

# WAYZATA CITY COUNCIL

## Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Tuesday, February 21, 2023

7:00 PM

### ZOOM INFORMATION

[Click here to join Zoom Mtg](#)

[Meeting ID: 831 6700 7951](#) [Passcode: 066736](#)

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).

**4:45 p.m. Dinner Available for Wayzata City Council - Conference Room**

### WORKSHOP TOPICS FOR DISCUSSION:

- **Review and Discussion of 2022 Downtown Wayzata Parking Study (5:15-6:00 p.m.)**
- **Update of City's Progress with Emerald Ash Borer (EAB) Mitigation (6:00-6:15 p.m.)**
- **HRA Update on Affordable Housing Policy and Maggie Manor Too (6:15-6:30 p.m.)**

### 7:00 PM - CITY COUNCIL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
6. **New Agenda Items**
7. **Consent Agenda**
  - a. Approval of City Council Workshop and Regular Meeting Minutes of February 7, 2023
  - b. Approval of Check Register
  - c. Approval of Municipal Licenses
  - d. Receipt of Police Activity Report
  - e. Receipt of Building Activity Report
  - f. Adoption of Resolution 09-2023 Approving a Joint Powers Agreement Between the University of Minnesota and the City of Wayzata for use of Competitive Bidding Contracts for Supplies, Commodities, and Equipment
  - g. Approval of Professional Services Agreement with Civitas, Inc. for Panoway Dock Working Group
  - h. Approval of Expenditures Related to Council Out-of-State Travel
8. **New Business**
  - a. Consider Approval of First Reading of Ordinance No. 824 Authorizing the Issuance of General Obligation Temporary Tax Increment Bonds for Panoway on Wayzata Bay and Adoption of Resolution 12-2023 Authorizing Issuance and Sale of General Obligation Temporary Tax Increment Bonds, Series 2023A
  - b. Consider Award of Contracts for Panoway Boardwalk Materials—Precast Concrete and Structural Steel

- c. Consider Adoption of Resolution 11-2023 Denying Subdivision at 1030 Lake Street East
- d. Consider Adoption of Resolution 10-2023 Approving Development Application for Cantissimo Senior Living and Approval of First Reading of Ordinance 823 Amending the Official Zoning Map at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East

**9. City Manager's Report and Discussion Items**

**10. Public Forum (as necessary)**

**11. Adjournment**

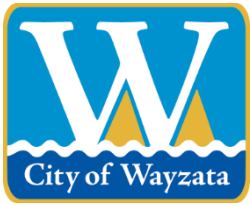
**Meeting Rules of Conduct:**

Turn in white card for public forum and blue card for agenda item  
Give name and address  
Indicate if representing a group  
Limit remarks to 3 minutes

**Upcoming Meetings:**

City Council - March 7, 2023  
Planning Commission - March 6, 2023

Members of the City Council 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 City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.a
<b>TITLE:</b> Approval of City Council Workshop and Regular Meeting Minutes of February 7, 2023	
<b>PROPOSED MOTION:</b> To Approve the Workshop and Regular Meeting Minutes of February 7, 2023	
<b>PREPARED BY:</b> Kathy Leervig, City Clerk	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

**ACTION REQUESTED:**

Staff recommends approval of the draft minutes.

**FINANCIAL OR BUDGET CONSIDERATION:**

N/A

**BACKGROUND:**

N/A

**ATTACHMENTS:**

1. February 7, 2023 CC Minutes (draft)
2. February 7, 2023 Workshop Minutes (draft)

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  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**WAYZATA CITY COUNCIL**  
**DRAFT - MEETING MINUTES**  
**FEBRUARY 7, 2023**

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

Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton 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, MacDonald, Plechash, and Parkhill. Also present: City Manager Dahl, Deputy City Manager Yager, Parks Planner Kieser, and City Attorney Schelzel.

Council Member absent: Iverson

Mayor Mouton noted earlier this evening, the City Council participated in a joint workshop with the Parks and Trails Board. The following items were on the agenda:

- 2023 Projects

**AGENDA ITEM 4. Approve Agenda.**

Ms. MacDonald made a motion, seconded by Mr. Plechash, to approve the agenda, as presented. The motion carried 4/0.

**AGENDA ITEM 5. Public Forum.**

Becky Pierson, Wayzata Area Chamber of Commerce, gave a brief overview of the upcoming events for the Wayzata Chilly Open that will be held February 10-11, 2023. She encouraged anyone interested in volunteering to contact them and noted that more specific details about the weekend can be found at [www.wayzatachillyopen.com](http://www.wayzatachillyopen.com).

Mayor Mouton asked about plans for road closures for this event. Ms. Pierson stated that it will be very similar to past years and noted that nothing will be closed along Lake Street. She explained that most of the parking area near Boat Works will be utilized by the event.

**AGENDA ITEM 6. New Agenda Items.**

**AGENDA ITEM 7. Consent Agenda.**

Mayor Mouton read the items on the consent agenda and asked if any Council member wished to pull an item for further discussion.

Councilmember Parkhill asked about item '1' and noted that with relation to a union contract, he did not feel competent to read through the legal language and asked who represented the City's interest in this. City Manager Dahl stated that the union discussions include himself, Deputy City Manager Yager, and the union representative. He explained that depending on the nature of the agreement, they may, at times, involve City Attorney Schelzel, but that was not done this year because the structure of the key components of

1 the contract was identical to the one that was agreed to for the officers. He noted that this  
 2 contract should not have any budget implications because the terms from this agreement  
 3 have been incorporated into the City’s budget already.

4 Mayor Mouton asked if contracts and contract renewals had been shared with City  
 5 Attorney Schelzel in order for him to do a thorough review of all the contracts. Mr. Dahl  
 6 explained that to his knowledge, the City had not asked City Attorney Schelzel to do a  
 7 thorough review of the union contracts, but noted that had not been done in the past either.

8 Mayor Mouton noted that the Consent Agenda tonight included a significant  
 9 number of contracts and asked if that is something that should be done and shared with  
 10 City Attorney Schelzel. Mr. Dahl noted that he believed for all the other contracts he had  
 11 at least contacted City Attorney Schelzel and discussed them or reviewed them. He  
 12 explained that the union contract would be the exception.

13 Hearing no additional requests, Mayor Mouton asked for a motion to approve the  
 14 Consent Agenda as presented. Mr. Plechash made a motion, seconded by Mr. Parkhill, to  
 15 approve the consent agenda:

- 16 a. Approval of City Council Workshop Meeting and Regular Meeting Minutes of  
 17 January 10, 2023 and Regular Meeting Minutes of January 18, 2023
- 18 b. Approval of Check Register
- 19 c. Approval of Municipal Licenses
- 20 d. Approval of Lease Agreement with Hennepin County for Election Equipment
- 21 e. Approval of April 4, 2023, 5:30 PM, as the Time and Date for the 2023 Local Board  
 22 of Appeal and Equalization Meeting
- 23 f. Approval of Professional Services Contract with WSB for Tennis and Pickleball  
 24 Courts Improvement Project
- 25 g. Approval of Contract Renewal with Rainbow Tree Company
- 26 h. Approval of Professional Services Contract with ETM Associates, LLC for  
 27 Preparation of Parks Operations and Maintenance Manual
- 28 i. Adoption of Resolution 07-2023 Authorizing Participation in a MCES Grant  
 29 Program for the Mitigation of Inflow and Infiltration in the Public Sanitary Sewer  
 30 System
- 31 j. Authorization of Mayor and City Manager to Execute Engagement Letter with  
 32 MMKR for Fiscal Year 2022 Auditing Services
- 33 k. Appointment of Troy Espeseth to the Ad-Hoc Marina Advisory Committee
- 34 l. Approval of 2023-2024 Union Contract with LELS Local No. 522

35  
 36 The motion carried 4/0.

37  
 38 **AGENDA ITEM 8. New Business.**

39 **a. Consider Acceptance of Resignation and Recognize Retiring Board Members**  
 40 **Dan Day, Tyler Purdy, and Amy Steiner**

41 Mr. Dahl expressed his appreciation for the time and service from Amy Steiner who was a  
 42 pioneer member of the Energy and Environment Committee; Tyler Purdy who served on  
 43 the Parks and Trails Board; and Dan Day who has served as chair of the Charter  
 44 Commission. He noted that the City has a small gift for these individuals and noted that  
 45 the only one able to attend tonight’s meeting was Mr. Day.

1 Mayor Mouton thanked Mr. Day for his years of service and commitment to the  
2 City and presented him with a small gift from the City. She noted that he will be missed  
3 on the Charter Commission but is glad that he will be able to continue to serve on the Fire  
4 Department.

5 Mr. Day thanked the City for their support and explained that he was unable to  
6 continue serving on the Charter Commission due to a move out of town. He explained that  
7 he is able to continue to serve on the Fire Department because it is only one block outside  
8 of Wayzata.

9 There being no further discussion, Mayor Mouton asked for a motion. Mr. Plechash  
10 made a motion, seconded by Ms. MacDonald, to Accept the Resignations and Retirements  
11 of Dan Day, Tyler Purdy, and Amy Steiner. The motion carried 4/0.

12  
13 **b. Presentation of 2022 Annual Report**

14 Mr. Dahl reminded the Council of the City’s vision and mission statements and the strategic  
15 priorities. He highlighted some of the activity that has been happening with the Panoway  
16 on Wayzata Bay.

17 Deputy City Manager Yager gave an overview of the Quality of Life Survey, and  
18 activities within the Administration Department.

19 Mr. Dahl reviewed the activities that took place within Public Works, Community  
20 Development, Public Safety, Wine & Spirits, and the Bar and Grill in 2022.

21 Ms. Yager stated that Communications Coordinator Laskey has worked on ways to  
22 make full sized documents and information available for people who are interested, but  
23 also be able to have more bite-sized pieces of information for people who don’t want to  
24 spend a lot of time reading the information. She explained that Communications  
25 Coordinator Laskey and City staff put together a short video that highlights the 2022  
26 Annual Report that will be shared various ways, including on social media. She played the  
27 video for the Council.

28 Mr. Plechash stated that he thinks the information from the Quality of Life survey  
29 was amazing and noted that he did not think he had ever heard of those kinds of responses.

30 Mayor Mouton asked if the intent was to capture the 2021 to 2022 numbers for the  
31 Fire Department. Ms. Yager noted that staff can capture those numbers.

32 Mayor Mouton asked about the net income difference between 2021 and 2022 for  
33 the Wine & Spirits. Mr. Dahl stated that he would say that there was a decrease in margins  
34 based on the cost of doing business such as inflation and wages. He stated that the other  
35 factor for declining revenues can be attributed to COVID-19 because business surged  
36 through that time because people were staying home. He stated that this was stabilizing so  
37 those numbers were going back down a bit, but noted that they are still higher than what  
38 they were prior to COVID-19.

39  
40 **c. Consider Adoption of Resolution 08-2023 and Approve First Reading of**  
41 **Ordinance 822 Approving City Code Amendments Related to Solar Energy**  
42 **Systems**

43 Parks Planner Kieser gave an overview of the proposal for zoning amendments, including  
44 a new chapter related to solar energy systems. He reviewed the process and points raised  
45 by the Energy and Environment Committee, Zoning Task Force, and the Planning  
46 Commission. He noted that the City had also received some additional input from

1 SolSmart as well as information gathered from the solar survey that was conducted. He  
2 reminded the Council that they had recently approved installation of rooftop solar  
3 equipment for City Hall, Fire Station, Library, Public Works, and the Muni/Liquor Store.  
4 He reviewed information that items that had been incorporated into the ordinance including  
5 the types of solar installations, solar locations, and details proposed in the ordinance. He  
6 reviewed additional proposed text amendments to Chapter 909 and 902. He stated that  
7 staff and the Planning Commission recommend approval of the proposed text amendments.

8 Councilmember Parkhill asked about allowing solar in the Bluff District and noted  
9 that while he served on the Planning Commission, there was a lot of discussion about  
10 rooftops and what can be put on them. He stated that people have gotten very upset about  
11 things like gardens, seating areas, and equipment being located on the roofs. He stated that  
12 he is not opposed to solar in the Bluff District, but does note that this is divergent for the  
13 community to add some sort of equipment to flat roofs in that area. He noted that his  
14 concern is that it would open up solar to parking areas and the roof of the garage next to  
15 the Muni and stated that he thinks the people who live above those would be a bit upset.  
16 He asked if his thought process was right that this could open up, carte blanche, for solar  
17 everywhere in the Bluff District. Mr. Kieser stated that was one of the main discussion  
18 points with the Zoning Task Force and the Planning Commission. With this proposed code  
19 language that would be allowing solar in the Bluff District. He stated that the component  
20 of this that allows mechanical equipment on the roofs was brought up frequently because  
21 the City has spent a lot of time trying to protect its roofs from those types of uses. He  
22 stated that it was noted that solar can be different because sometimes there is a public  
23 benefit, but noted that this was one of the issues that was split pretty much 50/50 on the  
24 Planning Commission on whether this should be allowed in the Bluff or Lake Street  
25 District.

26 Councilmember Parkhill stated that he believes he read somewhere that one thought  
27 was to try to control this a bit with a CUP, but reiterated that he feels this is opening it up,  
28 carte blanche, and the City may not truly know that the outcome will be. He asked if there  
29 may be able to be an easy permit process that has some kind of approval process for some  
30 of the rooftops that could affect people's view. Mr. Kieser stated that staff had taken a  
31 look at incorporating some kind of CUP component, but the thought was to keep it as  
32 simple as they could and not add additional processes for the applicants.

33 Councilmember Plechash stated that he has the same concerns as those shared by  
34 Councilmember Parkhill. He asked if solar was considered 'mechanical'. Mr. Kieser  
35 stated that in the past it has been viewed as mechanical equipment under the old Design  
36 Standards. He explained that with this new ordinance, that would be taken out of anything  
37 associated with Design Standards into its own separate chapter and would not necessarily  
38 be defined as mechanical equipment.

39 Councilmember MacDonald asked for a clearer definition of 'carport'. He stated  
40 that their definition of carport solar as a structure that covers vehicles and is open on one  
41 side. He noted that usually they are associated with some kind of EV charging, but they  
42 do not need to have EV infrastructure.

43 Councilmember MacDonald asked how the City was telling people if they can put  
44 solar on their accessory dwelling unit, shed, or guest house. Mr. Kieser stated that if  
45 someone wants to put solar on their accessory structure, it is pretty much the same process  
46 as if they want to put it on their principal building for rooftop solar.

1 Mr. Dahl noted that there is a community member on Zoom that has asked to  
2 comment on this item. He noted that he wanted to clarify a comment made by Mr. Kieser  
3 on the Planning Commission being 50/50. He explained that the Planning Commission  
4 was 50/50 on whether there should be more flexibility within the Lake Street District, but  
5 they were unanimous that this flexibility should be present in the Bluff District.

6 Mayor Mouton stated that the City had just gone through an extensive Design  
7 Standards revamp and as she is reading this, this would effectively take those standards  
8 and set them on a shelf and replace all of that work with solar. She asked if the City had  
9 consulted with the Committee that had worked on the Design Standards that were recently  
10 approved. Mr. Kieser stated that when the City was working on the Design Standards with  
11 Van Meter, they also consulted with them on the solar ordinance as well. He explained  
12 that the idea at the time was that they knew they would go through the solar ordinance  
13 process to create a new chapter and code to help manage and guide the installations. He  
14 stated that he feels that they are pretty much ‘place holders’ in the Design Standards until  
15 they got to this point. He explained that the intent was to take it out at some point to create  
16 this new more robust chapter and code. He stated that it mainly fits with the Design  
17 Standards because those standards would only apply for a project or installation if it was a  
18 redevelopment or if they were changing 50% of their site. He clarified that it would not be  
19 applied if an existing building just wanted to put solar on top.

20 Mayor Mouton stated that she did not see anything that differentiated between  
21 commercial and residential. She noted that within the Bluff District, they have both  
22 commercial and residential, but also have the topography of the area to contend with. She  
23 asked if the City had included this delineation and whether it would be applied differently  
24 based on the type of building or use. Mr. Kieser asked if she was more concerned with the  
25 carport ground mounted type of solar equipment. Mayor Mouton confirmed that would be  
26 one aspect of her concerns but also for other applications. Mr. Kieser stated that how they  
27 differentiate for carport solar and ground mounted systems, they turn to the specific zoning  
28 district. He stated that for rooftop, they do not necessarily differentiate differences in  
29 allowing rooftop solar on residential versus commercial at this point.

30 Mayor Mouton shared a representative example as it relates to impervious surface  
31 for an existing structure, and asked to use the Mill Street ramp as the example. She asked  
32 what would happen if they wanted to put on a carport and asked if it would simply be  
33 approved because the impervious surface would not be changing. She stated that it appears  
34 as though, without Council approval, there could potentially be a sea of solar arrays below  
35 that would just be administratively approved because it met the already approved criteria.  
36 Mr. Kieser noted that within the Design Standards it does note that if there is 50% of the  
37 site being altered in some way, it would need to go through the Design Review process.  
38 He stated that in her example, if those plans would alter 50% of the site, it would need to  
39 go through a Design Review process and that would ultimately need City Council approval.

40 Mayor Mouton asked what would constitute a 50% change and noted that if it is  
41 ‘visual’, that seems a bit subjective and unclear to an applicant. Mr. Kieser stated that staff  
42 works with the engineers and architects to determine how much of an impact this will have  
43 on the site. He explained that sometimes they just go by birds eye view and look spatially  
44 to determine if it is 50%.

45 Mayor Mouton stated that the City could potentially face this same kind of situation  
46 in the 600 block because there are residences and some commercial up above.

1 Councilmember MacDonald stated that with the example Mayor Mouton gave  
2 regarding the Mill Street ramp, she feels that adding solar would far exceed the height  
3 limitation. She asked if the height was measured from the ground level or from the second  
4 story. Mr. Kieser stated that is definitely something that they would have to look at and  
5 explained that it is based on the average height around the whole structure. He stated that  
6 because the ground is angled at the ramp, they would essentially have to figure out the  
7 midpoint of the grade in order to figure out the height.

8 Councilmember MacDonald stated that a carport states that it can only be 16 feet  
9 off the ground.

10 Mayor Mouton asked what would constitute the ‘ground’ in her example and if that  
11 meant that it would be the second level of the parking deck. Mr. Kieser stated that they  
12 would have to get a survey of the grading around there to determine where the midpoint  
13 would be and then determine from that point where the actual height requirements would  
14 start.

15 Councilmember MacDonald stated that regarding this specific ‘what if’ situation,  
16 there may be an argument then the people who live above the Mill Street ramp would rather  
17 look at a carport than teenagers in their cars hanging out in the garage.

18 Mayor Mouton stated that to that point, she wants to ensure that there is a process  
19 for public input. She stated that her biggest take-away from this discussion is that she  
20 would prefer that there is a mechanism in place to ensure that there is public notification  
21 and opportunities for public input. She stated that in reviewing page 156 of the packet  
22 there was reference to a Sustainability Policy and asked if that was new. Mr. Kieser stated  
23 that the Sustainability Policy is separate from what the Council is looking at tonight with  
24 the Solar Ordinance. He explained that the Sustainability Policy will be brought before the  
25 Council soon and noted that it was for some new code language within the R5 District and  
26 would be a policy set up to allow developers or applicants additional density if they follow  
27 specific sustainability aspects of their development. He stated that the City does that right  
28 now if, for example, they have underground parking, they may be allowed a bit more  
29 density. He stated that there was something included in the R5 district that referenced the  
30 Sustainability Policy, however, it is not yet created and will be brought before the Council  
31 in the near future.

32 Mayor Mouton asked how that ties into this discussion and if it implied that the  
33 City would allow for density if someone installs solar. Mr. Kieser stated that it is really  
34 not associated with this ordinance, but the general idea was that if a development followed  
35 specific sustainable development criteria, it would reduce the amount of square footage  
36 that would be needed per unit on the site which means that they could potentially add more  
37 units in a smaller space.

38 Mayor Mouton stated that this concerns her because the statement is very definitive  
39 regarding density bonuses and the R5 properties and was made in relation to the discussion  
40 related to solar panels. She stated that it seems as though the City has said that they are  
41 going to do ‘x’ before the Council has even seen it, discussed it, or approved it. She stated  
42 that this was the first time she has heard of a Sustainability Policy and wanted to make  
43 sure, from a timing perspective, that they are considering all of the impacts that could be  
44 associated with this.

45 City Attorney Schelzel stated that he was in attendance at the meeting when this  
46 was discussed and stated that his understanding was that the Sustainability Policy would

1 recognize solar as a potential way to get those credits. Mr. Kieser stated that is somewhat  
2 true and noted that one of the credentials that he mentioned did incorporate a renewable  
3 energy aspect.

4 Mr. Schelzel stated that he feels that Mayor Mouton’s concern is totally  
5 understandable in questioning why these two things were brought at the same time. He  
6 stated that he didn’t think that the Council needed to actually do one before the other. He  
7 stated that he believes that there was recognition that this is one the pieces of that policy  
8 where the City could recognize and encourage renewable energy, such as solar and this  
9 proposed ordinance would make it easier for people to put in solar.

