sugar Maple	
4983	10						10	Sugar Maple	
4984	22	22						White Oak	
4985	27							Sugar Maple	
4986	25							Bur Oak	
4987	38.5						38.5	Cottonwood	26x22
4988	29						29	Cottonwood	
4989	14						14	Willow	
4990	13						13	Black Walnut	
4991	33							Bur Oak	
4992	6	6						Paper Birch	
4993	24						24	Green Ash	Complete structural failure. Mostly dead. Crown leaning in TREE 4994. High risk hazard tree
4994	26						26	Green Ash	Extensive crown dieback. Feeding on entire tree. Typical late stage EAB infestation.
4995	8						8	Crab Apple	
4997	12						12	Green Ash	
6204	18						18	Green Ash	12x6 Leaning approx. 45 degrees. Root upheaval.
6205	10						10	Green Ash	
6206	10						10	Black Walnut	
6207	18						18	Black Walnut	Decay present from limb loss
6208	12						12	Green Ash	
Caliper Inches	330.5	126	84		66	44	352		
Tree Count		8	3		6	3	9		
Heritage Trees (Inches)			84						
Total Counted Trees (Inches)	192						8		
Total Saved Trees (Inches)	66						6		
Saved Percentage	34%						75%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 192.00 inches

TO BE REMOVED: 126.00 inches

65.6% of significant trees to be removed

25% removal allowance: 48 inches

REQUIRED REPLACEMENT: 78.00 inches

**HERITAGE TREES**

TO BE REMOVED: 84 inches

REQUIRED REPLACEMENT (2:1): 168 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 246.00 inches

TO BE PLANTED: 90 inches

REMAINING: 156.00 inches

FEE-IN-LIEU REQUIRED: \$ 24,960.00 (\$330 per required inch deficit)

ESCROW REQUIRED: \$ 24,960.00 (\$330 per required inch planted)

LOT 2

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
6209	14						14	Green Ash	
6270	13						13	Red Elm	
6271	16						16	Red Elm	
6272	24	24						Bur Oak	
6273	25						25	Bur Oak	
6274	27						27	White Oak	
6275	28						28	White Oak	Seams and fungi along main stem indicating decay
6276	25						25	Bur Oak	
6277	23	23						Bur Oak	
6278	15	15						Bur Oak	
6279	20	20						Bur Oak	
6280	19						19	Green Ash	
6281	15						15	Red Elm	
6282	16						16	Bowlder	Satellite dish installed on tree
6283	16						16	Black Locust	
6284	15	15						Bur Oak	
6285	24	24						Bur Oak	
6286	23						23	Bur Oak	
6287	27						27	White Oak	
6288	13	13						Sugar Maple	
6289	24	24						White Oak	
6290	20						20	White Oak	
Caliper Inches	422	158	50		29	70	61		
Tree Count		8	2		5	4	3		
Heritage Trees (Inches)			50						
Total Counted Trees (Inches)	187						8		
Total Saved Trees (Inches)	29						5		
Saved Percentage	16%						63%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 187.00 inches

TO BE REMOVED: 158.00 inches

84.5% of significant trees to be removed

25% removal allowance: 46.75 inches

REQUIRED REPLACEMENT: 111.25 inches

**HERITAGE TREES**

TO BE REMOVED: 50 inches

REQUIRED REPLACEMENT (2:1): 100 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 211.25 inches

TO BE PLANTED: 54 inches

REMAINING: 157.25 inches

FEE-IN-LIEU REQUIRED: \$ 25,400.00 (\$500 per required inch deficit)

ESCROW REQUIRED: \$ 25,400.00 (\$500 per required inch planted)

LOT 3

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
6291	29						29	White Oak	
6292	26						26	Sugar Maple	
6293	30						30	White Oak	
6294	28						28	White Oak	
6295	26						26	Bur Oak	
6296	32						32	Bur Oak	
6297	32						32	Ash	Ash 12" DBH / Fair condition.
Caliper Inches	183	0	110		29	32	12		
Tree Count		0	4		1	1	3		
Heritage Trees (Inches)			110						
Total Counted Trees (Inches)	29						0		
Total Saved Trees (Inches)	29						1		
Saved Percentage	100%						100%/0%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 29.00 inches

TO BE REMOVED: 0.00 inches

0.0% of significant trees to be removed

25% removal allowance: 7.25 inches

REQUIRED REPLACEMENT: -7.25 inches

**HERITAGE TREES**

TO BE REMOVED: 110 inches

REQUIRED REPLACEMENT (2:1): 220 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 212.75 inches

TO BE PLANTED: 54 inches

REMAINING: 158.75 inches

FEE-IN-LIEU REQUIRED: \$ 25,400.00 (\$500 per required inch deficit)

ESCROW REQUIRED: \$ 25,400.00 (\$500 per required inch planted)

COMBINED

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
4974	9	9						Ohio Buckeye	
4975	11	11						Ohio Buckeye	
4976	21	21						White Oak	
4977	22	22						White Oak	
4978	17	17						White Oak	
4979	18	18						White Oak	
4980	24						24	Northern Red Oak	Large limb missing at 20'. Probable heartwood decay
4981	20						20	Sugar Maple	
4982	14						14	Sugar Maple	
4983	10						10	Sugar Maple	
4984	22	22						White Oak	
4985	27						27	Sugar Maple	
4986	25						25	Bur Oak	
4987	38.5						38.5	Cottonwood	26x22
4988	29						29	Cottonwood	
4989	14						14	Willow	
4990	13						13	Black Walnut	
4991	33						33	Bur Oak	
4992	6	6						Paper Birch	
4993	24						24	Green Ash	Complete structural failure. Mostly dead. Crown leaning in TREE 4994. High risk hazard tree
4994	26						26	Green Ash	Extensive crown dieback. Feeding on entire tree. Typical late stage EAB infestation.
4995	8						8	Crab Apple	
4997	12						12	Green Ash	
6204	18						18	Green Ash	12x6 Leaning approx. 45 degrees. Root upheaval.
6205	10						10	Green Ash	
6206	10						10	Black Walnut	
6207	18						18	Black Walnut	Decay present from limb loss
6208	12						12	Green Ash	
Caliper Inches	510.5	126	84		66	44	352		
Tree Count		8	3		6	3	9		
Heritage Trees (Inches)			84						
Total Counted Trees (Inches)	192						8		
Total Saved Trees (Inches)	66						6		
Saved Percentage	34%						75%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 192.00 inches

TO BE REMOVED: 126.00 inches

65.6% of significant trees to be removed

25% removal allowance: 48 inches

REQUIRED REPLACEMENT: 78.00 inches

**HERITAGE TREES**

TO BE REMOVED: 84 inches

REQUIRED REPLACEMENT (2:1): 168 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 246.00 inches

TO BE PLANTED: 90 inches

REMAINING: 156.00 inches

FEE-IN-LIEU REQUIRED: \$ 24,960.00 (\$330 per required inch deficit)

ESCROW REQUIRED: \$ 24,960.00 (\$330 per required inch planted)

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
6209	14						14	Green Ash	
6270	13						13	Red Elm	
6271	16						16	Red Elm	
6272	24	24						Bur Oak	
6273	25						25	Bur Oak	
6274	27						27	White Oak	
6275	28						28	White Oak	Seams and fungi along main stem indicating decay
6276	25						25	Bur Oak	
6277	23	23						Bur Oak	
6278	15	15						Bur Oak	
6279	20	20						Bur Oak	
6280	19						19	Green Ash	
6281	15						15	Red Elm	
6282	16						16	Bowlder	Satellite dish installed on tree
6283	16						16	Black Locust	
6284	15	15						Bur Oak	
6285	24	24						Bur Oak	
6286	23						23	Bur Oak	
6287	27						27	White Oak	
6288	13	13						Sugar Maple	
6289	24	24						White Oak	
6290	20						20	White Oak	
Caliper Inches	422	158	50		29	32	61		
Tree Count		8	2		5	4	3		
Heritage Trees (Inches)			50						
Total Counted Trees (Inches)	187						8		
Total Saved Trees (Inches)	29						5		
Saved Percentage	16%						63%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 187.00 inches

TO BE REMOVED: 158.00 inches

84.5% of significant trees to be removed

25% removal allowance: 46.75 inches

REQUIRED REPLACEMENT: 111.25 inches

**HERITAGE TREES**

TO BE REMOVED: 50 inches

REQUIRED REPLACEMENT (2:1): 100 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 211.25 inches

TO BE PLANTED: 54 inches

REMAINING: 157.25 inches

FEE-IN-LIEU REQUIRED: \$ 25,400.00 (\$500 per required inch deficit)

ESCROW REQUIRED: \$ 25,400.00 (\$500 per required inch planted)

TAG #	DBH	Removed	Removed Heritage Trees	Already Removed	Saved	Offsite	Exempt	Species	Comments/Notes
6291	29						29	White Oak	
6292	26						26	Sugar Maple	
6293	30						30	White Oak	
6294	28						28	White Oak	
6295	26						26	Bur Oak	
6296	32						32	Bur Oak	
6297	32						32	Ash	Ash 12" DBH / Fair condition.
Caliper Inches	1115.5	284	244		124	146	225		
Tree Count		16	9		12	8	13		
Heritage Trees (Inches)			244						
Total Counted Trees (Inches)	408						16		
Total Saved Trees (Inches)	124						12		
Saved Percentage	30%						75%		

**MITIGATION SUMMARY**

**SIGNIFICANT TREES**

TOTAL: 408.00 inches

TO BE REMOVED: 284.00 inches

69.6% of significant trees to be removed

25% removal allowance: 102 inches

REQUIRED REPLACEMENT: 182.00 inches

**HERITAGE TREES**

TO BE REMOVED: 244 inches

REQUIRED REPLACEMENT (2:1): 488 inches

**TOTAL MITIGATION**

REQUIRED REPLACEMENT: 676.00 inches

TO BE PLANTED: 258 inches

REMAINING: 418.00 inches

FEE-IN-LIEU REQUIRED: \$ 75,520.00 (\$500 per required inch deficit)

ESCROW REQUIRED: \$ 75,520.00 (\$500 per required inch planted)

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
10142-012	1	CAW	11/15/2022	GRADING REVISIONS
DRAWN	2	CAW	12/7/2022	CITY COMMENTS
CAW	3	DLS	12/13/2022	CITY COMMENTS
CHECKED	4	JRS	12/	

# BLACK DOG HOMES ADDITION

C.R. DOC. NO. \_\_\_\_\_

**KNOW ALL PERSONS BY THESE PRESENTS:** That Black Dog Homes Properties, LLC, a Minnesota limited liability company, owner of the following described property:

That part of Block 60, Minnetonka Arlington Heights as Revised and Modified by Decree in Bk. 86, page 585 of Misc., bounded by a line beginning at Southwesterly corner of Said Block 60; thence Northeasterly to Northwesterly corner of said Block; thence Southeasterly along Northerly line of said Block, 337.9 feet; thence Southerly 146.15 feet, more or less to point in the Southerly line of said Block, distant 325.1 feet, Southeasterly from the point of beginning; thence Northwesterly along Southerly line of said Block, 325.1 feet to point of beginning, Hennepin County, Minnesota

Has caused the same to be surveyed and platted as BLACK DOG HOMES ADDITION and does hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Black Dog Homes Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Black Dog Homes Properties, LLC

\_\_\_\_\_  
Daniel J. Vanderheyden, Chief Manager

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Daniel J. Vanderheyden, Chief Manager of Black Dog Homes Properties, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota (Signature)      \_\_\_\_\_ (Notary Printed Name)      My Commission Expires: \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Daniel L. Schmidt, Licensed Land Surveyor  
Minnesota License No. 26147

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Daniel L. Schmidt.

\_\_\_\_\_  
Notary Public, Hennepin County, Minnesota (Signature)      \_\_\_\_\_ (Notary Printed Name)      My Commission Expires: \_\_\_\_\_

**CITY COUNCIL, CITY OF WAYZATA, MINNESOTA**

This plat of BLACK DOG HOMES ADDITION was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Wayzata, Minnesota

By: \_\_\_\_\_, Mayor      By: \_\_\_\_\_, Clerk

**RESIDENT AND REAL ESTATE SERVICES**

Hennepin County, Minnesota

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel Rogan, County Auditor      By: \_\_\_\_\_, Deputy

**SURVEY DIVISION**

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chris F. Mavis, County Surveyor      By: \_\_\_\_\_

**COUNTY RECORDER**

Hennepin County, Minnesota

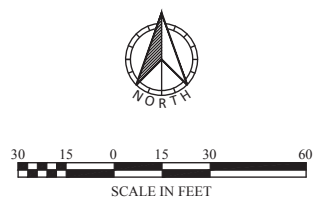
I hereby certify that the within plat of BLACK DOG HOMES ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Amber Bougie, County Recorder      By: \_\_\_\_\_, Deputy



SATHRE-BERGQUIST, INC.

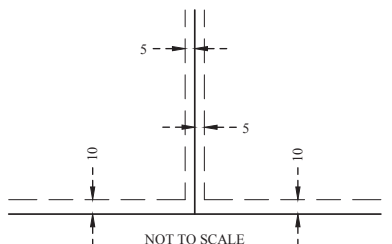
# BLACK DOG HOMES ADDITION



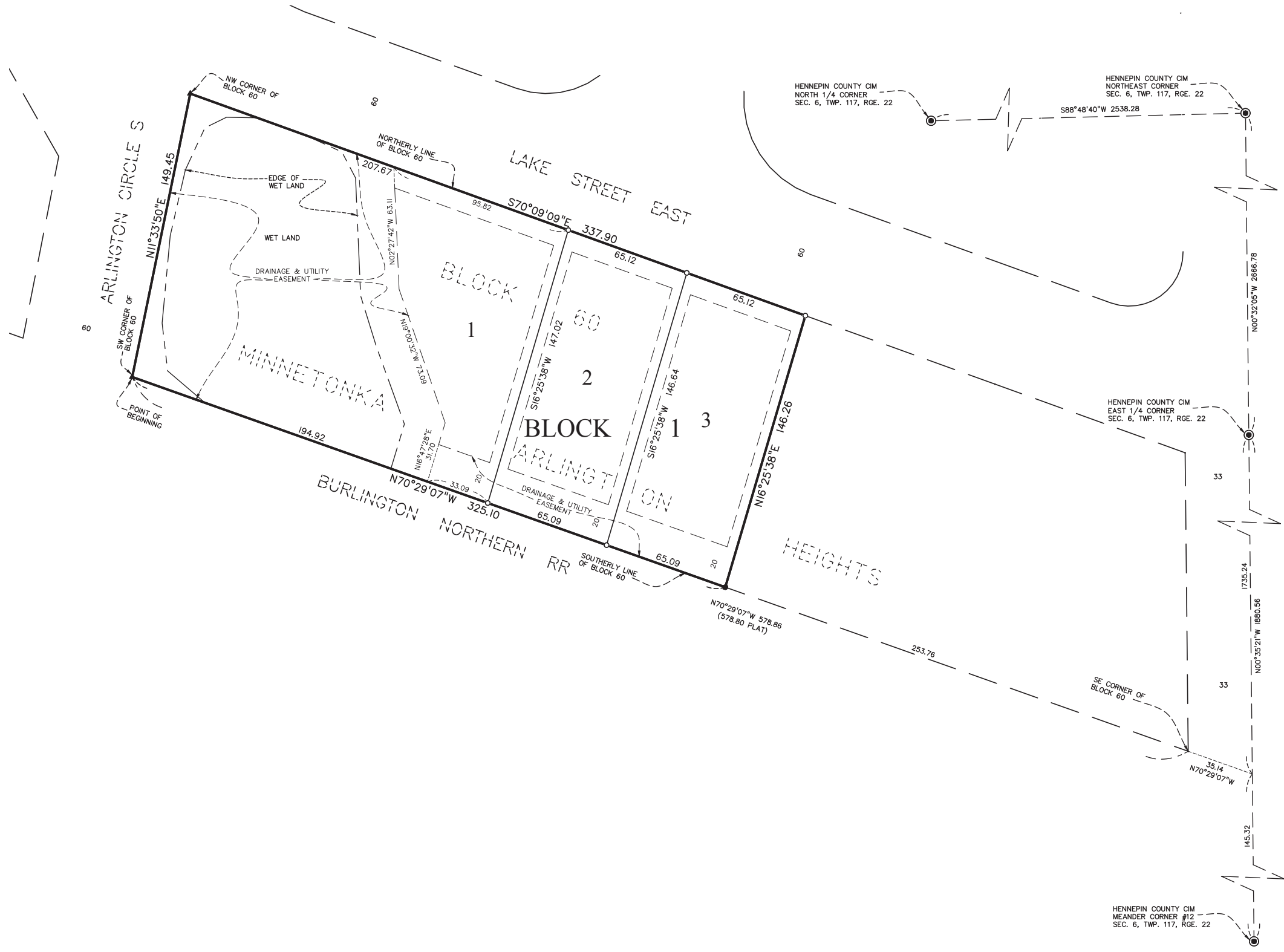
The basis for the bearing system is the southerly line of Block 60, MINNETONKA ARLINGTON HEIGHTS, which is assumed to bear North 70 degrees 29 minutes 07 seconds West

- Denotes a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 26147.
- Denotes a found 1 inch pipe monument, unless shown otherwise.
- ▲ Denotes a found PK-Nail
- ⊙ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



SATHRE-BERGQUIST, INC.

## Comments from neighbor regarding proposed subdivision of 1030 Lake St E., Wayzata

- 1) With the drought the last two years, the water level in the wetland has been much lower than what would usually be the case. If this subdivision is approved and normal rains return, it is likely the lower half of the current entire lot would be water-soaked or under water. Even with the drought, when my wife walked around the side of the current house this last fall, the ground was wet and her shoes left an impression. For that reason alone, it seems foolhardy for the city to approve subdivision of this lot into even 2 lots let alone 3 lots. Does the state DNR have to approve if subdivision were to occur? I understood that the Minnesota DNR has jurisdiction over wetlands.
- 2) There were already multiple large trees that were cut down in the recent past on the existing lot. With the current proposal for subdivision, multiple trees that are considered by the city of Wayzata to be heritage trees and significant trees would have to be removed in order to accommodate three homes. This would seem to violate the recently revised ordinance regarding the tree cover for the city of Wayzata or at least the intent of the ordinance.
- 3) When Libby and I bought our home at 1037 Lake St E last year, we were aware that the current house at 1030 would be likely torn down and replaced with a newer home, but never imagined that the city would allow subdivision of this lot into 2 lots, let alone 3 lots, given the terrain of the lot, the large wetland at the western end of the lot, the proximity to the railroad, and the number of beautiful large trees that are still on the lot.
- 4) Even after the new curb and street was installed this fall, the street is not wide enough to allow parking on both sides and then allow traffic to occur between parked vehicles. With the snowfall this winter, if we park on the street, there is only room for one way traffic to occur, not two-way traffic. Adding 3 homes to that short stretch of road would add significant challenge for any new homeowners to have visitors come and park on the street. The roundabout does allow traffic going east on Lake Street to enter the neighborhood, so there is quite a bit more traffic than you would expect with the limited number of homes that currently exist. The additional lots will only aggravate that traffic and parking congestion.

Libby and I request that the Planning Commission and City Council vote against this proposed subdivision for the above reasons. Thank you for your time and consideration.



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 5.b
<b>TITLE:</b> Consider Development Application for Cantissimo Senior Living at 15419/15429 Wayzata Blvd/1405 Holdridge Terrace	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b> May 4, 2023 (extended to 120 days)	

### **BACKGROUND:**

A development application has been submitted by applicant Pillar/Senior Lifestyle Living LLC with owner Care Cliff, LLC to construct a 40-unit memory care facility at 15419/15429 Wayzata Blvd and 1405 Holdridge Terrace. This project was previously reviewed by the Planning Commission and City Council when it was considered as a Planned Unit Development (PUD) Concept Plan and Comprehensive Plan Amendment in late 2021 and early 2022. Since then, the applicant has refined their design and is now applying for a PUD General Plan, subdivision (lot combination), rezoning, unit size variance, and design deviations. This will likely be the last opportunity for the Planning Commission to review this proposal as subsequent stages (development agreement and final plat) will be the responsibility of the City Council.

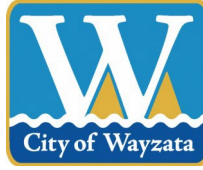
The development will be a “boutique” style senior care facility that will cater to residents needing higher levels of care. The facility is proposed to house 40 residents in individual rooms or suites. The project also proposes a nature area to the west of the proposed building.

### **ACTION REQUESTED:**

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the PUD General Plan, subdivision, rezoning, variance, and design deviations requested in the application, for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. Cantissimo - Planning Commission Staff Report
2. Cantissimo - City Council Minutes
3. Cantissimo - Narrative
4. Cantissimo - Site Plans, Civil Plans, and Architectural Plans
5. Cantissimo - Traffic Count Memo
6. Cantissimo - Excerpt from Stormwater Management Plan
7. Cantissimo - Water Usage Memo



**Staff Report**  
**Wayzata Planning Commission**  
**January 23, 2023**

**Project Name:** Cantissimo Senior Living  
**Requests:** Planned Unit Development (PUD) General Plan  
Subdivision (Lot Combination)  
Variance for Unit Size  
Zoning Map Amendment (Rezoning)  
Design Deviations  
**Owner:** Care Cliff, LLC  
**Applicant:** Pillar/Senior Lifestyle Living LLC  
**Addresses of Request:** 15419/15429 Wayzata Boulevard, 1405 Holdridge  
Terrace  
**Prepared by:** Lori Johnson, Consulting Planner  
Valerie Quarles, Assistant Planner  
**“60 Day” Deadline:** March 6, 2023  
**120 Day Extension:** May 4, 2023

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**Development Application Introduction**

The applicant, Pillar/Senior Lifestyle Living LLC, has submitted their second round of development applications requesting the approval of a Planned Unit Development General Plan, Subdivision, Variance, Zoning Map Amendment (Rezoning) and Design Deviations to allow for the construction of an assisted living facility at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace. The development will be a “boutique” style senior care facility that will serve residents requiring higher levels of care and create a generational living experience at the eastern gateway to Wayzata. The facility is proposed to house 40 residents in individual rooms or suites.

### Property Information

The property identification numbers and owners of the properties are as follows:

Address	PID	Owner
15419 Wayzata Boulevard	04-117-22-32-0036	Care Cliff LLC
15429 Wayzata Boulevard	04-117-22-32-0035	Care Cliff LLC
1405 Holdridge Terrace	04-117-22-32-0034	Care Cliff LLC

The current zoning and comprehensive plan land use designations for the properties are as follows:

Address	15419/15429 Wayzata Blvd, 1405 Holdridge Ter
Current Zoning:	R-2 Medium Density Single Family Residential
Comprehensive Plan Designation:	Institutional/Public (pending Comprehensive Plan Amendment)
Surrounding Zoning:	North: Right-of-Way East: Wetland (City of Minnetonka) West: R-2 Medium Density Single Family Residential South: R-2 Medium Density Single Family Residential

### Comprehensive Plan Amendment

The parcels are currently designated as Low Density Residential in the 2040 Comprehensive Plan. The City approved the re-guiding of the properties to Institutional/Public during the PUD Concept Plan phase, but that approval is conditional on PUD General Plan approval. If the PUD General Plan is approved by the City Council, the Comprehensive Plan Amendment must be reviewed and approved by the Metropolitan Council.

### Project Location

The three (3) parcels are located at the east end of the city along Wayzata Boulevard which acts as a frontage road for US Highway 12. The east property line abuts the City of Minnetonka.



*Map 1: Project Location*

### Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Planned Unit Development (PUD) General Plan (§933.06): The applicant has requested a PUD General Plan for the proposed 40-unit senior living facility.
- B. Subdivision (§1003.02): The applicant is proposing to combine all three lots to create a single lot.
- C. Variance (§919.06.B): The applicant is requesting a variance to the minimum unit size (440 square feet) for efficiency apartments.
- D. Zoning Map Amendment (Rezoning) (§903.02): The applicant is requesting a rezoning from the R-2 zoning district to the PUD Planned Unit Development zoning district.
- E. Design Review: The applicant is requesting 10 design deviations for this project as this site/use is required to adhere to the Bluff District Design Standards:
  1. Ground level façade transparency – §909.13A(2)
  2. Location of trash bins – §909.05B(3)
  3. Sidewalk width on public streets – §909.16 C(1)
  4. Location of side yard parking – §909.19C
  5. Bench installation – §909.17B(3)
  6. Massing breaks – §909.07A(1)a-b
  7. Building recesses – §909.06A(2)
  8. Building recesses – §909.06A(3)b

9. Secondary entries – §909.13D(2)
10. Open space – §909.15C

### Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on January 12, 2023. The public hearing notice was also mailed to all residents who rent and own property within 500 feet of the subject property on January 12, 2023.

### Neighborhood Meeting

A neighborhood meeting was held on January 17, 2023 and five community members were in attendance. The main topics discussed included overall design of the building and landscape, relocation of the lift station, requests for more trees, and other details that have arisen since the Concept Plan stage.

### Public Comments

As of January 19, 2023, no public comments have been received.

### **Existing Conditions**

The existing 2.49-acre site encompasses 3 vacant parcels that have frontage along Wayzata Boulevard facing US Highway 12. The western part of the site is relatively flat and heavily wooded, and the eastern part slopes down slightly into a wetland. There is a city lift station located towards the center of the northern property edge, off Wayzata Boulevard. The site was previously owned by MnDOT due to its proximity to the reconstruction of US Highway 12. The state has since sold the property as they no longer need it.

There are single family homes to the south and west of the property. The large wetland in the southeast of the property offers a natural buffer from the residential neighborhood to the south.

The properties have been subject to two applications since exiting MnDOT ownership. In 2014, Lake West Development was approved for a preliminary and final plat to combine the 3 parcels into 2 parcels for single family residential homes at the location, though no construction followed. In 2016, Lake West Development initially proposed 10 townhomes across all three parcels, eventually reducing their proposal to 4 single family homes. Their Planned Unit Development request was denied on grounds of negative neighborhood impact, substantial tree removal, and concerns over density.

### **Proposal**

The applicant proposes to construct a 40 unit “L” shaped assisted living facility in the north center of the site. All 40 units are proposed to be single occupancy, efficiency units for a total of 40 residents. The facility specializes in “enhanced” care for residents needing assisted living and memory care. None of the units contain a kitchen. The facility would be two (2) stories with a walkout level to the rear and a patio overlooking the wetland to the southeast. The proposed walkout level is exposed at a height of 4 feet so the walkout level is not considered a “story.”

A parking lot with two accesses will be provided just east of the facility. The applicant is proposing to utilize the western most parcel (along Holdridge Terrace) as open space with walking trails for residents and the neighborhood. A stormwater pond is proposed to the south of the building.

The proposed exterior consists of shingle and lap siding, brackets, cupolas, shutters, stone, and dormers. The narrative states the exterior will create a “Lake Minnetonka-like” feel.

The applicant is proposing to relocate the existing lift station from its current location to the west approximately 170 feet. Reasons for the proposed relocation include minimizing construction impacts to the lift station during building construction, providing adequate access to the lift station for future maintenance by the City’s Utility Department, and improving aesthetics for the permanent landscaping of the site.

### **Application History**

The Planning Commission recommended approval of the Planned Unit Development Concept Plan and a Comprehensive Plan Amendment on February 2, 2022. The City Council approved the same items on February 22, 2022. The applicant had six months to file an application for the general concept plan approval, a subdivision, variance, rezoning and design review. These applications were received on August 31, 2022 and were filed within this six month time frame.

### **Analysis of Application**

City staff has reviewed the pertinent information and City Code requirements for the proposed project, and provides the following analysis and information:

#### Planned Unit Development General Plan

The PUD General Plan approval is the second step in the review process for planned unit developments (PUDs). The proposed PUD would allow flexibility from the R-2 zoning district dimensional and performance standards.

The meeting minutes from the City Council’s meeting on the Concept Plan are attached for reference. The Council discussed the lift station, improving the façade design of the south and west sides of the building, and neighborhood support for the project. Besides the overall purpose of the General Plan stage, the current submission is also intended to address feedback that was received from the Planning Commission and Council during the Concept Plan phase. This includes improvements to the rear facades.

#### Subdivision

The applicant is proposing to plat the property into one lot that combines the underlying existing three parcels. These parcels must be combined in order to construct a building and improvements across the three parcels. Platting is also an opportunity to update drainage, utility, and open space access easements. While exhibits for both the preliminary plat and final plat are included in the applicant’s submittal documents, the

final plat will be processed at the same time as the development agreement in order to account for any changes requested as part of this second stage of approvals.

### Variance

City Code Section 919.06.C requires a minimum unit size of 440 square feet for an elderly efficiency unit. All units within this building are considered efficiency units. Most of the units (31 of 40) do not meet the 440 square foot requirement. The smallest unit in the building is 330 square feet which is 110 square feet smaller than the requirement. Thus, a variance to the minimum unit size is required for this project.

The applicant's rationale for this request is as follows in italics:

*This requirement was designed for a more traditional and standardized multi-family (apartment). This application is a multiple living use; however, it is in a health/memory care facility that adjusted room sizes to benefit the guest to provide safer and right sized private living suites. As an offset, each floor provides common social area for family and guests to interact, along with a group dining area and other commonly used social areas. These provided common areas in this memory care facility match best practices and help provide award-winning guest care.*

### Rezoning

The applicant is proposing to rezone the property to Planned Unit Development (PUD). The PUD zoning and all other approvals associated with the PUD will be specific to this project as a 40-unit senior memory care facility with individual rooms for 40 residents.

During the February 2022 Planning Commission meeting, the Commission discussed the zoning of the property and the possibility of rezoning the properties from R-2 to Institutional. The discussion considered potential reuses of the properties if they were rezoned to Institutional, as the new zoning district would open up the potential for other permitted uses to occupy the site that may not be as compatible with the surrounding residential area. The Commission came to the consensus that a PUD would provide greater control and predictability over the long-term future of the site. The current application, as stated earlier, would change the zoning of the property from R-2 to PUD.

### Design Review

All parcels (where the Design Standards are applicable) outside of the mapped Design Districts are subject to the Bluff District standards. Staff has reviewed the project against these standards and 10 deviations are required from the ordinance standards. These deviations are outlined below with corresponding references to the zoning ordinance, and with the applicant's rationale for each deviation in *italics*:

1. §909.13A(2): A minimum of 35% of the Ground Level Façade area facing public right of ways for buildings shall be transparent glass in the Bluff District. The north façade is less than 35% glass.  
*Applicant: This residential look blends better with the surrounding neighborhood.*

2. §909.05B(3): Service areas such as refuse bins and trash rooms shall be located behind or inside the building and away from any proposed Usable Open Space. The trash area is located east of the building (to the side) and within the parking area.  
*Applicant: The trash area is located east of the memory care, neighborhood and the public park area near Holdridge. It is on the south side of the parking and east of the building, providing good access for the building use and the ability to empty and away from our neighbors.*
  
3. §909.16 C(1): Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. There is no sidewalk proposed on the Holdridge Terrace side of the property.  
*Applicant: The sidewalk is currently installed and completed by the City of Wayzata. Our access will be from our parking entrances.*
  
4. §909.19C: Side yard parking shall not extend beyond the front yard setback of the primary building on the property.  
*Applicant: Side yard parking is located east and designed to protect and create a visual & purposeful separation from the adjoining neighborhood. We also concentrated on working around the natural setting and wetlands. To achieve both, it was necessary to pull the parking area north and east affecting that setback and Highway 12 to our front. This purposeful deviation from a standard parking requirement, provides an even better separation from our residential neighbors and easier access for our guests and employees.*
  
5. §909.17B(3): One City-approved bench shall be provided for each 150 feet of frontage length. This proposal would require 5 benches.  
*Applicant: Could it be that this requirement was intended in a more pedestrian area of the city, we would consider putting 2 benches in the park area. Most if not all walking/sitting will be in the park area in a quieter and more natural setting.*
  
6. §909.07A(1)a-b: Where required, buildings shall provide one significant massing break for every 150 linear feet of façade to respond to the small-scale character of Wayzata. Significant massing breaks shall be defined as:
  - A massing void providing a minimum width of 25 feet located above the ground floor level and extending through the depth of the building.
  - A publicly accessible midblock pedestrian connection or street through the building with a minimum clear width of 25 feet.

The provided design does not provide a significant massing break as defined here. Since the building is 162 feet long, one massing break is required.

*Applicant: We have created multiple recesses on the front facade (north) to soften this elevation and enhances the residential character*

*and design to become a complement to this residential area. Splitting the building with a 25ft break is detrimental to our design*

7. §909.06A(3)b: Building Recesses in the Bluff District shall be provided for every 50 feet of building frontage length on public right of ways. While some recesses are provided, they are under the minimum depth required. These would be required for the north façade only.

*Applicant: All of our architecture is designed for a residential flair and appeal, we were still able to provide this detail to our front elevation.*

8. §909.06A(2): Building Recesses shall provide a minimum dimension of 8 feet, a minimum area of 250 square feet, and shall not be located under upper story floor area. The applicant's noted massing breaks are actually recesses that are under the minimum size requirement.

*Applicant: Our design team is designing a more residential feel and have created multiple massing breaks with the same outcome, yet not as aggressive to create a more residential look and be complementary to our Holdridge neighbors.*

9. §909.13D(2): In the Bluff District, residential units located within 4 feet of ground level at any public right of way shall provide a secondary exterior entry to the unit as a private terrace or stoop.

*Applicant: For this type of residence (memory care facility) there is a need to control access points, and provide a safe secure home, that minimizes access points and keeps the residences safe.*

10. §909.15C: Buildings, streets, and walkways should face shared open space, and shared open spaces should provide trees, benches, and landscaping. The proposed open space is located to the side of the property while the building is oriented toward the front, and the open space is proposed to be preserved as-is.

*Applicant: The site functions best using the side location for the open space plus benefits and ensures preserving the trees and natural setting as you enter the Holdridge neighborhood. This natural area is to remain "natural", with woodchip paths and benches, adding grasses, undergrowth vegetation and similar type plantings, ensuring it remains and enhances its current state and not a manicured setting. We did not plan to add lighting or landscaping that would change the personality of this natural setting.*

### Zoning

The property is zoned R-2 Medium Density Single Family Residential. The following table outlines the standards compared with the PUD concept proposal:

Regulation	R-2 District	PUD District	Proposed PUD
Building Height (max.)	2 ½ stories and 30 feet, whichever is lesser	2 ½ stories or 35 feet	2 stories and 34 feet
Lot Coverage (max.)	20%	N/A	10%
Impervious Surface (max.)	30%	N/A	24%
Setbacks (min.)	Front: 25 feet, Rear: 20 feet Sides: 10 feet Parking: 10 feet	Same as previous zoning district (R-2)	Front: 25.5 feet Rear: 70 feet Sides: 173 & 265 feet Parking: 10 feet
Lot Area (min.)	15,000 sq. ft.	N/A	108,154 sq. ft.

### Setbacks

Per § 933.02.A.13.a, PUDs are subject to the setback requirements of the previous zoning district. All setbacks are compliant on site as demonstrated by the table above.

### Unit Layouts and Sizes

Each unit contains a bedroom with a closet and a bathroom with a sink and shower. The units do not have kitchen facilities, but there is a commercial kitchen and dining room on the lower level where the residents will have meals. The applicant is requesting a unit size variance for 31 units under 440 square feet.

The unit sizes are described as follows:

- Units under 400 square feet: 14
- Units between 400 and 440 square feet: 17\*
- Units above 440 square feet: 9

\*No square footage was listed for Unit 108 on the floor plans, so this unit was calculated to be between 400 and 440 square feet.

### Lot Coverage and Impervious Surface

The site plan meets the lot coverage and impervious surface requirements. The proposed lot coverage is 10%, well below the 20% maximum of the R-2 District. Proposed impervious surface is 24%. There is no maximum requirement for impervious surface in

the PUD district, and the maximum impervious surface requirement in the R-2 District is 30%.

### Parking

City Code requires 1 parking space for every 1.5 units for housing of the elderly, requiring 27 parking spaces. The plans propose 27 spaces. As a memory care facility, residents will not have their own cars. The parking stalls would be used by the guests, employees, and/or service providers.

### Tree Removal and Landscape Plan

The applicant has submitted a tree removal plan and landscape plan and the City Forester's comments have been included on the tree removal plan.

Tree Replacement Calculation			
	Significant Trees	Heritage Trees	Total Replacement
Inches Removed	333 inches	61 Inches	N/A
Inches Requiring Replacement	138 Inches	61 Inches	N/A
Replacement Factor	1:1	2:1	N/A
Replacement Required	138 Inches	122 Inches	260 Inches

Of the healthy trees, the applicant is proposing to remove about 42.9% (333 inches) of the existing significant trees and 100% (61 inches) of the existing heritage trees. The City Code allows the removal of 25% of the existing significant trees without replacement. After this 25% allowance is given to the applicant, the City Code requires 138 inches of significant tree replacement. Heritage trees must be replaced at a 2:1 ratio. In total, 260 inches of replacement is required.

Landscape Plan Tree Replacement				
Tree Type	Tree Size	Height Conversion Factor	Number of Trees	Inches of Replacement
Conifers	10 feet high	1 inch per 2 feet	34	136 inches
Deciduous	4 inches wide	n/a	26	104 inches
Total	n/a	n/a	60	240 inches

The applicant is proposing to pay a fee in lieu of providing more trees for the remaining 20 inches of required replacement. The City Council may approve a fee in lieu request if the applicant has exhausted all other options for planting additional trees on site. The ordinance (City fee schedule) allows applicants to pay \$160 per required inch deficit. If approved by City Council, the applicant would be required to pay \$3,200 to the City for

the 20 inches of required replacement. Updates to the tree plan may be made before the City Council meeting and/or development agreement finalization.

### Open Space

The applicant has proposed an open space for public use on the west side of the property, which is in the same approximate area as the current 1405 Holdridge Terrace parcel. The area is approximately 15,500 square feet in size and is proposed to remain as a “nature area” with minimal new landscaping and other improvements. The applicant has signaled that they are open to different strategies for ensuring continued public access, which may include:

- An easement on private land for public use
- An agreement to allow public use of the private land and to not restrict access through fencing or other means, but not an easement

Both strategies have been used for other projects in Wayzata. Recommendations or conditions regarding either option may have an effect on park dedication requirements (triggered by the subdivision action) and PUD open space requirements.

### Buffer Averaging

The applicant has provided a buffer averaging plan due to the development abutting a wetland. The proposed wetland buffer ranges from 12 feet to 36.8 feet and meets the required average of 30 feet. The City is the Local Government Unit with the responsibility to approve the wetland buffer. There are no proposed impacts to the wetland area itself.

### City Engineering Comments

The applicant is proposing to extend the existing water main from Holdridge Terrace to serve the proposed building. The existing water supply has sufficient capacity and pressure to serve the proposed assisted living senior residence. The sanitary sewer service is proposed to discharge to the existing sanitary sewer gravity main at Wayzata Boulevard East, which has sufficient capacity to serve the proposed assisted living senior residence.

The property owner will be required to enter into a formal Storm Water Facilities Maintenance Agreement with the City, to address future maintenance of the proposed storm water treatment features, including the underground storm water detention system and the storm water detention basin that are proposed for the site.

### **Standards of Planning Commission Review of Application Requests**

The requests within this application fall into two categories of review. The PUD General Plan and Rezoning are legislative reviews and decisions, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision. The Subdivision, Variance, and Design Deviations are quasi-judicial decisions, meaning that the Planning Commission acts like a judge in a courtroom and considers the application against a defined set of criteria.

The Planning Commission should recommend approval of these items if the Commission determines that their proposal achieves the goals, objectives, and policies of the Comprehensive Plan.

### **Primary Questions to Consider**

- Does the proposed development create the opportunity for multi-generational housing?
- Does the proposed development create housing diversity around city nodes?
- Does the proposed development align with the goals of the Institutional land use category?
- Does the proposed development meet the growing demands for all styles of economic expansion?
- Does the proposed development preserve and enhance the desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion?
- Does the proposed development's landscape plan adequately preserve and enhance the natural features of the particular site?

### **Action Steps**

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

### **Attachments**

Narrative resubmitted January 4, 2023

Site Plan resubmitted January 4, 2023

Utility Plan resubmitted January 4, 2023

Grading Plan resubmitted January 4, 2023

Erosion Control Plan resubmitted January 4, 2023

Tree Removal Plan resubmitted January 4, 2023

Buffer Averaging Plan resubmitted January 4, 2023

Landscape Plan resubmitted January 4, 2023

Floor Plans resubmitted January 4, 2023

Building Elevations resubmitted January 4, 2023

Colored Building Elevations/Site Plans resubmitted January 4, 2023

Lighting Plan resubmitted January 4, 2023

Traffic Count Memo resubmitted January 4, 2023

Stormwater Management Plan resubmitted January 4, 2023

Water Usage Memo resubmitted January 4, 2023

### **Applicable Code Provisions for Review**

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, **staff has highlighted in bold** the criteria that may require additional discussion with the Planning Commission.

### 2040 Comprehensive Plan Vision Statement

Wayzata is a forward-thinking lakeside community that is socially connected, charming, walkable, and pedestrian friendly. **A multi-generational community** with healthy, engaged, and active residents. A community that is in the forefront of sustainability, with a healthy environment, vibrant parks and enticing City spaces. It is a proud steward of its premier natural asset; Lake Minnetonka.

#### Guiding Principles:

- **Multi-Generational**
- City Nodes with **Greater Housing Diversity**

#### Land Use Goals:

- Maintain and enhance the **character, diversity, and livability** of all residential neighborhoods.
- Create connected neighborhoods that provide **access to services, housing and recreation for all ages** and mobility types.
- Maintain all institutional facilities in a manner that efficiently **serves all residents of the community**, from both a cost and access perspective.

#### Housing Goals:

- Support housing development which recognizes the **diverse housing needs of the community, including** all affordability levels, young families and **the elderly**, and contributes to the development of safe, comfortable, and attractive neighborhoods within the City.
- Residents recognize and advocate for the **establishment of “life-cycle” housing options**, so that a diverse mixture of individuals, **including** young families and **older residents**, may all have the opportunity to live within Wayzata.

Purpose of PUDs: Section 933.01 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.**
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.**

- C. More convenience in location and design of development and service facilities.
- D. **The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.**
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 933.02 sets forth the general standards for review of a PUD application. The standards that are especially relevant to this review are shown in bold:

1. Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.
2. Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.
3. Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.
5. **Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.**

**6. Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.**

**a) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.**

**b) Landlord control, where only use by tenants is anticipated.**

**c) Property Owners Association, provided all of the following conditions are met:**

- 1) Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.
- 2) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.
- 3) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.
- 4) The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with

interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.

- 5) Membership must be mandatory for each owner, and any successive buyer.
  - 6) The open space restrictions must be permanent and not for a given period of years.
  - 7) The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.
  - 8) Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.
  - 9) The association must be able to adjust the assessment to meet changed needs.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density.
- a) The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125% of the proposed residential density of the entire PUD.
  - b) There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.
9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.
10. Utility Connections.
- a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
  - c) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow

adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.
12. **Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.**
13. Setbacks.
  - a) The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District.
  - b) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.
  - c) No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.
  - d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
14. Height.
  - a) The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.
  - b) There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.
  - c) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

Subdivisions: Subdivisions approval shall be guided by the following criteria from Section 1003.02:

1. **Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).**
2. **Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).**
3. **Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).**

4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).

5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

Variations: Section 905.01.C of the Zoning Ordinance provides the criteria for reviewing a variance request from these standards. The criteria are:

- A. Variations shall only be permitted when they are:
  - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
  - (ii) consistent with the Comprehensive Plan.
- B. Variations may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.**
- C. “Practical difficulties,” as used in connection with the granting of a variance, means that:**
  - (i) the property owner’s proposal for the property is reasonable but not permitted by Zoning Ordinance;**
  - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
  - (iii) the variance, if granted, will not alter the essential character of the locality.**
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variations shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variations. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Rezoning: The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors from Section 903.02:

- 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.**
- 2. The proposed use's conformity with present and future land uses of the area.**
- 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).**
- 4. The proposed use's effect on the area in which it is proposed.**
5. The proposed use's impact upon property value in the area in which it is proposed.
6. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.**

Significant Deviations from Design Standards: Section 909.29 of the ordinance outlines the criteria for findings in support of the deviations. These criteria are:

- 1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.**
- 2. The extent to which the deviation permits greater conformity with other Standards, the Guidance of the Design Standards, policies behind the Standards, or with other Zoning Ordinance standards.**
- 3. The positive effect of the project on the area in which the project is proposed.**
- 4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.**
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.

7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

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**WAYZATA CITY COUNCIL  
MEETING MINUTES  
March 1, 2022**

**AGENDA ITEM 1. Call to Order.**

Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton stated members of the public may attend the City Council meeting in person, provided they follow all City policies and protocols related to the pandemic. She also shared the multiple options for joining remotely and submitting comments or questions.

**AGENDA ITEM 2. Pledge of Allegiance.**

**AGENDA ITEM 3. Roll Call.**

Council Members present: Mouton, Buchanan, Iverson, MacDonald, and Plechash. Also present: Administrative Services Director Yager, Community Development Director Goellner, Director of Public Works/City Engineer Kelly, and City Attorney Schelzel.

**AGENDA ITEM 4. Approve Agenda.**

Mr. Buchanan made a motion, seconded by Mr. Plechash, to approve the agenda, as presented. The motion carried 5/0.

**AGENDA ITEM 5. Public Forum.**

There were no comments.

**AGENDA ITEM 6. New Business.**

**a. Consider Adoption of Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East**

Ms. Goellner presented the development application requesting a Comprehensive Plan Amendment and a Planned Unit Development Concept Plan review to eventually allow for the construction of an assisted living facility at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace from Anasazi Holdings LLC and Pillar/Senior Lifestyle Living LLC. Ms. Goellner discussed the proposed project, aerial and street views, site history, site plan, renderings, unit sizes, zoning, open space, tree removal and landscape plan, wetlands, future requests and anticipated design deviations, neighborhood meeting, public comments, Planning Commission review and recommendation, conditions of approval, and action requested.

Mayor Mouton asked the Council if anyone had questions for staff.

Ms. Iverson said she could not find the overall height of the building in the zoning analysis. She asked about the height of the back of the building. Ms. Goellner said she did not know off the top of her head, but would look it up.