10 Mr. Dahl stated that John Nolan was on Zoom and would like to address the  
11 Council.

12 John Nolan, 557 Harrington Road, stated that he participated in the Zoning Task  
13 Force and wanted to make a few comments regarding the proposed amendments. He stated  
14 that he will start with his ‘punchline’ and explained that as he looks at the recommendation  
15 would be the modify 938.02A to read, ‘Solar systems are prohibited within the Lake Street  
16 Design District and the Bluff District.’ He stated as they were going through their  
17 discussions related to solar, was that this amendment would literally touch every inch of  
18 the City for both residential and commercial. He stated that he feels the general approach  
19 was to be thoughtful and careful. He stated that the Zoning Task Force had conversations  
20 about how the City specifically approaches the Bluff and Lake Street areas which are the  
21 heart of the community and also where things like the views of the lake are critical. He  
22 stated that the Zoning Task Force ended up saying that it would be prohibited on Lake  
23 Street and in the Bluff Districts do some other measure, like a special permit, however,  
24 City staff felt that was not the best approach. He stated that he thinks that the position of  
25 City staff is to either allow it or not because it will bring clarity for anyone who is thinking  
26 about it. He stated that if this is allowed in the Bluff District, he feels that this would be a  
27 dramatic change to the Design Standards which have been an incredible document that has  
28 helped the City over many years. He stated that they focus primarily on height, views, and  
29 mechanical equipment and he feels that the amendments, as written, basically allows  
30 mechanical equipment all over the roof and basically takes away something that has been  
31 worked on very hard by the City for years to eliminate. He stated that he feels that this  
32 basically says that solar equipment trumps everything else that the City has worked hard  
33 on for decades. He stated that this is talking about 8 blocks of the entire City, but noted  
34 that those 8 blocks basically make up the heart of the City. He reiterated that he would like  
35 to insert the modification to include the prohibition in the Bluff District as well as the Lake  
36 Street District and make sure the Council talks about the potential significant adverse  
37 impacts to property owners in that small, but special 8 block area. He reiterated that the  
38 thought within the Zoning Task Force was to tread thoughtfully, incrementally, and apply  
39 common sense and common courtesy as these potential impacts are considered. He  
40 explained that he applauds the initiative of encouraging solar but noted that he feels that  
41 there is a fair amount of knowledge that needs to be shared about solar. He stated that even  
42 if they put solar panels all over this 8 block area, the system or grid, would not be able to  
43 utilize the vast majority of this power other than for a handful of days because it is not able  
44 to store it. He stated that perhaps the City should look at finding an underutilized parcel  
45 of land, such as the Public Works building, where the City can set up a 25 kW where there  
46 would actually be the potential to contribute to the grid as opposed to the one-off or

1 disparate systems. He stated that he truly does applaud the initiative, but cautions that the  
2 City should be careful of the costs/benefits particularly in the Lake Street and Bluff  
3 Districts.

4 Councilmember MacDonald stated that she is having a hard time understanding  
5 how a solar panel is a gateway to more mechanical equipment on roofs. Mr. Dahl stated  
6 that the solar equipment is mechanical equipment, but is a much different profile than  
7 typical mechanical equipment. He explained that solar equipment can be somewhat  
8 parallel or aligned with the shape of the roof. He stated that it is a bit subjective and  
9 acknowledged that he can see both sides of this argument.

10 Councilmember MacDonald stated that if the City decides to allow solar  
11 mechanical equipment on the rooftops that does not mean that the City will allow other  
12 equipment.

13 Councilmember Plechash stated that he has concerns about the way this is laid out.  
14 He stated that this equipment is mechanical equipment and while he understands it is a  
15 different character than typical HVAC equipment, it is still mechanical equipment. He  
16 stated that the decades that Mr. Nolan referred to with getting to where the City is with  
17 restrictions on rooftop mechanicals was based on aesthetics and views and not wanting  
18 people to have those kinds of things in their sight lines particularly with lake views. He  
19 stated that, to him, it makes sense that these solar panels should be considered mechanical  
20 and should also be restricted in the Bluff District. He stated that if there is some other way  
21 it can be justified they should come to the Council rather than just received a carte blanche  
22 approval. He stated that in the past if mechanicals were being asked for on rooftops, they  
23 were in most cases, a small part of the roof and if this is approved as proposed, the entire  
24 roof could become solar along with the other mechanicals which completely changes the  
25 nature of what the view is. He stated that he would like to see this amended so that the  
26 Bluff District is not allowed to have solar. He clarified that he is not opposed to solar and  
27 noted that his home is one of the 11 in the City that has solar. He explained that he uses it,  
28 but noted that the verdict is still out regarding how functional it is but he likes the idea of  
29 it.

30 Councilmember Parkhill stated that he agrees with Councilmember Plechash. He  
31 stated that he was involved in the Design Standard review and wants to say that on the  
32 Planning Commission there was a whole workshop discussion on this topic. He stated that  
33 the whole thought he had when he had looked at this was that the City should ‘walk before  
34 they run’. He stated that he is also not opposed to solar but would like to see the Bluff  
35 District and the Lake Street District set aside for now and see how it goes in the other parts  
36 of the City first. He stated that it can easily be added in later, but if it is allowed now and  
37 it does not look good or work the way it was supposed to, it will be too late. He suggested  
38 that perhaps there could be a revision made that integrated systems are okay or some kind  
39 of compromise for the Bluff District but noted that he did not think those compromises  
40 could be made tonight. He clarified that he would like to see some restraint put on this  
41 language now.

42 Councilmember MacDonald stated that she feels a bit differently than  
43 Councilmembers Plechash and Parkhill. She stated that she thinks that part of the vision  
44 statement for the City, which was brought forth by residents, was that they wanted to be  
45 on the forefront of sustainability. She stated that she would support having solar on Lake  
46 Street and in the Bluff District. She stated that technology usually moves faster than

1 bureaucracy and local government. She stated that she thinks this would hinder the  
2 residents who want to take advantage of the best technology and be sustainable.

3 Mayor Mouton listed off various buildings in the City such as Wayzata Middle  
4 School, Redeemer Lutheran, Wayzata Community Church, and asked if she was correct  
5 that up to 16 feet in height they could have those carports. She stated that she agrees with  
6 Councilmembers Plechash and Parkhill and is also concerned about the Bluff District. She  
7 stated that every project the City has had in the Bluff District and along Lake Street they  
8 have parsed through every nook and cranny of a building with regard to height and what is  
9 visible. She stated that the City had recently revised the Design Standards and noted that  
10 these proposed amendment seemed to be in conflict, especially for those two districts. She  
11 stated that she is also concerned with the broad language associated with the carports  
12 because they can have a more industrial feel, which she feels would not be appropriate for  
13 the City. She stated that she would like there to be stronger language or parameters around  
14 what a carport actually is to ensure that it is scale to what the City is really trying to attain.  
15 She stated that she is not in support of the ordinance the way it has been presented tonight.

16 Mr. Kieser stated that as the Council is thinking about the Bluff District, the  
17 proposed solar installations on City property, are all located within the Bluff District which  
18 will need to be considered.

19 Mayor Mouton stated that perhaps it is okay to say that it would be allowed as a  
20 variance to ensure that it is done in a non-invasive type of way.

21 Councilmember Plechash asked if the Council had already approved the solar  
22 installation at those buildings. Mr. Kieser stated that the Council already approved the  
23 agreement, but have not approved the building permits associated with those installations.

24 Councilmember Plechash noted that this creates a bit of a conundrum and explained  
25 that when he thinks of the Bluff District, he does not think of City Hall even though it may  
26 technically be in that district. He stated that he wanted to acknowledge a comment made  
27 by Councilmember MacDonald regarding technology advancing far faster than  
28 government bureaucracy. He stated that he thinks what everyone is picturing is what solar  
29 panels are right now, which are large panels with structure underneath them. He stated that  
30 if technology advances to the point where solar panels become architectural, were you  
31 don't even know you are looking at a solar panel, he feels that is a different situation. He  
32 noted that if that technology can come to fruition, he does not think the City would end up  
33 being too worried about it, but right now, they are talking about solar panels and the  
34 mechanical equipment. He stated that he thinks the direction Councilmember MacDonald  
35 was talking about it terrific and thinks the Council is in favor of doing more solar, but to  
36 Councilmember Parkhill's point, he thinks the City needs to slow walk this thing just a bit  
37 and allow the technology to catch up.

38 Mayor Mouton agreed that if there was something that was integrated she would  
39 not be concerned, but is concerned about the other technology that may be more obtrusive.  
40 She stated that she still feels that there is too much latitude in the way it is currently  
41 proposed. She reiterated that her largest concern is with carports and thinks that could  
42 potentially turn into a very unattractive situation.

43 Councilmember Plechash stated that is an excellent point and noted that if the City  
44 was talking about an ordinance to allow carports, without a solar panel, he thinks that there  
45 may be a slightly different view on this. He stated that there is language in here that  
46 restricts ground mounted solar and to him, if carports are allowed, he feels that has

1 circumvented that restriction. He explained that people could put in carports, which is  
2 effectively a ground mounted solar panel display.

3 Mr. Kieser stated that was a discussion that the Planning Commission also went  
4 through about creating a definition for carport solar to keep it separate from ground  
5 mounted solar so they can separate out the height limitations. He stated that ground  
6 mounted systems are usually much shorter and are not intended to be on a driveway or in  
7 a parking lot and carport solar will be in a parking lot or a driveway and have the intention  
8 of putting your car underneath it.

9 Councilmember Plechash stated that if somebody wanted ground mounted solar at  
10 their home and they could not because of setback requirements, they could erect a carport  
11 and effectively do the same thing. Mr. Kieser explained that carport solar would still need  
12 to adhere to the requirements of accessory structures the same as ground mounted systems.

13 Mayor Mouton asked about the location of the Bluff District and noted that when  
14 she thinks of it, she does not think of it going past Wayzata Boulevard. She stated that she  
15 thinks of the area directly north and adjacent to Lake Street. She stated that she thinks the  
16 Bluff District basically stops at City Hall because they are at the highest point of the City.  
17 She noted that perhaps the Bluff District, in its totality is not the right way to limit this and  
18 noted that another alternate would be to think of residential versus commercial. She stated  
19 that a single family home will not create the same impact if they put in solar panels as a  
20 commercial building would.

21 Councilmember MacDonald asked if by ‘impact’ she meant how much energy  
22 would be produced or how much visual impact there would be. Mayor Mouton answered  
23 that she was talking about the visual impact.

24 Councilmember MacDonald stated that she was not sure if the City Hall was at the  
25 highest point in the City and believes there are people in her neighborhood who can see the  
26 roof of City Hall.

27 Mayor Mouton stated that looking at commercial buildings where there is a more  
28 expansive opportunity to install this type of system should be more controlled so that it  
29 does not impact people in the surrounding areas.

30 Councilmember MacDonald stated that she was thinking of it from a different  
31 perspective and noted that she felt it was not a good look for the City to say ‘you can’t do  
32 it, but we can’ with regard to solar in this area.

33 Councilmember Plechash stated that the Council is struggling with this and feels  
34 that all the different viewpoints that have been expressed are legitimate. He suggested that  
35 language be included that does not allow it completely or restricts it completely, but rather  
36 has language that requires a permit and the permit would have to be justified based on the  
37 surrounding buildings, input from neighbors, which would be something in between the  
38 two approaches. Mr. Kieser stated that there were previous discussions about this and the  
39 route that was drafted previously was for a CUP. He noted that one other thing that has  
40 been mentioned is the possibility of variances, but noted that the City really did not want  
41 to have variances for putting solar on your rooftop and explained that it should really be  
42 for something like a dimensional standard for things like height, lot coverage, or  
43 impervious surface. He stated that staff could go back and take a look at the CUP options,  
44 but noted that from a staff perspective, they did not like that approach because it is hard to  
45 create the criteria for allowing solar on a roof.

1 Mayor Mouton asked if a CUP was really the only mechanism that the City could  
2 explore for this situation. Mr. Schelzel stated that based on what he has heard from the  
3 Council discussion, the best fit would be with a CUP process. He noted that a variance  
4 would look at different things like the uniqueness of a property and could not be economic  
5 in nature which he definitely does not like. He stated that if they are looking for a set of  
6 standards where there is a public hearing process and that potential adverse effects are  
7 considered, the CUP may be the best route to consider.

8 Mayor Mouton stated that the last time the Council had approved solar, it was at a  
9 private residence for a ground mounted solar array and asked if that was done as a CUP.  
10 Mr. Kieser stated that was a variance process because it was within the setbacks of the  
11 property.

12 Mr. Schelzel stated that staff looked at it as an accessory structure and wanted to  
13 put it within the setbacks which was why a variance was needed in that situation.

14 Councilmember Plechash asked if it would soften the impact to staff if in this code  
15 the City actually said that it is not allowed in the Lake District, but may be allowed in the  
16 Bluff District, with a CUP. Mr. Dahl stated that it does and there are other districts where  
17 some uses are permitted and some are conditional and they are different depending on their  
18 zones.

19 Councilmember Plechash noted that he may be more inclined to move forward with  
20 that approach.

21 Councilmember Parkhill asked if it makes a difference if it is residential or  
22 commercial in the Bluff District. He stated that to him, it seems as though for the houses  
23 that there would be less of an impact and perhaps a CUP would be required for commercial  
24 properties.

25 Mayor Mouton stated that would require a deeper look at some situations and noted  
26 that there is the multi-unit residential within the Bluff District.

27 Councilmember Parkhill noted that he had been thinking of a single family home  
28 and not multi-unit residential.

29 Mayor Mouton stated that her initial thought was that she would not want to put  
30 that burden on a single family residential homeowner. She stated that she is thinking more  
31 commercial but understands that they could potentially run into that issue with a larger  
32 multi-unit dwelling also so she is a bit torn on that issue but thinks it would not be necessary  
33 for single family residential.

34 Councilmember Parkhill asked about the different residential zoning districts. Mr.  
35 Kieser stated that R-1, R-1A, and R-2 districts are more like ‘estate’ lot single family and  
36 noted that in the central core neighborhoods there is R-3, R-3A, which are mainly just  
37 single family but they do have the option for twin homes. He stated that R-4 and R-5 is  
38 where you start getting into the multi-unit buildings.

39 Councilmember Parkhill asked about the possibility of approving solar for R-1  
40 through R-3 in the Bluff District and then allowed with a CUP for R-4, R-5 and  
41 commercial. Mr. Kieser stated that the question may be on how the City categorizes a  
42 mixed use lot.

43 Councilmember Parkhill noted that this could also apply to Lake Street because  
44 there are no single family homes on Lake Street so perhaps there are some places on Lake  
45 Street where this would be appropriate. He stated that if it were a CUP process, the City  
46 could determine if it is appropriate or not.

1 Councilmember MacDonald stated that why she was in favor of allowing it on Lake  
2 Street is because the Promenade is one of the tallest buildings in the City.

3 Mayor Mouton stated that this ordinance will be not be drafted tonight but feels that  
4 perhaps there is some understanding from staff regarding some of the concerns expressed  
5 by the Council. She asked if the Council should vote on what has been presented or table  
6 it for further revision. Mr. Schelzel stated that he thinks Council should take action and  
7 explained that they can consider directing staff to work further on the ordinance and give  
8 them particular points that they would like to be addressed differently. He stated that they  
9 could also send this back to the Planning Commission for further review and input if they  
10 would like.

11 Councilmember MacDonald stated that she feels pretty clear on how the Planning  
12 Commission felt about this issue because they had pretty robust discussions on it.

13 Councilmember Plechash stated that he would like to see this go back to staff with  
14 the comments that have been shared tonight. He stated that he didn't understand why the  
15 Council needed to vote on this and make it a hard 'no' tonight and would like to just direct  
16 staff to tweak it and bring it back.

17 The Council gave input to staff on possibilities regarding amendments to the solar  
18 ordinance allowing solar in residential, and for multi-unit and commercials properties,  
19 considering it in some instances with a CUP, as well as putting some sort of limitations on  
20 carports so they are not able to be put in carte blanche throughout the City.

21  
22 Mayor Mouton asked for a motion on the application. Mr. Plechash made a motion,  
23 seconded by Mr. Parkhill, to direct staff to tweak the proposed Solar Ordinance and bring  
24 back a revised ordinance as discussed by Council, including: allowing solar, by right, for  
25 single-family homes and duplexes everywhere besides Lake Street; CUP for solar  
26 installations within the Bluff District; no solar on Lake Street; potential CUPs for  
27 commercial carport and ground mounted solar systems; single family home carports would  
28 be allowed; The motion carried 4/0.

29  
30 **AGENDA ITEM 10. City Manager's Report and Discussion Items.**

31 **a. Upcoming Events/Announcements**

- 32 • Extended his deep appreciation to residents and folks in the neighborhoods that are  
33 digging out around the fire hydrants  
34 • Maple tree tapping season is approaching which has been a very popular activity  
35 led by the Parks and Trails Board. He encouraged anyone interested to go to the  
36 website and sign up for a spot.

37  
38 **b. Council Member Updates/Announcements**

39  
40 **AGENDA ITEM 11. Public Forum Continued (if necessary).**

41 There were no comments.

42  
43 **AGENDA ITEM 12. Adjournment.**

44 There being no further business, Mayor Mouton asked for a motion to adjourn. Mr. Parkhill  
45 made a motion, seconded by Ms. MacDonald to adjourn. Mayor Mouton adjourned the  
46 meeting at 9:26 p.m.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

Respectfully submitted,

Kathy Leervig  
City Clerk

Drafted by Kayla Rokosz  
*TimeSaver Off Site Secretarial, Inc.*

DRAFT

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  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

**WAYZATA CITY COUNCIL  
WORKSHOP MEETING MINUTES  
February 7, 2023**

**5:30 p.m. City Council and Parks and Trails Board Joint Workshop to Discuss 2023 Projects**

Mayor Mouton called the meeting to order at 5:30 p.m. Council Members present in-person in the community room at City Hall offices: MacDonald, Parkhill, and Plechash. Parks and Trails Commissioners present: Tory Schalkle, Merrily Babcock, Jon Erickson, Sarah Showalter. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner, Deputy City Manager Aurora Yager, Public Works Director/City Engineer Mike Kelly, and Parks Planner Nick Kieser.

City Manager Dahl and Planner Kieser provided an update on the Parks and Trails (P&T) Board initiatives and allowed discussion in order to increase understanding and alignment between the Council and Board around the upcoming projects.

The discussion included a brief background on the P&T Board and Master Plan, an overview of the approved P&T CIP, and the priority projects of the Board.

The priority projects that the P&T Board plans to focus on in 2023 are:

1. Reconstruction of Bell Tennis Courts with dedicated pickleball and reconstruction of the Wayzata West Middle School Tennis Courts
2. Klapprich Park design development and construction documents

The group discussed these priority projects and Mr. Kieser indicated that the Council will consider a design proposal to start the Tennis and Pickleball Courts projects at their February 7 regular meeting.

The board then discussed the Klapprich Park project. Mr. Kieser added that the design development and construction documents of Klapprich Park are planned to include all the proposed improvements/additions to the Park. The proposed projects within Klapprich Park are; a playground update, the addition/enhancement of sidewalks/walking loop, improved grading/drainage, potential warming house improvements, parking/crossing improvements, and any additional smaller projects. The Parks Board would work with a consulting firm to put together these plan sets and conduct additional community engagement for these projects. A proposal from a consultant will be on the Board's next meeting for review to start this process with the goal to have Klapprich Park construction documents ready for all the proposed projects by the end of 2023 so the bidding and construction process can be implemented in 2024.

The Council and the P&T Board discussed the upcoming priority projects and agreed that the main focus should be on the tennis court reconstruction projects and Klapprich Park plans. In addition, the Council discussed the CIP wayfinding signage study item and if there is a need for this item especially since there is a significant cost for the installation of the signs.

Since the Klapprich Park project will have a significant community impact, there was consensus among the group that there should be a Council liaison specifically for this project. Council Member MacDonald noted her interest in serving as the liaison.

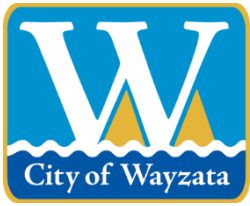
Mayor Mouton reminded the group of the idea to add park property to the west of Klapprich Park. This is a long-term idea, but if there are any design ideas that should be incorporated the consultant should know about this idea now. Along with this idea, there could be other long-term ideas that come out of the Wayzata Blvd Corridor Study. Chair Schalkle indicated at the next P&T Board meeting the Board will discuss if there is an interested Member that would want to serve on the Wayzata Blvd Corridor Study Committee.

1 Overall, the Council and P&T Board were aligned on the two priority projects for 2023 and the main  
2 projects associated with the Klapprich Park improvements. There is a desire for continued collaboration  
3 on the Klapprich Park project so staff will make a plan to involve the Council liaison on that project.  
4

5 The workshop meeting was adjourned at 6:30 p.m.  
6

7 Respectfully submitted,  
8

9 Kathy Leervig, City Clerk



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.b
<b>TITLE:</b> Approval of Check Register	
<b>PROPOSED MOTION:</b> To Approve the Payment of Checks and Electronic Fund Transfers (EFT's) for January and February 2023	
<b>PREPARED BY:</b> Kathy Ovshak, Senior Accountant	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

**ACTION REQUESTED:**

Staff recommends the approval of checks and EFT's.