Mr. Plechash noted there were two different requests, but only one resolution. He asked if it needed to be separated. Mr. Schelzel said both requests were included in the draft resolution; however, if the Council wanted to move ahead with one of the requests, then they might need to be bifurcated. He recommended looking at them as a package. Mr. Plechash said the average unit size was a minimum of 440 square feet. He asked why

1 there was not a request for deviation. Ms. Goellner said that request would be included in  
2 the Planned Unit Development General Plan. Mr. Plechash asked if the unit size would  
3 require a deviation. Mr. Schelzel explained that the project was two phased and this was  
4 the concept plan phase. Other approvals would be needed including this variance at the  
5 next stage.

6 Mr. Buchanan asked about the process for the Comprehensive Plan amendment.  
7 Ms. Goellner said if approved by the City Council, it would go to the Metropolitan Council  
8 for approval. She said staff had a preliminary conversation with the Metropolitan Council  
9 and they thought it would be a pretty quick administrative review process.

10 Mayor Mouton asked if the cost to upgrade the lift station, if needed, was the  
11 responsibility of the developer. Ms. Goellner said that was typically the City's process.  
12 Those requirements would be outlined in the development agreement. Mayor Mouton  
13 asked if staff had heard from the neighbors on Holdridge Terrace. Ms. Goellner said staff  
14 had received one public comment in support from the neighbor directly adjacent to the  
15 property. Mayor Mouton asked if there had been any discussion on fencing or additional  
16 tree coverage. Ms. Goellner said no.

17 Mayor Mouton invited the applicant to speak.

18 K.C. Chermak, Pillar Homes, said they worked extra hard to engage the residents.  
19 He thought a nice buffer would be created by the project. He talked about design, the lift  
20 station, and the size of the rooms.

21 Mayor Mouton asked about the relationship between the owner, developer, etc. Mr.  
22 Chermak said there were two parties. He was handling logistics and next steps if the project  
23 moved forward. And then there was the land owner who operated more of these facilities.

24 Nathan Running, Property Owner of 1405 Holdridge Terrace and 15419 and 15429  
25 Wayzata Blvd E, said he was part of the management company and ownership of the  
26 property. Mr. Chermak was the developer. He provided background information on the  
27 company and talked about the size of the rooms.

28 Mayor Mouton asked about plans for additional modifications to the back of the  
29 building. She thought it looked less residential than the front. Mr. Chermak said it was  
30 simpler in the back because two thirds of the back could not be seen due to the wetlands.  
31 He recommended landscape over architecture to improve the back. Mayor Mouton asked  
32 about the requirements and maintenance of the stormwater pond. Mr. Kelly explained  
33 there were two areas of stormwater management in the site. The first was the pond. They  
34 were also proposing an underground stormwater management system under the parking  
35 lot. Both would be the responsibility of the property owner via a stormwater maintenance  
36 agreement that would be worked out.

37 Ms. Iverson expressed concern over the back of the building that the neighbors  
38 would see and the proximity to the wetlands. She wanted to see more detail on that side  
39 and thought a lighting plan would also help. She recommended larger windows. She  
40 thought it was a great use, but said there were too many unanswered questions. Mayor  
41 Mouton commented that all of the unanswered questions and items would come back to  
42 the Council for final review and approval. Ms. Goellner talked about next steps for the  
43 applicant.

44 Mr. Buchanan said the west facing side faced the green space. He said the rendering  
45 did not show the view directly from Holdridge and thought it would be helpful. Mr.

1 Chermak said the lot had massive trees on it and undergrowth would be added. The lighting  
2 would be soft and he said the back could be improved.

3 Mayor Mouton opened the floor for Council's discussion and comments.

4 Mr. Buchanan complemented the Planning Commission and the staff report. He  
5 thanked Mr. Chermak for the visuals. He liked that they consulted the neighborhood and  
6 respected its wishes. He also liked the green space and the residential feel. He was in  
7 support of the Comprehensive Plan Amendment and the Planned Unit Development  
8 Concept Plan as outline.

9 Ms. MacDonald felt the same. She said it was a good addition to the neighborhood.

10 Mr. Plechash was also supportive. He said it was a good use of the property and  
11 met the City's desire to hit multi-generations.

12 Ms. Iverson said she had already stated her concerns. As a designer, she looked at  
13 the best of the worst. She was supportive and thought it was a good use of the property.  
14 She hoped her concerns would be addressed as the project moved forward.

15 Mayor Mouton agreed that the Planning Commission and staff had done a superb  
16 job. She thought a Comprehensive Plan Amendment was a really big ask and was  
17 premature. She said if the project did not move forward, the amendment was still approved.  
18 She thought the concept plan was good and benefitted the City. She preferred that all sides  
19 of the building be equally beautiful and was interested to see the engineering studies.

20 Ms. MacDonald said the Mayor raised a good point. She asked about the  
21 repercussions of approving the Comprehensive Plan Amendment. Mr. Schelzel said it was  
22 an excellent point. The Council had the option of not approving the Comprehensive Plan  
23 Amendment or could condition the approval of the Amendment on final approval of the  
24 PUD Plan.

25 Mayor Mouton asked about conditional approval. Mr. Schelzel said the  
26 Comprehensive Plan Amendment would be contingent on approval of the Planned Unit  
27 Development Plan which would follow the General Plan. If the project fell apart, it would  
28 not go through. He said the timing with the Metropolitan Council would need to be  
29 considered. Ms. Goellner thought the conditional approval would work.

30 Mr. Buchanan asked what could be built there if it was approved as outlined. Ms.  
31 Goellner said it was a broad use that included uses that were a community benefit.

32 Mr. Plechash thought the conditional approval made a lot of sense. He asked if it  
33 would add any time to the project. Ms. Goellner did not anticipate a timing impact.

34 Ms. Yager noted the draft resolution was dated for the previous meeting and needed  
35 to be updated to March 1, 2022.

36 Mayor Mouton asked for a motion on the draft resolution. Mr. Plechash made a  
37 motion, seconded by Mr. Buchanan, to Adopt Resolution No. 07-2022 Approving PUD  
38 Concept Plan for 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard; to  
39 Grant Conditional Approval of the Comprehensive Plan Amendment contingent on the  
40 approval of the Final PUD Plan; and to Amend the date in the draft resolution to March 1,  
41 2022. The motion carried 5/0.

42  
43 **AGENDA ITEM 7. Public Forum Continued (if necessary).**

44 There were no comments.

45



### Project Narrative:

This application will create a boutique style assisted living senior residence that works with Wayzata's small village vision and enhances the city's generational housing stock. This facility will be a custom designed senior memory care home with individual rooms or suites for 40 residents. Each resident will enjoy private room suites with advanced design to provide safe responsive care that handles the new health concerns of today. The proposed structure will be a single 2 story home facility facing Wayzata Boulevard with a walk out level to the rear overlooking the wetland to the south.

This application includes three properties: 15419 and 15429 Wayzata Blvd and 1405 Holdridge Terrace for a total of 2.48 acres, previously owned by the State of Minnesota Highway Department - MnDOT. The site is located just outside the Holdridge east neighborhood entrance, from the corner (Holdridge Terrace) east to the city limits of Wayzata/Minnetonka. Over time the state used a majority of this roadway to create the existing 394/12 highway, with the unused portion being sold by the state.

Cantissimo/Harbors Senior Living of Wayzata (current owner) is requesting to update the comp plan using a P.U.D. The development will create a structural buffer for the Holdridge neighborhood from the highway to the north, while architecturally enhancing Wayzata's easterly boundary. The corner lot (.35 acre) buildable parcel (1405 Holdridge Terrace) will become a private open space for both the Cantissimo/Harbors Senior Living of Wayzata Residence and the Holdridge neighborhood. This will ensure that the tree canopy and natural essence, preserves the entrance to the Holdridge east neighborhood.

The zoning portion of this application will have PUD guidance. The Planned Unit Development works with this unique piece of land to provide new housing stock that is complimentary to the area and uniquely specific. This PUD zoning creates a use similar to the Unitarian Church located just west on the same section of Wayzata Blvd. It is this same harmonious addition we plan to create to this easterly entrance to Wayzata

The following attached sections provide more specific detail:

- I. Project Applicant/Property Owner
- II. Building Design and Elevations
- III. Sathre-Bergquist survey package
- IV. Landscaping Tree Restoration
- V. Application Adjustments – Initial review of planning commission and City Council feedback



### I. Project Applicant/Property Owner:

Cantissimo/Harbors Senior Living of Wayzata specializes in “enhanced” care for residents needing assisted living and memory care. Many residents may need a higher level of care requiring 2-person assist, Hoyer lifts, specialized diets, and INR management, etc. The residents who may stay at Cantissimo/Harbors Senior Living of Wayzata desire more one-on-one care, in a smaller more intimate setting, for both individual rooms and over all guest of only 40.

Cantissimo/Harbors Senior Living of Wayzata will be managed by “Harbor Health Management” which is our in-house management company carrying a comprehensive state license through Minnesota 33942. Having this management company be “in-house” allows for a quicker response time for any questions or concerns that families or staff may have, and a more personalized approach from move-in to move-out.

Our current community has received back-to-back awards for best of the best senior living awards from caring.com and senior advisor which grades them in receiving consistently high ratings and positive reviews from their residents, family and visitors. Families recognize the value and quality of our community, since receiving this award year after year designates this community to be in the top one percent of providers in the United States. Additionally, this community offers respite care for families with residents who need 24-hour care, who no longer qualify to stay in a hospital or have family or friends who can give them that level of care. Examples would be post-op, dialysis, bariatrics, respirator, etc.

# Best of 2018 Award



Award Presented to:

## The Harbors Senior Living

Best of Senior Living in Fridley

*The SeniorAdvisor.com Best of 2018 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers in the United States and Canada.*



# Best of 2019



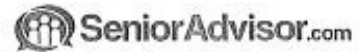
presented to:

## The Harbors Senior Living

Best of Assisted Living in Fridley

The SeniorAdvisor.com Best of 2019 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers nationwide.





Executive Director  
The Harbors Senior Living - Fridley, MN  
5300 4th Street NE  
Fridley, MN 55421

Congratulations!

SeniorAdvisor.com is pleased to inform you that **The Harbors Senior Living - Fridley, MN** has been rated by residents and families as **The Best of Assisted Living in Fridley for 2019**.

Now in our 6<sup>th</sup> year, the SeniorAdvisor.com Best of 2019 Awards recognize senior living and home care providers who receive consistently high ratings and positive reviews from their residents, families and visitors. ***This exclusive designation is awarded to the top one percent of providers in the United States and Canada.*** Your families think you are terrific, and we're proud to feature you in this list.

You can view the full list of award-winners online at [www.senioradvisor.com/awards/best-assisted-living](http://www.senioradvisor.com/awards/best-assisted-living)

Enclosed you will find:

- Exclusive award certificate
- Window decal
- Sheet of award stickers
- Marketing checklist
- Award Pride Level Packages
- Press Kit & Release template

The marketing checklist explains how you can receive additional award collateral, including more decals, stickers, staff buttons, and a customized banner for your business. The press release template suggests ways you can celebrate this award with your families and staff, as well as share it with prospective residents to promote your business.

Thank you for all you do to help seniors and their loved ones. You care, and it shows. If you have any questions regarding this award, please contact our Customer Experience team at [support@senioradvisor.com](mailto:support@senioradvisor.com)

Best,

SeniorAdvisor.com



## II. Building Design and Elevations

[WayzataMC\\_CitySubmittal\\_20230104\\_R4.pdf](#)



### III. Sathre-Bergquist survey package

WayzataMC\_CitySubmittal\_20230104\_R4.pdf



IV. Landscaping Tree Restoration

WayzataMC\_CitySubmittal\_20230104\_R4.pdf



## V. Application Adjustments

### Exterior Details:

Wayzata's Alexander Design Group sets a new exterior standard for senior living architecture by incorporating more residential features. The Design Group has created a residential connection to the adjacent neighborhood through its architectural aesthetic while providing visual and audio separation from the highway and frontage road. The building's exterior includes strong residential roof lines and enhanced detailing. The story and a half exterior style create a Lake Minnetonka-like feel with its shingle and lap exterior. The detailing, such as brackets, cupolas, shutters, stone, and dormers enhances its residential flare and compliments the existing Holdridge neighborhood.

In response to feedback from City Council, we have enhanced the architectural details on the south/rear and west elevations. Embellishment to these areas with siding material was integrated to create texture variation and a vertical bump out with a shed roof detail matching the front architecture, all adding depth and texture to the south rear elevation. Alexander Design group will remain as an exterior details consultant. Mohagen/Hanson has been engaged for needed construction drawings and buildable detailed plans required by the City and State Health Departments.

### Minimum Room Size:

Staff has noted that there is a variance for minimum room size requirement. This requirement was designed for a more traditional and standardized multi-family (apartment). This application is a multiple living use; however, it is in a health/memory care facility that adjusted room sizes to benefit the

guest to provide safer and right sized private living suites. As an offset, each floor provides common social area for family and guests to interact, along with a group dining area and other commonly used social areas. These provided common areas in this memory care facility match best practices and help provide award-winning guest care.

#### Amendment to zoning:

This application is based on memory care generational living. Residential living memory care deserves a structure with a residential feeling. The building design is residential to nestle next to adjoining neighborhood and be a compliment to the area. This residential use creates minimal and more predictable traffic with reduced car count since none of our guest drive and staff rotation are consistent and minimal.

#### Design Standards:

The exterior architecture has set a new standard of lake area design for Senior Living architecture by Alexander Design Group and perfected by Mohagen Hansen which purposely avoids looking commercial or institutional. We have a deviation to a required overall glazing percentage below 35% on the north façade. (Design standard (909.13.A.Z) This residential look blends better with the surrounding neighborhood.

It was important to preserve the corner lot at the Holdridge entrance and create a natural area, open space which is to the side of the memory care, creating a great buffer to the neighborhood. However, deviates from design standard (909.15) stating a requirement to have buildings, streets, or walkways face onto shared open space. This site functions best using the side location for the open space plus benefits and ensures preserving the trees and natural setting as you enter the Holdridge neighborhood.

This natural area is to remain “natural”, with woodchip paths and benches, adding grasses, undergrowth vegetation and similar type plantings, ensuring it remains and enhances its current state and not a manicured setting. We did not plan to add lighting or landscaping that would change the personality of this natural setting.

# WAYZATA MEMORY CARE NEW CONSTRUCTION



**CLIENT**  
CLIFFCARE, LLC  
1010 WEST ST. GERMAIN ST., SUITE 750  
ST. CLOUD, MN 56301

**PROJECT ADDRESS**  
WAYZATA MEMORY CARE  
15431 WAYZATA BLVD.  
WAYZATA, MN 55391

**PROJ. NO.** 22083  
**DATE** 08/18/2022 **UPDATE** 01/04/2023

## CITY SUBMITTAL

SHEET #	SHEET DESCRIPTION	CITY SUBMITTAL 08/18/2022	CITY UPDATE 08/18/2022	CITY UPDATE 01/04/2023	CITY UPDATE 01/04/2023
<b>GENERAL</b>					
A000	SHEET COVER	•	•	•	•
<b>CIVIL</b>					
1.0	SITE PLAN	•	•	•	•
2.0	UTILITY PLAN	•	•	•	•
3.0	GRADING PLAN	•	•	•	•
4.0	EROSION CONTROL PLAN	•	•	•	•
5.0	TREE REMOVAL PLAN	•	•	•	•
6.0	BUFFER AVERAGING PLAN	•	•	•	•
<b>LANDSCAPE</b>					
L1.0	LANDSCAPE SITE PLAN	•	•	•	•
L2.0	LANDSCAPE PLANTING PLAN	•	•	•	•
<b>ARCHITECTURAL</b>					
A200	FLOOR PLAN - LOWER LEVEL	•	•	•	•
A201	FLOOR PLAN - FIRST LEVEL	•	•	•	•
A202	FLOOR PLAN - SECOND LEVEL	•	•	•	•
A203	ATTIC PLAN	•	•	•	•
A204	ROOF PLAN AND ROOF DETAILS	•	•	•	•
A300	EXTERIOR BUILDING ELEVATIONS	•	•	•	•
A301	EXTERIOR RENDERS	•	•	•	•
A302	EXTERIOR RENDERS	•	•	•	•
A303	EXTERIOR RENDERS	•	•	•	•
<b>ELECTRICAL</b>					
1	LIGHTING PLAN	•	•	•	•

SUPPLEMENTAL SHEETS  
ADDED FOR 12/2 SUBMITTAL:  
7: EXISTING CONDITIONS  
8: PRELIMINARY PLAT  
9: PUBLIC/PRIVATE MAPPING  
  
12/20 SUPPLEMENTAL SHEETS  
ADDED:  
10: LP#4221216  
11: PUBLIC AND PRIVATE  
LAYOUT  
12: CONSERVATION EASEMENT

### PROJECT TEAM

#### DEVELOPER / PROPERTY OWNER

WAYZATA MEMORY CARE  
CLIFFCARE, LLC  
1010 WEST ST. GERMAIN ST., SUITE 750  
ST. CLOUD, MN 56301

OWNERS REPRESENTATIVE  
KC CHERMAK, PRESIDENT  
PILLAR HOMES  
1700 NIAGARA LANE  
PLYMOUTH, MN 55447

763-475-1700  
kc@pillarhomes.com

#### ARCHITECT

MOHAGEN HANSEN ARCHITECTURE | INTERIORS  
1000 TWELVE OAKS CENTER DRIVE, SUITE 200  
WAYZATA, MN 55391

STEVE OLIVER, AIA, PRINCIPAL  
952-426-7413  
soliver@mohagenhansen.com

SCOTT HAYES, PROJECT MANAGER  
952-426-7441  
shayes@mohagenhansen.com

#### CIVIL ENGINEER

SATHRE-BERGQUIST, INC.  
14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH, MN 55447

DAN SCHMIDT  
952-476-6000  
schmidt@sathre.com

#### LANDSCAPE

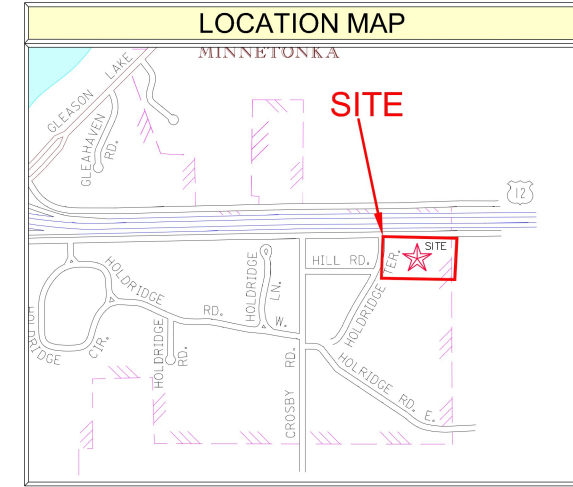
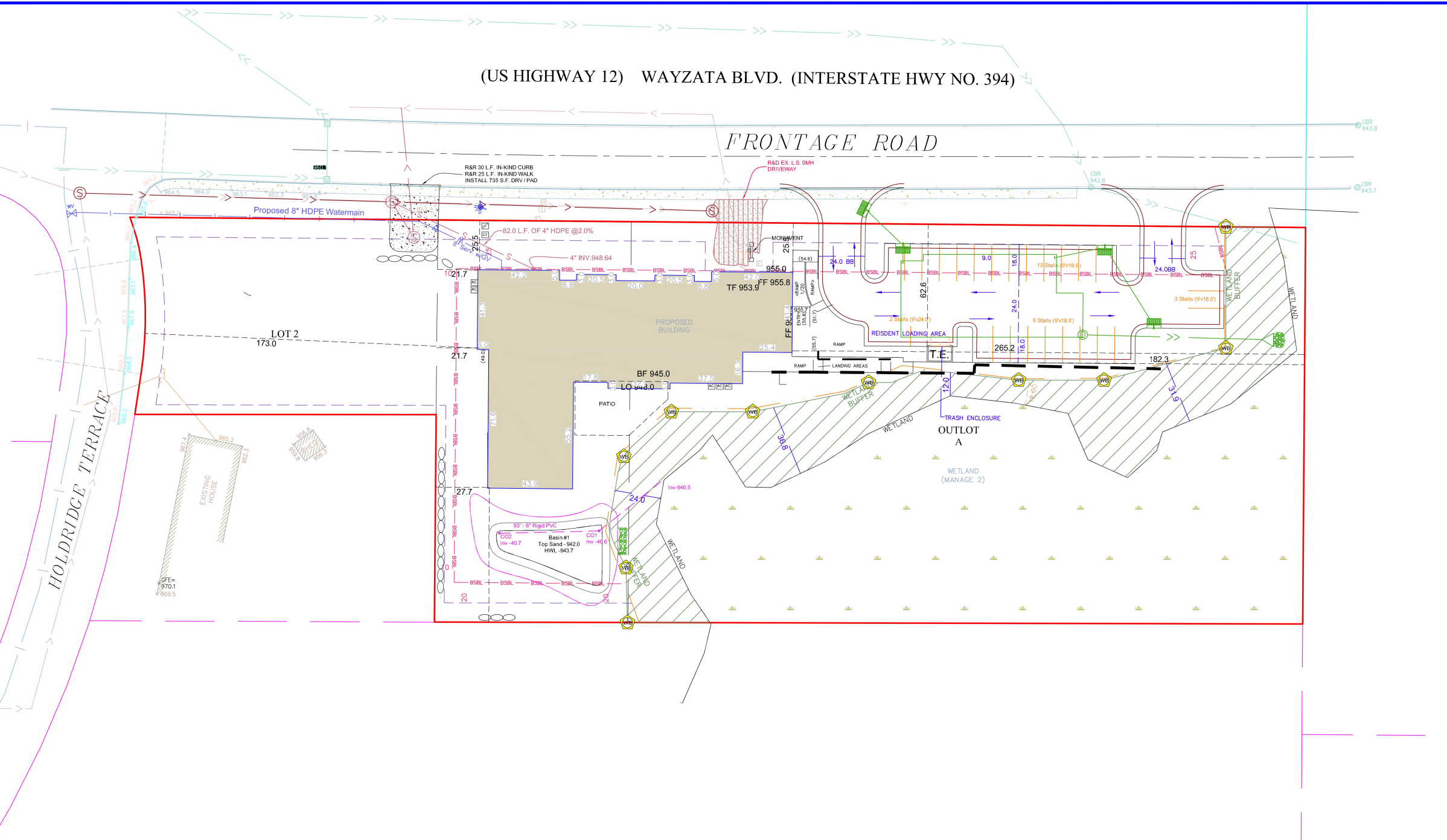
NORBY ASSOCIATES, LANDSCAPE ARCHITECTS, LLC  
131 HIGHLAND DRIVE  
CAVER, MN 55315

MATT KIEN  
952-361-0644  
matt\_norbyassoc@earthlink.net

### AREA MAP



1000 Twelve Oaks Center Drive  
Suite 200, Wayzata, MN 55391  
T: 952-426-7400  
F: 952-426-7440



SHEET INDEX TABLE	
SHEET	Description
1.0	Site Plan
2.0	Utility Plan
3.0	Grading Plan
4.0	Erosion Control Plan
5.0	Tree Removal Plan
6.0	Buffer Averaging Plan
EX	Existing Conditions Survey
PP	Preliminary Plat
FP	Final Plat

**COVERAGE**

Gross Area	108,154 s.f.
Building	10,889 s.f.
Total Coverage	10,889 s.f.
Coverage % Gross Area	10%

**HARD COVER**

Gross Area	108,154 s.f.
Building	10,889 s.f.
Parking	10,724 s.f.
Concrete Area/Entry Area	1,854 s.f.
Lift Station Access	500 s.f.
Stairs West Side	65 s.f.
Patio	1,154 s.f.
Access Ramp	529 s.f.
Total Hardcover	25,715 s.f.
Hard Cover % Gross Area	24%

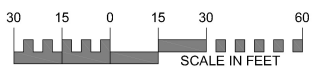
<p><b>PREPARED BY</b></p> <p>ENGINEER  <b>SATHRE-BERGQUIST, INC.</b>          150 SOUTH BROADWAY          WAYZATA, MINNESOTA 55391          PHONE: (952) 476-6000          FAX: (952) 476-0104          CONTACT: DANIEL L. SCHMIDT, P.E.          EMAIL: SCHMIDT@SATHRE.COM</p>	<p><b>PREPARED FOR</b></p> <p>DEVELOPER  <b>PILLAR SENIOR LIFESTYLE LIVING, LLC.</b>          1700 NIAGARA LANE          PLYMOUTH, MN 55447          CONTACT:          KC CHERMAK          PHONE: (763) 475-1700          EMAIL: KC@PILLARHOMES.COM</p>
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**DEVELOPMENT DATA**

**SETBACKS**

Frontyard Setback: 25'  
 Sideyard Setback: 10'  
 Rearyard Setback: 20'

**WETLAND BUFFER -24'**



**SYMBOL LEGEND**

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	(Symbol)	(Symbol)
MAJOR CONTOUR	(Symbol)	(Symbol)
LOT LINE	(Symbol)	(Symbol)
BUILDING SETBACK LINE	(Symbol)	(Symbol)
GARAGE SETBACK LINE	(Symbol)	(Symbol)
PARCEL BOUNDARY LINE	(Symbol)	(Symbol)
DRAINAGE AND UTILITY EASEMENTS	(Symbol)	(Symbol)
CURS AND GUTTER	(Symbol)	(Symbol)
RIGHT-OF-WAY	(Symbol)	(Symbol)
BACKYARD CATCH BASIN	(Symbol)	(Symbol)
CATCH BASIN	(Symbol)	(Symbol)
STORM SEWER MANHOLE	(Symbol)	(Symbol)
FLARED END SECTION WRIP-RAP	(Symbol)	(Symbol)
SANITARY SEWER MANHOLE	(Symbol)	(Symbol)
HYDRANT	(Symbol)	(Symbol)
GATE VALVE	(Symbol)	(Symbol)
DRAIN FLOW/RUNOFF ARROW	(Symbol)	(Symbol)
EMERGENCY OVERFLOW SWALE	(Symbol)	(Symbol)
SILT FENCE (PRE CONSTRUCTION)	(Symbol)	(Symbol)
SILT FENCE (POST CONSTRUCTION)	(Symbol)	(Symbol)
SPOT ELEVATION	(Symbol)	(Symbol)
TBC SPOT ELEVATION	(Symbol)	(Symbol)

DRAWING NAME	NO.	BY	DATE	REVISIONS
Sheets - Freth	08	DLS	11/30/2021	REVISED TREE SURVEY
DRAWN BY	09	DLS	8/18/2022	CITY REVISIONS
DLS	10	DLS	9/22/2022	CITY REVISIONS
CHECKED BY	11	DLS	12/01/2022	CITY REVISIONS
DLS	12	DLS	12/16/2022	CITY REVISIONS
DATE	13	DLS	12/21/2022	CITY REVISIONS
04/01/21	14	DLS	12/30/2022	PARKING LOT DIMENSIONS

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 04-30-2021 Lic. No. 26147

**ENGINEERS SURVEYORS**  
**DESIGNERS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
 ---

**WAYZATA, MINNESOTA**

**SITE PLAN**

**WAYZATA MEMORY CARE**

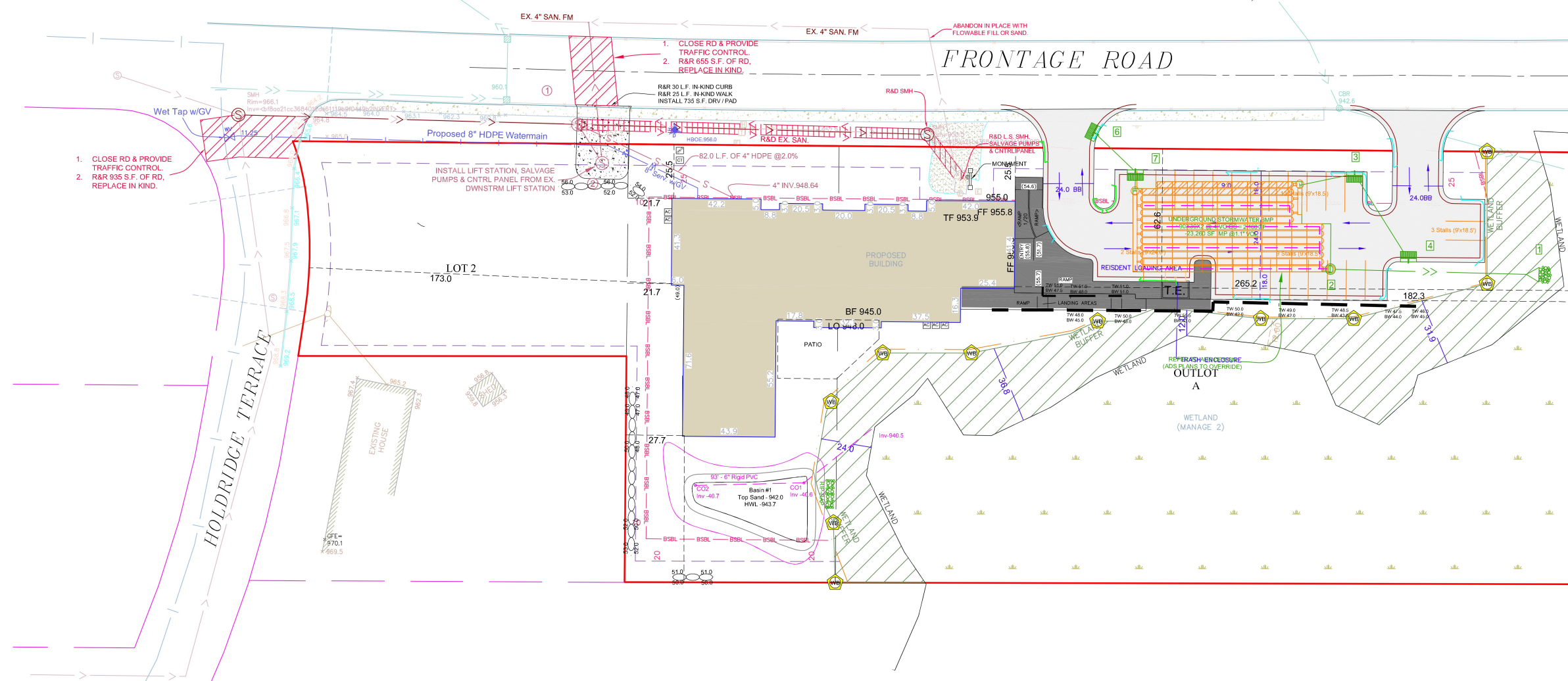
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO.  
 7056-077

**1**

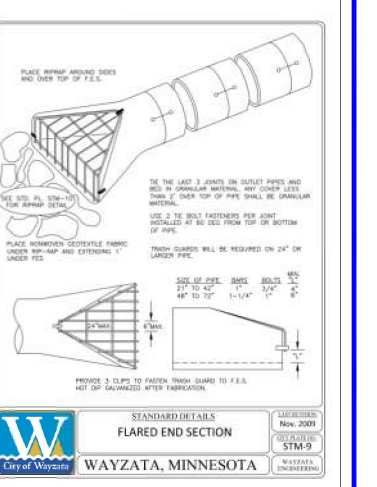
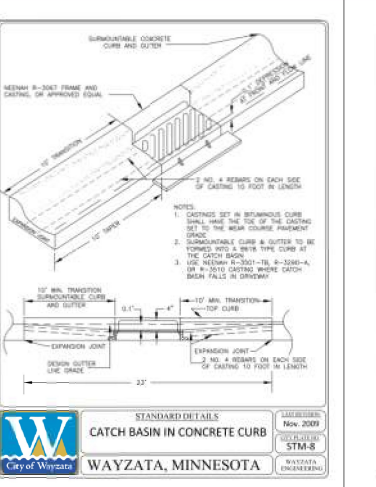
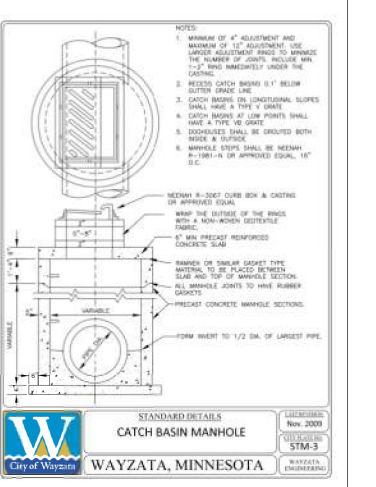
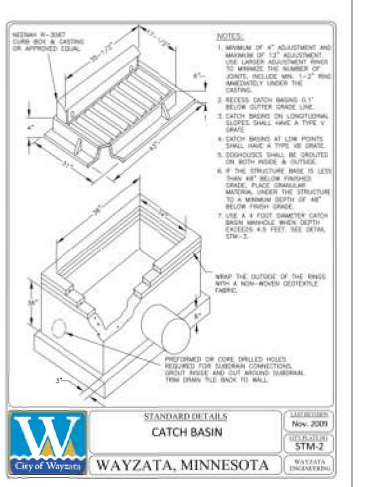
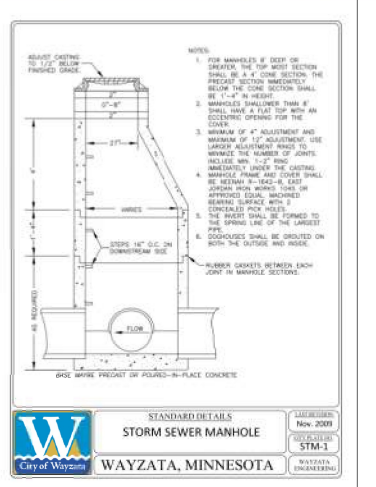
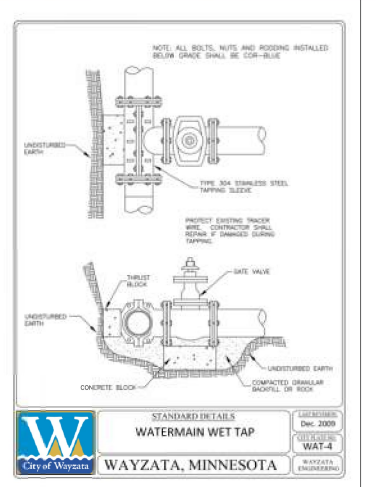
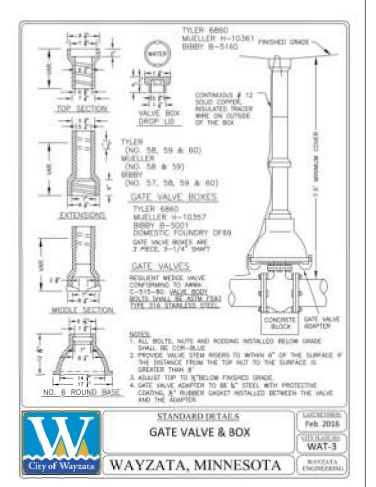
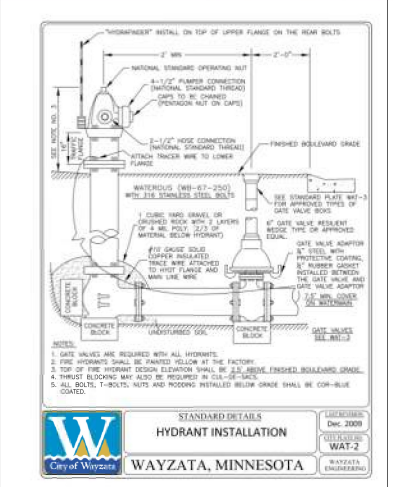
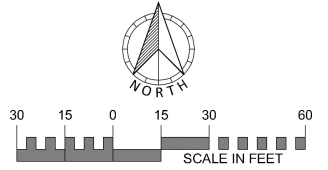
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(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- NOTES:**
- R&D STANDS FOR REMOVE & DISPOSE.
  - R&R STANDS FOR REMOVE & REPLACE.
  - ABANDONED IN PLACE UTILITY PIPE SHALL BE FILLED WITH CITY APPROVED FLOWABLE FILL OR SAND.



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Sheets - Frith	08	DLS	11/30/2021	REVISED TREE SURVEY
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DATE	13	DLS	12/21/2022	CITY REVISIONS
04/01/21	14	DLS	12/30/2022	PARKING LOT DIMENSIONS

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*Daniel L. Schmidt*  
Daniel L. Schmidt, P.E.  
Date: 04-30-2021 Lic. No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

**WAYZATA, MINNESOTA**

**UTILITY PLAN**

**WAYZATA MEMORY CARE**

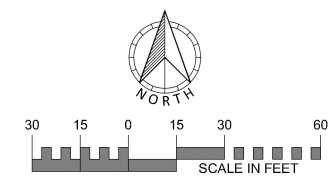
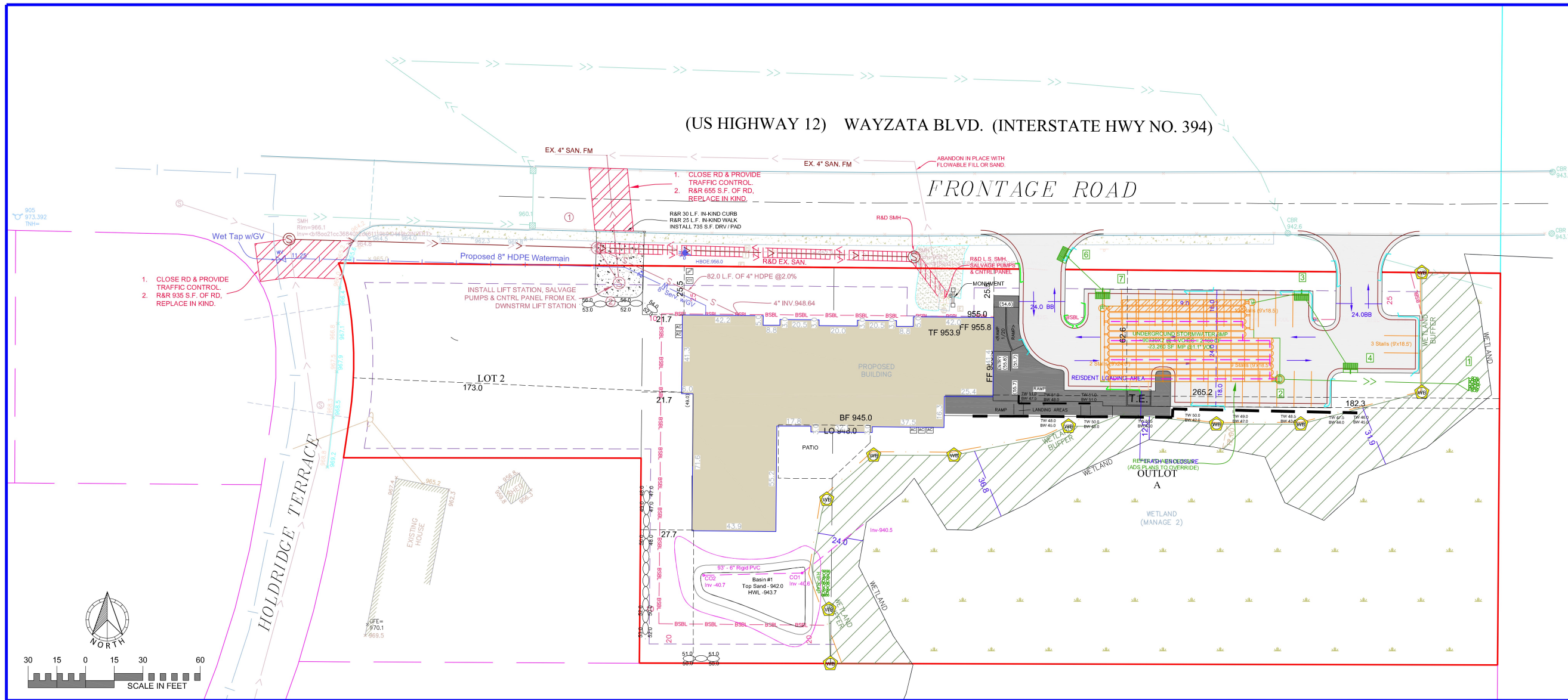
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO. 7056-077

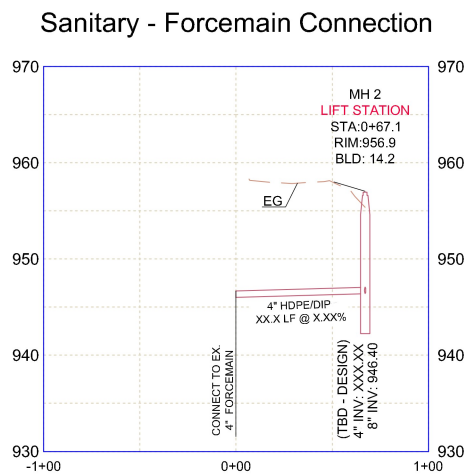
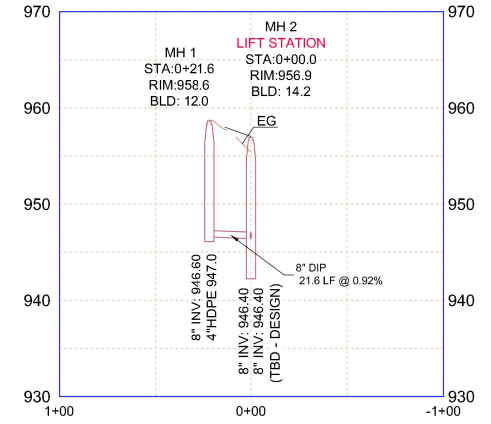
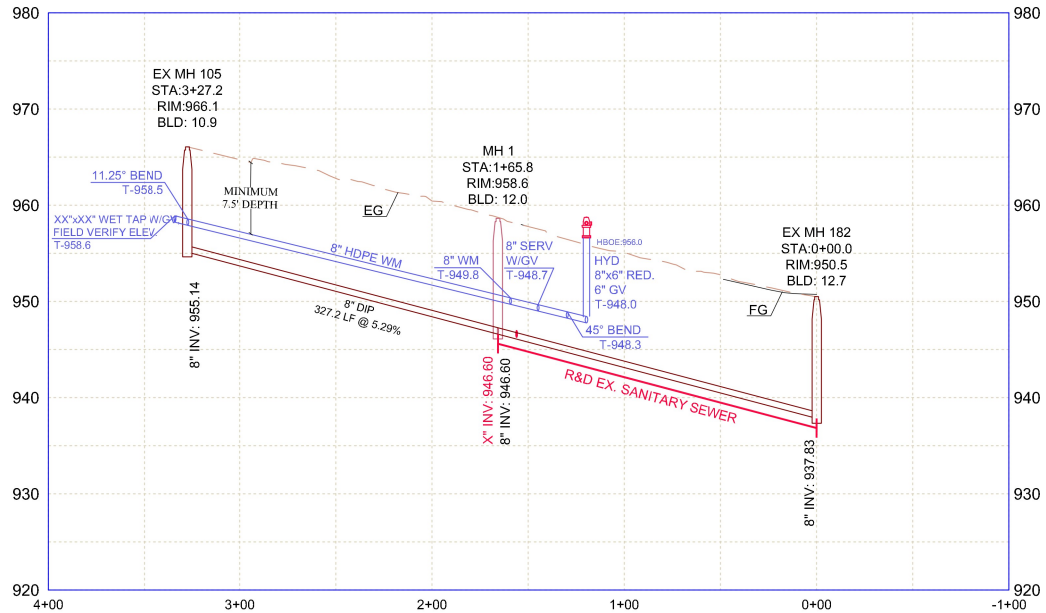
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**9**

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE	PSBL	PSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



- NOTES:**
- 4" SANITARY FORCEMAIN MATERIAL TO BE DETERMINED BY LIFT STATION DESIGN TEAM.