**FINANCIAL OR BUDGET CONSIDERATION:**

N/A

**BACKGROUND:**

N/A

**ATTACHMENTS:**

1. Check Register
2. EFT Register

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 101 GENERAL FUND</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
101-00000-20300	DEPOSITS PAYABLE	DE JAGER CONSTRUCTION I	STREET CUT DEPO	01132023	02/02/2023	1,315.00	126892
101-00000-21721	FLEX PLAN	GROTH, TRAVIS	DEP.CARE REIMBU	02/2023	02/08/2023	1,200.00	126930
101-00000-21721	FLEX PLAN	HEIDER, NICK	DEP.CARE REIMB.	FEB172023	02/15/2023	360.00	126980
101-00000-21721	FLEX PLAN	HEIDER, NICK	DEP.CARE RCTS T	02042023	02/02/2023	360.00	126893
Total Department 00000 ALL DEPARTMENTS						3,235.00	
<b>Department: 41100 Mayor and Council</b>							
101-41100-00302	MTG.MINUTES	TIME SAVER	MTG.MINUTES	M27969	02/15/2023	474.25	127024
Total Department 41100 Mayor and Council						474.25	
<b>Department: 41500 Administration &amp; Finance</b>							
101-41500-00200	E EDEN BUSINESS CARDS	EXCEL DOCUMENT MGMT.	E EDEN BUS.CARD	45890	02/15/2023	84.26	126977
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	290840105001	02/15/2023	423.88	127006
101-41500-00200	SUPPLIES	OFFICE DEPOT	OFFICE SUPPLIES	290845198001	02/15/2023	26.99	127006
101-41500-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	3,151.67	126948
101-41500-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466240	02/15/2023	4,048.25	126948
101-41500-00306	BABY ACKNOWLEDGEMENT	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	97.69	126975
101-41500-00306	WELLNESS EVENT	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	406.07	126975
101-41500-00306	EMPLOYEE DRUG TESTING	VAULT HEALTH	RANDOM DRUG/ALC	FL00522775	02/15/2023	59.38	127035
101-41500-00306	EMPLOYEE DRUG TESTING	VAULT HEALTH	ANNUAL SUBSCRIP	FL00558185	02/15/2023	503.59	127035
101-41500-00311	DATA PROCESSING	LOFFLER COMPANIES, INC.	MONTHLY IT SUPP	4265403	02/15/2023	5,271.00	126990
101-41500-00331	ADMIN MTG MEALS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	102.87	126975
101-41500-00331	J DAHL MTG MEALS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	157.33	126975
Total Department 41500 Administration & Finance						14,332.98	
<b>Department: 41910 Community Development</b>							
101-41910-00302	CONSULTANTS	WSB & ASSOCIATES	GENERAL PLANNIN R-018603-000-13GENP		02/15/2023	129.00	127043
101-41910-00331	COMM.DEV. MTG MEALS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	123.78	126975
101-41910-00433	COMM.DEV. REGISTRATION	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	295.00	126975
Total Department 41910 Community Development						547.78	
<b>Department: 41940 Building Operations &amp; Maint.</b>							
101-41940-00210	OPERATING SUPPLIES (GENERAL)	AMAZON CAPITAL SERVICES	TOOLS	11CY-6K6Y-3TMK	02/08/2023	14.99	126921
101-41940-00210	OPERATING SUPPLIES (GENERAL)	CINTAS - OHIO	SUPPLIES	8406084176	02/15/2023	144.29	126967
101-41940-00210	Operating Supplies (GENERAL)	CULLIGAN-BOTTLED WATER	BLDG.SUPPLIES	2809069	02/15/2023	119.72	126971
101-41940-00210	OPERATING SUPPLIES (GENERAL)	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	275.41	126975
101-41940-00210	OPERATING SUPPLIES (GENERAL)	J.H. LARSON COMPANY	SERVICE CHARGE	ACCT 28740	02/02/2023	22.20	126894
101-41940-00321	TELEPHONE - PW	AT&T - FIRSTNET	PHONES	287298458522X203202	02/15/2023	387.86	126956
101-41940-00321	SERVICE	MEDIACOM	SERVICE	022023	02/15/2023	355.90	126997
101-41940-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	6,937.56	126947
101-41940-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	32.15	126947
101-41940-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB2023	02/08/2023	5,692.31	126924
101-41940-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB 2023	02/15/2023	703.60	126966
101-41940-00386	CH/PW	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	220.15	126941
101-41940-00404	REPAIRS/MAINT - MACHIN/EQUIP	MN DEPT.OF LABOR & INDU	PRESSURE VESSEL	ABR0300690X	02/15/2023	10.00	127001
Total Department 41940 Building Operations & Maint.						14,916.14	
<b>Department: 42100 Police</b>							
101-42100-00200	Office Supplies (GENERAL)	AMAZON CAPITAL SERVICES	PD SUPPLIES	1DKQ-9XCD-76FQ	02/08/2023	20.15	126921
101-42100-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	SUPPLIES	014582	02/08/2023	38.36	126927
101-42100-00215	K-9 SUPPLIES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	176.00	126975

**INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA**

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 101 GENERAL FUND</b>							
<b>Department: 42100 Police</b>							
101-42100-00309	Contractual Services	TRANSUNION RISK AND ALT PD SERVICE		5591851-202301-1	02/08/2023	110.00	126946
101-42100-00434	PD TRAINING AND SCHOOLS	ELAN-CARDMEMBER SERVICE CITY CREDIT CAR		JAN 2023	02/15/2023	859.00	126975
101-42100-00540	Equipment	AMAZON CAPITAL SERVICES PD SUPPLIES		1DKQ-9XCD-76FQ	02/08/2023	76.75	126921
Total Department 42100 Police						1,280.26	
<b>Department: 42200 Fire</b>							
101-42200-00217	Uniforms	ASPEN MILLS	FD UNIFORMS	306341	02/15/2023	601.70	126955
101-42200-00241	Safety equip/testings	ALEX AIR APPARATUS, INC	ANNUAL COMPRESS	6441	02/15/2023	971.44	126950
101-42200-00306	Personnel Expense	MED COMPASS	FD MEDICAL EXAM	42808	02/15/2023	330.00	126996
101-42200-00306	Personnel Expense	VOLUNTEER FIREFIGHTERS'	FD DUES	2023	02/15/2023	220.00	127036
101-42200-00323	Radio Units	AT&T - FIRSTNET	FD SERVICE	287294110445X020320	02/08/2023	18.24	126922
101-42200-00323	FD RADIO LEASE	HENN.CNTY.INFO.TECH.DEP	FD RADIOS	1000198630	02/15/2023	2,148.85	126981
101-42200-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	915.83	126947
101-42200-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB 2023	02/15/2023	2,151.43	126966
101-42200-00499	Miscellaneous	BERRY COFFEE COMPANY	FD SUPPLIES	933232	02/15/2023	78.49	126958
Total Department 42200 Fire						7,435.98	
<b>Department: 42400 Building Inspection</b>							
101-42400-00433	BLDG.OFF DUES	ELAN-CARDMEMBER SERVICE CITY CREDIT CAR		JAN 2023	02/15/2023	185.00	126975
Total Department 42400 Building Inspection						185.00	
<b>Department: 43100 Streets</b>							
101-43100-00210	OPERATING SUPPLIES (GENERAL)	ADVANCE AUTO PARTS	SUPPLIES	15077-203444	02/15/2023	69.50	126949
101-43100-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	PARTS - STREETS	014613	02/15/2023	5.99	126979
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	ELAN-CARDMEMBER SERVICE		JAN 2023	02/15/2023	199.09	126975
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	FASTENAL	PARTS	MNPLY139249	02/08/2023	17.12	126926
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	FASTENAL	PARTS	MNPLY139343	02/15/2023	12.50	126978
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	ISC COMPANIES INC.	PARTS	80265597	02/15/2023	98.75	126983
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	LANO EQUIPMENT, INC.	PLOW PARTS	03-974623	02/15/2023	174.49	126986
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	LITTLE FALLS MACHINE, I	PARTS	366996	02/15/2023	1,004.38	126988
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	MACQUEEN EQUIPMENT	PARTS	947357	02/08/2023	463.08	126934
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	NAPA AUTO PARTS-LONG LA	PARTS - JETTER	3270-560616	02/08/2023	35.32	126938
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	NAPA AUTO PARTS-LONG LA	PARTS - BLOWER	3270-561308	02/15/2023	41.99	127003
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	PIRTEK	PARTS	PL-T00014075	02/08/2023	59.71	126940
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	TESAR ENGINEERING LLC	SNOW PLOWER PAR	2/7/2023	02/15/2023	103.00	127023
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	TITAN MACHINERY	PARTS	18059587	02/15/2023	429.10	127025
101-43100-00220	REPAIR/MAINT SUPPLY (GENERAL)	WESTSIDE WHOLESALE TIRE	WINTER TIRES -	920883	02/15/2023	836.00	127039
101-43100-00226	Sign Repair Materials	TRAFFIC LOGIX CORPORATI	PARTS	SIN18658	02/15/2023	419.00	127027
101-43100-00323	RADIO LEASE	HENN.CNTY.INFO.TECH.DEP	PW RADIOS	1000198622	02/15/2023	318.88	126981
101-43100-00323	PAGER	SPOK, INC.	PAGER SERVICE	G0318102N	02/15/2023	15.54	127019
Total Department 43100 Streets						4,303.44	
<b>Department: 43300 Engineering</b>							
101-43300-00404	REPAIRS/MAINT - MACHIN/EQUIP	MN BATTERY LLC	BATTERY - 503	29033	02/08/2023	124.75	126936
Total Department 43300 Engineering						124.75	
<b>Department: 45200 Parks</b>							
101-45200-00200	OFFICE SUPPLIES (GENERAL)	MYHRAN, BENNETT	OFFICE SUPPLIES	02-14-2023	02/15/2023	49.44	127002
101-45200-00210	OPERATING SUPPLIES (GENERAL)	NORTHERN TOOL & EQUIPME	PARTS	189714	02/15/2023	39.98	127005
101-45200-00210	OPERATING SUPPLIES (GENERAL)	SUPPLY SOLUTIONS LLC	TRASH CAN LINER	40238	02/08/2023	334.20	126945
101-45200-00222	REPAIR & MAINT - EQUIP	M-B COMPANIES INC.	PARTS- MB	270691	02/08/2023	135.49	126933

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 101 GENERAL FUND</b>							
<b>Department: 45200 Parks</b>							
101-45200-00222	REPAIR & MAINT - EQUIP	NORTHERN TOOL & EQUIPME	PARTS	4062189713	02/08/2023	49.98	126939
101-45200-00222	REPAIR & MAINT - EQUIP	NORTHERN TOOL & EQUIPME	PARTS	4062189714	02/08/2023	39.98	126939
101-45200-00222	REPAIR & MAINT - EQUIP	ROISELAND, KARL	PARTS - MB	02-02-2023	02/08/2023	253.98	126942
101-45200-00222	REPAIR & MAINT - EQUIP	TITAN MACHINERY	PARTS	18059904	02/15/2023	24.50	127025
101-45200-00323	RADIO LEASE	HENN.CNTY.INFO.TECH.DEP	PW RADIOS	1000198622	02/15/2023	306.02	126981
101-45200-00415	DEPOT RESTROOMS	LRS PORTABLE OF MINNESO	SERVICE	MP218074	02/15/2023	235.00	126991
Total Department 45200 Parks						1,468.57	
<b>Department: 45203 Boulevard Maint. And lighting</b>							
101-45203-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	1,164.72	126947
101-45203-00381	SERVICE	XCEL ENERGY	SERVICE	814956888	02/15/2023	5,157.68	127044
Total Department 45203 Boulevard Maint. And lighting						6,322.40	
<b>Department: 49200 Miscellaneous Allocations</b>							
101-49200-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	126,098.00	126987
Total Department 49200 Miscellaneous Allocations						126,098.00	
Total Fund 101 GENERAL FUND						180,724.55	
<b>Fund: 233 LAKEFRONT IMPROVE</b>							
<b>Department: 40000 General Department</b>							
233-40000-00302	CONSULTANTS - BRAUN PILE DESIGN	BRAUN INTERTEC	PANOWAY DESIGN	B329812	02/15/2023	511.25	126962
233-40000-00302-2022-2	SECTION FOREMAN HOUSE REHAB	CUSHING TERRELL	SFH	174396	02/15/2023	1,431.15	126973
233-40000-00499	MISCELLANEOUS - WCA PERMITTING	STANTEC CONSULTING SERV	PANOWAY WETLAND	2037357	02/08/2023	652.50	126944
Total Department 40000 General Department						2,594.90	
Total Fund 233 LAKEFRONT IMPROVE						2,594.90	
<b>Fund: 235 CABLE TV</b>							
<b>Department: 40000 General Department</b>							
235-40000-00404	COMM.RM EQUIPMENT REPAIR	ALPHA VIDEO AND AUDIO,	COMM.RM EQUIPME	16425	02/15/2023	200.00	126951
Total Department 40000 General Department						200.00	
Total Fund 235 CABLE TV						200.00	
<b>Fund: 237 FIRE DEPT PULL TABS</b>							
<b>Department: 40000 General Department</b>							
237-40000-00499	Miscellaneous	TRANSPORT GRAPHICS	FD VEHICLE WRAP	EM-141293	02/15/2023	4,252.56	127028
Total Department 40000 General Department						4,252.56	
Total Fund 237 FIRE DEPT PULL TABS						4,252.56	
<b>Fund: 305 DOWNTOWN TIF DISTRICT 6</b>							
<b>Department: 40000 General Department</b>							
305-40000-00302	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	305.00	126948
305-40000-00302	LAKE & BARRY PARKING LOT	STANTEC CONSULTING SERV	LAKE-BARRY PARK	2037354	02/08/2023	512.50	126944
Total Department 40000 General Department						817.50	
Total Fund 305 DOWNTOWN TIF DISTRICT 6						817.50	
<b>Fund: 316 BAY CENTER TIF #5</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
316-00000-20200	NOTE PAYABLE	WAYZATA BAY SENIOR HOUS	TIF PAYMENT #2	02-2022	02/15/2023	866,790.19	127037

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 316 BAY CENTER TIF #5</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
Total Department 00000 ALL DEPARTMENTS						866,790.19	
<b>Department: 40000 General Department</b>							
316-40000-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	305.00	126948
Total Department 40000 General Department						305.00	
Total Fund 316 BAY CENTER TIF #5						867,095.19	
<b>Fund: 404 PARK AND TRAIL CIP</b>							
<b>Department: 40000 General Department</b>							
404-40000-00499	MAPLE TREE TAPPING SUPPLIES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR JAN 2023		02/15/2023	485.01	126975
404-40000-00499	MISCELLANEOUS - CURLING SHEET	INS GOPHER ACE TRU VALUE	CURLING SETUP	014664	02/15/2023	23.98	126979
404-40000-00499	TREE MAINT - PERMIT CREATION	LOFFLER COMPANIES, INC.	LASERFICHE CONF	CW150002	02/08/2023	1,569.50	126932
Total Department 40000 General Department						2,078.49	
Total Fund 404 PARK AND TRAIL CIP						2,078.49	
<b>Fund: 408 GENERAL CIP</b>							
<b>Department: 40000 General Department</b>							
408-40000-00302-2020-1	CONSULTANTS	WSB & ASSOCIATES	ZONING ORDINANC R-018603-000-13ZONI		02/15/2023	43.00	127043
408-40000-00302-2022 5	CONSULTANTS	SRF CONSULTING GROUP, I	WAYZATA BLVD CO 15612.00-7		02/15/2023	3,939.03	127020
408-40000-00302-2022 5	WAYZ.BLVD CORRIDOR STUDY	VAN METER WILLIAMS POLL	WAYZATA BLVD CO 2203-202212		02/15/2023	503.75	127034
408-40000-00499	LIGHT BULBS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR JAN 2023		02/15/2023	507.98	126975
408-40000-00499	CITY HALL-PW LED PROJECT	GOPHER ACE TRU VALUE	LED PROJECT - P	014636	02/15/2023	91.88	126979
408-40000-00499	CITY HALL-PW LED PROJECT	GOPHER ACE TRU VALUE	LED PROJECT	014643	02/15/2023	12.00	126979
Total Department 40000 General Department						5,097.64	
Total Fund 408 GENERAL CIP						5,097.64	
<b>Fund: 409 EQUIP REVOLVING</b>							
<b>Department: 40000 General Department</b>							
409-40000-00540	PW RADIOS	HENN.CNTY.INFO.TECH.DEP	PW RADIOS	1000198622	02/15/2023	786.89	126981
409-40000-00540	EQUIPMENT - NEW TECH WORKSTATION	LOFFLER COMPANIES, INC.	NEW WORKSTATION	4267153	02/15/2023	3,082.50	126990
Total Department 40000 General Department						3,869.39	
Total Fund 409 EQUIP REVOLVING						3,869.39	
<b>Fund: 430 STREET CIP</b>							
<b>Department: 40000 General Department</b>							
430-40000-00302	CONSULTANTS - FERNDALE RD SIDEWAL	WSB & ASSOCIATES	FERNDALE SIDEWA R-019717-000-6		02/15/2023	2,592.00	127043
Total Department 40000 General Department						2,592.00	
Total Fund 430 STREET CIP						2,592.00	
<b>Fund: 437 LIBRARY/COMM.ROOM CIP</b>							
<b>Department: 40000 General Department</b>							
437-40000-00404	LIBRARY MAINT	AIRTECH	LIBRARY MAINT.	230379	02/08/2023	1,500.00	126920
Total Department 40000 General Department						1,500.00	
Total Fund 437 LIBRARY/COMM.ROOM CIP						1,500.00	
<b>Fund: 610 WATER FUND</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
610-00000-37110	W/S/STORM SALES	PETTY, PHILLIP	OVER PAYMENT ON	02102023	02/15/2023	83.43	127014

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 610 WATER FUND</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
Total Department 00000 ALL DEPARTMENTS						83.43	
<b>Department: 40000 General Department</b>							
610-40000-00211	Meter supplies	METERING & TECHNOLOGY S	WATER METERS	INV1716	02/15/2023	1,008.34	126998
610-40000-00241	SAFETY EQUIP/TESTINGS	SCHUMANN, JEN	BOOTS	01-30-2022	02/08/2023	100.00	126943
610-40000-00242	WELL & F.P. EQUIPMENT	INTEGRATED FIRE & SECUR	WTP#3 FIRE MONI	90819	02/08/2023	335.40	126931
610-40000-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	254.17	126948
610-40000-00309	WATER ANALYSIS	BLOOMINGTON, CITY OF	TESTING	21845	02/15/2023	66.00	126960
610-40000-00313	MONTHLY LOCATES	GOPHER STATE ONE CALL	LOCATES	3010833	02/08/2023	23.63	126928
610-40000-00322	POSTAGE - TESTING SAMPLES	UPS STORE	MAILING	02072023	02/15/2023	14.69	127032
610-40000-00323	RADIO LEASE	HENN.CNTY.INFO.TECH.DEP	PW RADIOS	1000198622	02/15/2023	119.39	126981
610-40000-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	12,500.00	126987
610-40000-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	8,654.66	126947
610-40000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB2023	02/08/2023	622.96	126924
610-40000-00433	M KELLY DUES, LICENSING & SEMINAR	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	550.00	126975
Total Department 40000 General Department						24,249.24	
Total Fund 610 WATER FUND						24,332.67	
<b>Fund: 620 SEWER FUND</b>							
<b>Department: 40000 General Department</b>							
620-40000-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	SUPPLIES - UTIL	014591	02/08/2023	6.59	126927
620-40000-00210	OPERATING SUPPLIES (GENERAL)	GRAINGER, INC.	PARTS	9594330798	02/08/2023	26.56	126929
620-40000-00211	Meter supplies	METERING & TECHNOLOGY S	WATER METERS	INV1716	02/15/2023	1,008.35	126998
620-40000-00224	REPAIR & MAINT - MOTOR EQUIP	MN BATTERY LLC	BATTERY - 316	29044	02/08/2023	109.75	126936
620-40000-00225	Repair & Maint - System	ELECTRIC PUMP, INC.	PARTS	0075246	02/15/2023	2,024.48	126976
620-40000-00241	SAFETY EQUIP/TESTINGS	SCHUMANN, JEN	BOOTS	01-30-2022	02/08/2023	100.00	126943
620-40000-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	254.17	126948
620-40000-00313	MONTHLY LOCATES	GOPHER STATE ONE CALL	LOCATES	3010833	02/08/2023	23.62	126928
620-40000-00323	RADIO LEASE	HENN.CNTY.INFO.TECH.DEP	PW RADIOS	1000198622	02/15/2023	119.39	126981
620-40000-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	12,500.00	126987
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	FEB2023	02/08/2023	1,409.87	126947
620-40000-00386	SEWER SERVICE	METROPOLITAN COUNCIL	SEWER SERVICE	0001151525	02/08/2023	44,945.69	126935
Total Department 40000 General Department						62,528.47	
Total Fund 620 SEWER FUND						62,528.47	
<b>Fund: 630 MOTOR VEHICLE</b>							
<b>Department: 40000 General Department</b>							
630-40000-00210	MV SUPPLIES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	72.85	126975
630-40000-00210	SUPPLIES	PAKOR INC.	PASSPORT PHOTO	0678391	02/15/2023	559.45	127009
630-40000-00331	MV MTG MEALS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	77.00	126975
630-40000-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	1,000.00	126987
630-40000-00404	MV COPIER MAINT.	MARCO TECHNOLOGIES LLC	MV COPIER MAINT	494176894	02/15/2023	274.79	126994
630-40000-00433	MV DUES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	149.95	126975
Total Department 40000 General Department						2,134.04	
Total Fund 630 MOTOR VEHICLE						2,134.04	
<b>Fund: 640 LIQUOR</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
640-00000-10150	ATM	CASH - OLD NATIONAL	ATM FILL	02082023	02/08/2023	9,000.00	126923