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**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

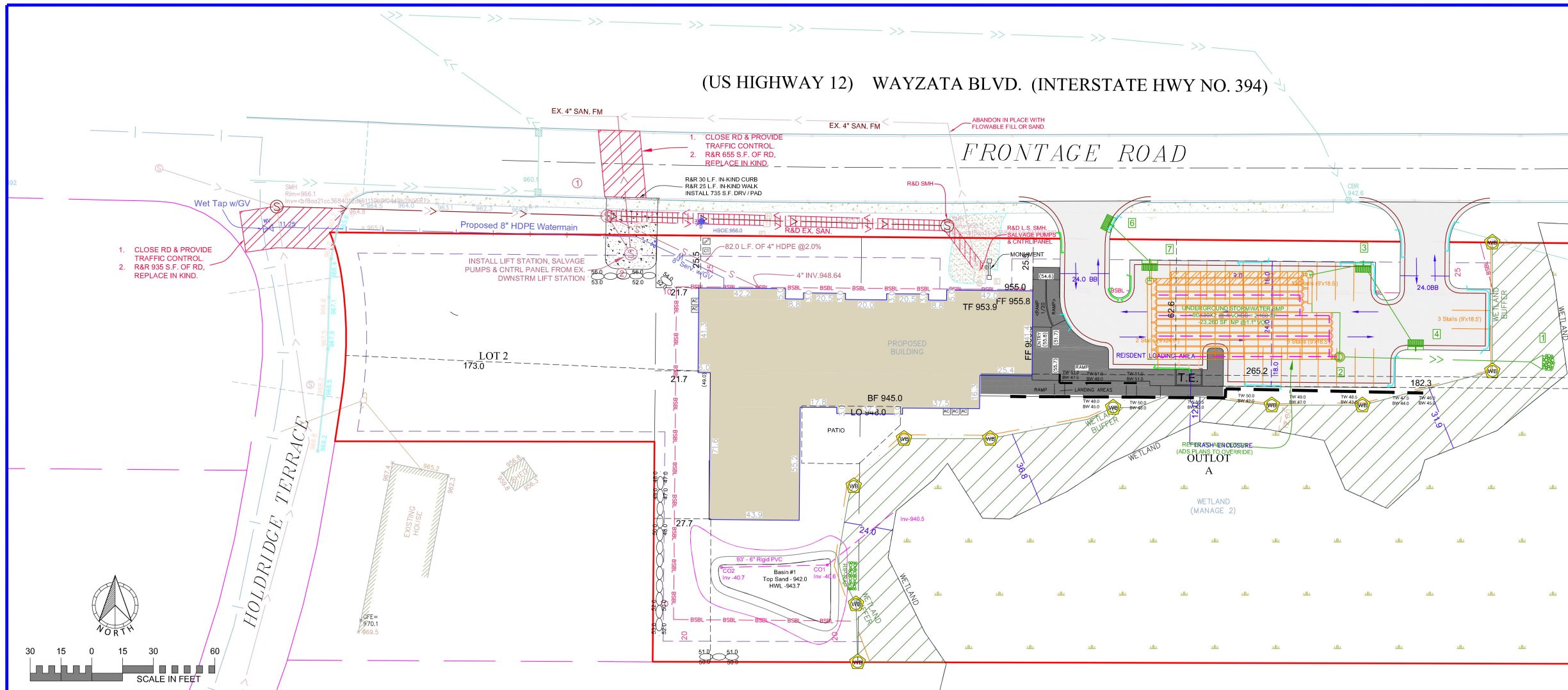
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
**WAYZATA, MINNESOTA**

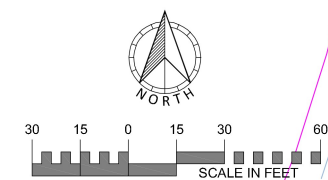
**UTILITY PLAN**  
**WAYZATA MEMORY CARE**  
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO.  
 7056-077  
**2.1**  
**9**

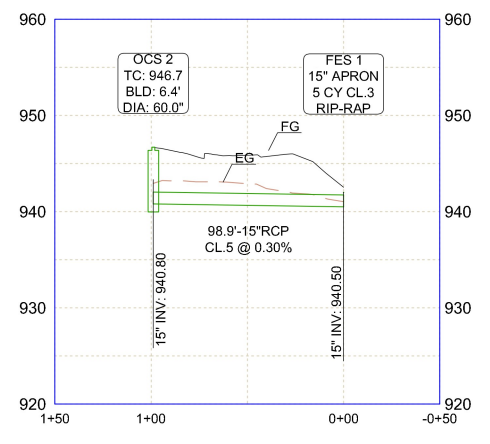
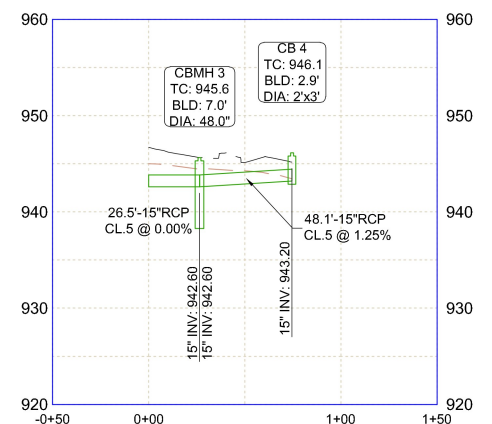
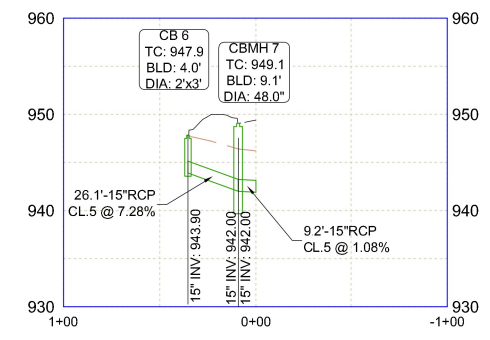
(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)



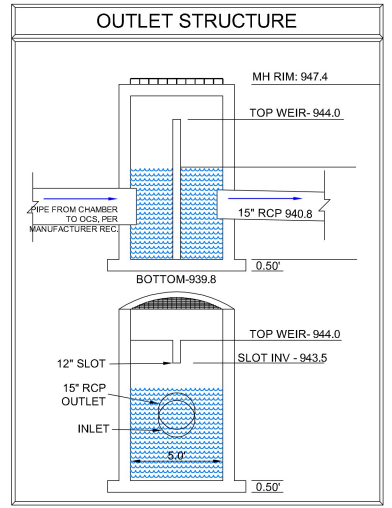
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
3	CBMH	48.0	945.6	7.0'	938.6	R-3067-VB	4' SUMP
4	CB	2'x3'	946.1	2.9'	943.2	R-3067-V	2' SUMP
6	CB	???	947.9	4.0'	943.9	R-3067-V	
7	CBMH	48.0	949.1	9.1'	940.0	R-3067-V	2' SUMP



FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	15	940.5	5



OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
2	OCS	940.80	SEE STRUCTURE DETAIL

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ENGINEERS SURVEYORS DESIGNERS PLANNERS

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

**WAYZATA, MINNESOTA**

**UTILITY PLAN**

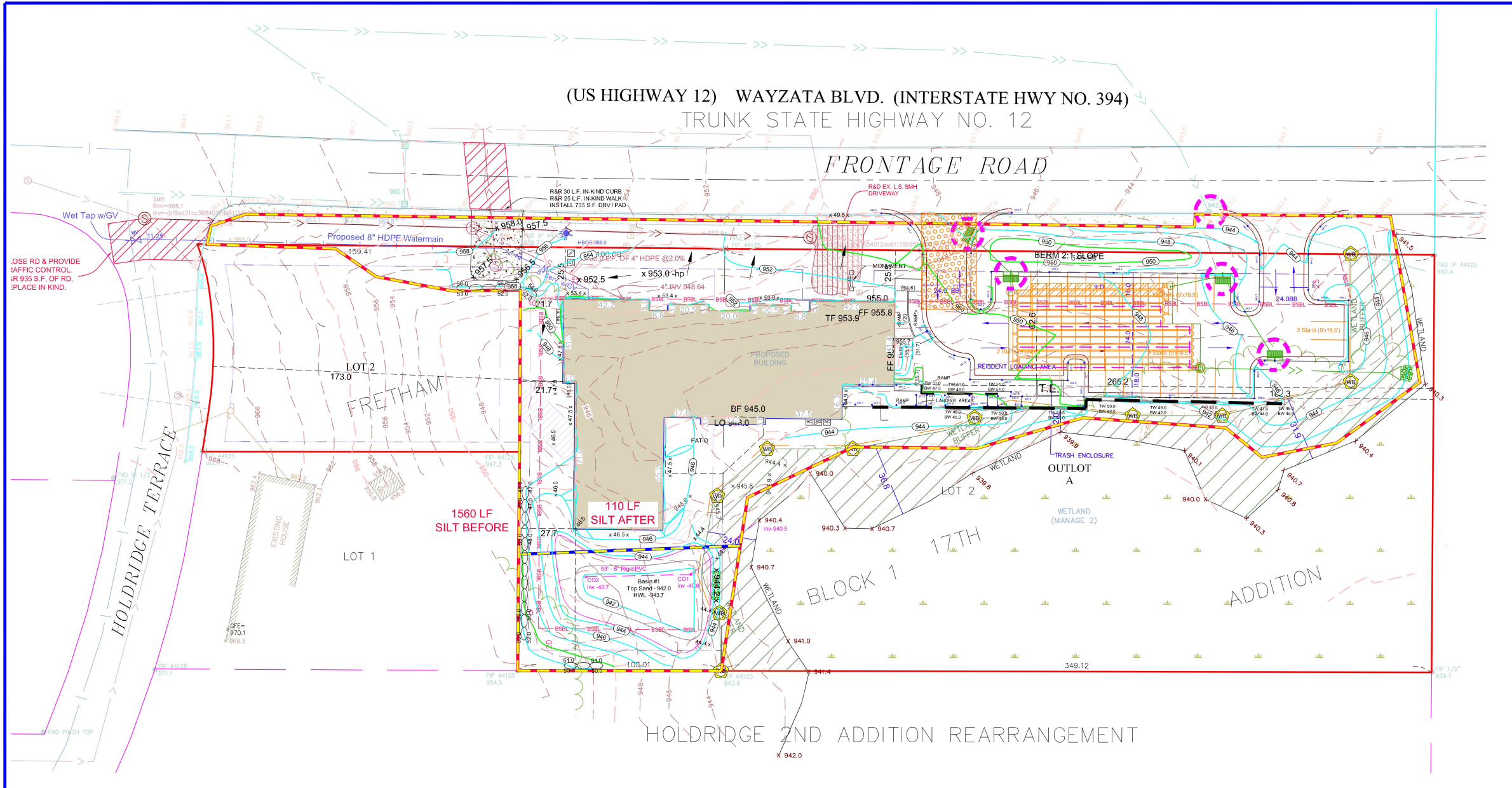
**WAYZATA MEMORY CARE**

**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO.
7056-077
2.2
9

(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)  
TRUNK STATE HIGHWAY NO. 12

FRONTAGE ROAD

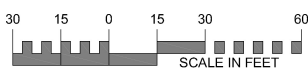


- GENERAL NOTES:**
- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
  - BEGIN GRADING, TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
  - INSPECT BASIN, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
  - REMOVE UNSUITABLE SOIL BELOW THE INFILTRATION BASINS TO CONNECT INTO THE UNDERLYING SANDS.
  - THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
  - THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF WAYZATA FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
  - ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
  - A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
  - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
  - EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
  - PAVEMENT DESIGN SHALL BE BY GEOTECHNICAL ENGINEER.

**WB** WETLAND BUFFER MONUMENT

- RESTORATION NOTES**  
RESTORATION - 1.3 ACRES
- RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
  - SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
  - SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
  - ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
  - MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
  - PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
  - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED AND WETLAND BUFFER & BASIN ARE RE-VEGETATED.
  - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  - SILT FENCE, BEFORE GRADING - 1,560 LF  
AFTER GRADING - 110 LF

- ON-SITE BMPs**
- RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
  - INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
  - SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
  - INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
  - STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
  - PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
  - DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOW IN THE EROSION CONTROL PLANS.



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

(Every + 50 ft)	
Average Grade	
North	953.4
	953.4
	953.0
East	948.5
	955.8
	944.5
South	947.5
	947.5
	946.5
West	946.5
	947.5
	947.5
Average Grade	949.6
Basement Floor	945.0

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Missing or invalid reference  
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Sheet: 48

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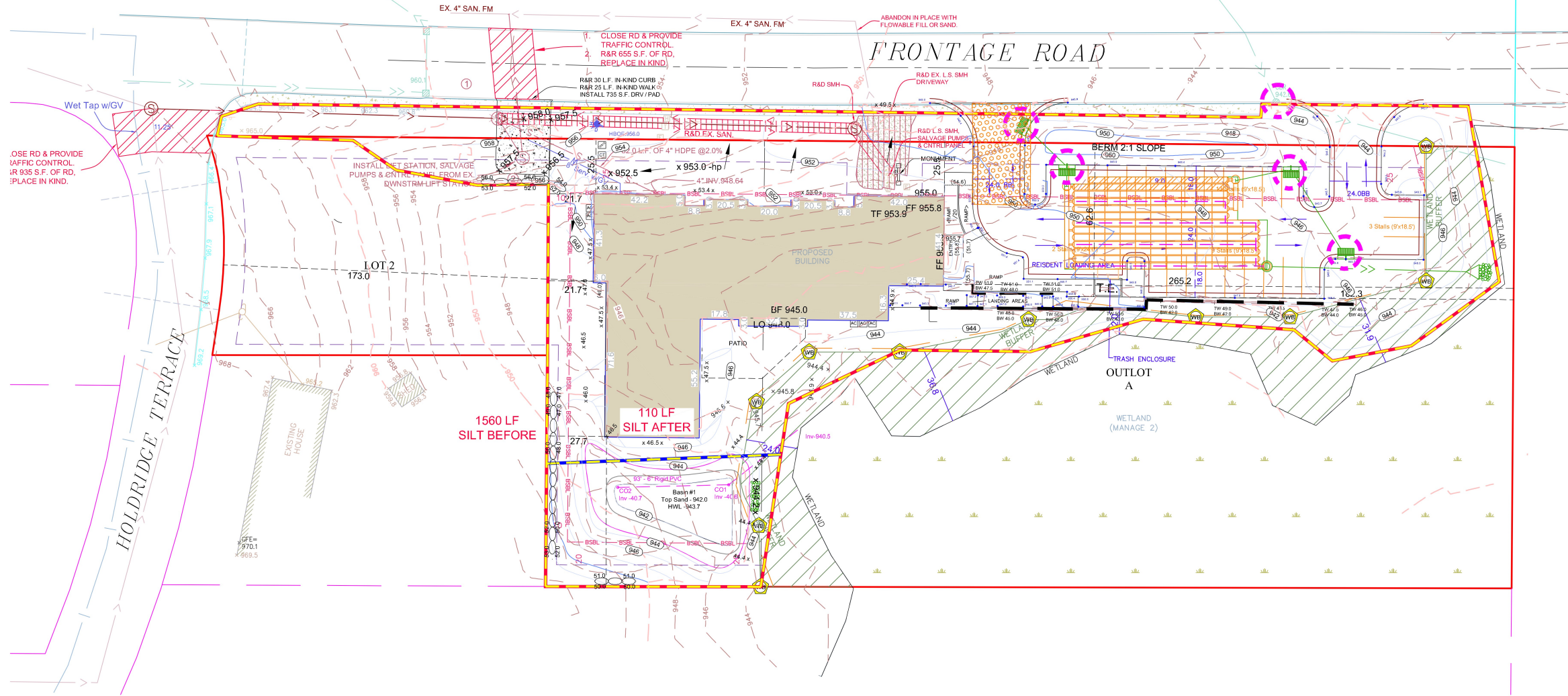
CITY PROJECT NO. ---

**WAYZATA, MINNESOTA**

**GRADING PLAN**  
**WAYZATA MEMORY CARE**  
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

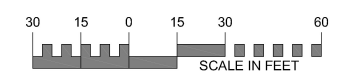
FILE NO. 7056-077  
3  
9

(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERTFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TIC SPOT ELEVATION		

	ROCK ENTRANCE BERM
	SILT FENCE
	POST GRADING SILT FENCE
	BIO-ROLL
	ROCK DITCH CHECK
	CONCRETE WASHOUT
	INLET PROTECTION
	EROSION BLANKET



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Sheets - Frith	08	DLS	11/30/2021	REVISED TREE SURVEY
DRAWN BY	09	DLS	8/18/2022	CITY REVISIONS
DLS	10	DLS	9/22/2022	CITY REVISIONS
CHECKED BY	11	DLS	12/01/2022	CITY REVISIONS
DLS	12	DLS	12/16/2022	CITY REVISIONS
DATE	13	DLS	12/21/2022	CITY REVISIONS
04/01/21	14	DLS	12/30/2022	PARKING LOT DIMENSIONS

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 04-30-2021 Lic. No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

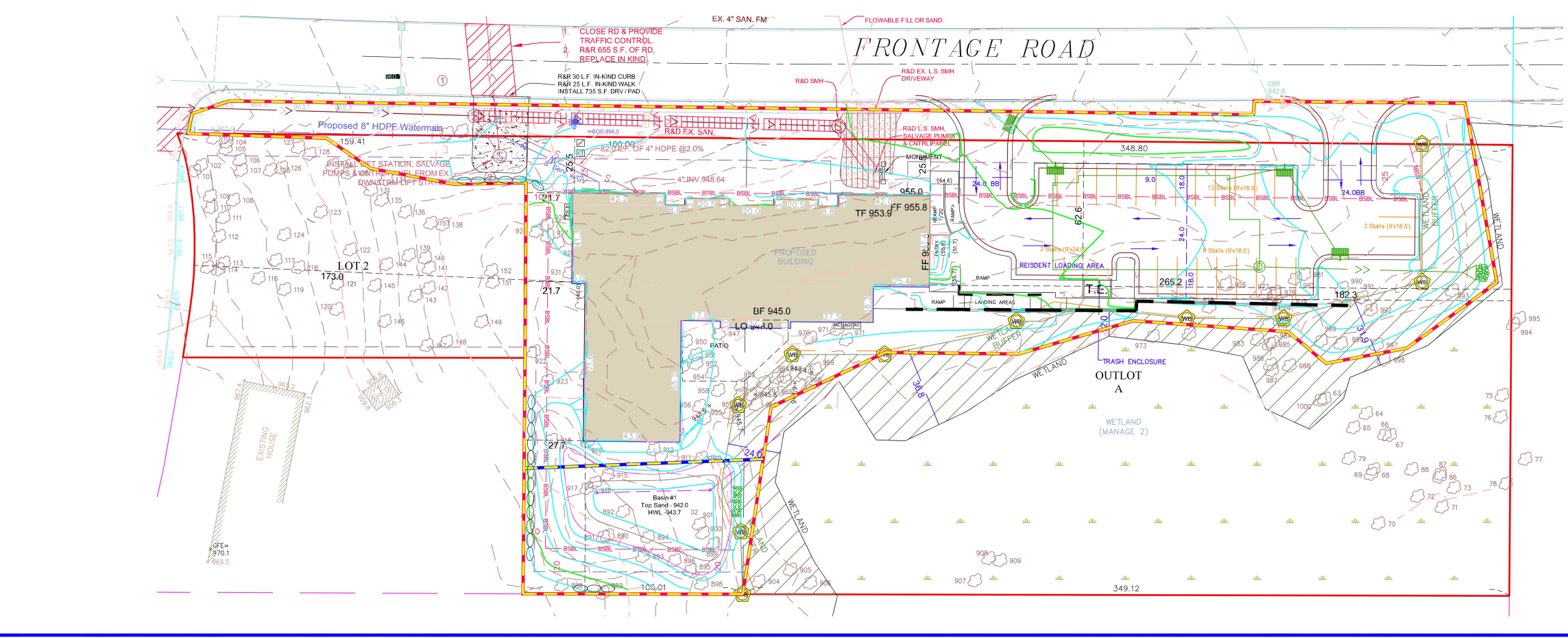
**WAYZATA, MINNESOTA**

**EROSION CONTROL PLAN**

**WAYZATA MEMORY CARE**

**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO. 7056-077
4
9



- DENOTES SAVED TREE
- DENOTES REMOVED TREE
- DENOTES EXEMPT/OFFSITE TREE

### City of Wayzata

Tree Permit Type: **BUILDING**  
 Status: **PENDING** / APPROVED

### TREE INVENTORY REVIEW

Inventory by: Daniel L Schmidt  
 Property: 15419-15429 Wayzata Blvd E-1405 Holdridge Terr  
 Reviewed by: Bennett Myhran  
 Date: 11/4/2022

#### DBH AUDIT

Tree #	DBH (Listed)	DBH (Actual)	Comments
1.) 75	13	13	
2.) 115	45	45	
3.) 920	15	15	
4.) 925	12	12	
5.) 978	33	33	

#### CONDITION AUDIT

Tree #	Condition (Listed)	Condition (Actual)	Comments
1.) 75	Poor	Poor	
2.) 117	Good	Dying	Active decay, hollow, extensive fruiting bodies
3.) 129	Fair	Fair	Salt damage
4.) 920	Fair	Fair	EAB / exempt
5.) 978	Good	Good	

#### PROPER TAGGING

**Y** **N** Comments: multiple inventories tagged

#### PROTECTION SHOWN

**Y** **N** Comments: single silt fence buffer

#### GRADING CONFLICTS

**Y** **N** Comments:

#### RIGHT-OF-WAY CONFLICTS

**Y** **N** Comments:

#### DEAD TREES MARKED

**Y** **N** Comments:

### MITIGATION SUMMARY

#### SIGNIFICANT TREES

TOTAL:	777.00 inches
TO BE SAVED:	444.00
TO BE REMOVED:	333.00 inches
	42.9% of significant trees to be removed
	25% removal allowance

#### REQUIRED REPLACEMENT:

138.75 inches

#### HERITAGE TREES

TO BE REMOVED: 61 inches

#### REQUIRED REPLACEMENT (2:1):

122 inches

#### TOTAL MITIGATION

REQUIRED REPLACEMENT: 260.75 inches

TO BE PLANTED: 240 inches

REMAINING: 30.75 inches

FEE-IN-UEU REQUIRED: \$ 3,320.00

(\$160 per required inch deficit)

ESCROW REQUIRED: \$ 38,400.00

(\$160 per required inch planted)

Tag#	Species	DBH	Condition	Comments	Notes	SAVED	REMOVED	EXEMPT	Reason	Issue	Status
188	Green Ash	11	Poor	Broken top							
189	Green Ash	12	Fair	Limited canopy							
190	Green Ash	9	Poor	Dead Top							
191	Green Ash	12	Fair	Limited canopy							
192	Green Ash	14	Fair	Was misidentified as Walnut							
193	American Elm	10	Poor	Another tree lodged in broken top							
194	Redwood	14	Fair			14					
195	Green Ash	10	Poor	Limited canopy							
196	Green Ash	7	Poor	Shear crack							
197	Box Elder	9	Poor	Broken top, internal decay							
198	Green Ash	10	Poor	Broken top, internal decay							
199	Green Ash	12	Fair	Limited canopy							
200	Black Cherry	16	Fair	Dead limbs, internal decay							
201	Redwood	12	Poor	Limited canopy							
202	Redwood	16 1/2	Fair	Limited canopy							
203	Green Ash	12	Poor	Uprooted, hanging dead limb							
204	Box Elder	7	Fair								
205	Green Ash	18	Fair	Leaning, broken top							
206	Green Ash	10	Fair	Broken top							
207	Box Elder	9	Poor	Broken top							
208	Green Ash	15	Fair								
209	Box Elder	13	Fair								
210	Green Ash	14	Poor	Broken top							
211	Green Ash	11	Poor	Broken top							
212	Green Ash	17	Fair								
213	Green Ash	17	Fair								
214	Green Ash	13	Fair	Limited canopy							
215	Redwood	13	Poor	Broken top							
216	Redwood	8 1/2	Poor	Beal wound, canker, internal decay							
217	Redwood	12	Fair								
218	Redwood	29	Good								
219	Redwood	11	Fair								
220	Green Ash	15	Fair								
221	Green Ash	17	Fair								
222	Green Ash	7	Fair								
223	Green Ash	12	Good								
224	Redwood	17	Good								
225	Green Ash	12	Fair	Trunk damage							
226	Green Ash	11	Fair								
227	Green Ash	11	Fair								
228	Green Ash	7	Poor	Beal wound							
229	Green Ash	6	Fair								
230	Green Ash	19	Good								
231	Green Ash	12	Fair								
232	Green Ash	7	Fair								
233	Box Elder	8	Fair								
234	American Elm	13	Fair								
235	Green Ash	9	Fair								
236	Green Ash	11	Fair								
237	Green Ash	16	Fair								
238	Green Ash	9	Fair								
239	Green Ash	18	Fair								
240	Green Ash	7	Fair								
241	Green Ash	7	Fair								
242	Box Elder	17	Poor	Structural defects							
243	Green Ash	8	Poor	Broken top							
244	Green Ash	19	Fair								
245	Box Elder	18	Fair	Beal wound, canker							
246	Box Elder	18 1/2	Fair	Leaning, shear crack, broken top							
247	Box Elder	9	Fair	Leaning, should be broken top							
248	Green Ash	20 1/2	Poor								
249	Green Ash	12	Poor	Broken top							
250	Green Ash	10	Fair								
251	Green Ash	15	Fair								
252	Green Ash	9	Fair								
253	Green Ash	12	Fair								
254	Green Ash	13	Fair								
255	Green Ash	11	Fair								
256	Green Ash	8	Fair								
257	Green Ash	15	Fair								
258	Green Ash	15	Fair								
259	Green Ash	8	Poor	Beal wound, internal decay							
260	Green Ash	16	Fair								
261	Green Ash	11	Fair								
262	Green Ash	13 1/2	Fair	Leaning							
263	Green Ash	14	Fair								
264	Green Ash	21	Fair	2-stemmed							
265	Green Ash	9	Fair								
266	Box Elder	8	Fair	Leaning							
267	Green Ash	13	Fair	Leaning							
268	Green Ash	16	Fair								
269	Box Elder	9	Fair								
270	Green Ash	15	Fair								
271	Green Ash	19	Fair								
272	Box Elder	8 1/2	Fair								
273	Box Elder	11	Fair								