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
Total Department 00000 ALL DEPARTMENTS						9,000.00	
<b>Department: 47000 off-Sale</b>							
640-47000-00210	OPERATING SUPPLIES (GENERAL)	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106347000	02/02/2023	222.01	126884
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098285300	02/15/2023	980.75	126957
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098209500	02/02/2023	1,797.04	126884
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098152800	02/02/2023	1,900.00	126884
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616419	02/15/2023	2,802.96	126964
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509755	02/02/2023	1,251.75	126886
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228450	02/02/2023	1,075.25	126895
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228452	02/02/2023	58.00	126895
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228451	02/02/2023	1,155.98	126895
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233003	02/15/2023	58.00	126984
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	239640	02/15/2023	(583.90)	126984
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2230991	02/15/2023	965.00	126984
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	239199	02/15/2023	(111.50)	126984
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233002	02/15/2023	541.90	126984
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233001	02/15/2023	258.45	126984
640-47000-00251	LIQUOR FOR RESALE	MAVERICK WINE CO.	LIQUOR & WINE	920602	02/15/2023	184.02	126995
640-47000-00251	LIQUOR FOR RESALE	MAVERICK WINE CO.	LIQUOR & WINE	914184	02/02/2023	432.00	126899
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6534748	02/02/2023	442.30	126905
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2307703	02/02/2023	3,915.44	126907
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2307707	02/02/2023	243.00	126907
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2309948	02/15/2023	449.87	127018
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	9472078	02/15/2023	(18.00)	127018
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	5093871	02/15/2023	1,889.80	127018
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2309947	02/15/2023	177.00	127018
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2309945	02/15/2023	1,727.19	127018
640-47000-00251	LIQUOR FOR RESALE	WINEBOW	WINE	MN00124618	02/02/2023	271.72	126917
640-47000-00252	WINE FOR RESALE	AMPHORA IMPORTS LLC	WINE	14169	02/02/2023	288.00	126882
640-47000-00252	WINE FOR RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098285300	02/15/2023	96.00	126957
640-47000-00252	WINE	BOURGET IMPORTS	WINE	193828	02/15/2023	256.00	126961
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616380	02/15/2023	144.00	126964
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616417	02/15/2023	120.00	126964
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616416	02/15/2023	8,052.46	126964
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509753	02/02/2023	612.00	126886
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509754	02/02/2023	400.00	126886
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2226427	02/02/2023	3,400.00	126895
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228453	02/02/2023	704.15	126895
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2230992	02/15/2023	228.00	126984
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233004	02/15/2023	451.00	126984
640-47000-00252	WINE RESALE	LIBATION PROJECT	WINE	54533	02/02/2023	451.92	126897
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	920602	02/15/2023	403.92	126995
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	914184	02/02/2023	714.12	126899
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	913368	02/02/2023	2,904.00	126899
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	199363	02/02/2023	616.00	126901
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	199622	02/02/2023	242.00	126901
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	199894	02/15/2023	436.00	127004
640-47000-00252	WINE	ORIGIN WINE & SPIRITS	WINE	0020482	02/15/2023	128.00	127008
640-47000-00252	WINE	ORIGIN WINE & SPIRITS	WINE	0020361	02/02/2023	128.00	126902

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 47000 Off-Sale</b>							
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	192244	02/15/2023	659.30	127010
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	191598	02/02/2023	997.00	126903
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6534749	02/02/2023	685.25	126905
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6538249	02/15/2023	508.00	127015
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2307706	02/02/2023	80.00	126907
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2307705	02/02/2023	1,847.50	126907
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	9480304	02/15/2023	(184.00)	127018
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	5094088	02/15/2023	108.99	127018
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2309947	02/15/2023	269.73	127018
640-47000-00252	WINE RESALE	TRADITION WINE & SPIRIT	WINE	34922	02/15/2023	416.00	127026
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	225305	02/02/2023	(62.00)	126915
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	226319	02/02/2023	1,023.00	126915
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	226816	02/15/2023	1,564.00	127040
640-47000-00252	WINE	WINE MERCHANT	WINE	7413594	02/02/2023	797.02	126916
640-47000-00252	WINE	WINE MERCHANT	WINE	7414410	02/15/2023	912.00	127041
640-47000-00252	WINE	WINE MERCHANT	WINE	7414757	02/15/2023	144.00	127041
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00125755	02/15/2023	318.00	127042
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00124618	02/02/2023	1,966.68	126917
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00125470	02/02/2023	581.44	126917
640-47000-00252	WINE RESALE	Z WINES USA LLC	WINE	26066	02/02/2023	190.00	126918
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	354101	02/02/2023	(24.20)	126883
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3584223	02/02/2023	713.40	126883
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3585452	02/15/2023	217.25	126954
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3585451	02/15/2023	40.00	126954
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347660732	02/15/2023	2,026.67	126963
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347656317	02/15/2023	166.20	126963
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347557949	02/02/2023	180.15	126885
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347557950	02/02/2023	2,063.55	126885
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2793805	02/15/2023	3,854.85	126965
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2791084	02/02/2023	2,663.45	126887
640-47000-00253	BEER	CLEAR RIVER BEVERAGE CO	BEER	671845	02/15/2023	112.00	126970
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1828155	02/02/2023	620.60	126891
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1833022	02/15/2023	362.15	126974
640-47000-00253	BEER RESALE	HOHENSTEINS INC.	BEER	579040	02/15/2023	895.50	126982
640-47000-00253	BEER	LUCE LINE BREWING CO.	BEER	E-1194	02/15/2023	434.00	126992
640-47000-00253	BEER	PRYES BREWING COMPANY L	BEER	W-49872	02/15/2023	142.00	127016
640-47000-00253	BEER	UNMAPPED BREWING COMPAN	BEER	2317	02/15/2023	288.17	127031
640-47000-00254	MISC.BEV	AM CRAFT SPIRITS INC	MISC.MDSE	16240	02/15/2023	344.40	126952
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616418	02/15/2023	132.46	126964
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233005	02/15/2023	37.00	126984
640-47000-00254	MISC.BEV	PEPSI COLA	MISC BEV	52977110	02/15/2023	396.05	127011
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6534749	02/02/2023	48.00	126905
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6538249	02/15/2023	115.95	127015
640-47000-00254	ICE	SHAMROCK GROUP	ICE	2859329	02/15/2023	102.80	127017
640-47000-00254	MISC BEV	SOUTHERN GLAZER`S	LIQUOR & WINE	2307704	02/02/2023	220.00	126907
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	SOUTHERN GLAZER`S	LIQUOR & WINE	2309946	02/15/2023	59.00	127018
640-47000-00254	MISC MDSE	TRUE BRANDS	MISC.MDSE & SUP	165862CM	02/02/2023	(69.00)	126913
640-47000-00254	MISC MDSE	TRUE BRANDS	MISC.MDSE & SUP	1137726	02/02/2023	85.26	126913
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	WINE MERCHANT	WINE	7414410	02/15/2023	365.50	127041

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 47000 Off-Sale</b>							
640-47000-00256	CIGARETTES	M.AMUNDSON LLP	CIGARETTES & CI	356238	02/15/2023	1,450.71	126993
640-47000-00259	FREIGHT	AM CRAFT SPIRITS INC	MISC.MDSE	16240	02/15/2023	4.50	126952
640-47000-00259	FREIGHT	AMPHORA IMPORTS LLC	WINE	14169	02/02/2023	2.25	126882
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098285300	02/15/2023	13.50	126957
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0098209500	02/02/2023	14.85	126884
640-47000-00259	FREIGHT	BOURGET IMPORTS	WINE	193828	02/15/2023	4.00	126961
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616418	02/15/2023	7.25	126964
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616417	02/15/2023	2.90	126964
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616419	02/15/2023	46.40	126964
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616416	02/15/2023	48.46	126964
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509753	02/02/2023	4.35	126886
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509755	02/02/2023	10.27	126886
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347509754	02/02/2023	1.45	126886
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2226427	02/02/2023	60.19	126895
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228450	02/02/2023	5.60	126895
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228452	02/02/2023	1.40	126895
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228453	02/02/2023	9.81	126895
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2228451	02/02/2023	9.81	126895
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2230992	02/15/2023	5.60	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233005	02/15/2023	1.40	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233003	02/15/2023	1.40	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2230991	02/15/2023	28.69	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233004	02/15/2023	4.30	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233002	02/15/2023	4.20	126984
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2233001	02/15/2023	2.80	126984
640-47000-00259	FREIGHT	LIBATION PROJECT	WINE	54533	02/02/2023	4.00	126897
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	920602	02/15/2023	4.50	126995
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	914184	02/02/2023	6.00	126899
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	913368	02/02/2023	61.50	126899
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	199363	02/02/2023	7.50	126901
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	199622	02/02/2023	5.00	126901
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	199894	02/15/2023	7.50	127004
640-47000-00259	FREIGHT	ORIGIN WINE & SPIRITS	WINE	0020482	02/15/2023	1.40	127008
640-47000-00259	FREIGHT	ORIGIN WINE & SPIRITS	WINE	0020361	02/02/2023	1.40	126902
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	192244	02/15/2023	12.50	127010
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	191598	02/02/2023	12.00	126903
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6534749	02/02/2023	18.20	126905
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6534748	02/02/2023	5.60	126905
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6538249	02/15/2023	12.60	127015
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2307703	02/02/2023	27.63	126907
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2307706	02/02/2023	1.28	126907
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2307704	02/02/2023	12.80	126907
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2307707	02/02/2023	1.28	126907
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2307705	02/02/2023	7.68	126907
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	42383	02/15/2023	(0.53)	127018
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2309948	02/15/2023	2.56	127018
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	2309946	02/15/2023	2.56	127018
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	5093871	02/15/2023	15.36	127018
640-47000-00259	FREIGHT	SOUTHERN GLAZER `S	LIQUOR & WINE	5094088	02/15/2023	1.28	127018

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 47000 Off-Sale</b>							
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2309947	02/15/2023	8.32	127018
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2309945	02/15/2023	14.08	127018
640-47000-00259	FREIGHT	TRADITION WINE & SPIRIT	WINE	34922	02/15/2023	8.00	127026
640-47000-00259	FREIGHT	TRUE BRANDS	MISC.MDSE & SUP	1192460	02/02/2023	1.71	126913
640-47000-00259	FREIGHT	TRUE BRANDS	MISC.MDSE & SUP	1173123	02/02/2023	5.65	126913
640-47000-00259	FREIGHT	WINE COMPANY	WINE	226319	02/02/2023	13.15	126915
640-47000-00259	FREIGHT	WINE COMPANY	WINE	226816	02/15/2023	20.00	127040
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7413594	02/02/2023	8.64	126916
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7414410	02/15/2023	21.02	127041
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7414757	02/15/2023	1.40	127041
640-47000-00259	FREIGHT	WINEBOW	WINE	MN00125755	02/15/2023	4.50	127042
640-47000-00259	FREIGHT	WINEBOW	WINE	MN00124618	02/02/2023	22.50	126917
640-47000-00259	FREIGHT	WINEBOW	WINE	MN00125470	02/02/2023	6.75	126917
640-47000-00259	FREIGHT	Z WINES USA LLC	WINE	26066	02/02/2023	5.00	126918
640-47000-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	406.66	126948
640-47000-00340	ADVERTISING	SPEEDPRO IMAGING	COOLER SURFACE	9855	02/02/2023	170.96	126908
640-47000-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	12,000.00	126987
640-47000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB2023	02/08/2023	667.94	126924
640-47000-00384	STORE	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	150.00	126941
640-47000-00404	Repairs/Maint - Machin/Equip	CROSTOWN MECHANICAL IN	MUNI AC REPAIR	96929	02/08/2023	507.75	126925
640-47000-00404	REPAIRS/MAINT - MACHIN/EQUIP	MN BATTERY LLC	BATTERY FOR MUN	29069	02/15/2023	109.00	127000
640-47000-00409	BLDG.MAINT.	MINNEHAHA BLDG.MAINT.IN	WINDOWS CLEANED	180224224	02/15/2023	54.84	126999
640-47000-00433	STORE WEBSITE	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	252.00	126975
640-47000-00433	DUES, LICENSING & SEMINARS	WAYZATA CHAMBER OF COMM	STORE 2023 DUES	1025120	02/15/2023	375.00	127038
640-47000-00497	STORE CC FEES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	160.20	126975
Total Department 47000 off-sale						89,249.43	
<b>Department: 48000 On-Sale</b>							
640-48000-00210	OPERATING SUPPLIES (GENERAL)	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	87.06	126975
640-48000-00210	SUPPLIES	TOLL GAS & WELDING SUPP	BAR SUPPLIES	10497468	02/02/2023	157.38	126910
640-48000-00210	SUPPLIES	TOLL GAS & WELDING SUPP	BAR SUPPLIES	40168295	02/02/2023	88.95	126910
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	2967343	02/02/2023	92.19	126911
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	819402	02/15/2023	19.88	127030
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	819944	02/15/2023	158.80	127030
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	818380	02/02/2023	222.70	126912
640-48000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347616380	02/15/2023	649.15	126964
640-48000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347705103	02/15/2023	639.00	126964
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	466388	02/02/2023	37.66	126904
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	468422	02/02/2023	96.40	126904
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	475931	02/15/2023	14.85	127012
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	470616	02/15/2023	33.94	127012
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	470919	02/15/2023	14.85	127012
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	474334	02/15/2023	113.07	127012
640-48000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6539839	02/15/2023	311.65	127015
640-48000-00251	LIQUOR	TRIO SUPPLY COMPANY	KITCHEN & BAR S	818380	02/02/2023	133.45	126912
640-48000-00251	LIQUOR	US FOODS	FOOD	4474752	02/02/2023	39.95	126914
640-48000-00251	LIQUOR	US FOODS	FOOD	4631842	02/15/2023	72.82	127033
640-48000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347705103	02/15/2023	241.05	126964
640-48000-00252	WINE	WINE MERCHANT	WINE	7410619	02/15/2023	210.70	127041
640-48000-00252	WINE	WINE MERCHANT	WINE	7414735	02/15/2023	649.40	127041

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 48000 On-Sale</b>							
640-48000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3585396	02/15/2023	149.00	126954
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347659145	02/15/2023	145.00	126963
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347659144	02/15/2023	659.00	126963
640-48000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2793543	02/15/2023	1,089.00	126965
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1831159	02/02/2023	486.00	126891
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1836217	02/15/2023	803.00	126974
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	475931	02/15/2023	167.64	127012
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	471714	02/15/2023	269.01	127012
640-48000-00301	FINANCIAL CONSULTANT SERVICES	ABDO FINANCIAL SOLUTION	FINANCIAL CONSU	466651	02/15/2023	406.66	126948
640-48000-00365	WORKERS COMP INS	LEAGUE OF MN CITIES INS	WORK COMP INSUR	40006198-2023	02/15/2023	62,816.00	126987
640-48000-00383	SERVICE	CENTERPOINT ENERGY	SERVICE	FEB2023	02/08/2023	2,671.78	126924
640-48000-00384	BAR	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	1,101.48	126941
640-48000-00401	REPAIRS/MAINT BUILDINGS	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	34.87	126975
640-48000-00404	Repairs/Maint - Machin/Equip	CROSSTOWN MECHANICAL IN	MUNI AC REPAIR	96929	02/08/2023	507.75	126925
640-48000-00404	REPAIRS/MAINT - MACHIN/EQUIP	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	88.62	126975
640-48000-00409	BLDG.MAINT.	MINNEHAHA BLDG.MAINT.IN	WINDOWS CLEANED	180224223	02/02/2023	80.64	126900
640-48000-00409	SERVICE	PLUNKETT'S PEST CONTROL	SERVICE	7899413	02/02/2023	86.15	126906
640-48000-00409	BEER LINE SERVICE	T.D. ANDERSON INC.	BEER LINES CLEA	317377	02/15/2023	135.00	127022
640-48000-00433	DUES, LICENSING & SEMINARS	WAYZATA CHAMBER OF COMM	BAR 2023 DUES	1025119	02/15/2023	585.00	127038
640-48000-00497	BAR CC FEES	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	147.79	126975
640-48000-00540	BAR TV'S	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	569.85	126975
Total Department 48000 On-Sale						77,084.14	
<b>Department: 48500 Kitchen</b>							
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4145592651	02/15/2023	(23.22)	126968
640-48500-00210	BAR SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4145592651	02/15/2023	287.96	126968
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4144897553	02/02/2023	50.03	126888
640-48500-00210	SUPPLIES	CULLIGAN-METRO	SUPPLIES	101X37013805	02/15/2023	206.44	126972
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	474334	02/15/2023	57.89	127012
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2968571	02/15/2023	274.60	127029
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2970025	02/15/2023	297.05	127029
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2967343	02/02/2023	129.80	126911
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	819402	02/15/2023	24.25	127030
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	819944	02/15/2023	791.84	127030
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	818380	02/02/2023	921.78	126912
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIE	4145592651	02/15/2023	50.53	126968
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIE	4144897553	02/02/2023	288.46	126888
640-48500-00255	FOODIngredients For Resale	AMERICAN FISH & SEAFOOD	FOOD	198314	02/15/2023	536.35	126953
640-48500-00255	FOODINGREDIENTS FOR RESALE	BILL'S IMPORTED FOODS	FOOD	136886	02/15/2023	408.05	126959
640-48500-00255	FOODINGREDIENTS FOR RESALE	BILL'S IMPORTED FOODS	FOOD	136606	02/15/2023	206.95	126959
640-48500-00255	FOODINGREDIENTS FOR RESALE	ELAN-CARDMEMBER SERVICE	CITY CREDIT CAR	JAN 2023	02/15/2023	16.97	126975
640-48500-00255	FOOD	KARLSBURGER FOODS, INC.	FOOD	009017960	02/15/2023	307.25	126985
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	445375	02/02/2023	177.08	126898
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	466388	02/02/2023	4,253.03	126904
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	468422	02/02/2023	2,359.25	126904
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	466506	02/02/2023	(28.81)	126904
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	468118	02/02/2023	25.79	126904
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	475931	02/15/2023	4,311.41	127012
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	470616	02/15/2023	490.26	127012
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	471714	02/15/2023	4,412.68	127012

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 640 LIQUOR</b>							
<b>Department: 48500 Kitchen</b>							
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	475242	02/15/2023	54.66	127012
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	474334	02/15/2023	4,064.91	127012
640-48500-00255	FOOD	US FOODS	FOOD	4474752	02/02/2023	911.77	126914
640-48500-00255	FOOD	US FOODS	FOOD	4631842	02/15/2023	950.28	127033
640-48500-00404	REPAIRS/MAINT - MACHIN/EQUIP	AMAZON CAPITAL SERVICES	KITCHEN SINK	1WTT-MJXJ-6NF7	02/08/2023	77.89	126921
640-48500-00404	REPAIRS/MAINT - MACHIN/EQUIP	CITY VIEW PLUMBING & HE	DISHWASHER REPA	129605153	02/15/2023	469.34	126969
640-48500-00415	KNIFE EXCHANGE	COZZINI BROS., INC.	KNIFE EXCHANGE	C12515965	02/02/2023	65.59	126890
Total Department 48500 Kitchen						27,428.11	
<b>Department: 49100 Capital</b>							
640-49100-00540	EQUIPMENT	KATOM RESTAURANT SUPPLY	NEW BEER COOLER	I4350378	02/02/2023	2,846.85	126896
640-49100-00560	FURNITURE AND FIXTURES	SPEEDPRO IMAGING	STORE WINDOW LI	9849	02/02/2023	612.89	126908
Total Department 49100 Capital						3,459.74	
Total Fund 640 LIQUOR						206,221.42	
<b>Fund: 650 SOLID WASTE</b>							
<b>Department: 47500 Garbage</b>							
650-47500-00384	LABOR	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	11,693.78	126941
650-47500-00384	STICKERS	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	42.90	126941
650-47500-00386	DISPOSAL	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	4,636.78	126941
Total Department 47500 Garbage						16,373.46	
<b>Department: 47600 Recycling</b>							
650-47600-00309	RECYCLING	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	6,809.25	126941
Total Department 47600 Recycling						6,809.25	
<b>Department: 47800 Organics</b>							
650-47800-00384	ORGANICS	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	6,835.19	126941
650-47800-00386	ORGANICS DISPOSAL	REPUBLIC SERVICES	WASTE MGMT SERV	FEB2023	02/08/2023	247.02	126941
Total Department 47800 Organics						7,082.21	
Total Fund 650 SOLID WASTE						30,264.92	
<b>Fund: 802 ESCROW PROJECTS</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
802-00000-20379	201 LAKE ST - UTILITY ANALYSIS	STANTEC CONSULTING SERV	WATER & SEWER A	2037545	02/08/2023	716.00	126944
802-00000-20379	201 LAKE ST - ZITZLOFF	WSB & ASSOCIATES	201 LAKE	R-018603-000-13201L	02/15/2023	1,892.00	127043
802-00000-20876	200 LAKE - UTILITY ANALYSIS	STANTEC CONSULTING SERV	WATER & SEWER A	2037545	02/08/2023	773.50	126944
802-00000-20876	200 LAKE - TCF LAKE WEST DEV.	WSB & ASSOCIATES	200 LAKE	R-018603-000-13200L	02/15/2023	4,604.00	127043
802-00000-20883	15419/15429 WAYZ.BLVD - UTILTY AN	STANTEC CONSULTING SERV	WATER & SEWER A	2037355	02/08/2023	1,221.25	126944
802-00000-20883	15419/15429 WAYZ.BLVD-CANTISSI	WSB & ASSOCIATES	CANTISSIMO	R-021183-000-1	02/15/2023	4,648.50	127043
802-00000-20912	565 FERNDAL RD W - UTLITY ANALYS	STANTEC CONSULTING SERV	WATER & SEWER A	2037356	02/15/2023	4,978.25	127021
802-00000-20912	565 FERNDAL RD W - DRAYCOTT	WSB & ASSOCIATES	565 FERNDAL RD	R-018603-000-13565F	02/15/2023	774.00	127043
802-00000-20912	565 FERNDAL RD W - DRAYCOTT	WSB & ASSOCIATES	FERNDAL BLUFF	R-021955-000-1	02/15/2023	6,685.25	127043
Total Department 00000 ALL DEPARTMENTS						26,292.75	
Total Fund 802 ESCROW PROJECTS						26,292.75	