Tag#	Species	DBH	Condition	Comments	Notes	SAVED	REMOVED	EXEMPT	Reason	Issue	Status
134	Redwood	6	Poor	Broken top							
135	Redwood	6	Fair	Limited canopy							
136	White Oak	28	Fair	Salt spray injury, dead wood							
137	American Elm	10	Good	Shaded by white oak							
138	Bur Oak	22	Fair	Salt spray injury, dead wood							
139	Red Oak	7	Fair	Internal decay (holm?)							
140	Green Ash	7	Fair	Limited canopy							
141	Green Ash	6	Fair	Limited canopy							
142	Green Ash	6	Fair	Limited canopy							
143	Green Ash	7	Fair	Limited canopy							
144	Green Ash	7	Fair	Limited canopy							
145	Green Ash	8	Fair	Limited canopy							
146	Green Ash	8	Fair	Limited canopy							
147	Green Ash	10	Fair	Internal decay							
148	Bur Oak	23	Fair	Salt spray injury, dead wood							
149	Redwood	9	Fair	Trunk wounds							
150	Redwood	18	Good	Broken canopy							
151	Redwood	18	Good	Salt spray injury, dead wood							

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**18** DENOTES HERITAGE TREE

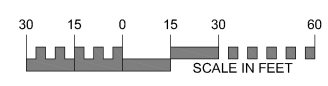
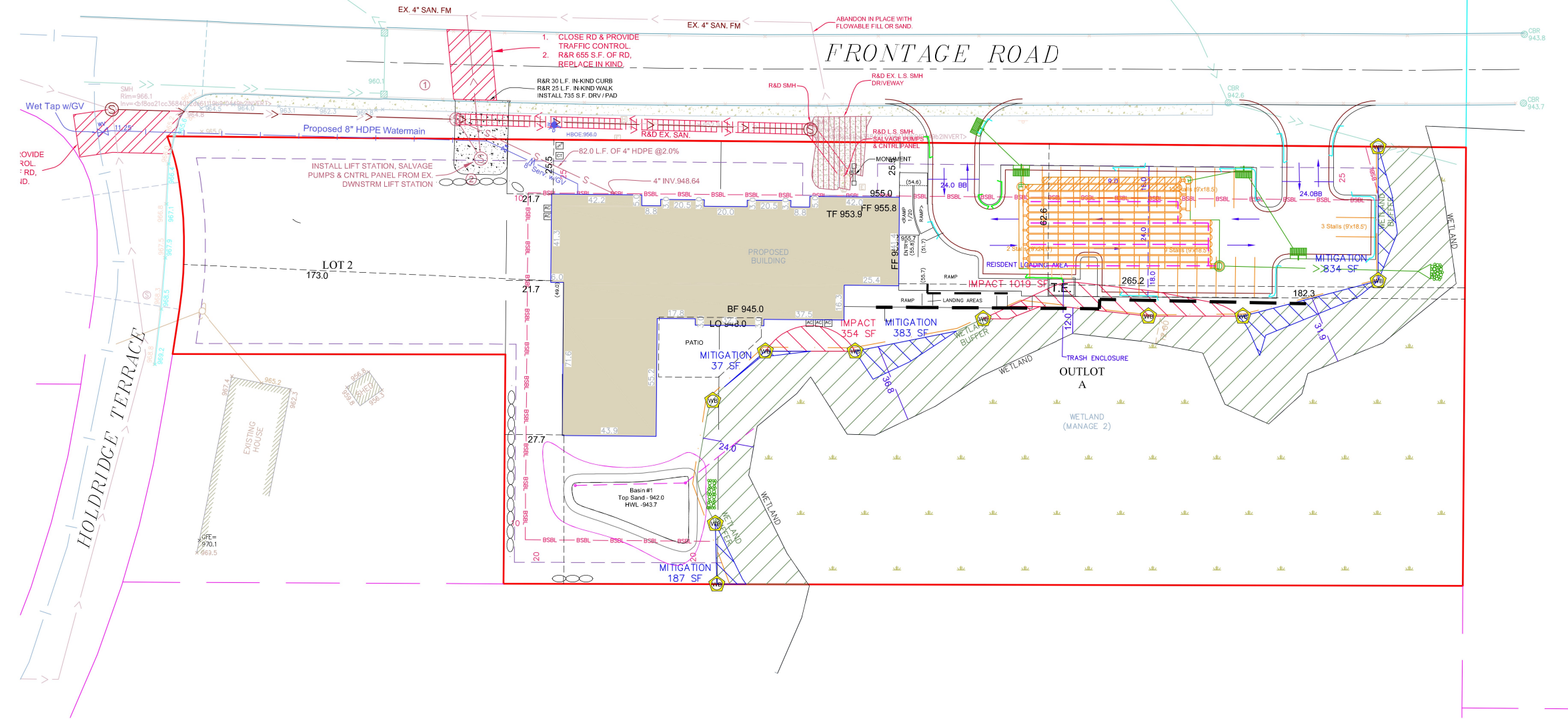
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*Daniel L Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 04-30-2021 Lic. No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**  
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---  
**WAYZATA, MINNESOTA**  
**TREE REMOVAL PLAN**  
**WAYZATA MEMORY CARE**  
**PILLAR SENIOR LIFESTYLE LIVING, LLC**  
 FILE NO. 7056-077  
**5**  
**9**

(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)



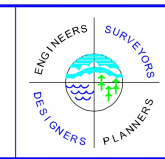
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Sheets - Freth	08	DLS	11/30/2021	REVISED TREE SURVEY
DRAWN BY	09	DLS	8/18/2022	CITY REVISIONS
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*Daniel L. Schmidt*  
Daniel L. Schmidt, P.E.  
Date: 04-30-2021 Lic. No. 26147



**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
WAYZATA, MINNESOTA

BUFFER AVERAGING PLAN  
WAYZATA MEMORY CARE  
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.  
7056-077  
6  
9

**TREE INVENTORY**

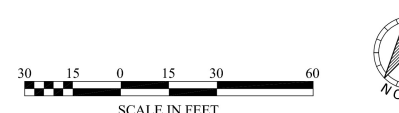
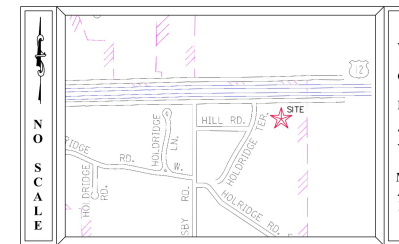
Tag#	Species	DBH	Condition	Notes
60	Ash	10	Good	
61	Ash	16	Poor	Dead top
62	Box Elder	9	Poor	Broken top, Internal decay, Basal wound
63	Ash	10	Poor	Trunk wound, EAB
64	Ash	9	Poor	Blonding
65	Ash	8	Poor	EAB, Trunk wound
66	Ash	11	Poor	EAB, Basal trunk wound
67	Ash	9	Poor	EAB
68	Ash	18	Poor	EAB
69	Box Elder	10	Poor	Broken top
70	Box Elder	13	Poor	Broken top, Leaning
71	Box Elder	8	Poor	Broken top
72	Box Elder	7	Poor	Many dead limbs
73	Box Elder	11	Poor	Broken top
101	American Elm	11	Fair	Trunk crack, limited canopy
102	American Elm	11	Fair	Trunk wound, limited canopy
103	Green Ash	6	Poor	EAB damage everywhere
104	Green Ash	12	Fair	Limited canopy
105	Basswood	8	Fair	Salt spray injury
106	Basswood	13	Good	
107	American Elm	6	Good	
108	Green Ash	6	Fair	Limited Canopy
109	Basswood	6	Poor	Significant decay
110	Basswood	8	Fair	Trunk wound
111	Basswood	11	Fair	Limited canopy
112	American Elm	8	Poor	Dead branches, limited canopy
113	Green Ash	23	Good	
114	American Elm	8	Good	
115	Bur Oak	45	Fair	Salt spray injury, limited new growth
116	American Elm	10	Fair	Trunk wound
117	Red Oak	30	Good	Needs pruning of dead wood
118	Basswood	9	Fair	Broken main branch
119	Green Ash	6	Good	
120	Green Ash	12	Fair	Trunk wounds
121	American Elm	8	Good	Limited canopy
122	White Oak	29	Fair	Dead wood, limited new growth, salt injury
123	Hackberry	8	Poor	Knocked over
124	Box Elder	10	Fair	Salt spray injury, basal trunk wound
125	Basswood	14	Fair	Salt spray injury
126	Basswood	12	Poor	Severe internal decay

127	Green Ash	9	Good	Leaning
128	Basswood	9	Fair	Major salt spray injury
129	Bur Oak	28	Fair	Major salt damage
130	Basswood	11	Poor	Broken top
131	Norway Maple	10	Fair	Dead buds, salt spray injury
132	Green Ash	8	Fair	Salt spray injury
133	American Elm	7	Fair	Salt spray injury
134	Basswood	6	Poor	Broken top
135	Basswood	6	Fair	Limited canopy
136	White Oak	28	Fair	Salt spray injury, dead wood
137	American Elm	10	Good	Shaded by white oak
138	Bur Oak	22	Fair	Salt spray injury, dead wood
139	Red Oak	36	Fair	Internal decay (hollow?)
140	Green Ash	7	Fair	Limited canopy
141	Green Ash	6	Fair	Limited canopy
142	Green Ash	6	Fair	Limited canopy
143	Green Ash	6	Fair	Limited canopy
144	Green Ash	7	Poor	Broken top
145	Green Ash	7	Fair	Limited canopy
146	Green Ash	8	Poor	1/2 tree dead
147	Green Ash	7	Poor	Deformed main stem, dead branches
148	Bur Oak	23	Fair	Salt spray injury, dead wood
149	Basswood	9	Fair	Trunk wounds
151	Basswood	8	Poor	Broken canopy
152	Basswood	16	Good	Salt spray injury
889	Ash	12	Fair	Limited canopy, broken top
890	Ash	12	Fair	Limited canopy
890	Ash	9	Poor	Limited canopy, broken top
891	Ash	14	Fair	Was misidentified as Walnut
891	American Elm	10	Poor	Another tree lodged in Broken top
892	Basswood	14	Fair	
892	Ash	16	Poor	
893	Ash	12	Fair	Broken top, internal decay
893	Ash	7	Poor	Limited canopy
894	Black Cherry	16	Fair	Limited canopy
894	Box Elder	9	Poor	Shear crack
895	Basswood	16/6/5	Fair	Limited canopy
895	Ash	10	Poor	Broken top
896	Box Elder	7	Fair	
896	Basswood	12	Poor	Dead limbs, internal decay

897	Ash	14	Fair	Leaning, Broken top
927	Ash	12	Poor	Uprooted, Hanging dead limb
898	Ash	10	Fair	
898	Box Elder	9	Poor	Broken top
899	Ash	15	Fair	
899	Ash	14	Poor	Broken top
900	Box Elder	13	Fair	
900	Ash	11	Poor	Broken top
901	Ash	17	Fair	
901	Basswood	13	Poor	Broken top
902	Ash	17	Fair	
902	Basswood	9/5	Poor	Basal wound, Canker, Internal Decay
903	Ash	13	Fair	Limited canopy
903	Ash	7	Poor	Basal wound
904	Basswood	12	Fair	
904	Box Elder	17	Poor	
905	Basswood	11	Fair	
905	Ash	8	Poor	Broken top
906	Ash	15	Fair	
906	Ash	20/11	Poor	
907	Ash	17	Fair	
907	Ash	12	Poor	Broken top
908	Ash	7	Fair	
908	Ash	8	Poor	Basal canker, internal decay
909	Ash	12	Fair	Trunk damage
909	Box Elder	9/9	Poor	50% dead
910	Ash	11	Fair	
911	Ash	11	Fair	
912	Ash	6	Fair	
913	Ash	12	Fair	
914	Ash	7	Fair	
915	Box Elder	8	Fair	
916	American Elm	13	Fair	
917	Ash	9	Fair	
918	Ash	11	Fair	
919	Ash	16	Fair	
920	Ash	9	Fair	
921	Ash	18	Fair	
922	Ash	7	Fair	50% dead, Codominant leader
923	Ash	7	Fair	
924	Ash	16	Fair	

925	Box Elder	14	Fair	Basal wound, Canker
926	Box Elder	18/9	Fair	Leaning, Shear crack, Broken top
927	Box Elder	9	Fair	Leaning, Wound, Broken top
928	Ash	10	Fair	
929	Ash	15	Fair	
930	Ash	9	Fair	
931	Ash	12	Fair	
932	Ash	13	Fair	
933	Ash	11	Fair	
934	Ash	8	Fair	
935	Ash	15	Fair	
936	Ash	15	Fair	
937	Ash	16	Fair	
938	Ash	7	Fair	
939	Ash	13/13	Fair	Leaning
940	Box Elder	14	Fair	
941	Ash	24	Fair	Two stemmed
942	Ash	9	Fair	
943	Box Elder	8	Fair	
944	Ash	13	Fair	Leaning
945	Ash	16	Fair	
946	Box Elder	9	Fair	
947	Ash	15	Fair	
948	Ash	19	Fair	
949	Box Elder	8/6	Fair	
950	Box Elder	11	Fair	
951	Box Elder	15	Fair	Leaning
952	Ash	15	Fair	
953	Ash	17	Fair	
954	Ash	13	Fair	
955	Cottonwood	23	Fair	
956	Cottonwood	23	Fair	Broken major limbs
957	Box Elder	16	Fair	
958	Box Elder	11	Fair	
959	American Elm	7	Fair	
960	Ash	8	Fair	
961	Cottonwood	25	Fair	
962	Ash	8	Fair	
963	Ash	10	Fair	50% dead, Codominant leader
964	Ash	11	Fair	
965	Box Elder	9	Fair	

966	Ash	9	Fair	
967	American Elm	9	Fair	
968	Box Elder	10	Fair	Dead major limb
969	Ash	11	Fair	
970	Ash	11	Fair	
971	Ash	8	Fair	
972	American Elm	13	Fair	
973	Ash	9	Fair	
974	Ash	8	Fair	
975	Box Elder	9	Fair	
976	Ash	11	Fair	
977	Ash	12	Fair	
978	Box Elder	7	Fair	
979	Box Elder	8	Fair	
980	Basswood	28	Good	
981	Basswood	12	Good	
982	Basswood	7/6	Good	
983	Ash	18	Good	
984	Cottonwood	33	Good	
985	American Elm	10	Good	
986	Cottonwood	19	Good	



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

**DESCRIPTION OF PROPERTY SURVEYED**

Lot 2 and 3, Block 1 & Outlot A, FERTHAM 17TH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

**STANDARD NOTES**

- Site Address:** Outlot A - 15419 Wayzata Boulevard, Wayzata, Minnesota 55391  
Lot 3 - 15429 Wayzata Boulevard, Wayzata, Minnesota 55391  
Lot 2 - 1405 Holdridge Terrace, Wayzata, Minnesota 55391
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- Flood Zone Information:** This property appears to lie in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0326F, effective date of 11/04/16.
- Parcel Area Information:**

Outlot A	Gross Area: 71,896 s.f. ~ 1.65 acres
	Wet Area: 33,072 s.f. ~ 0.76 acres
	Net Area: 38,824 s.f. ~ 0.89 acres
Lot 3	Net Area: 20,749 s.f. ~ 0.48 acres
Lot 2	Net Area: 15,523 s.f. ~ 0.36 acres
Total	Gross Area: 108,168 s.f. ~ 2.48 acres
	Wet Area: 33,072 s.f. ~ 0.76 acres
	Net Area: 75,096 s.f. ~ 1.72 acres

\*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based Top Nut of Hydrant on Holdridge Terrace which has an elevation of: 973.39 feet.
- Zoning Information:** The current Zoning for the subject property is R-2A(Single Family Residential District) per the City of Wayzata's zoning map dated January 22, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
Principal Structure Setbacks - Street(s): 25 feet  
Side: 10 feet  
Rear: 20 feet  
Wetland: 30 feet (From Ordinary High Water Line)

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.
- Wetland Delineation:** The wetland delineation was performed by Kjoelhaug and was flagged on 09/18/2020. Sathre-Bergquist located the wetland flags on 11/05/20.

**SURVEY LEGEND**

○ CAST IRON MONUMENT	○ PIEZOMETER	WOE WALKOUT ELEVATION
● IRON PIPE MONUMENT SET	○ POWER POLE	FFE FIRST FLOOR ELEVATION
● IRON PIPE MONUMENT FOUND	○ GUY WIRE	GFE GARAGE FLOOR ELEVATION
● DRILL HOLE FOUND	○ ROOF DRAIN	TOP TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT SET	○ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "X" MONUMENT FOUND	○ SANITARY MANHOLE	CONCRETE
○ PK NAIL MONUMENT SET	○ SANITARY MANHOLE FOUND	BITUMINOUS
▲ PK NAIL MONUMENT FOUND	○ STORM MANHOLE	--- BUILDING SETBACK LINE
○ PK NAIL W/ ALUMINUM DISC	○ STORM DRAIN	--- CABLE TV
○ SURVEY CONTROL POINT	○ CATCH BASIN	--- CONCRETE CURB
○ A/C UNIT	○ FLARED END SECTION	--- CONTOUR EXISTING
○ CABLE TV PEDESTAL	○ TREE CONIFEROUS	--- CONTOUR PROPOSED
○ FIRE DEPT. HOOK UP	○ TREE DECIDUOUS	--- GUARD RAIL
○ ELECTRIC TRANSFORMER	○ TREE CONIFEROUS REMOVED	--- DRAIN TILE
○ ELECTRIC MANHOLE	○ TREE DECIDUOUS REMOVED	--- E.L.C. ELECTRIC UNDERGROUND
○ ELECTRIC METER	○ TELEPHONE MANHOLE	--- FENCE
○ ELECTRIC OUTLET	○ TELEPHONE PEDESTAL	--- FO FIBER OPTIC UNDERGROUND
○ YARD LIGHT	○ UTILITY MANHOLE	--- GAS GAS UNDERGROUND
○ LIGHT POLE	○ UTILITY PEDESTAL	--- OHU OVERHEAD UTILITY
○ FIBER OPTIC MANHOLE	○ UTILITY VAULT	--- SANITARY SEWER
○ GAS MANHOLE	○ WATERMAIN MANHOLE	--- WATER SPOUT
○ FLAG POLE	○ WATER METER	--- TEL TELEPHONE UNDERGROUND
○ FUEL PUMP	○ WATER SPIGOT	--- RETAINING WALL
○ FUEL TANK	○ WELL	--- UTILITY UNDERGROUND
○ PROPANE TANK	○ MONITORING WELL	--- WATERMAIN
○ GAS METER	○ CURB STOP	--- TRAFFIC SIGNAL
○ GAS VALVE	○ GATE VALVE	--- RAILROAD TRACKS
○ GENERATOR	○ IRRIGATION VALVE	--- RAILROAD SIGNAL
○ GUARD POST	○ POST INDICATOR VALVE	--- RAILROAD SWITCH
○ HAND HOLE	○ SIGN	--- SATELLITE DISH
○ MAIL BOX	○ SOIL BORING	--- WETLAND BUFFER SIGN

**(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)**

TRUNK STATE HIGHWAY NO. 12

FRONTAGE ROAD

608.14 (PLAT)  
N89°30'11"W 608.21 (MEASURED)

LOT 2

LOT 3

OUTLOT A

BLOCK 1

17TH ADDITION

HOLDRIDGE 2ND ADDITION REARRANGEMENT

FIELD CREW	NO.	BY	DATE	REVISION
AK	1	ML	12/10/2020	BOUNDARY SURVEY
DRAWN	2	ML	12/29/2020	TREE SURVEY
ML	3	EMW	2/4/2021	ADDED LOT 2
CHECKED	4	CMT	4/27/2021	REVISED BOUNDARY
ML				
DATE				
12/10/20				

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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.  
Dated this 29th day of December, 2020.  
*Daniel L. Schmidt*  
Dan Schmidt, PLS  
schmidt@sathre.com  
Minnesota License No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**  
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:117-RGE-22-SEC.04  
Hennepin County  
**WAYZATA, MINNESOTA**

**EXISTING CONDITIONS**  
PREPARED FOR:  
**PILLAR HOMES**

FILE NO.  
7056-078  
**7**  
**9**  
Page 87 of 111

DESCRIPTION OF PROPERTY SURVEYED

Lot 2 and 3, Block 1 & Outlot A, FRETAM 17TH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

STANDARD NOTES

- 1) **Site Address:** Outlot A - 15419 Wayzata Boulevard, Wayzata, Minnesota 55391  
Lot 3 - 15429 Wayzata Boulevard, Wayzata, Minnesota 55391  
Lot 2 - 1405 Holdridge Terrace, Wayzata, Minnesota 55391
  - 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
  - 3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 2706SC0326F, effective date of 11/04/16.
  - 4) **Parcel Area Information:**

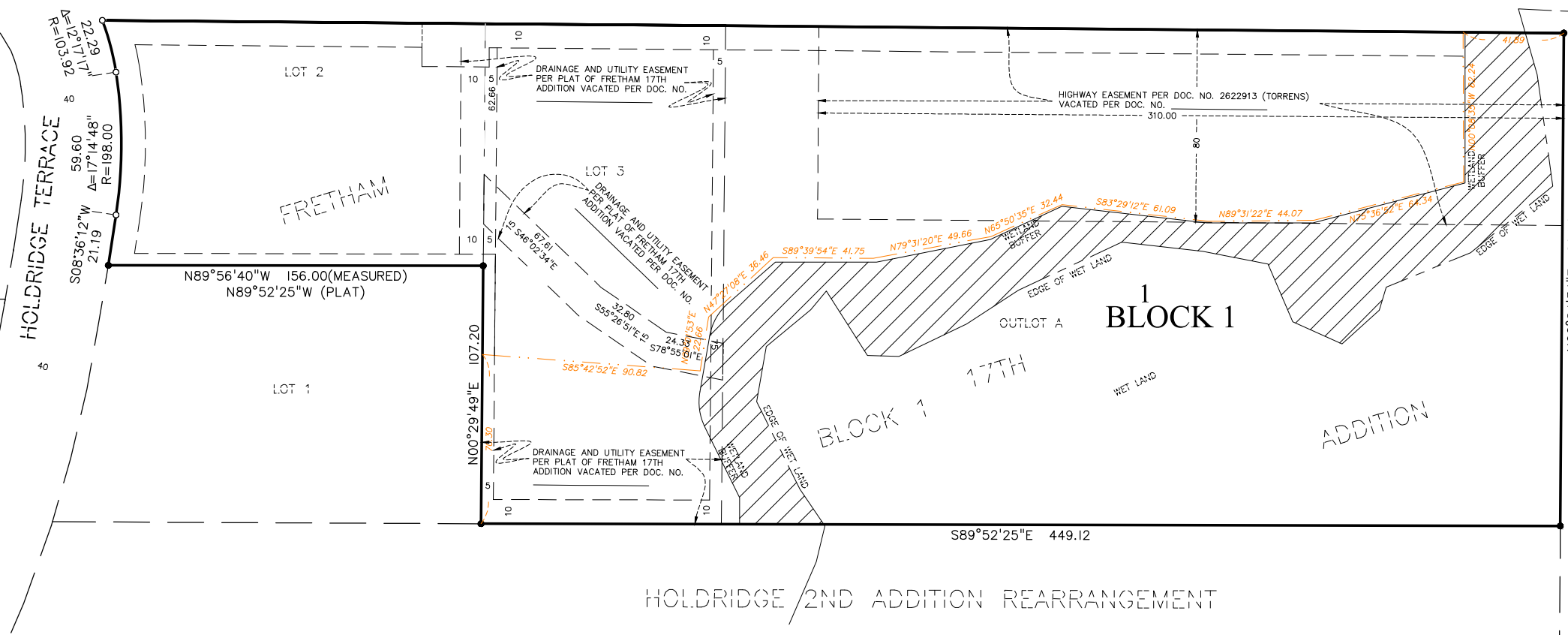
Outlot A	Gross Area: 71,896 s.f. - 1.65 acres
	Wet Area: 33,072 s.f. - 0.76 acres
	Net Area: 38,824 s.f. - 0.89 acres
Lot 3	Net Area: 20,749 s.f. - 0.48 acres
Lot 2	Net Area: 15,523 s.f. - 0.36 acres
Total	Gross Area: 108,168 s.f. - 2.48 acres
	Wet Area: 33,072 s.f. - 0.76 acres
	Net Area: 75,096 s.f. - 1.72 acres