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

INVOICE ENTRY DATES 02/02/2023 - 02/15/2023

POSTED

PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number	
--- TOTALS BY FUND ---								
		101	GENERAL FUND			180,724.55		
		233	LAKEFRONT IMPROVE			2,594.90		
		235	CABLE TV			200.00		
		237	FIRE DEPT PULL TABS			4,252.56		
		305	DOWNTOWN TIF DISTRICT 6			817.50		
		316	BAY CENTER TIF #5			867,095.19		
		404	PARK AND TRAIL CIP			2,078.49		
		408	GENERAL CIP			5,097.64		
		409	EQUIP REVOLVING			3,869.39		
		430	STREET CIP			2,592.00		
		437	LIBRARY/COMM.ROOM CIP			1,500.00		
		610	WATER FUND			24,332.67		
		620	SEWER FUND			62,528.47		
		630	MOTOR VEHICLE			2,134.04		
		640	LIQUOR			206,221.42		
		650	SOLID WASTE			30,264.92		
		802	ESCROW PROJECTS			26,292.75		
		Total For All Funds:					1,422,596.49	

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

POST DATES 01/31/2023 - 02/10/2023

POSTED  
PAID - CHECK TYPE: EFT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 101 GENERAL FUND</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL 02/03/2	02032023	02/03/2023	167,767.95	2350
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL TAXES 0	02/03/2023	02/03/2023	58,133.75	2351
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL HSA DEP	02032023HSA	02/03/2023	10,891.25	2352
101-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX JAN 2	FEB 2023	02/09/2023	100.24	2360
101-00000-21704	PERA	PERA	PERA - PAYROLL	02032023	02/03/2023	42,495.81	2353
101-00000-21705	NATIONWIDE RETIREMENT	NATIONWIDE RETIREMENT	EMPLOYEE PR DEP	02032023	02/03/2023	2,440.00	2349
101-00000-21706	HEALTH INSURANCE	HEALTHPARTNERS	HEALTH INS. FEB	118269207	02/09/2023	78,510.00	2356
101-00000-21711	LONG TERM DISABILITY INSURANCE	SUN LIFE ASSURANCE COMP	LONG TERM DIS.I	022023	02/09/2023	827.25	2358
101-00000-21714	SUPPLEMENTAL LIFE INSURANCE	THE STANDARD	BASIC AND SUPPL	02012023	02/09/2023	1,597.95	2359
101-00000-21716	BASIC LIFE INSURANCE	THE STANDARD	BASIC AND SUPPL	02012023	02/09/2023	148.46	2359
101-00000-21717	DENTAL INS.	DELTA DENTAL OF MINNESO	DENTAL INS. FEB	CNS0001158521	02/09/2023	3,777.23	2354
101-00000-21719	ICMA DEFFERED COMP	ICMA	EMPLOYEE ICMA P	02032023	02/03/2023	1,727.50	2348
101-00000-21720	SHORT TERM DISABILITY INS.	SUN LIFE ASSURANCE COMP	SHORT TERM DIS.	02012023	02/09/2023	809.88	2357
101-00000-21722	VISION INS.	FIDELITY SECURITY LIFE	VISION INS. FEB	2948883	02/09/2023	153.31	2355
Total Department 00000 ALL DEPARTMENTS						369,380.58	
<b>Department: 41500 Administration &amp; Finance</b>							
101-41500-00497	CREDIT CARD FEES	AUTHNET	ON LINE PAYMENT	02012023	02/02/2023	19.61	2338
Total Department 41500 Administration & Finance						19.61	
<b>Department: 42100 Police</b>							
101-42100-00130	EMPLOYER PAID INS	DELTA DENTAL OF MINNESO	DENTAL INS. FEB	CNS0001158521	02/09/2023	112.55	2354
101-42100-00130	EMPLOYER PAID INS	HEALTHPARTNERS	HEALTH INS. FEB	118269207	02/09/2023	1,735.00	2356
Total Department 42100 Police						1,847.55	
<b>Department: 42200 Fire</b>							
101-42200-00306	PERSONNEL EXPENSE	THE STANDARD	BASIC AND SUPPL	02012023	02/09/2023	56.32	2359
Total Department 42200 Fire						56.32	
Total Fund 101 GENERAL FUND						371,304.06	
<b>Fund: 610 WATER FUND</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
610-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX JAN 2	FEB 2023	02/09/2023	755.71	2360
Total Department 00000 ALL DEPARTMENTS						755.71	
Total Fund 610 WATER FUND						755.71	
<b>Fund: 630 MOTOR VEHICLE</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
630-00000-20300	Deposits Payable	STATE OF MINNESOTA	STATE DMV EFT	02022023	02/06/2023	225,465.33	2345
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02032023	02/06/2023	18,327.43	2346
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	01312023	02/02/2023	161,159.22	2341
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02012023	02/02/2023	88,845.14	2342
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02062023	02/10/2023	256,891.17	2362
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02072023	02/10/2023	108,801.08	2363
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02082023	02/10/2023	246,791.04	2364
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	02092023	02/10/2023	132,767.88	2365
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	02032023	02/06/2023	3,217.64	2344
630-00000-37190	OTHER CHARGE/REVENUE	MN DEPT. OF REVENUE	SALES TAX JAN 2	FEB 2023	02/09/2023	451.25	2360
Total Department 00000 ALL DEPARTMENTS						1,242,717.18	

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

POST DATES 01/31/2023 - 02/10/2023

POSTED

PAID - CHECK TYPE: EFT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
<b>Fund: 630 MOTOR VEHICLE</b>							
						Total Fund 630 MOTOR VEHICLE	1,242,717.18
<b>Fund: 640 LIQUOR</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
640-00000-20814	SALES TAX - 7.275%	MN DEPT. OF REVENUE	SALES TAX JAN 2 FEB 2023		02/09/2023	555.05	2360
640-00000-20815	SALES TAX - 9.775%	MN DEPT. OF REVENUE	SALES TAX JAN 2 FEB 2023		02/09/2023	17,329.00	2360
640-00000-20816	SALES TAX BAR - 7.275%	MN DEPT. OF REVENUE	SALES TAX JAN 2 FEB 2023		02/09/2023	13,461.25	2360
640-00000-20817	SALES TAX BAR - 9.775%	MN DEPT. OF REVENUE	SALES TAX JAN 2 FEB 2023		02/09/2023	10,460.61	2360
						Total Department 00000 ALL DEPARTMENTS	41,805.91
<b>Department: 47000 Off-Sale</b>							
640-47000-00381	SERVICE	XCEL ENERGY	STORE & BAR SER 022023		02/09/2023	1,737.63	2361
						Total Department 47000 off-sale	1,737.63
<b>Department: 48000 On-Sale</b>							
640-48000-00381	SERVICE	XCEL ENERGY	STORE & BAR SER 022023		02/09/2023	4,054.46	2361
640-48000-00497	CREDIT CARD FEES	AUTHNET	ON LINE PAYMENT 02022023		02/02/2023	25.75	2337
						Total Department 48000 On-Sale	4,080.21
						Total Fund 640 LIQUOR	47,623.75
<b>Fund: 650 SOLID WASTE</b>							
<b>Department: 00000 ALL DEPARTMENTS</b>							
650-00000-20818	GARBAGE TAX - CNTY 15.5%	MN DEPT. OF REVENUE	SALES TAX JAN 2 FEB 2023		02/09/2023	1,827.89	2360
						Total Department 00000 ALL DEPARTMENTS	1,827.89
						Total Fund 650 SOLID WASTE	1,827.89

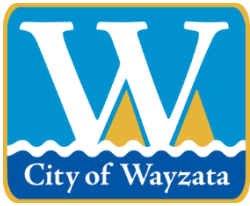
INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

POST DATES 01/31/2023 - 02/10/2023

POSTED

PAID - CHECK TYPE: EFT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
--- TOTALS BY FUND ---							
		101	GENERAL FUND			371,304.06	
		610	WATER FUND			755.71	
		630	MOTOR VEHICLE			1,242,717.18	
		640	LIQUOR			47,623.75	
		650	SOLID WASTE			1,827.89	
		Total For All Funds:				<u>1,664,228.59</u>	



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.c
<b>TITLE:</b> Approval of Municipal Licenses	
<b>PROPOSED MOTION:</b> To Approve the Municipal Licenses as Attached	
<b>PREPARED BY:</b> Kathy Leervig, City Clerk	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

**ACTION REQUESTED:**

Staff recommends approval of Municipal Licenses.

**FINANCIAL OR BUDGET CONSIDERATION:**

N/A

**BACKGROUND:**

N/A

**ATTACHMENTS:**

1. LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

02/21/2023

**LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL**

Recommended for approval, pending staff review for completeness of application materials

**2023 Peddlers, Solicitors, Transient Merchants License**

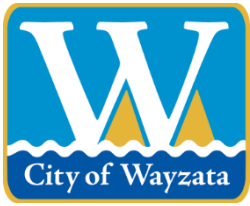
Legacy Restoration, LLC - Isaac Timberlake	Plymouth, MN
Legacy Restoration, LLC - Bradley Kaye	Plymouth, MN
Legacy Restoration, LLC - Marie Crebessa	Plymouth, MN
Legacy Restoration, LLC - Andrew Bartick	Plymouth, MN

**WERE APPROVED ADMINISTRATIVELY**


**2023 Gas Fitter's License**


**2023 Tree Removal & Treatment License**

Treecare Inc.	Excelsior, MN
Monster Tree Services	Eden Prairie, MN
Pro-Tree Outdoor Services	Excelsior, MN
Bratt Tree Company Inc.	Minneapolis, MN



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.d
<b>TITLE:</b> Receipt of Police Activity Report	
<b>PROPOSED MOTION:</b> N/A	
<b>PREPARED BY:</b> Emily Marker, Police Records Supervisor	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager, Marc Schultz, Police Chief	

**ACTION REQUESTED:**

The attached Activity Report January 2023 is for informational purposes only.

**FINANCIAL OR BUDGET CONSIDERATION:**

N/A

**BACKGROUND:**

N/A

**ATTACHMENTS:**

1. Activity Report January 2023



# WAYZATA POLICE DEPARTMENT

*Proudly Serving Wayzata and Long Lake*



## ACTIVITY REPORT—JANUARY 2023

---

**Warrant****Reported: 01-29-2023 2235**

30-year-old female from Long Lake arrested for an outstanding warrant. Female booked at Hennepin County Jail.

**Addresses Involved**

2100 block of Daniels St, Long Lake, MN 55356

**Names Involved**

(Arrested) Buhr, Mara Esther (Age: 30)

---

**DWI****Reported: 01-28-2023 1519**

53-year-old female from Wayzata arrested for DWI. Tested .13.

**Addresses Involved**

200 block of Wayzata Blvd W, Wayzata, MN 55391

**Names Involved**

(Arrested) Marroquin, Mayrin Julissa (Age: 53)

---

**Theft of Vehicle****Reported: 01-28-2023 0856**

Report of a theft of vehicle. Loss of around \$8,500. Vehicle entered into NCIC as stolen.

**Addresses Involved**

1800 block of Wayzata Blvd E, Wayzata, MN 55391

---

**DWI****Reported: 01-26-2023 2236**

42-year-old female from Saint Michael arrested for a DWI. Tested .12.

**Addresses Involved**

Wayzata Blvd E & Barry Ave, Wayzata, MN 55391

**Names Involved**

(Arrested) Groves, Monica Rochelle (Age: 41)

---

**Damage to Property - Criminal****Reported: 01-24-2023 2012**

Report of damage to property. Unknown loss at this time.

**Addresses Involved**

700 block of Lake St E, Wayzata, MN 55391

---

**DWI****Reported: 01-22-2023 2319**

26-year-old male from Wayzata arrested for DWI. Blood test results of .27.

**Addresses Involved**

100 block of Grand Ave, Wayzata, MN 55391

**Names Involved**

(Arrested) Diaz Bautista, Brayan Fernando (Age: 26)

---

**Identity Theft****Reported: 01-22-2023 1610**

Report of an identity theft. Suspect purchased vehicle in victim's name. Unknown total loss at this time.

**Addresses Involved**

300 block of Margaret Cir, Wayzata, MN 55391

---



# WAYZATA POLICE DEPARTMENT

Proudly Serving Wayzata and Long Lake



## ACTIVITY REPORT—JANUARY 2023

---

**Warrant****Reported: 01-21-2023 2259**

29-year-old male from Wayzata arrested on an outstanding warrant. Male booked at Hennepin County Adult Detention Center.

**Addresses Involved**

100 block of Gleason Lake Rd, Wayzata, MN 55391

**Names Involved**

(Arrested) Renoos, Evan David (Age: 29)

---

**Damage to Property - Criminal****Reported: 01-21-2023 2027**

Report of damage to property. Vehicle struck by an egg. Unknown loss at this time.

**Addresses Involved**

Ferndale Rd S & Lake St, Wayzata, MN 55391

---

**Damage to Property - Criminal****Reported: 01-21-2023 1205**

Report of damage to property. Egg thrown at vehicle. No loss at this time.

**Addresses Involved**

200 block of Lake St E, Wayzata, MN 55391

---

**Burglary-Commercial****Reported: 01-20-2023 2250**

Report of a burglary of a construction site. Unknown loss at this time.

**Addresses Involved**

400 block of Virginia Ave, Long Lake, MN 55356

---

**Assault****Reported: 01-20-2023 1808**

59-year-old male from Minneapolis arrested for assault.

**Addresses Involved**

800 block of Lake St, Wayzata, MN 55391

**Names Involved**

(Arrested) Lindeen, Ryan Carl (Age: 59)

---

**Theft****Reported: 01-20-2023 1256**

Report of shoplifting. Tarot cards stolen. Loss of around \$27.

**Addresses Involved**

600 block of Lake St E, Wayzata, MN 55391

---

**Warrant****Reported: 01-19-2023 1202**

58-year-old male from Wayzata arrested on an outstanding warrant.

**Addresses Involved**

600 block of Ridgeview Drive, Wayzata, MN 55391

**Names Involved**

(Arrested) Peterson, Drew Alan (Age: 58)

---



# WAYZATA POLICE DEPARTMENT

Proudly Serving Wayzata and Long Lake



## ACTIVITY REPORT—JANUARY 2023

---

**DWI****Reported: 01-18-2023 2322**

24-year-old female from Plymouth arrested for DWI. Tested .08.

**Addresses Involved**

Lake St E & Minnetonka Ave, Wayzata, MN 55391

**Names Involved**

(Arrested) Schultz, Kilee Rin (Age: 24)

---

**Warrant****Reported: 01-17-2023 1816**

21-year-old female from Long Lake arrested on an outstanding warrant. Female booked at Hennepin County Jail.

**Addresses Involved**

2100 block of Grand Ave, Long Lake, MN 55356

**Names Involved**

(Arrested) McElroy, Mara Kathryn (Age: 21)

---

**Damage to Property - Criminal****Reported: 01-15-2023 2149**

Report of damage to property. Eggs thrown at vehicle. Unknown loss at this time.

**Addresses Involved**

600 block of Bushaway Rd, Wayzata, MN 55391

---

**Theft****Reported: 01-11-2023 1823**

Report of a theft. Loss of around \$100.

**Addresses Involved**

600 block of Wayzata Blvd E, Wayzata, MN 55391

---

**Damage to Property - Criminal****Reported: 01-11-2023 1100**

Report of graffiti damage to parking ramp. Unknown total loss at this time.

**Addresses Involved**

800 block of Lake St, Wayzata, MN 55391

---

**DWI****Reported: 01-10-2023 0130**

25-year-old female from Andover arrested for DWI. Blood draw results of .22.

**Addresses Involved**

Hwy 12 W & Co Rd 112, Wayzata, MN 55391

**Names Involved**

(Arrested) Hegg, Jessica Ann (Age: 25)

---

**Theft by Swindle****Reported: 01-09-2023 1746**

Report of a theft by swindle. Loss of around \$30,000.

**Addresses Involved**

200 block of Barry Ave S, Wayzata, MN 55391

---



# WAYZATA POLICE DEPARTMENT

*Proudly Serving Wayzata and Long Lake*



## ACTIVITY REPORT—JANUARY 2023

---

**DWI****Reported: 01-08-2023 1401**

40-year-old female from Wayzata arrested for DWI. Tested .27.

**Addresses Involved**

600 block of Ridgeview Drive, Wayzata, MN 55391

**Names Involved**

(Arrested) Holmes, Amy Lee (Age: 40)

---

**Theft of Vehicle****Reported: 01-06-2023 0704**

Report of a motor vehicle theft. Vehicle entered into NCIC as stolen. Vehicle recovered 01/23/23 in Minneapolis. Vehicle removed from NCIC.

**Addresses Involved**

2400 block of Industrial Blvd W, Long Lake, MN 55356

---

**Domestic Assault****Reported: 01-03-2023 0210**

21-year-old male from Wayzata arrested for domestic assault by strangulation.

**Addresses Involved**

400 block of Wayzata Blvd E, Wayzata, MN 55391

**Names Involved**

(Arrested) Seamon, Leonard Da'vonane (Age: 21)

---

**Recovered****Reported: 01-02-2023 2000**

Report of a recovered stolen trailer.

**Addresses Involved**

600 block of Rice St E, Wayzata, MN 55391

---

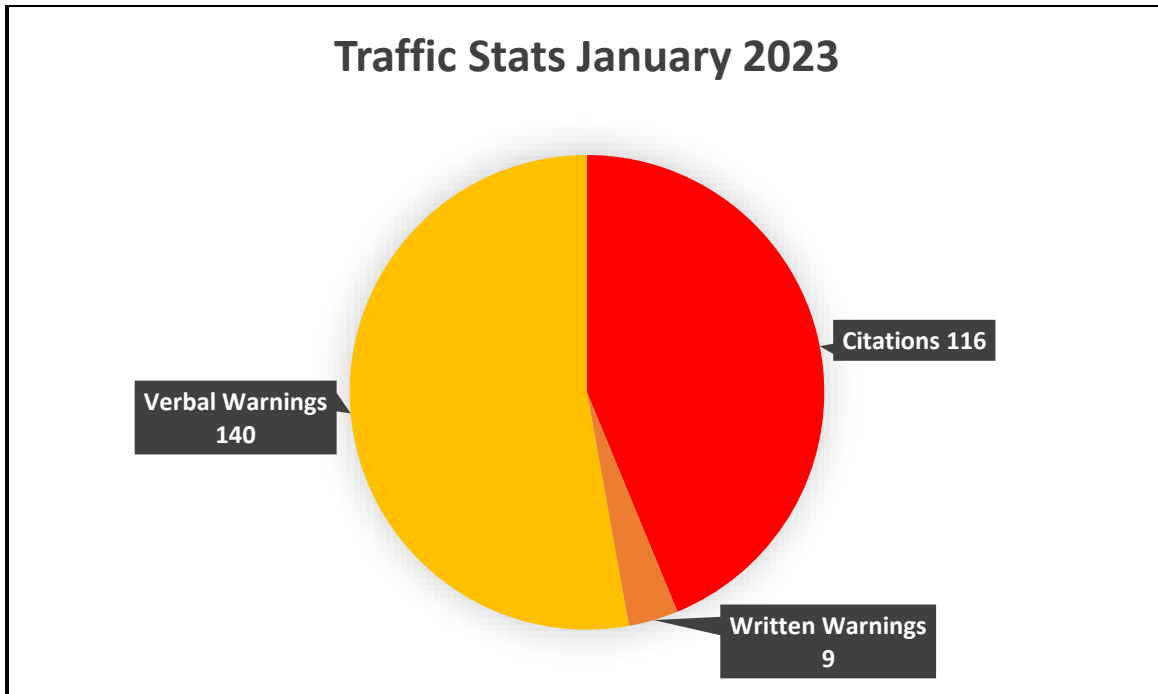


# WAYZATA POLICE DEPARTMENT

*Proudly Serving Wayzata and Long Lake*



## ACTIVITY REPORT—JANUARY 2023



Non-Criminal Activity	January 2023
MISSING PERSON	3
MISSING/LOST PROPERTY	8
FOUND PROPERTY	1
RECOVERED STOLEN PROPERTY	2
PIMV	1
PI INVOLVING BICYCLE/PED	1
PDMV	15
H & R PDMV	3
PDMV & DEER	1
ANIMAL BITE	1
OTHER FIRE/SMOKE	1
VEHICLE FIRE	2
FIRE ALARM	3
GAS LEAK/SMELL	1
HAZ ROAD CONDITION	2
OTHER MEDICAL	40
MEDICAL ALARM	5



# WAYZATA POLICE DEPARTMENT

*Proudly Serving Wayzata and Long Lake*



## ACTIVITY REPORT—JANUARY 2023

72 HOUR HOLD/EMERGENCY ADMISSION	3
WELFARE CHECK - ADULT	17
MENTAL HEALTH ISSUE	5
INFO REC'D	21
CIVIL MATTER	3
DISTURBANCE/FIGHT/LOUD PARTY/HARASSMENT	16
SUSPICION	15
OPEN DOOR/WINDOW	2
MISC. JUVENILE PROBLEM	1
DRIVING/TRAFFIC COMPLAINT	8
PARKING COMPL	5
HOUSE/BUSINESS CHECKS	27
RECORD CHECKS	18
FIREARM PERMIT	2
HC SHERIFFS PERMIT TO CARRY	8
SOLICITOR PERMIT	4
PARKING PERMIT	1
OTHER ORD VIOL (JUNK CARS, ETC)	1
ANIMAL COMPLAINT/CHECK	9
POTENTIAL DANGEROUS DOG NOTICES	1
DISPATCH ANIMAL	1
DOG LICENSE ISSUED	1
PATROL REQUEST	1
MOTORIST ASSIST/STALL	15
UTILITY PROBLEM	2
PUBLIC ASSIST	34
LOCKOUT	7
BUSINESS ALARM	16
HOME ALARM	8
911 HANG-UP	7
ASSIST OTHER DEPT	19
WARRANT/ATTEMPT/ARREST	16
RIDE-ALONG	4



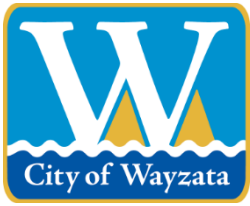
# WAYZATA POLICE DEPARTMENT

Proudly Serving Wayzata and Long Lake



## ACTIVITY REPORT—JANUARY 2023

Criminal Activity	January 2023
ASLT 2-FE-GREAT BOD HARM-OTH WPN-ADLT STR	1
ASLT 3-SUBSTANTIAL INJURY-OTH WEAP-ADLT-ACQ	1
DOM ASLT-MS-INFLT BODILY HARM-OTH WEAP-CD-FAM	1
ASLT-DOMESTIC-MS-INFLT BODLY HRM-HNDS-ADLT-AC	1
DOM ASLT-MS-FEAR BODILY HARM-OTH WEAP-AD-FAM	1
DOM ASLT-STRANGLE-UNK NA-NO WEAP-ADLT-FAM	1
BURG 3-UNOCC NRES NO FRC-D-UNK WEAP-UNK ACT	1
DRUGS-DRUG PARAPH-POSSESS-UNK-UNK	1
TRAF-AC-GM-2ND DEG DWI-UI ALCOHOL-MV	2
TRAF-AC-GM-2ND DEG DWI-10 OR MORE WIN 2 HRS-MV	2
TRAF-AC-GM-2ND DEG DWI-08 OR MORE-MV	2
TRAF-AC-GM-3RD DEG DWI-UI ALCOHOL-MV	1
TRAF-AC-GM-3RD DEG DWI-10 OR MORE WIN 2 HRS-MV	1
TRAF-ACC-M-4TH DEG DWI-UI ALCOHOL-MV	3
TRAF-ACC-M-4TH DEG DWI-10 OR MORE	1
TRAF-ACC-MS-4TH DEG DWI-08 OR MORE -MV	2
PROP DAMAGE-UNK LVL-PRIVATE-UNK INTENT	1
PROP DAMAGE-MS-PRIVATE-UNK INTENT	2
PROP DAMAGE-MS-PUBLIC-UNK INTENT	1
THEFT-500 OR LESS MS-BLDG-OTH PROP	1
THEFT-FE-THFT BY SWINDLE TRICK-20000 OR MORE	1
THEFT-FE-IDENTITY THEFT-UNK LOSS	1
THEFT-MS-SHOPLIFTING-250 OR LESS	1
VEH-MORE 2500-FE-MOT VEH USE-NO CONSENT-TRUCK	1
VEH-501-2500-FE-MOT VEH USE-NO CONSENT-AUTO	1
WEAPONS-MS-POSSESS-OTHER TYPE-UNLAW PURPOS	1
CRIM AGNST GOVN-GM-ESCAPE TAX-MTR VEH	2



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.e
<b>TITLE:</b> Receipt of Building Activity Report	
<b>PROPOSED MOTION:</b> N/A	
<b>PREPARED BY:</b> Megan McCrady, Permit Technician	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager, Jason Wagner, Building Official, Emily Goellner, Community Development Director	

**ACTION REQUESTED:**

The attached January 2023 Building Report is for informational purposes only.

**FINANCIAL OR BUDGET CONSIDERATION:**

N/A

**BACKGROUND:**

N/A

**ATTACHMENTS:**

1. building activity report 2022-2023

## 2023

	Jan-23	2023-YTD
--	--------	----------

### ***BUILDING***

NUMBER OF BLDG. PERMITS	7	7
PROJECT VALUE	\$482,900.00	\$482,900.00
<b>BUILDING PERMIT FEE</b>	<b>\$5,152.52</b>	<b>\$5,152.52</b>
<b>PLAN CHECK FEE</b>	<b>\$1,787.60</b>	<b>\$1,787.60</b>

### ***EXTERIOR***

NUMBER OF PERMITS	2	2
PROJECT VALUE	\$72,324.00	\$72,324.00
<b>PERMIT FEE</b>	<b>\$ 966.37</b>	<b>\$ 966.37</b>

### ***MECHANICAL***

NUMBER OF PERMITS	8	8
PROJECT VALUE	122,256.00	122,256.00
<b>PERMIT FEE</b>	<b>2,436.42</b>	<b>2,436.42</b>

### ***PLUMBING***

NUMBER OF PERMITS	29	29
PROJECT VALUE	\$828,017.00	\$828,017.00
<b>PERMIT FEE</b>	<b>\$11,432.88</b>	<b>\$11,432.88</b>

<b>TOTAL # OF PERMITS</b>	<b>46</b>	<b>46</b>
<b>TOTAL INCOME</b>	<b>\$21,775.79</b>	<b>\$21,775.79</b>

### **INSPECTIONS**

BUILDING	22	22
EXTERIOR	1	1
HVAC	12	12
PLUMBING	9	9
OTHER		
<b>TOTAL # OF INSPECTIONS</b>	<b>44</b>	<b>44</b>

### **RENTAL**

INSPECTIONS	5	5

## 2022

	Jan-22	2022-YTD
--	--------	----------

### ***BUILDING***

NUMBER OF BLDG. PERMITS	11	11
PROJECT VALUE	\$274,537.00	\$274,537.00
<b>BUILDING PERMIT FEE</b>	<b>\$3,473.25</b>	<b>\$3,473.25</b>
<b>PLAN CHECK FEE</b>	<b>\$1,361.10</b>	<b>\$1,361.10</b>

### ***EXTERIOR***

NUMBER OF PERMITS	1	1
PROJECT VALUE	\$5,229.00	\$5,229.00
<b>PERMIT FEE</b>	<b>\$ 132.75</b>	<b>\$ 132.75</b>

***MECHANICAL***

NUMBER OF PERMITS	14	14
PROJECT VALUE	102,007.00	102,007.00
<b>PERMIT FEE</b>	<b>2,081.64</b>	<b>2,081.64</b>

***PLUMBING***

NUMBER OF PERMITS	8	8
PROJECT VALUE	\$38,518.00	\$38,518.00
<b>PERMIT FEE</b>	<b>\$796.36</b>	<b>\$796.36</b>

TOTAL # OF PERMITS	34	34
<b>TOTAL INCOME</b>	<b>\$7,845.10</b>	<b>\$7,845.10</b>

**INSPECTIONS**

BUILDING	30	30
EXTERIOR	2	2
HVAC	29	29
PLUMBING	17	17
OTHER		
<b>TOTAL # OF INSPECTIONS</b>	<b>78</b>	<b>78</b>

**RENTAL**

INSPECTIONS	6	6
-------------	---	---



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.f
<b>TITLE:</b> Adoption of Resolution 09-2023 Approving a Joint Powers Agreement Between the University of Minnesota and the City of Wayzata for use of Competitive Bidding Contracts for Supplies, Commodities, and Equipment	
<b>PROPOSED MOTION:</b> To Adopt Resolution 09-2023 Approving a Joint Powers Agreement Between the University of Minnesota and the City of Wayzata for use of Competitive Bidding Contracts for Supplies, Commodities, and Equipment	
<b>PREPARED BY:</b> Aurora Yager, Deputy City Manager	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **ACTION REQUESTED:**

Staff recommends adoption of draft Resolution 09-2023.

### **FINANCIAL OR BUDGET CONSIDERATION:**

There is no cost associated with joining this Joint Powers Agreement (JPA), it just gives the City the ability to utilize competitively bid contracts the University of Minnesota has already obtained. If the City wanted to purchase from one of these competitively bid contracts, the City would be entirely financially responsible for that purchase.

### **BACKGROUND:**

Many projects in the Capital Improvement Plan (CIP) have costs that are above the threshold requiring competitive bids. One option the City can take to get competitive pricing while also reducing the administrative burden of individually soliciting for competitive bids is to make purchases through a cooperative purchasing program. The City is already part of cooperative purchasing programs with the State of Minnesota and HGACBuy and staff is recommending joining another one with the University of Minnesota.

The draft resolution authorizes the City to join a Joint Powers Agreement (JPA) with the University of Minnesota to allow the City to purchase supplies, commodities, and equipment that the University has already sought competitive bids for. This meets the requirements of Minnesota Statute 471.345.15(b) for cooperative purchasing, which exempts projects purchased under this agreement from the competitive bidding requirements of that section.

### **ATTACHMENTS:**

1. Resolution 09-2023

**CITY OF WAYZATA**

**RESOLUTION NO. 09-2023**

**RESOLUTION APPROVING A JOINT POWERS AGREEMENT BETWEEN THE UNIVERSITY OF MINNESOTA AND THE CITY OF WAYZATA FOR USE OF COMPETITIVE BIDDING CONTRACTS FOR SUPPLIES, COMMODITIES, AND EQUIPMENT**

**WHEREAS**, the State Legislature by Minnesota Statutes, Section 471.59, Subdivision 1, has authorized its Political Subdivisions to enter into agreements to perform for each other governmental powers they can perform themselves, and;

**WHEREAS**, the University of Minnesota and the City of Wayzata are both political subdivisions of the State of Minnesota, and;

**WHEREAS**, the University of Minnesota's Purchasing Services provides, among other things competitive bidding services for the University of Minnesota and those who join their Joint Powers Agreement;

**WHEREAS**, the City of Wayzata may want to utilize the competitive prices and terms available to the University of Minnesota for its own projects.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Wayzata as follows:

1. That the Joint Powers Agreement with the University of Minnesota and the City of Wayzata is hereby approved in the form presented to Council in Exhibit A.
2. That the Mayor and the City Manager are authorized and directed to sign the Joint Powers Agreement.

Adopted by the Wayzata City Council this 21<sup>st</sup> day of February, 2023.

\_\_\_\_\_  
Johanna Mouton, Mayor

Attest: \_\_\_\_\_  
Jeffrey Dahl, City Manager

**ACTION ON THIS RESOLUTION:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution Adopted:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 09-2023 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 21, 2023.

---

Kathy Leervig, City Clerk

SEAL

**EXHIBIT A.**

**UNIVERSITY OF MINNESOTA**

*Twin Cities Campus*

*Purchasing Services*

*Suite 277  
1300 South Second Street  
Minneapolis, MN 55454-1082*

*612-624-2828  
Fax: 612-624-3410  
<http://purchasing.umn.edu>  
E-mail: [purchase@umn.edu](mailto:purchase@umn.edu)*

**JOINT POWERS AGREEMENT**

WHEREAS, the State Legislature by Minnesota Statutes, Section 471.59, Subdivision 1, has authorized its Political Subdivisions to enter into agreements to perform for each other governmental powers they can perform themselves, and

WHEREAS, the University of Minnesota and the City of Wayzata are both political subdivisions of the State of Minnesota, and

WHEREAS, the City of Wayzata wishes to purchase supplies, commodities, and equipment from a contract entered into by the University of Minnesota and made available to other political subdivisions of the State of Minnesota by the contract vendor.

THEREFORE, it is the purpose of this agreement made and entered into by and between the University of Minnesota and City of Wayzata and to make available to the City of Wayzata the supplies, commodities, and equipment included in said contracts entered into under competitive bidding, at the prices and terms as are available to the University of Minnesota.

IT IS AGREED that if The City of Wayzata chooses to buy from an available University of Minnesota contract it will issue purchase orders directly to the contract vendor (seller) including those for drop shipment. Invoices shall be paid by the City of Wayzata directly to the seller as agreed in the terms and conditions of the contract.

This agreement is entered into by:

University of Minnesota  
Purchasing Services  
1300 South Second Street, Suite 277  
Minneapolis, MN 55454-1082

City of Wayzata  
600 Rice St. E  
Wayzata, MN 55391

\_\_\_\_\_  
Beth Tapp, Director of Purchasing Services

\_\_\_\_\_  
Johanna Mouton, Mayor

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Jeffrey Dahl, City Manager

\_\_\_\_\_  
Date:



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.g
<b>TITLE:</b> Approval of Professional Services Agreement with Civitas, Inc. for Panoway Dock Working Group	
<b>PROPOSED MOTION:</b> To Approve Professional Services Agreement with Civitas, Inc. for Panoway Dock Working Group	
<b>PREPARED BY:</b> Emily Goellner, Community Development Director	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **ACTION REQUESTED:**

Staff recommends approval of the Professional Services Agreement.

### **FINANCIAL OR BUDGET CONSIDERATION:**

The cost of additional services for the Dock Working Group is a fixed fee of \$15,250 and hoped to be funded by future TIF #6 Bonds. This is the same funding source to be used for design and construction costs for the docks in Panoway Phase 2A. If TIF Bonds are not an option, the expenditure will be funded by the State Bonding Funds.

Civitas originally hoped to absorb this cost within its own design contract. However, the work has been more extensive than originally planned. This amount will offset the design work of the dock consultants which has already been completed.

### **BACKGROUND:**

As a result of City Council direction, in the fall of 2022 staff worked with Civitas to assemble a Dock Working Group to refine dock layout, materiality and finishes, operations, and policies. Staff has prepared an amendment to the agreement for services with Civitas, which was originally approved by the City Council in late 2021 to complete Design Development, Construction Documents, Bidding, and Construction Administration services for Phase 2A (Boardwalk and Docks).

Attachment A details that work currently underway. Attachment B details the additional work associated with the Dock Design Group. This added scope of work (detailed in Attachment B to the agreement) includes up to 6 working group meetings and up to 4 council workshops and/or City Council Presentations dedicated to the layout, design, management and operations of the Community Docks.

### **ATTACHMENTS:**

1. Amended Professional Services Contract - Civitas Panoway Phase II - Dock Working Group - 2-15-23
2. Attachment A - Civitas Proposal for Services - Panoway Boardwalk and Docks
3. Attachment B - Panoway Dock Working Group Proposal - February 2, 2023

**CITY OF WAYZATA  
AMENDED AND RESTATED PROFESSIONAL SERVICES AGREEMENT**

Professional Landscape Architecture Services with Civitas, Inc.  
for Panoway Phase 2 (Boardwalk and Community Docks)

**THIS PROFESSIONAL SERVICES AGREEMENT** (the “Agreement”) is made effective \_\_\_\_\_, 2023 (“Effective Date”) by and between the **City of Wayzata, Minnesota** (the “City”) and **Civitas, Inc.** with offices at 1200 Bannock Street, Denver, CO 80204 (“Consultant”) for the professional services and related deliverables described herein, and contains the terms and conditions applicable to all of Consultant’s services and associated deliverables for the City.

In consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

**I. SCOPE OF SERVICES AND DELIVERABLES**

Consultant will provide the professional services and deliverables (collectively, the “Services”) that are described in Consultant’s November 9, 2021 Proposal for Professional Landscape Architecture Services for Panoway Phase 2 – Boardwalk and Community Docks – Civitas Project # 2-15-0032, attached hereto as **Attachment A** and in Consultant’s February 2, 2023 Proposal for Additional Services for Panoway Phase 2 Dock Working Group - Civitas Project # 2-15-0032 attached hereto as **Attachment B** (the “Statements of Work”), according to the project team (including Consultant employees and subcontractors), project scope, services descriptions, deliverables, timeline, and other terms therein.

**II. PROJECT REPRESENTATIVES**

- A. City’s main point of contact shall be City Manager Jeff Dahl.
- B. Consultant’s main point of contact for the Services shall be Scott Jordan.

**III. COMPENSATION AND BILLING**

As consideration for the provision of the Services and all costs associated therewith, the City agrees to pay the Consultant for the Services provided to the City for the fixed fees specified in the Statement of Work, services provided at an hourly rate at a not-to-exceed rate as specified in the Statement of Work, and all reimbursable expenses incurred by Consultant in connection with providing the Services, up to the amount specified in the Statement of Work.

Consultant will invoice the City monthly for the Services provided in accordance with Agreement, and include with such invoices detailed descriptions of the Services provided by the Consultant to the City. City shall pay Consultant for all undisputed invoices within thirty (30) days of receipt of such invoices.

#### IV. CHANGE OF SCOPE OF SERVICES

City may request, and Consultant may suggest, changes or additions to the Services. In such event, City and Consultant will work together on the details of such changes (including any adjustments to Consultant's compensation and the specifications, timeline and deliverables described in **Attachment A**), and if agreed upon in writing by both City and Consultant, such changes shall be an amendment to this Agreement.

#### V. INSURANCE

Consultant, at its expense, shall procure and maintain in force for the duration of this Agreement the following minimum insurance coverages:

**A. General Liability.** Consultant agrees to maintain commercial general liability insurance in a minimum amount of \$1,000,000 per occurrence; \$2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products completed operations, personal injury, advertising injury, and contractually assumed liability. City shall be endorsed as additional insured.

**B. Automobile Liability.** If Consultant operates a motor vehicle in performing the Services under this Agreement, Consultant shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of \$1,000,000 combined single limit.

**C. Professional (Errors and Omissions) Liability Insurance.** Consultant will maintain professional liability insurance for all claims Consultant may become legally obligated to pay resulting from any negligent act, intellectual property infringement, error, or omission related to Consultant's professional services required under this Agreement. Consultant is required to carry the following minimum limits: \$1,000,000 per claim; \$2,000,000 annual aggregate. The retroactive or prior acts date of such coverage shall not be after the Effective Date, and Consultant shall maintain such insurance for a period of at least three (3) years following completion of the Services. If such insurance is discontinued, extended reporting period coverage must be obtained by Consultant to fulfill this requirement.

**D. Workers' Compensation.** Consultant agrees to provide workers' compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. Consultant shall also carry employers' liability coverage with minimum limits as follows: (i) \$500,000 – Bodily Injury by Disease per employee; (ii) \$500,000 – Bodily Injury by Disease aggregate; and (iii) \$500,000 – Bodily Injury by Accident.

Consultant shall, prior to commencing the Services, deliver to the City a Certificate of Insurance as evidence that the above coverages are in full force and effect. The insurance requirements may be met through any combination of primary and umbrella/excess insurance. Consultant's policies shall be the primary insurance to any other valid and collectible insurance available to City with respect to any claim arising out of Consultant's performance under this Agreement. Consultant's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days advanced written notice to the City.

## **VI. INDEPENDENT CONTRACTOR RELATIONSHIP**

City and Consultant agree that Consultant is an “independent contractor” and not an employee of City. Consultant shall be solely and entirely responsible for its acts and for the acts of its employees, agents, and subcontractors in connection with the Services. Consultant shall be responsible for the compensation and benefits of Consultant’s employees and for payment of all federal, state and local taxes payable with respect to any amounts paid to Consultant under this Agreement. No payroll or employment taxes of any kind shall be withheld or paid by City with respect to payments to Consultant, including but not limited to, FICA, FUTA, federal and state personal income tax, state disability insurance tax and state unemployment tax. Consultant shall not be entitled to any benefits from City, including, without limitation, insurance benefits, sick and vacation leave, workers’ compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

## **VII. TERMINATION**

This Agreement shall continue in effect until terminated by either party upon such party giving the other no less than 30 days prior written notice of termination. Termination of this Agreement for any reason shall not affect any provision of this Agreement that by its nature is intended to survive termination.

## **VIII. OTHER TERMS**

**A. Entire Agreement; Amendments.** This Agreement and the attachments referenced herein represent the entire agreement between Consultant and City. Any terms in attachments which conflict with the main body of this Agreement shall be limited, controlled and superseded by the terms in the main body of this Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, either written or oral. No amendment or modification of the terms of this Agreement, except as may be expressly authorized herein, may be made and will not be effective unless agreed upon in writing by City and Consultant.

**B. Assignability.** The rights and obligations of Consultant under this Agreement shall not be assignable or transferable without the prior written approval of the City.

**C. Compliance of all Laws; Ability to Perform; Representations.** Consultant shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances and orders. Consultant has in effect and will maintain in effect all permits, licenses, and other authorizations necessary for the performance of the Services. Consultant is not aware of any fact or circumstance which would prevent Consultant from performing in accordance with this Agreement. Consultant represents that Consultant has the requisite training, skills, and experience necessary to provide the Services contemplated by this Agreement, and that the Services will be performed using personnel, equipment, and material qualified and suitable to perform the Services requested. Consultant shall be solely responsible for its negligent acts, errors and omissions while performing Services under this Agreement. Consultant will perform the Services with reasonable care and skill, in a diligent and professional manner and in accordance with accepted professional practices and industry standards.

**D. Assurances and Indemnification.** Consultant assures the City, and represents, that the information it has provided in its Statement of Work is accurate and not misleading in any material respect. Consultant shall defend and indemnify City, its employees, officials, and agents, against all claims, demands and actions, and all related costs and expenses (including reasonable attorneys’ fees) for injury, death, disability or illness of any person, or damage to property, arising out of the negligent performance of the Services or any breach of any representation or term of this Agreement by Consultant.