\*We do not affirmatively insure the quantity of acreage set forth in the description
  - 5) **Benchmark:** Elevations are based Top Nut of Hydrant on Holdridge Terrace which has an elevation of 973.39 feet.
  - 6) **Zoning Information:** The current Zoning for the subject property is R-2A(Single Family Residential District) per the City of Wayzata's zoning map dated January 22, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
Principal Structure Setbacks - Street(s): 25 feet  
Side: 10 feet  
Rear: 20 feet  
Wetland: 30 feet (From Ordinary High Water Line)
- Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.
- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
  - 8) **Wetland Delineation:** The wetland delineation was performed by Kjolhaug and was flagged on 09/18/2020. Sathre-Bergquist located the wetland flags on 11/05/20.
  - 9) **Proposed Legal Description:** Lot 1, Block 1, CANTISSIMO OF WAYZATA, according to the recorded plat thereof, Hennepin County, Minnesota

(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)  
TRUNK STATE HIGHWAY NO. 12

FRONTAGE ROAD

608.14 (PLAT)  
N89°30'11"W 608.21 (MEASURED)



TRUNK STATE HIGHWAY NO. 12

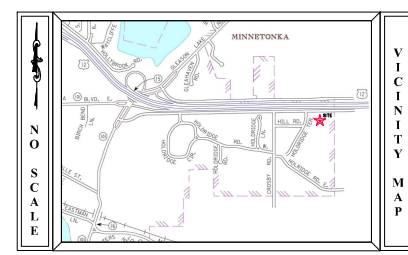
SURVEY LEGEND

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>CAST IRON MONUMENT</li> <li>CATCH BASIN</li> <li>FLARED END SECTION</li> <li>GATE VALVE</li> <li>GUY WIRE</li> <li>HYDRANT</li> <li>SURVEY MONUMENT SET</li> <li>SURVEY MONUMENT FOUND</li> <li>SURVEY CONTROL POINT</li> <li>LIGHT POLE</li> <li>POWER POLE</li> <li>SANITARY MANHOLE</li> <li>SANITARY CLEANOUT</li> <li>SIGN</li> <li>GROUND ELEVATION</li> <li>STORM DRAIN</li> <li>STORM MANHOLE</li> <li>YARD LIGHT</li> <li>A/C UNIT</li> <li>WELL</li> </ul> | <ul style="list-style-type: none"> <li>WOE WALKOUT ELEVATION</li> <li>FFE FIRST FLOOR ELEVATION</li> <li>GFE GARAGE FLOOR ELEVATION</li> <li>TOF TOP OF FOUNDATION ELEV.</li> <li>LOE LOWEST OPENING ELEV.</li> <li>CABLE TV PEDESTAL</li> <li>ELECTRIC TRANSFORMER</li> <li>ELECTRIC MANHOLE</li> <li>ELECTRIC METER</li> <li>GAS METER</li> <li>GAS VALVE</li> <li>HAND HOLE</li> <li>SOIL BORING</li> <li>TREE CONIFEROUS</li> <li>TREE DECIDUOUS</li> <li>TELEPHONE MANHOLE</li> <li>TELEPHONE PEDESTAL</li> <li>TRAFFIC SIGNAL</li> <li>UTILITY MANHOLE</li> <li>UTILITY PEDESTAL</li> </ul> | <ul style="list-style-type: none"> <li>BITUMINOUS</li> <li>BUILDING SETBACK LINE</li> <li>CABLE TV</li> <li>CONCRETE CURB</li> <li>CONCRETE</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>GUARD RAIL</li> <li>DT DRAIN TILE</li> <li>ELC ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FO FIBER OPTIC UNDERGROUND</li> <li>GAS GAS UNDERGROUND</li> <li>OHU OVERHEAD UTILITY</li> <li>RAILROAD TRACKS</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TEL TELEPHONE UNDERGROUND</li> <li>UTL UTILITY UNDERGROUND</li> <li>WATERMAIN</li> </ul> |
|---|---|--|



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

Gross Area	108,154	s.f.
Building	10,889	s.f.
Parking	10,724	s.f.
Concrete Area/Entry Area	1,854	s.f.
Lift Station Access	500	s.f.
Stairs West Side	65	s.f.
Patio	1,154	s.f.
Access Ramp	529	s.f.
Total Hardcover	25,715	s.f.
Hard Cover % Gross Area	24%	



FIELD CREW	NO.	BY	DATE	REVISION
DM, AK	1	EJ	10/18/2022	UPDATE
DRAWN	2	DLS	12/1/2022	UPDATE
CMT	3	CMT	12/16/2022	REVISE DRU
CHECKED				
DLS				
DATE				
4/27/2021				

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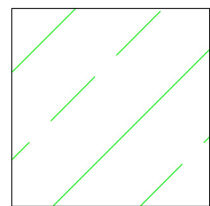
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Dated this 30th day of April, 2021.  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS  
schmidt@sathre.com  
Minnesota License No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS  
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
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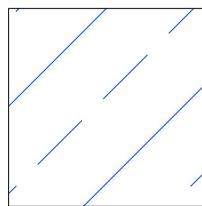
TWP:117-RGE.22-SEC.04  
Hennepin County  
**WAYZATA, MINNESOTA**

**CANTISSIMO OF WAYZATA**  
**PRELIMINARY PLAT**  
**PILLAR SENIOR LIFESTYLE LIVING LLC**

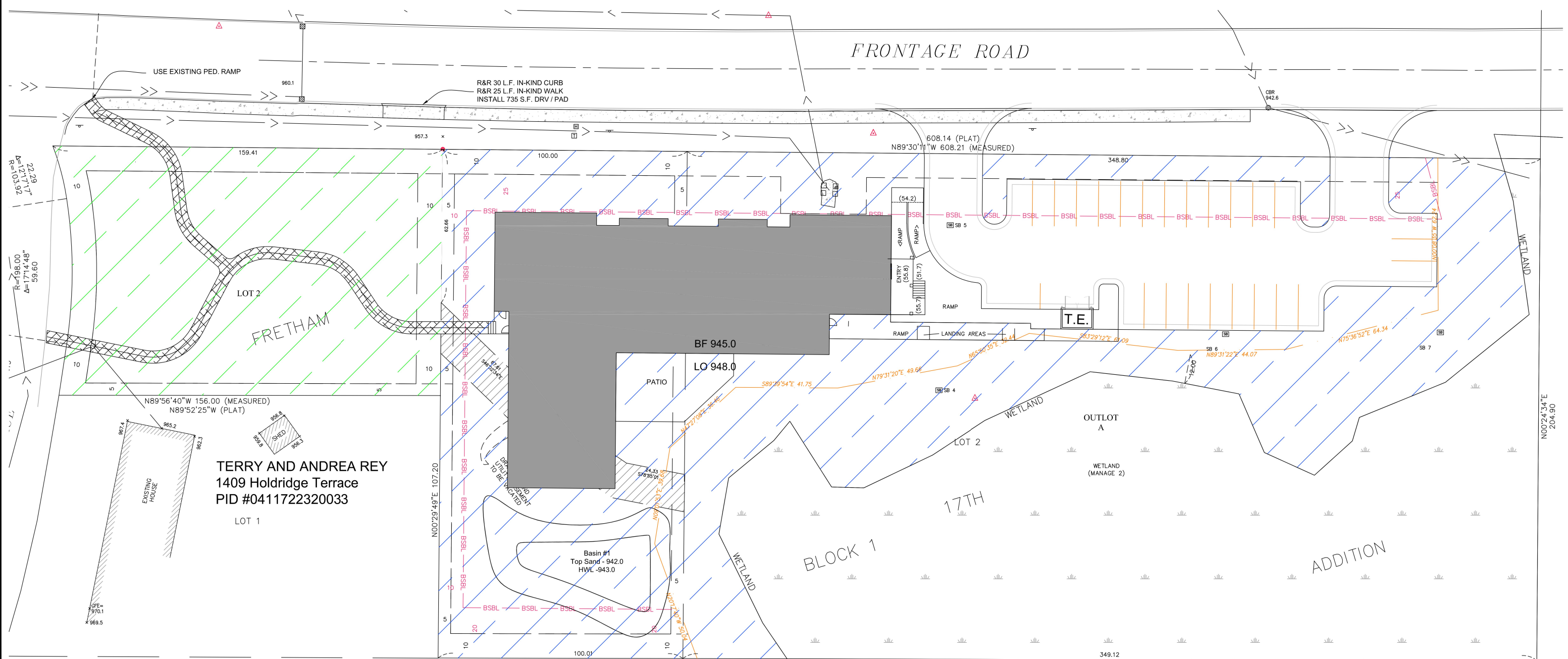
FILE NO.  
7056-078  
**8**  
**9**



PUBLIC AREA  
Area=15,516.5 sf



PRIVATE AREA  
Total Area = 92,638 sf  
Parking Area - 10,727 sf  
Building - 10,890 sf  
Wetland - 33,072 sf  
Net area = 37,949 sf



TERRY AND ANDREA REY  
1409 Holdridge Terrace  
PID #0411722320033  
LOT 1

BENJAMIN AND SARAH  
WOLFE  
1501 Holdridge Terrace  
PID # 0411722320025

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

HOLDDRIDGE 2ND ADDITION REARRANGEMENT

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRIVATE VS PUBLIC				
DRAWN BY				
CHECKED BY				
DATE				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
Daniel L. Schmidt, P.E.  
Date: 10/05/2022 Lic. No. 26147

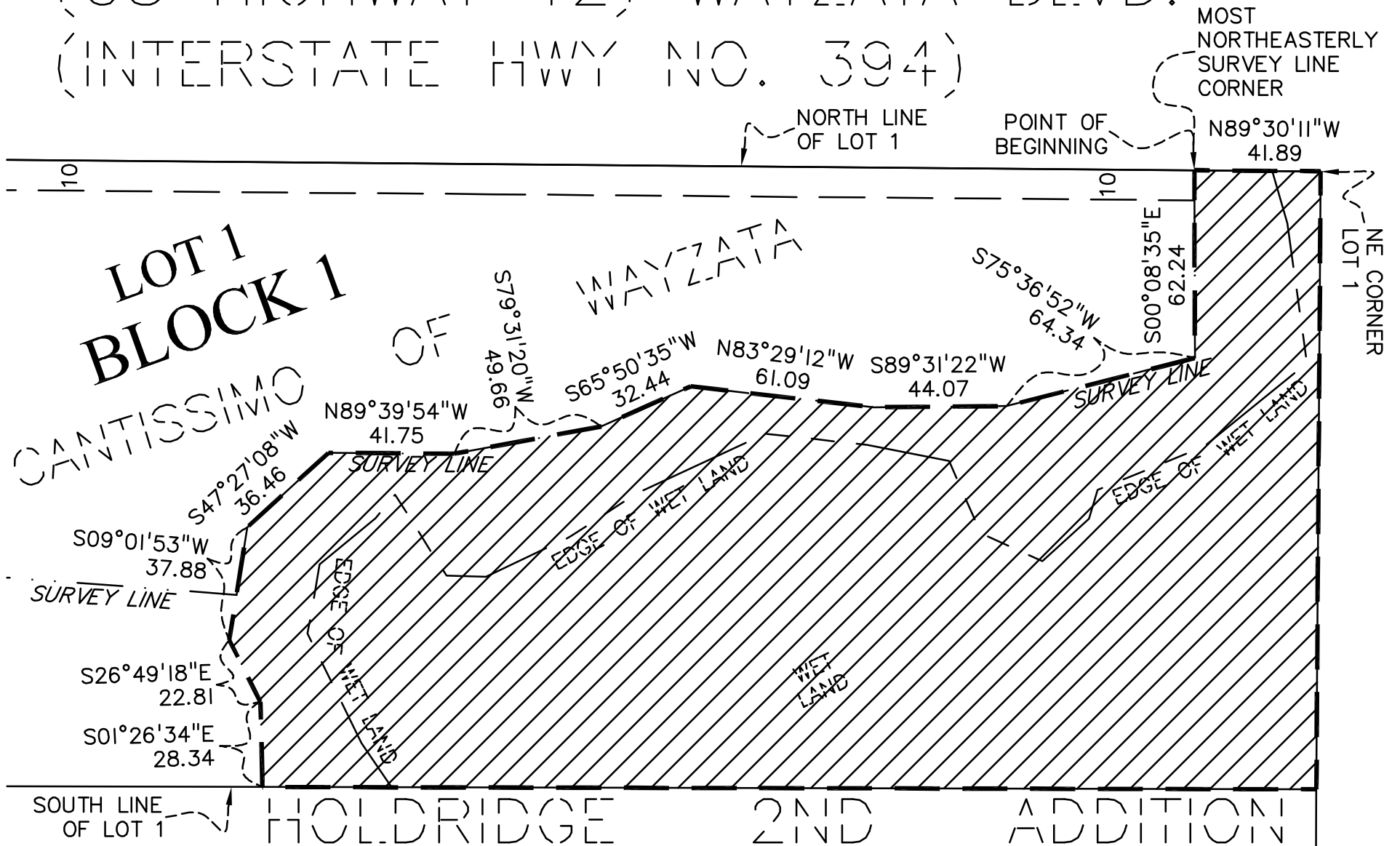
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.		FILE NO.	7056-077
WAYZATA, MINNESOTA			
		PUBLIC AREA AND PRIVATE AREA	
		WAYZATA MEMORY CARE	
		PILLAR SENIOR LIFESTYLE LIVING, LLC	
			9

PROJECT NAME AND NUMBER



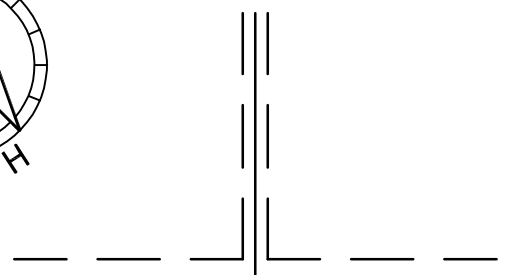
(US HIGHWAY 12) WAYZATA BLVD.  
 (INTERSTATE HWY NO. 394)



**CONSERVATION EASEMENT DESCRIPTION**

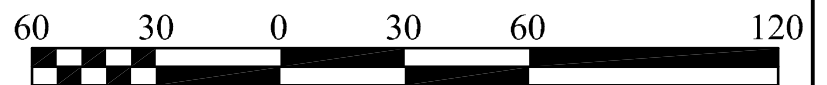
A conservation easement over, under, and across that part of Lot 1, Block 1, CANTISSIMO OF WAYZATA, according to the recorded plat thereof, Hennepin County, Minnesota, lying south and east of a line described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of North 89 degrees 30 minutes 11 seconds West along the north line of said Lot 1, a distance of 41.89 feet to the most northeasterly survey line corner, which is also the actual point of beginning; thence South 00 degrees 08 minutes 35 seconds East along the survey line a distance of 62.24 feet; thence continuing along the survey line South 75 degrees 36 minutes 52 seconds West, a distance of 64.34 feet; thence continuing along the survey line South 89 degrees 31 minutes 22 seconds West, a distance of 44.07 feet; thence continuing along the survey line North 83 degrees 29 minutes 12 seconds West, a distance of 61.09 feet; thence continuing along the survey line South 65 degrees 50 minutes 35 seconds West, a distance of 32.44 feet; thence continuing along the survey line South 79 degrees 31 minutes 20 seconds West, a distance of 49.66 feet; thence continuing along the survey line North 89 degrees 39 minutes 54 seconds West, a distance of 41.75 feet; thence continuing along the survey line South 47 degrees 27 minutes 08 seconds West, a distance of 36.46 feet; thence South 09 degrees 01 minutes 53 seconds West, a distance of 37.88 feet; thence South 26 degrees 49 minutes 18 seconds East, a distance of 22.81 feet; thence South 01 degrees 26 minutes 34 seconds East, a distance of 28.34 feet to the south line of said Lot 1 and there terminating.

Easement Area: 46,902 sq. ft.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN

 Easement Area

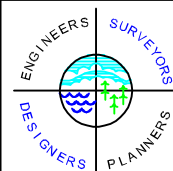


SCALE IN FEET

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.

Dated this 19th day of December, 2022.

SATHRE-BERGQUIST, INC.



**SATHRE-BERGQUIST, INC.**

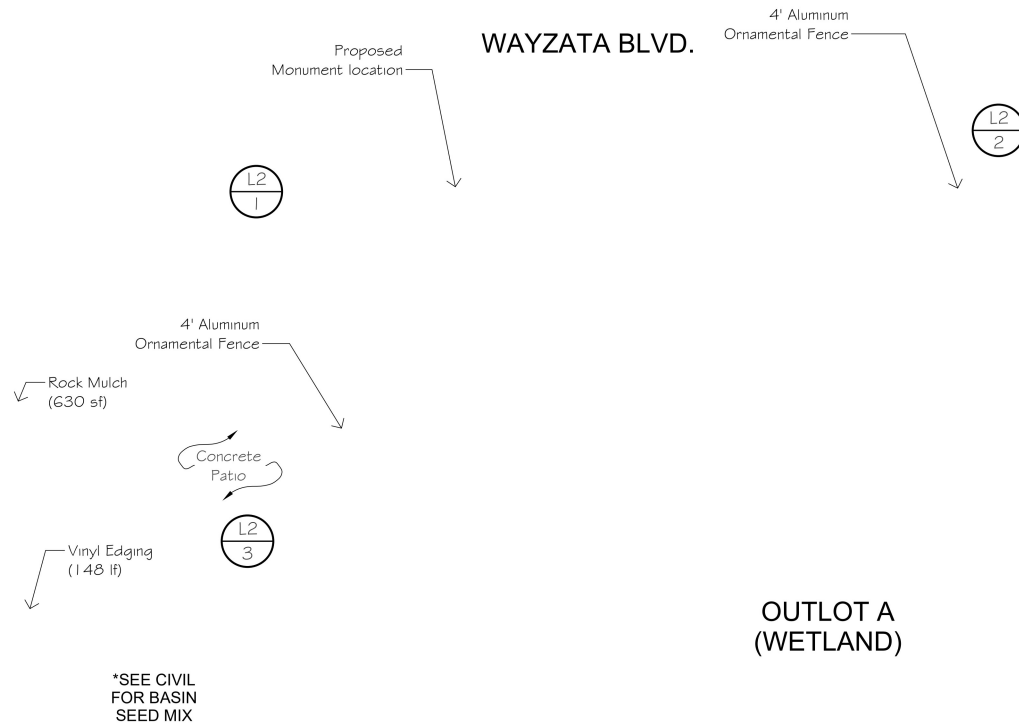
14000 25TH AVENUE NORTH, SUITE 120  
 PLYMOUTH MN 55447 (952) 476-6000  
 WWW.SATHRE.COM

  
 Daniel L. Schmidt, PLS Minnesota License No. 26147  
 schmidt@sathre.com

**Easement Exhibit**

Prepared For  
**PILLAR HOMES**

Date: 12-19-22	Revision Date:
Prepared By: ABE	Check By: DLS
Layout Sheet:	1
Project Number: 7056-078	1



\*SEE CIVIL FOR BASIN SEED MIX

Tree Schedule				
TREES	Cont	Quantity	%	
White Fir / <i>Abies concolor</i>	10' BB	11	19	
Birch Clump / <i>Betula populifolia</i> 'Whitespire'	4.0' BB	9	15	
Black Hills Spruce / <i>Picea glauca densata</i>	10' BB	9	15	
Prairie Gold Aspen / <i>Populus tremuloides</i> 'NEArb'	4.0' BB	8	14	
American Larch / <i>Larix laricina</i>	10' BB	9	15	
Common Alder / <i>Alnus glutinosa</i> (L.) Gaertn.	4.0' BB	9	15	
Eastern Red Cedar / <i>Juniperus virginiana</i>	10' BB	5	9	
	Total Trees	60		
	Total Inches	240		

General Planting Notes

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS @ 0. C. MAXIMUM SPACING
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

Planting Notes

- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIROLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL DCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 6" OF UNSCREENED TOPSOIL ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANTINGS REPRESENTED AT THEIR MAXIMUM GROWTH AND PLACED APPROPRIATELY FROM STRUCTURES, EDGING AND OTHER PLANTINGS. PLANTINGS SHALL PROVIDE SEASONAL COLOR AND INTEREST, SCREENING OF UNDESIRABLE VIEWS AND SHALL BE GENERALLY LOW MAINTENANCE IN NATURE.