**E. Payment of Others.** Consultant shall pay all of Consultant’s employees, agents, and subcontractors furnishing services, labor, equipment, or materials incidental to the performance of Consultant’s obligations under this Agreement.

**F. Rights in Deliverables.** All deliverables associated with the Services, and all data, information, ideas, designs, plans and creative works associated therewith, shall be the exclusive property of City, including all intellectual property rights therein. City and Consultant agree that such are works made for hire for City, and to the extent they do not qualify as such, Consultant hereby assigns all rights therein to City.

**G. Consultant’s Obligations Upon Termination.** Upon the expiration or termination of this Agreement, Consultant shall furnish City with all deliverables and work in progress associated with the Services as of the effective date of termination. City shall have the unfettered right and freedom to use all such deliverables and work in progress as it sees fit, and to hire third parties to complete all outstanding Services as of the effective date of termination.

**H. Headings.** The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

**I. Notices.** All notices or communications relating to this Agreement shall be in writing and shall be deemed given upon hand delivery or deposit in the United States mail, return receipt requested, and addressed as follows:

To the City:  
Wayzata City Hall  
600 East Rice Street  
Wayzata, MN 55391  
Attention: City Manager

To Consultant:  
Civitas, Inc.  
1200 Bannock Street,  
Denver, CO 80204  
Attention: Scott Jordan

**J. Governing Law; Jurisdiction; Data Practices Act.** This Agreement shall be construed in accordance with governed by the laws of the State of Minnesota. The parties agree to submit to the jurisdiction of the courts of the State of Minnesota, and that any litigation regarding this Agreement will be brought in the state or federal courts that lie in Hennepin County, Minnesota. Consultant agrees to abide by the applicable provisions of the Minnesota Government Data Practice Act, Minnesota Statutes, Chapter 13. Consultant understands that all of the data created, collected, received, stored, used, maintained, or

disseminated by Consultant in performing those functions that the City would perform is subject to the requirements of Chapter 13, and Consultant must comply with those requirements as if it were a government entity. This does not create a duty on the part of Consultant to provide the public with access to public data if the public data is available from the City, except as required by the terms of this Agreement.

**K. Waiver.** The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

**L. Savings Clause.** If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of this Agreement will remain in full force and effect.

**M. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

**CITY:**

City of Wayzata, a Minnesota Municipal corporation

By: \_\_\_\_\_  
Johanna Mouton, Mayor

By: \_\_\_\_\_  
Jeffrey Dahl, City Manager

**CONSULTANT:**

Civitas, Inc.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTACHMENT A**  
**STATEMENT OF WORK**

Consultant’s November 9, 2021 Proposal for Professional Landscape Architecture Services for  
Panoway Phase 2 – Boardwalk and Community Docks – Civitas Project # 2-15-0032

DRAFT

**ATTACHMENT B**  
**STATEMENT OF WORK**

Consultant's February 2, 2023 Proposal for Additional Services for Panoway Phase 2 Dock  
Working Group - Civitas Project # 2-15-0032

DRAFT



**CONSULTING SERVICES AGREEMENT:  
PROFESSIONAL LANDSCAPE ARCHITECTURE SERVICES FOR  
PANOWAY PHASE 2 – BOARDWALK AND COMMUNITY DOCKS**

CIVITAS PROJECT# 2-15-0032

**PROJECT INFORMATION**

**Owner:**

City of Wayzata  
600 Rice Street  
Wayzata, MN 55391  
(952) 404-5300  
Jeff Dahl, City Manager

**Landscape Architectural Consultant:**

Civitas, Inc.  
1200 Bannock Street  
Denver, CO 80204  
(303) 571-0053 phone  
Scott Jordan, Principal in Charge

**Subconsultant(s) to Civitas:**

**Civil Engineering**

Solution Blue  
444 Cedar Street, Suite 1005  
Saint Paul, MN 55101  
(651) 294-0038  
John Hink, President

**Ecologist**

RES  
21938 Mushtown Road  
Prior Lake, MN 55372  
(952) 447-1919  
Doug Mensing, Senior Ecologist

**Engagement**

106 Group  
1295 Bandana Blvd N Suite 335  
St Paul, MN 55108  
(651) 290-0977  
Regine Kennedy, Principal

**Structural Engineer**

Eriksen Roed & Associates  
2550 University Avenue West Suite  
201-S  
Saint Paul, MN 55114  
(651) 251-7578  
Paul Bakke, Senior Project Manager  
John Lyrenmann, PE, SE

**Electrical Engineer**

IMEG  
3001 Broadway St. NE Suite 601  
Minneapolis, MN 55413  
(612) 540-5020  
Alex Quast, Senior Electrical Engineer

**BNSF Coordination**

SRF Consulting Group, Inc.  
One Carlson Parkway North, Ste 150  
Minneapolis, MN 55447  
(763) 249-6728  
Matt Hansen, Principal  
Joel Johnson, Senior Associate

## SITE INFORMATION

Jurisdiction: Wayzata, MN

Total Project Budget: \$6,629,420 (Hard Costs for Phase 2 – Boardwalk and Community Docks)

## ADDITIONAL TEAM MEMBERS

To supplement the design and technical consultants included in the first phase of the Panoway project, Civitas has engaged the following consultants to provide services that are required as part of the phase 2 process to ensure a robust community-based design process, to support the City of Wayzata in Project Management, and to ensure successful coordination and approval of the proposed improvements from BNSF.

**106 Group** – The St. Paul-based 106 Group will provide project management assistance and facilitate all aspects of the community engagement process throughout the design validation phase of the project. Their scope of work includes public engagement facilitation, project management support, stakeholder and working group coordination and creation and management of the online survey associated with community event #1.

**SRF Consulting** – As an industry leader in transportation design, SRF Group has an extensive working relationship with BNSF with a particular focus on Quiet Zone design and facilitation. SRF has been added to the phase 2 portion of the Panoway project to provide technical expertise, meeting facilitation and preparation of rail related diagrams and safety enhancement exhibits to assist the City in obtaining approval for the proposed phase 2 improvements along the southern edge of the BNSF rail line.

## GENERAL SCOPE OF SERVICES

The design development services for the Phase 2 improvements for the Panoway on Wayzata Bay project established the design direction for the following project components;

1. Boardwalk and Community Docks
2. Depot Park
3. EcoPark

Since the completion of Design Development in 2018, the first phase of the Panoway project was implemented. As a result of the implementation the City and the Design Team have been afforded the opportunity to see how the constructed project has been used, what project components have been effective, and which may not have performed as envisioned. During this same timeframe the composition and leadership of the Wayzata City Council has changed, public perception of the project has improved, and the community is eager to see the next phase realized. Prior to completing construction documents and permitting the project, a few key design gestures located in Phase 2 should be reviewed and validated with the community and council to ensure overall support, similar to the process completed during the Phase 1 process.

**Task 1 – DESIGN VALIDATION****12 Weeks**

Prior to beginning Construction Documents a few key project components for the entire Phase 2 project should be vetted through a series of community meetings and a series of small working group discussion prior to a formal presentation/working session with City Council. The working group discussions will include but not be limited to the Panoway District Group, Wayzata Garden Club, Permitting Agencies, City Staff, Eco Park Focus Group (including Community Ed, Historical Society and the Sailing Club), the Chamber of Commerce and adjacent property owners. When feasible these working group discussions will be held in-person and coordinated around other Civitas meetings in Wayzata.

During the validation phase our focus will be on the following items and areas;

1. Boardwalk and Community Docks
  - a. The current design includes multiple locations where the boardwalk provides stepdown areas to enable users to “touch the water”. These stepdowns will need to be removed annually prior to winter and replaced with guardrails to prevent users from accessing the Lake ice. The process should vet the inclusion of these features and how they should function, look and feel.
2. Depot Park
  - a. The current design includes a public restroom that will be located to the east of the historic depot and is intended to be similar in design and aesthetic as the restroom included as part of Phase 1. The Design Validation Phase should determine if the public restroom should remain as part of the project and if so where it should be located.
  - b. The current design includes reconfiguring, levelling and re-planting the current Garden-Club maintained garden spaces to the south of the Depot. The validation process should test if this is still desirable or if the impacts to current spaces should be minimized.
3. EcoPark
  - a. The current design of the EcoPark leaves the existing stormwater detention facility relatively untouched. Earlier studies explored enhancing this facility to improve its functionality and enhancing its overall ecological and environmental value. This validation process should re-assess the ultimate disposition of this facility.

**Community Engagement #1**

The initial in-person community engagement will focus on presenting the evolution of the design from vision plan to the current plan, and then focus community engagement and participation to the design features outlined above to determine the communities preferred configuration of each element.

In addition to the in-person event the presentation materials will be made available on-line and will be accompanied by an online survey to enable participation for anyone who is unable to attend or who wishes to participate virtually.

**Community Engagement #2**

The second community engagement will present the refined designs based on feedback received during the initial community engagement, via the online survey and the discussions with the various working group.

Concurrent to the validation of the project features, the Design Team will continue to work with the various permitting agencies and BNSF to assess the project, verify the permits that will be required, and review project components for any potential issues that may create permitting issues.

**Meetings**

- Design Team Meetings in Wayzata 1
- Design Team Meetings via Conference Call 2
- Meetings with City Staff 3
- Meetings with Permitting Agency Working Group 3
- BNSF Coordination Meetings 2
- City Council Worksession 1
- City Council Meeting 1
- Community Meetings 2
- Coordination calls with the Section Foreman House Design team (as necessary)

**Deliverables**

- Updated Plan Graphics
- Presentation Boards and Graphics for Community Events
- City Council Presentation
- Permitting Requirements Memo
- Comprehensive Panoway Phase 1 and Phase 2 Rail Safety Enhancement Diagram

**Trips**

- Three (3) trips to Wayzata for three (3) Civitas team members. (Each trip assumes 2 total days with 1 night of hotel)
- Two (2) trips to Wayzata for one (1) Civitas team member (assumes 2 total days with 1 night of hotel)

**Note: Construction Documents, Permitting and Construction Phase Services for the project will be completed only for the Boardwalk and Community Docks portion of Phase 2.**

**Task 2 – CONSTRUCTION DOCUMENTS**

**16 Weeks**

Upon completion of the Design Validation Task, Civitas and the entire Design Team will prepare final Construction Documents for bidding and final contract negotiation. Civitas will lead this process. The Construction Documents include: construction plans, construction specifications, and construction sections/details necessary to construct the Park scope of improvement. The Civitas team will be responsible for the design, inner-team coordination and delivery of all construction documents necessary to complete the scope within the site boundary and within the defined project construction

budget. The Construction Document Task will include City Plan review/referral comment process checks at 70% and 90% stages of the Construction documentation process, with Issued for Construction Documents completed after the 90% review.

During the Construction Documentation Phase the design team will host virtual working group discussions to keep the important stakeholders updated on the progress of the project, while continuing to meet regularly with City Staff, Construction Manager, the Permitting Agency Working Group, and BNSF. Following the 70% and 90% Construction Document Submittals a formal presentation will be provided to City Council outlining the current design and any substantive changes that had been made following the completion of the Design Validation phase.

**Meetings**

- Design Team Meetings in Wayzata 2
- Design Team Meetings via conference call 6
- Virtual Working Group Discussions 2
- Meetings with City Staff 6
- Meetings with Permitting Agency Working Group 6
- City Council Presentation 2

**Deliverables**

- 70% CD Technical Drawings and Specifications (CSI Format)
- Assist in preparing and reviewing 70% CD Opinion of Probable Construction Costs
- 90% CD Technical Drawings and Specifications (CSI Format)
- Assist in preparing and reviewing 90% CD Opinion of Probable Construction Costs
- Issued for Construction Technical Drawings and Specification (CSI Format)

**Trips**

- Two (2) trips to Wayzata for two (2) Civitas team members. (Each trip assumes 2 total days with 1 night of hotel)
- Two (2) trips to Wayzata for one (1) Civitas team member (Each trip assumes 2 total days with 1 night of hotel)

**Task 3A                      BNSF Coordination    16 Weeks**

Concurrent to the Design Validation and Permitting Phase Civitas and SRF Consulting will coordinate and lead a series of strategic meetings and working sessions with representatives from BNSF to obtain written approval of the proposed Phase Boardwalk and Section Foreman’s house enhancements. The intended format of these meetings will be to emphasize the City’s long-standing relationship with BNSF, the City’s proactive approach to the design and implementation of industry leading best practices for rail design including perimeter fencing, signage, and enhanced crossings that exceed current BNSF standards, and reintroduce the proposed design improvements and intended safety measures associate with Phase 2 of the Panoway Project.

**Meetings**

- BNSF Coordination Meetings up to six (6)

**Deliverables**

- Comprehensive Panoway Phase 1 and Phase 2 Rail Safety Enhancement Diagram
- Meeting Notes

**Task 3B**

**PERMITTING**

**16 Weeks**

The Panoway Phase 2 Boardwalk and Community Docks represent a unique project that may require a customized permitting process with the various permitting agencies. To date the Design Team has consistently collaborated with the various agencies and anticipate a similar collaborative approach to permitting, however the submittal and review process remains in flux. As such we are proposing to complete this work on a time and materials basis. In the fee section below we have proposed an hourly total fee for this task that should accommodate a typical permit process, however as the project proceeds and additional coordination occurs if it becomes apparent that a more extensive permitting process is required additional fee may be required.

The current Phase 2 permitting scope of work includes the Boardwalk and Community Docks. The following outlines our current understanding of the permits that will be required for this scope of work, and the anticipated agency review period after receiving complete permit applications.

*U.S. Army Corps of Engineers*

Section 404 Wetland Permit 60-120 days

*Minnesota Department of Natural Resources*

Work in Public Waters 90-120 days

Aquatic Plant Management (APM) Permit 150 days

Water Appropriations – Temporary Construction Dewatering 60-90 days

*Minnesota Pollution Control Agency*

National Pollutant Discharge Elimination System/State 30 days

Disposal System (NPDES/SDS) Construction Stormwater Permit

Section 401 Water Quality Certification 30-365 days

*Lake Minnetonka Conservation District*

Dock License/Variance 30-60 days

*Minnehaha Creek Watershed District*

Water Resource Permit 60-120 days

Dredging Rule 60-120 days

Waterbody Crossings & Structures Rule 60-120 days

*City of Wayzata*

Grading and Erosion Control Permit 30-60 days

**Task 4 BIDDING AND AWARD OF CONTRACT**

**6 Weeks**

Civitas and the Design Team will support the City during the bidding process, attending a Pre-Bid Conference to clarify scope and explain significant features to prospective bidders and to walk the site. The Design Team will prepare bid documents and Division 1 specifications as part of the Bid Phase services. As needed Civitas will assist the City in the preparation of addenda, review of qualifications and of bids.

**Meetings**

- Pre-bid Conference in Wayzata 1
- City of Wayzata Meetings in Wayzata 1
- Design Team Meetings via conference call 1

**Deliverables**

- Bid Package preparation
- Bid Addenda & drawing revisions

**Trips**

- One (1) trip to Wayzata for one (1) Civitas team member (Each trip assumes 2 total days with 1 night of hotel)

**Task 5 CONSTRUCTION PHASE SERVICES**

**24 weeks**

Construction Phase services can range dramatically in scope and fee based on the final project delivery method. For the purposes of this proposal we have assumed a typical Design/Bid/Build scenario where the Design Team will only be responsible for reviewing work in progress to determine if the installation is meeting design intent, responding to RFI's, reviewing submittals/mock-ups and issuing design changes. The design team will not be responsible for processing Contractor pay applications, or performing roles typically associated with an Owner's Representative. If at any point in the process the delivery method is changed, or the City requires the Design Team to perform services not specified in this proposal or services typically performed by an Owner's Representative, the Design Team will work with the City to negotiate an additional services agreement in the form of a scope/fee addition or deduction as required.

During construction, the Design Team will assist the City in the review of the work in process. We anticipate that this will include attendance at a Pre-Construction Meeting(s), review of submittals and shop drawings, and preparation of drawing clarifications as needed.

The Design Team anticipates regular visits by other consultants as necessary to the site during construction to review the work in progress. These visits will be documented with Field Reports. Members of the Design Team will attend periodic construction team

planning sessions, initial site walks to punch list completed work, final site walk for final acceptance and warranty period site walk. In this phase we will prepare all necessary Field Reports, punch lists, prepare necessary change orders, and review all submittals and shop drawings.

**Meetings**

- Construction site walks (Civitas) 8

**Deliverables**

- Field Reports for construction progress
- Written and graphic RFI responses to field conditions
- Review of all submittals and shop drawings
- Punch lists and final acceptance reviews and letters

**Trips**

- Two (2) trips to Wayzata for two (2) Civitas team members. (Each trip assumes 2 total days with 1 night of hotel)
- Six (6) trip to Wayzata for one (1) Civitas team member (Each Trip assumes 2 total days with 1 night of hotel)

**DETAILED FEE BREAKDOWN**

**FIXED FEE TASKS**

Design Validation:	\$108,450
Construction Documents	\$186,580
<u>Bidding and Construction Phase Services</u>	<u>\$ 70,810</u>
<b>Fixed Fee Total (excluding reimbursable)</b>	<b>\$365,840</b>

**HOURLY NOT-TO-EXCEED TASKS**

Permitting:	\$ 73,100
BNSF Coordination	\$ 20,000

**REIMBURSABLE EXPENSE \$35,000**

(INCLUDES ALL TRAVEL COSTS NOTED IN THE SCOPE OF WORK)

**ASSUMPTIONS**

- Only submittals noted under deliverables are included. If additional submittals are required or multiple updates to submittals are required, additional fee will be necessary.
- Braun Intertec (Geotech) and Dock Installer to be contracted separately directly with the City of Wayzata.
- City to provide Cost Estimation Services. The design team will be responsible for providing quantities and reviewing Opinions of Probable Cost as provided by other.
- All submittals will be in digital format. All submittal hardcopies including Mylars to

be provided by Client.

- E. All landscape drawings to be completed in AutoCAD format.
- F. Maintenance Manual is not included, but can be performed as an additional service.
- G. Only the services and meetings outlined above are included in this scope of work, if additional meetings or studies are required, additional fee in the form of an additional services agreement will be required.

**FORM OF CONTRACT**

Labor for services described for Design Validation, Construction Drawings, Bid and Construction Phase Services in this proposal would be provided under a phased fixed-fee agreement, with reimbursable expenses above and beyond the labor fee.

Labor for services related to Permitting and BNSF Coordination as outlined in this proposal will be provided in an hourly-not-to-exceed agreement.

**REIMBURSABLE EXPENSES**

Normal reimbursable expenses include local travel within the Denver metropolitan area, travel outside the Denver metropolitan area, printing, delivery services, and photo reproduction. The Expenses will be billed at cost and are estimated in the Fee section above. Printing multiple copies of approval and bid documents is not included.

**ADDITIONAL SERVICES**

When the Owner or Client requests activities and/or work products that are above and beyond the Scope of Work in this proposal, an Additional Services request will be made by Civitas to the Owner/Client. This request must be approved by the Owner/Client prior to Civitas beginning the additional work. Based on the Owner's/Client's and Civitas' needs, the additional service may be considered an additional billing group, or may be included in the overall contract amount.

**BILLING RATES**

Senior Principal	\$275.00/hr
Principal	\$225.00/hr
Project Director	\$190.00/hr
Senior Project Leader I	\$150.00/hr
Project Leader	\$130.00/hr
Designer III	\$110.00/hr
Designer II	\$100.00/hr
Designer I	\$90.00/hr
Tech/Clerical	\$80.00/hr

ADDITIONAL SERVICES WORK AUTHORIZATION

Project

Title: Wayzata Lake Effect

Location: Wayzata, MN

Project Number: 2-15-0032

Agreement and/or Authorization for Services by and between City of Wayzata and Civitas Inc.

Services determined by: Scott Jordan

Services requested by: Jeff Dahl

Date: February 2, 2023

DESCRIPTION OF SERVICES

As a result of City Council direction in the fall of 2022, the Panoway Design team in association with the City has assembled a Dock Working group to refine the following activities:

1. Community Dock layout, including potential expansion studies.
2. Community Dock materiality and finishes
3. Community Dock Management, Operations and Policies

Civitas along with its subconsultant Tonka Built will lead a series of working group sessions, prepare presentations for the meetings, prepare meeting notes at the conclusion of each meeting, and take the recommendations to City Council in the form of council workshops and formal City Council Meeting presentations.

This scope of work includes up to (6) six working group meetings and up to (4) Four council workshops and/or City Council Presentations dedicated to the layout, design, management and operations of the Community Docks.

METHOD OF BILLING

Services will be provided on the following basis:

Professional Services (Labor)

- Hourly, per standard rates
- Hourly, per standard rates, not to exceed
- Fixed fee of **\$15,250**
- Phased fixed fee of \$
- Other

REIMBURSABLE EXPENSES

- Reimbursable expenses and outside services are included in the fee.
- Reimbursable expenses are not included in the fee and will be billed at cost at a total not to exceed

COMPENSATION

Total Compensation **\$15,250** (including reimbursable expenses and outside services)


Work is proceeding by verbal authorization or request from:

  X   Work will begin upon receipt of this authorization.

BILLING RATES

Per the original Agreement.