Tree Preservation Requirements/ Proposal

Replacements Requirements:  
 Significant Trees = 138 cal in  
 Heritage Trees = 61 cal in  
 Total = 260 cal in  
 \*per tree survey

Proposed: A mix of 4.0' BB/ 10' BB deciduous/ coniferous trees due to site space constraints  
 25 Deciduous Trees (4.0') = 81 cal in  
 33 Coniferous Trees (4.0') = 128 cal in  
 Total = 232 cal in  
 (proposing a 10' BB coniferous tree = 4.0 cal in)

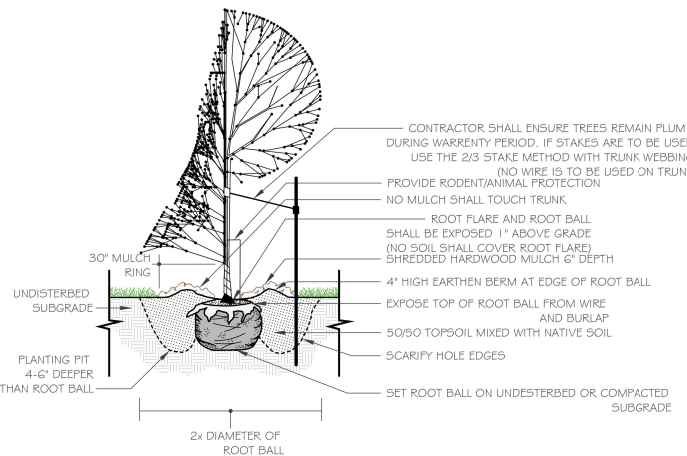
Legend

Vinyl Edging

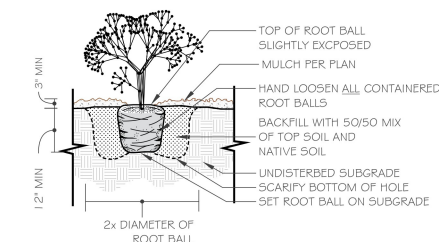
Seeded Mown Area

Seeded MNDot 36-211

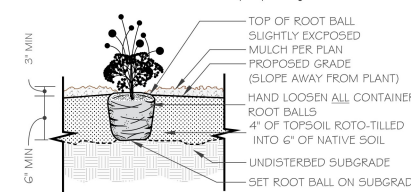
1 Layer of 4-6" River Rock w/  
 1 1/2" River Rock Mulch filler,  
 over 6 mil Polly  
 3" Double Shredded Bark  
 Mulch



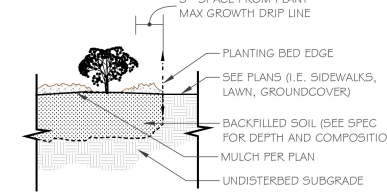
1 TYPICAL TREE PLANTING DETAIL NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAIL NOT TO SCALE



3 TYPICAL PERENNIAL PLANTING DETAIL NOT TO SCALE



4 TYPICAL PLANTING BED EDGE DETAIL NOT TO SCALE

36-211 MNDot Woodland Edge Mix (South)				
COMMON	SCIENTIFIC	RATE	%	PER SF
<b>GRASSES</b>				
kalm's brome	<i>Bromus kalmii</i>	1.50	4.34%	4.40
nodding wild rye	<i>Elymus canadensis</i>	1.25	3.61%	2.38
slender wheatgrass	<i>Elymus trachycaulis</i>	1.25	3.64%	3.18
big bluestem	<i>Andropogon gerardi</i>	1.00	2.90%	3.68
side-oats grama	<i>Bouteloua curtipendula</i>	1.00	2.89%	2.20
Indian grass	<i>Sorghastrum nutans</i>	1.00	2.89%	4.40
little bluestem	<i>Schizachyrium scoparium</i>	0.62	1.79%	3.40
bottlebrush grass	<i>Elymus hystrix</i>	0.32	0.91%	0.88
switchgrass	<i>Panicum virgatum</i>	0.06	0.17%	0.30
<b>FORBS</b>				
black-eyed susan	<i>Rudbeckia hirta</i>	0.18	0.52%	6.10
American vetch	<i>Vicia americana</i>	0.18	0.52%	0.14
white prairie clover	<i>Dalea candida</i>	0.17	0.50%	1.20
Canada tick trefoil	<i>Desmodium canadense</i>	0.14	0.42%	0.29
Early Sunflower	<i>Helopsis helanthoides</i>	0.13	0.38%	0.30
golden alexanders	<i>Zizia aurea</i>	0.11	0.33%	0.46
blue giant hyssop	<i>Agastache foeniculum</i>	0.10	0.28%	3.20
wild bergamot	<i>Monarda fistulosa</i>	0.06	0.18%	1.60
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.06	0.17%	0.90
Clayton's sweet cicely	<i>Osmorhiza claytonii</i>	0.06	0.17%	0.06
smooth wild rose	<i>Rosa blanda</i>	0.06	0.17%	0.06
showy goldenrod	<i>Solidago speciosa</i>	0.06	0.18%	1.80
smooth aster	<i>Symphoricarpos laevis</i>	0.06	0.19%	1.30
Lance-leaved Figwort	<i>Scrophularia lanceolata</i>	0.05	0.14%	3.20
common yarrow	<i>Achillea millefolium</i>	0.03	0.09%	2.00
white snakeroot	<i>Ageratina altissima</i>	0.03	0.09%	1.70
zigzag goldenrod	<i>Solidago flexicaulis</i>	0.02	0.05%	0.50
<b>COVER CROP</b>				
Oats	<i>Avena sativa</i>	25.00	72.48%	11.14
	Total	34.50	100%	60.75

Plant Schedule		
SHRUBS	Size	Quantity
Annabelle Hydrangea / <i>Hydrangea arborescens</i> 'Annabelle'	24" HT	2
Arrowwood Viburnum / <i>Viburnum dentatum</i> 'Christom'	48" HT	1
Black Chokeberry / <i>Aronia melanocarpa elata</i>	18" HT	16
Bobo Hydrangea / <i>Hydrangea paniculata</i> 'Bobo'	3 gal	4
Boxwood / <i>Buxus</i> x 'Green Velvet'	24" HT	6
Compact Dogwood / <i>Cornus sencana</i> 'Bailadeline'	18" HT	3
Compact Viburnum / <i>Viburnum opulus</i> 'Compactum'	48" HT	1
Dwarf Bush Honeysuckle / <i>Diervilla lonicera</i>	18" HT	33
Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palibin'	5 gal	23
Grow Low Sumac / <i>Rhus aromatic</i> 'Gro-Low'	18" HT	1
Nearly Wild Rose / <i>Rosa</i> x 'Nearly Wild'	2 gal	5
P.J.M. Rhododendron / <i>Rhododendron</i> x 'PJM'	24" HT	4
Red Dogwood / <i>Cornus sencana</i> 'Bailey'	18" HT	1
Serviceberry / <i>Amelanchier alnifolia</i> 'Regent'	24" HT	6
Yellow Dogwood / <i>Cornus alba</i> 'Bud's Yellow'	18" HT	3
<b>GRASSES</b>		
Karl Foerster Grass / <i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	1 gal	3
<b>PERENNIALS</b>		
Autumn Fire Sedum / <i>Sedum</i> x 'Autumn Fire'	1 gal	13
Black Eyed Susan / <i>Rudbeckia</i> 'Goldsturm'	1 gal	6
Frost Brunnera / <i>Brunnera macrophylla</i> 'Sea Heart'	1 gal	11
Little Rocket Lialana / <i>Lialana stenocephala</i> 'Little Rocket'	1 gal	9
Maggie Daley Astilbe / <i>A. chinensis</i> 'Maggie daley'	1 gal	16
Moonshine Yarrow / <i>Achillea</i> x 'Moonshine'	1 gal	4
Ornamental Allium / Allium 'Millenium'	1 gal	9
Purple Astilbe / <i>A. chinensis</i> 'Purpurkerze'	1 gal	6
Purple Coral Bells / <i>H. 'Plum Pudding'</i>	1 gal	4
Russian Sage / <i>P. atriplicifolia</i>	1 gal	6
Silver Coral Bells / <i>H. 'Silver'</i>	1 gal	7
Stella de Oro Daylily / <i>Hemerocallis</i> 'Stella de Oro'	1 gal	18

Landscape Architect:

(952) 361-1044 / www.norbylandscape.com



Client:



Project Location:



Certification:

I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am a registered Landscape Architect under the laws of the State of Minnesota.

Kevin Norby Registration # 20144  
 Date: 12.30.2022

Copyright:

THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS.

CONTISSIMO OF WAYZATA

LANDSCAPE SITE PLAN

Drawn By: Matt Klein  
 Checked By: Kevin Norby

Original Issue Date: 05.24.2021  
 Reissue Date: 12.30.2022

Revisions:

#	Date	By	Remarks
01	211103	AK	Revise per city comments and client request.
02	220823	AK	Revise per city comments and client request.
03	221128	AK	Revise per city comments and client request.
04	221216	AK	Revise per city comments and client request.
05	221230	AK	Revise per city comments and client request.

Project Number: City Number:















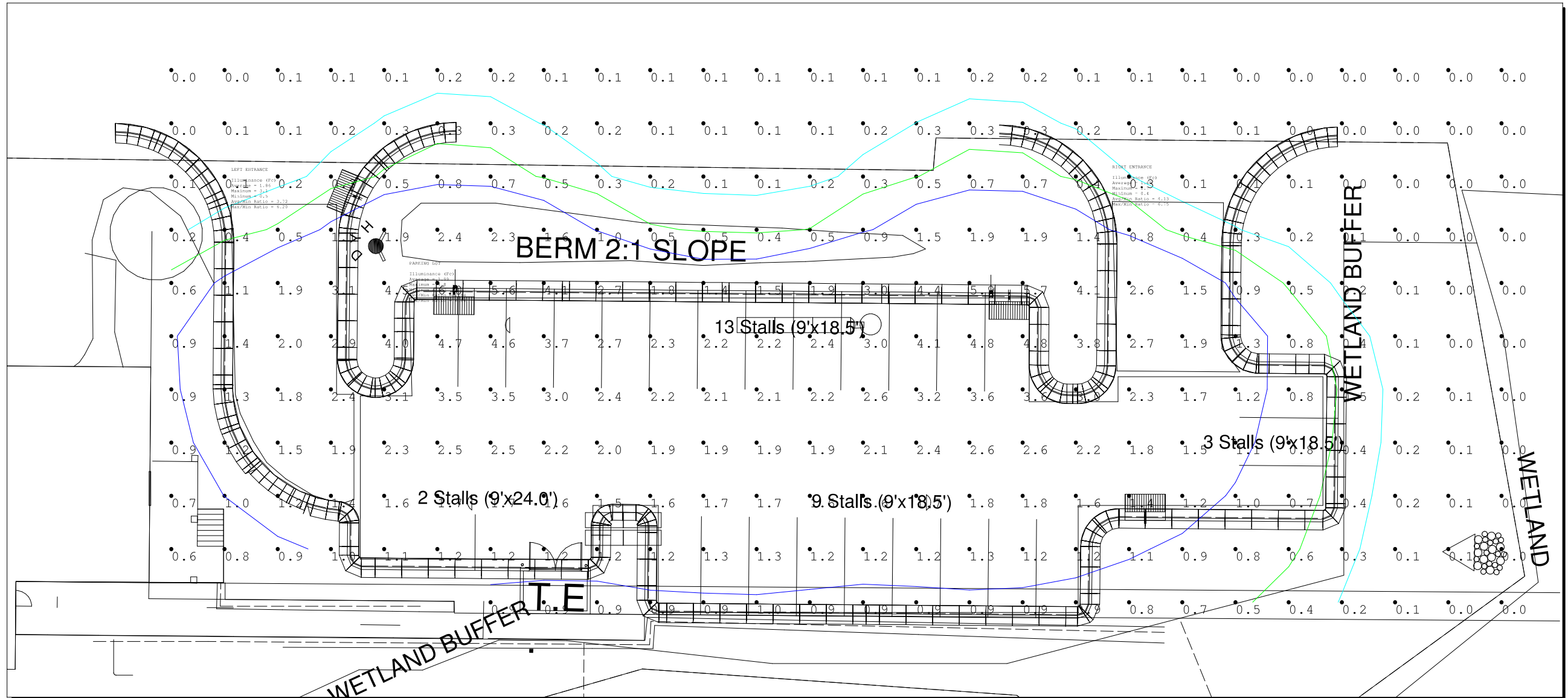






Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	A4	Single	0.900	ECOFORM: ECF-S-48L-1A-NW-G2-4 MOUNTED AT 23FT. POLE:20FT ON A 30IN RAISED BASE	158.7	20880

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.18	6.0	0.0	N.A.	N.A.
LEFT ENTRANCE	Illuminance	Fc	1.86	3.1	0.5	3.72	6.20
PARKING LOT	Illuminance	Fc	1.99	4.8	0.7	2.84	6.86
RIGHT ENTRANCE	Illuminance	Fc	1.65	2.7	0.4	4.13	6.75



Plan View  
Scale: 1 inch= 10 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions		

Drawn By: SANDY  
Checked By: BURT  
Date: 8/17/2022  
Scale: AS NOTED

**WAYZATA MEMORY CARE**



## Traffic Count:

The hours for deliveries from any vendor to our community is flexible and based on what the surrounding neighborhoods find acceptable. Deliveries are Monday-Friday between the hours of 7:30 am-3:00pm.

Typical week of traffic will consist mostly of employees and family members visiting residents who reside at this community we will not be driving which lowers our traffic flow to visitors and professionals only or peak hours and days for visitors are the majority of traffic flow will be coming off of east highway 12 onto the frontage road.

### Staffing Monday-Friday

6:30am-5:30pm – 14 employees (6 CNA, 5 department head, 3 kitchen aids)

5:30pm-10:30pm – 8 employees (6 CNA, 2 kitchen aids)

10:30pm-6:30am - 2-3 employees (2 CAN with possible third added depending on resident cares)

### Staffing Saturday-Sunday

6:30am-5:30pm – 9 employees (6 CNA, 3 kitchen aids)

5:30pm-10:30pm - 8 employees (6 CNA, 2 kitchen aids)

10:30pm-6:30am -2-3 employees (2 CAN with possible third added depending on resident cares)

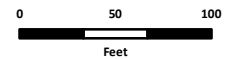
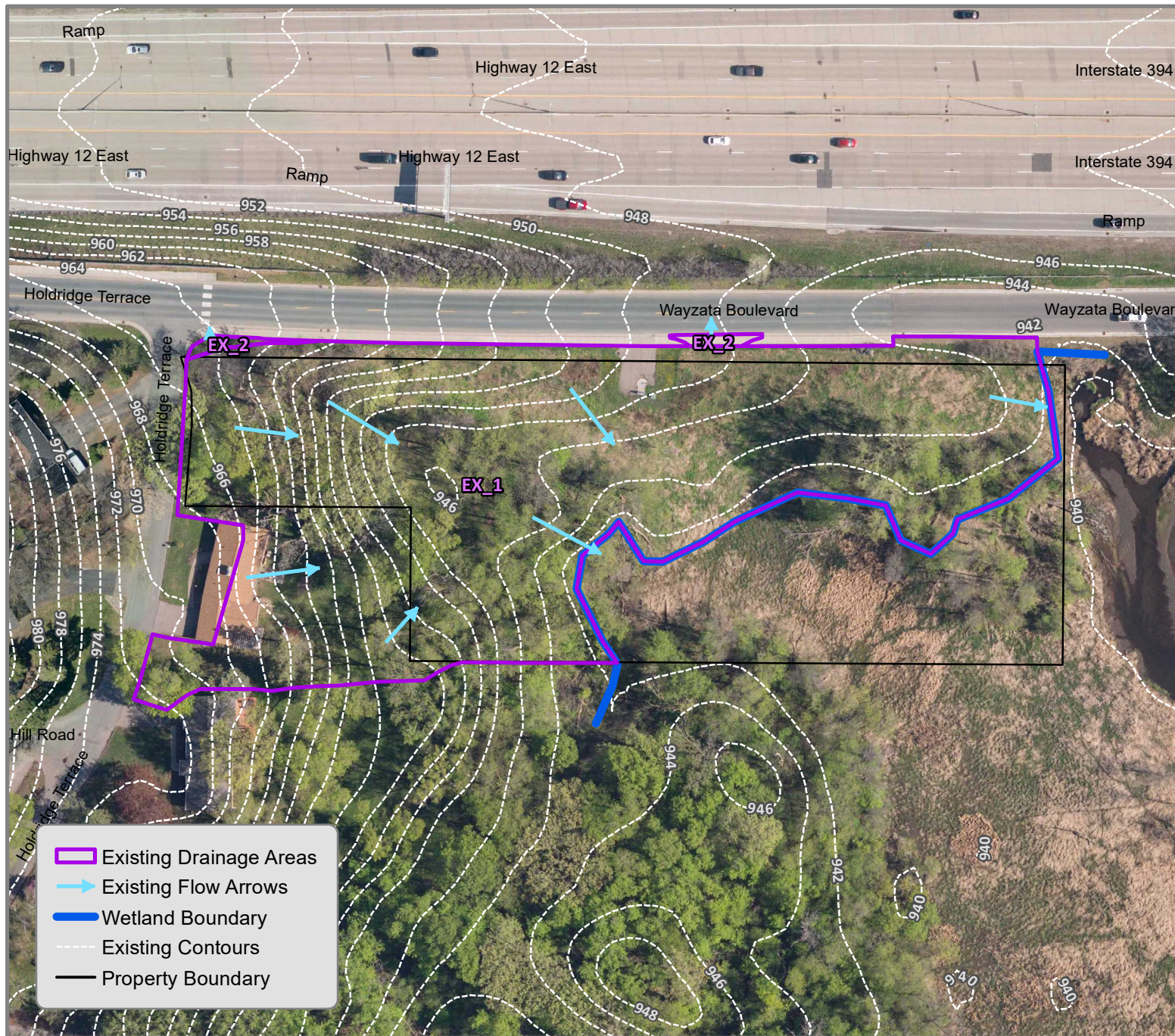
### High Visiting Times for families & professional vendors:

Monday-Friday 9:00am-11:00pm – 6 vendors (6 cars) (PT/OT – Physicians) + average 4 different family members visiting

Monday-Friday 3:00pm-7:00pm – 3-5 cars/10 family members average visiting

Saturday-Sunday 10:00am-4:00pm – 5-8 cars/average 16 family members visiting

Medical Emergency Vehicles avg: 3x month



1 inch = 100 feet



Locator Map Not to Scale

Wayzata  
Hennepin County, MN

Figure 2

# EXISTING CONDITIONS

CANTISSIMO OF  
WAYZATA  
SATHRE-BERQUIST,  
INC.

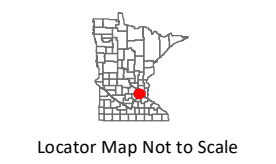
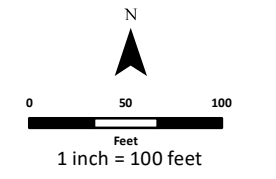
Date: 5/3/2021



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.  
Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet | Edited by: lwehr | C:\Users\LWehr\AE2S\Sathre - Cantissimo Wayzata\GIS\Fig2\_ExistingConditions.mxd



- Proposed Drainage Areas
- Proposed Impervious
- Basin #1 - Sand Filter
- Basin #2 - Underground Filtration BMP
- Proposed Storm Sewer
- Proposed Flow Arrows
- Wetland Boundary
- Proposed Contours
- Existing Contours
- Property Boundary



Wayzata  
Hennepin County, MN

Figure 3  
**PROPOSED CONDITIONS**

CANTISSIMO OF  
WAYZATA  
SATHRE-BERQUIST,  
INC.

Date: 5/3/2021



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.  
Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet | Edited by: lwehr | C:\Users\LWehr\AE2S\Sathre - Cantissimo Wayzata\GIS\Fig3\_ProposedConditions.mxd

# WATER CALCULATIONS

## FIXTURE CALCULATIONS

BUILDING FIXTURES	QUANTITY	F.U.	WATER TOTAL	F.U.	WASTE TOTAL
WATER CLOSET (FLUSH TANK)	41	2.5	102.5	4	164
WATER CLOSET (FLUSH VALVE)	3		0	6	18
URINAL			0	3	0
LAVATORY	44	1	44	1	44
SINK	9	1.5	13.5	2	18
SERVICE SINK	1	3	3	3	3
SHOWER	41	4	164	2	82
DRINKING FOUNTAIN	3	1	3	1	3
CLOTHES WASHER	3	4	12	3	9
WASH FOUNTAIN		4	0	2	0
FLOOR DRAIN	15	---	---	2	30
HOSE BIBB	2	2.5	5	---	---
DISHWASHER	1	4	4	4	4
LAUNDRY TUB	3	1.5	4.5	2	6
			0		0
			0		0
			0		0
<b>TOTAL F.U.</b>			<b>355.5</b>		<b>381</b>

**381** WASTE F.U. **1/4** SLOPE = **6 INCH** BLDG. WASTE SIZE  
**0** FLUSH TANK F.U. = **0** GPM  
**355.5** FLUSH VALVE F.U. = **119** GPM

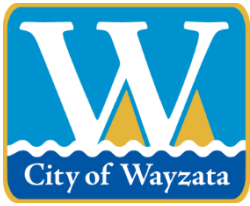
## PRESSURE CALCULATIONS

STATIC LOSS =	30	FT.	X .43	=	12.9	PSI	
119 GPM THRU	(1)	2	INCH	METER(S)	=	9.85	PSI
BACKFLOW PREVENTER				=	10	PSI	
PRESSURE REQUIRED AT FIXTURE					<b>25</b>	PSI	
TOTAL PRESSURE LOSS					<b>58</b>	PSI	
STREET PRESSURE					<b>65</b>	PSI	
PRESSURE LOSS					<b>58</b>	PSI	
PRESSURE AVAILABLE					<b>7</b>	PSI	
PIPING LENGTH TAP TO METER					<b>200</b>	FT.	
PIPING LENGTH METER TO FURTHEST FIXTURE					<b>700</b>	FT.	
ALLOWANCE FOR FITTINGS AT	<b>20%</b>				<b>140</b>	FT.	
TOTAL LENGTH					<b>1040</b>	FT.	

7.25 PSI X 100 = 724.76 / 1040 = **0.70** PSI LOSS AVAIL / 100 FT.

### WATER PIPE SIZING CHART

PIPE SIZE	GPM	F.U. (Tank)	F.U. (fv)	CPVC
1/2"	0	0 - 1	0	6
3/4"	0 - 2	2 - 3	0 - 1	13
1"	3 - 5	4 - 7	2 - 2	25
1 1/4"	6 - 9	8 - 14	3 - 4	43
1 1/2"	10 - 15	15 - 24	5 - 5	72
2"	16 - 30	25 - 70	6 - 20	176
2 1/2"	31 - 52	71 - 180	21 - 75	205
3"	53 - 90	181 - 400	76 - 275	380
4"	91 - 190	401 - 1000	276 - 1000	815
6"	191 - 600	1001 - 5000	1001 - 5000	



**City of Wayzata  
Planning Commission  
Agenda Report**

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 6.a
<b>TITLE:</b> Review of Development Activities	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

**BACKGROUND:**

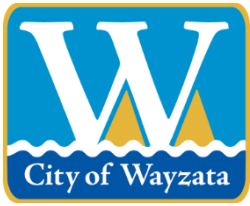
A verbal update will be provided at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> January 23, 2023	<b>AGENDA ITEM:</b> 6.b
<b>TITLE:</b> Planning Commission Meeting Schedule	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

**BACKGROUND:**

The next Planning Commission meeting is on Monday, February 6, 2023. The 2023 City Meeting Calendar and Liaison Schedule are attached. The attached City Calendar has been updated to remove a previously shown Planning Commission meeting on July 3.

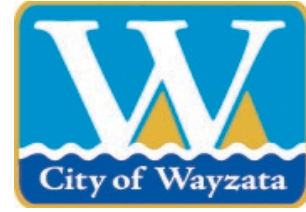
**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

1. 2023 Wayzata City Calendar
2. 2023 Planning Commission Liaison Schedule

# City of Wayzata 2023 Meeting Calendar



January 2023						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October 2023						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

- Energy & Environment 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

  Holiday Observed  
City Offices Closed

Revised  
9/21/2022

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## 2023 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 10	Peggy Douglas
Tuesday	January 24	Adam Elg
Tuesday	February 7	Laura Merriam
Tuesday	February 21	Bonnie Schwalbe
Tuesday	March 7	Jennifer Severson
Tuesday	March 21	Ken Sorensen
Tuesday	April 4	Larissa Stockton
Tuesday	April 18	Peggy Douglas
Tuesday	May 2	Adam Elg
Tuesday	May 16	Laura Merriam
Tuesday	June 6	Bonnie Schwalbe
Tuesday	June 20	Jennifer Severson
<b>N/A</b>	<b>No meeting July 4<sup>th</sup> week</b>	
Tuesday	July 18	Ken Sorensen
Tuesday	August 8	Larissa Stockton
Tuesday	August 22	Peggy Douglas
Tuesday	September 5	Adam Elg
Tuesday	September 19	Laura Merriam
Tuesday	October 13	Bonnie Schwalbe
Tuesday	October 17	Jennifer Severson
Tuesday	November 7	Ken Sorensen
Tuesday	November 21	Larissa Stockton
Tuesday	December 5	Peggy Douglas
Tuesday	December 19	Adam Elg