ACCEPTANCE

Signature		Signature	_____
Date	<u>February 2, 2023</u>	Date	_____
Name	<u>Scott Jordan - Treasurer</u>	Name	_____
Company	<u>Civitas</u>	Company	_____
	<u>1200 Bannock Street</u>		
	<u>Denver, CO 80204</u>		
Phone	<u>(303) 571-0053</u>	Phone	_____
Fax	<u>(303) 825-0438</u>	Fax	_____

Please sign and return a digital copy to Civitas Inc.

TERMS OF AGREEMENT

1. ORIGINAL AGREEMENT: The original Agreement dated November 16, 2021 for this project remains in effect with the exception of revisions to Scope and Fee agreed to within this Additional Services Authorization.



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 7.h
<b>TITLE:</b> Approval of Expenditures Related to Council Out-of-State Travel	
<b>PROPOSED MOTION:</b> To Approve Out-of-State Travel Opportunity for Mayor Mouton	
<b>PREPARED BY:</b> Jeffrey Dahl, City Manager	
<b>REVIEWED BY:</b> N/A	

### **ACTION REQUESTED:**

Staff recommends approval of the out-of-state travel expenditure.

### **FINANCIAL OR BUDGET CONSIDERATION:**

The total expenditure for the trip, including airfare, lodging, transportation, and business-related meals should be less than \$2,000.

### **BACKGROUND:**

Mayor Mouton has received a personal invitation from US Rep. Dean Phillips to go to the White House on March 1<sup>st</sup> and talk about local impacts of recent federal policy. The session is titled *Communities in Action: Building a Better Minnesota*. The value of this opportunity would be to build relationships with other local officials as well as Minnesota's representatives, which would increase awareness and advocates for Wayzata-related issues.

Attached is a Council approved out-of-state travel policy. This proposed action is consistent with the terms of this policy.

### **ATTACHMENTS:**

1. Elected Officials Out Of State Travel Policy



## CITY OF WAYZATA ELECTED OFFICIAL OUT-OF-STATE TRAVEL POLICY

Purpose: The City of Wayzata recognizes that its elected officials may at times receive value from traveling out of state for workshops, conferences, events and other assignments. This policy sets forth the conditions under which out-of-state travel will be reimbursed by the City.

General Guidelines:

1. The event workshop, conference or assignment must be approved in advance by the City Council at an open meeting and must include an estimate of the cost of the travel. In evaluating the out-of-state travel request, the Council will consider the following:
  - Relevance to city or role of elected official;
  - Specific assignment to testify on behalf of the city at the United States Congress or to otherwise meet with federal officials on behalf of the city.
  - Available budget to pay the cost of the trip.
2. No reimbursements will be made for attendance at events sponsored by or affiliated with political parties.
3. The city may make payments in advance for airfare, lodging and registration if specifically approved by the council. Otherwise all payments will be made as reimbursements to the elected official.
4. The City will reimburse for transportation, lodging, meals, registration, and incidental costs subject to limitations outlined prior to travel.
5. Airfare will be reimbursed at the coach rate.
6. Mileage will be reimbursed at the IRS rate. If two or more council members travel together by car, only the driver will receive reimbursement. The city will reimburse for the cost of renting an automobile if necessary to conduct city business.
7. Lodging and meal costs are limited to those which are reasonable.
8. Receipts are required for lodging, airfare, and meals and should accompany an expense report form. It is not necessary to have receipts for cabs and tips. The expense report shall be submitted to the Finance Department for payment.
9. The city will not reimburse for alcoholic beverages, personal telephone calls, costs associated with attendance of a family member, rental of luxury vehicles, meal expenses included in the cost of registration, or recreational expenses such as golf or tennis.

Motion to Approve By: Bangert

Seconded By: Bader

Vote: In Favor: Bader, Bangert, Willcox and Mullin

Opposed: None

Abstained: None

Absent: Amdal

Approved on July 21, 2009



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 8.a
<b>TITLE:</b> Consider Approval of First Reading of Ordinance No. 824 Authorizing the Issuance of General Obligation Temporary Tax Increment Bonds for Panoway on Wayzata Bay and Adoption of Resolution 12-2023 Authorizing Issuance and Sale of General Obligation Temporary Tax Increment Bonds, Series 2023A	
<b>PROPOSED MOTION:</b> To Approve the First Reading of Ordinance No. 824 Authorizing the Issuance of General Obligation Temporary Tax Increment Bonds for Panoway on Wayzata Bay and Adopt Resolution 12-2023 Authorizing Issuance and Sale of General Obligation Temporary Tax Increment Bonds, Series 2023A	
<b>PREPARED BY:</b> Jeffrey Dahl, City Manager	
<b>REVIEWED BY:</b> N/A	

### **ACTION REQUESTED:**

Staff recommends approval of the First Reading of Ordinance No. 824 Authorizing the Issuance of General Obligation Temporary Tax Increment Bonds for Panoway on Wayzata Bay and adoption of Resolution 12-2023 Authorizing Issuance and Sale of General Obligation Temporary Tax Increment Bonds, Series 2023A.

### **FINANCIAL OR BUDGET CONSIDERATION:**

There will be no general fund impact for the issuance of Temporary TIF Bonds. Administrative costs associated with the issuance will be incorporated into the overall debt amount. Please see the attached Phase 2a Funding Plan Spreadsheet for additional information.

### **BACKGROUND:**

Over the past year, as the design of the boardwalk and docks have been finalized and construction costs are known, the City Council has been developing a correlating funding plan for this phase of Panoway on Wayzata Bay.

In October 2022, the Council reviewed a draft TIF Cash Flow Analysis which highlighted the City using TIF Bonds to assist in funding the construction of the boardwalk and docks. In December 2022, the Council reviewed a Phase 2A funding plan amidst rising construction costs that would utilize a variety of sources for the project, including State Bonding Funds, TIF Bonds, and donations from the Wayzata Conservancy. Since December, staff has developed a funding timeline that focuses on the two major sources---State Bonding Funds and TIF Bonds. See the attached Phase 2A Funding Plan Spreadsheet for additional details.

#### State Bonding Funds

The City Council approved a grant agreement for the \$4 mil previously awarded by the State of Minnesota. The City and its lobbyist continue to work on receiving more dollars needed for all future phases of the project.

#### TIF Bonds

In 2020, the City received special state legislative approval to utilize tax increment from TIF District #6 to help fund the boardwalk and docks. TIF is highly restricted in what it can be used for and without this legislation, it would not be able to be used for park-related projects. Fortunately, given the success of the district, there is adequate increment available to assist in funding the boardwalk and docks. See the attached TIF Cash Flow analysis for more detail.

Based on that analysis, the City can utilize up to \$6 mil in TIF Funds for the boardwalk and docks. Because \$6 mil will come over a period of approximately 20 years, the City would have to bond for that amount and pay itself back over time. As the attached Phase 2A Funding Plan Spreadsheet indicates, TIF Bonds are currently the primary source for the boardwalk and docks. However, because the overall amount of TIF bonds will likely change as project costs fluctuate and as the outcome of other pending additional sources including additional state bonding dollars and a sales tax exemption become known, staff is recommending issuing temporary TIF Bonds which would need to be refinanced over the next three years with an updated total bonding amount.

A few other key notes:

- The City needs to issue TIF Bonds by June of this year in order to utilize TIF District #6 as a funding source. State law prohibits non-pooling related TIF expenditures from commencing after five years from when the district was established. TIF District #6 was established in 2018.
- Based on the City's Charter, a 4/5 vote is needed to adopt the ordinance for both readings.
- The HRA will need to consider approval of a TIF Pledge for the bonds in March.

Attached is a memo providing more details regarding the bonding process from Jennifer Hanson of Dorsey and Whitney, the City's Bond Counsel. Below is a timeline of next steps for issuance of temporary TIF Bonds:

- Call for Sale of Bonds via Resolution and First Reading of Ordinance to Issue Debt by City Council: 2/21
- Second Reading of Ordinance by City Council: 3/7
- Publish date: 3/16
- Rating Call: Week of 3/27
- Sale of Bonds Approval by City Council: 4/4
- Closing on Bond Proceeds: 4/25

A timeline for Panoway Phase 2A implementation is attached.

Both the City's Bond Counsel and the City's Financial Advisor, Stacie Kvilvang of Ehlers and Associates, will be at the meeting to answer questions.

**ATTACHMENTS:**

1. Memo from Dorsey
2. Ordinance 824
3. Resolution 12-2023
4. 2022 TIF Cash Flow Projection (2-15-2023)
5. Panoway Phase 2a Funding Plan 2.16.23
6. Panoway Timeline

## MEMORANDUM

---

TO: Jeffrey Dahl, City Manager

CC: Stacie Kvilvang, Ehlers & Associates

FROM: Jennifer Hanson

DATE: February 21, 2023

RE: First Reading of Ordinance (GO TIF Bonds (Panoway))

On the date hereof, the City is adopting an ordinance authorizing the sale of its General Obligation Tax Increment Financing Bonds (the "TIF Bonds") to provide initial financing for a portion of the costs of construction of Panoway. The TIF Bonds are expected to be issued as temporary obligations in the amount of up to \$7,000,000 (\$6,555,000 currently expected). It is expected that upon receipt of State grant funds, if approved and disbursed pursuant to an agreement with the State to be prepared following legislative approval, all or a portion of the temporary obligations will be paid off, and permanent obligations payable from TIF will be issued to provide long-term debt financing for the City's portion of project costs.

Section 45 of the City Charter requires that in cases, such as the issuance of bonds payable from TIF revenues in an amount equal to at least 20% of debt service, where an election is not required, bonds may be authorized by ordinance adopted by a four-fifths vote of all the members of the council and stating the maximum amount and purpose or purposes of the issue.

Pursuant to Section 22 of the City Charter, an ordinance shall be presented at two consecutive regular council meetings held at least one week apart. The ordinance provided is expected to be presented for first reading February 21, 2023, second reading March 7, 2023 and effective upon publication March 15, 2023. In addition, a resolution detailing the terms of the bond issuance will be prepared for consideration on or about April 4, 2023.

**ORDINANCE NO. 824**

**AN ORDINANCE AUTHORIZING THE ISSUANCE  
OF GENERAL OBLIGATION TAX INCREMENT FINANCING BONDS  
(PANOWAY PROJECT)**

THE CITY OF WAYZATA ORDAINS:

Section 1. General Obligation Tax Increment Financing Bonds (Panoway Project).

By authority of Minnesota Statutes, Chapter 475 and Section 45 of the City Charter, the City may issue its general obligation bonds without an election, if such bonds are authorized by ordinance adopted by 4/5ths of the members of this Council for any purpose authorized by the laws of the State of Minnesota, when such laws permit the issuance of bonds for such purpose without an election. It is hereby determined to be necessary and desirable for the City to issue General Obligation Tax Increment Financing Bonds (the Bonds), without an election. The Bonds are being issued for the purpose of financing the design and construction of the lakefront pedestrian walkway and community transient lake public access infrastructure related to the Panoway on Wayzata Bay Project. The maximum principal amount of the Bonds is \$7,000,000. Pursuant to Minnesota Statutes, Section 469.178 and Chapter 475 and Minnesota Laws 2021, 1st Special Session, Chapter 14, Article 9, Section 11 (the Act), the Bonds may be issued without an election.

Section 2. Further Terms and Provisions of Bonds Herein Authorized.

The further terms and provisions of the Bonds, including the form and details thereof, shall be fixed and established by further resolution or resolutions of the City Council. The City is hereby authorized to issue the Bonds as temporary obligations pursuant to Minnesota Statutes, Section 475.61, subdivision 6, or as permanent obligations pursuant to the Act, which permanent obligations may be issued in replacement of temporary obligations, if such permanent obligations are issued no later than three years after the initial date of issuance of the Bonds.

Section 3. Effective Date.

This ordinance shall be effective upon its passage by this Council, after its second reading, and its publication in accordance with Sections 23 and 24 of the City Charter.

First Reading: February 21, 2023  
Second Reading: March 7, 2023  
Publication: March 16, 2023

Approved: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Manager

## RESOLUTION NO. 12-2023

### RESOLUTION AUTHORIZING ISSUANCE AND SALE OF GENERAL OBLIGATION TEMPORARY TAX INCREMENT BONDS, SERIES 2023A

BE IT RESOLVED by the City Council (the "Council") of the City of Wayzata, Minnesota (the "City"), as follows:

Section 1. Authorization; Purpose. It is hereby determined to be in the best interests of the City to issue its General Obligation Temporary Tax Increment Bonds, Series 2023A (the "Bonds"), as authorized pursuant to Minnesota Statutes, Section 469.178, Chapter 475, and the City Charter, for the purpose of financing the design and construction of the lakefront pedestrian walkway and community transient lake public access infrastructure related to the Panoway on Wayzata Bay Project and funding costs of issuance of the Bonds (the "Projects").

Section 2. Municipal Advisor. The City has retained Ehlers & Associates, Inc. in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor. Ehlers is hereby authorized, pursuant to Minnesota Statutes, Section 475.60, Subdivision 2, paragraph (9), to solicit bids for the Bonds on behalf of the City on a competitive basis without requirement of published notice.

Section 3. Adjustment of Principal Amount of Bonds. The principal amount of the Bond issue shall be adjusted in accordance with staff recommendations upon receipt of bids for the financed Projects, provided that the principal amount shall be approximately \$6,555,000.

Section 4. Award and Sale. The City Council shall meet on April 4, 2023, at 7:00 p.m., or such other time deemed acceptable to the Council, for the purpose of considering sealed bids for the purchase of the Bonds and of taking such action thereon as may be in the best interest of the City.

Section 5. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Adopted by the Wayzata City Council this 21<sup>st</sup> day of February, 2023.

---

Johanna Mouton, Mayor

Attest:

---

Jeff Dahl, City Manager

**ACTION ON THIS RESOLUTION:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 21, 2023.

---

Kathy Leervig, City Clerk  
SEAL



# 2022 Tax Increment Cash Flow Study

## City of Wayzata

Wayzata, Minnesota

Actual balances as of December 31, 2021, with 2022 estimated balances

*Updated 2/15/2023*



5201 Eden Avenue, Ste 250  
Edina, MN 55436  
P 952.835.9090  
F 952.835.3261

City of Wayzata, Minnesota  
2021 Cash Flow Study  
Table of Contents

	<u>Page No.</u>
<b>Introductory Section</b>	
Executive Summary	3
Assumptions	5
TIF District Overview	
TIF 3 – Widsten	6
TIF 5 – Bay Center	7
TIF 6 – Downtown West	8 – 9
<b>Financial Section</b>	
TIF District Schedules	
TIF 3 – Widsten	10
TIF 5 – Bay Center	11 - 13
TIF 6 – Downtown West	14 - 17
Other Schedules	
TIF 5 Obligation Schedule	18 - 21
TIF 6 Obligation Schedule	22 - 25
Pooling Calculations	26 - 29

## Executive Summary

Based on historical and projected costs, the attached report provides tax increment financing cash flow projections for the City of Wayzata’s (the City’s) active TIF Districts. The cash flow projections have been updated to incorporate known information at the time of the report. Balances are subject to change as valuations change and projects commence.

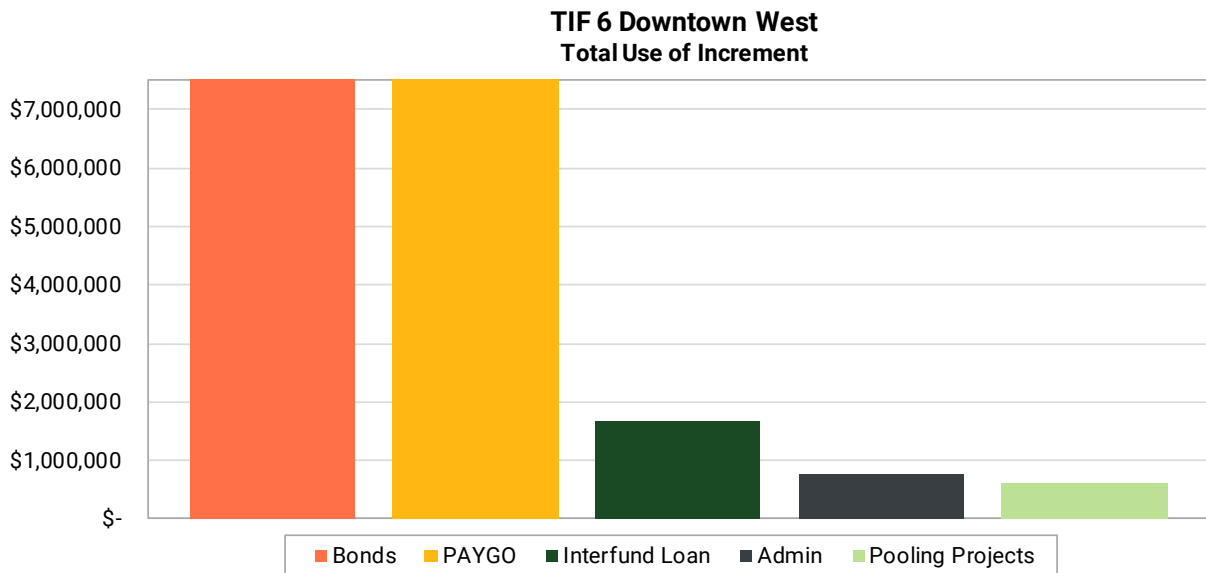
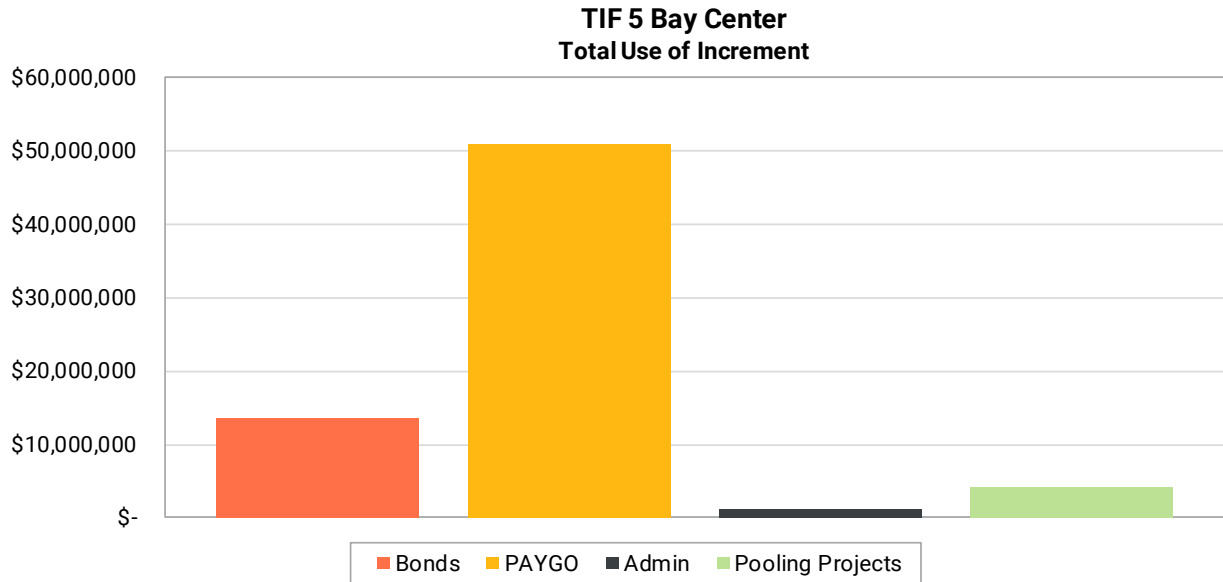
The following is a summary of the City’s active TIF Districts available cash, outstanding obligations and projected cash remaining at the end of each District’s life:

TIF #	Name	District Termination Year	As of December 31, 2021			Projected at Termination		
			Cash Balance	Outstanding PAYGO	Outstanding Bonds	Cash Balance	Increment Generated	Available Pooling
TIF 3	Widsten	2022	\$ 1,086	\$ -	\$ -	\$ -	\$ 9,400,038	\$ -
TIF 5	Bay Center	2040	1,694,243	24,143,290	9,435,000	4,137,154	70,097,742	365,374
TIF 6	Downtown West	2045	150,328	-	1,465,000	584,235	22,727,272	584,235
<b>TOTAL</b>			<b>\$ 1,845,657</b>	<b>\$ 24,143,290</b>	<b>\$ 10,900,000</b>	<b>\$ 4,721,388</b>	<b>\$ 102,225,052</b>	<b>\$ 949,609</b>

Available pooling represents the amount of available cash that may be spent outside of the TIF District on eligible TIF project costs. Pooling calculations for each District can be found on page 26.

## Executive Summary (Continued)

The below charts illustrate the type and total obligations to be paid over the life of TIF 5 and 6.



## Assumptions

The projected balances are impacted by the following assumptions:

### General Assumptions

- Interest earnings are calculated using a 1% return on investment.
- Administrative fee projections are calculated using an average of the prior actual administrative fees, limited to 10% of tax increment received.

### TIF 3 – Widsten

- 2022 Tax Increment is projected to be consistent with 2021 increment received.
- All 2022 increment will be used to pay for a portion of the 2016A Bonds.

### TIF 5 – Bay Center

- 2022 tax increment is based on the most recent Tax Increment Settlement and is about a 7% decrease from 2021. The decrease was mainly the result of a \$150,000 revenue adjustment included with the January 2023 Final tax settlement. 2023 Increment beyond is expected to be consistent with 2022 values prior to the final adjustments.
- **Pooling Projects:** Certain projects have been identified by the City as planned uses of TIF 5 available pooling. \$875,000 of specific projects utilizing pooling have been incorporated into this report.

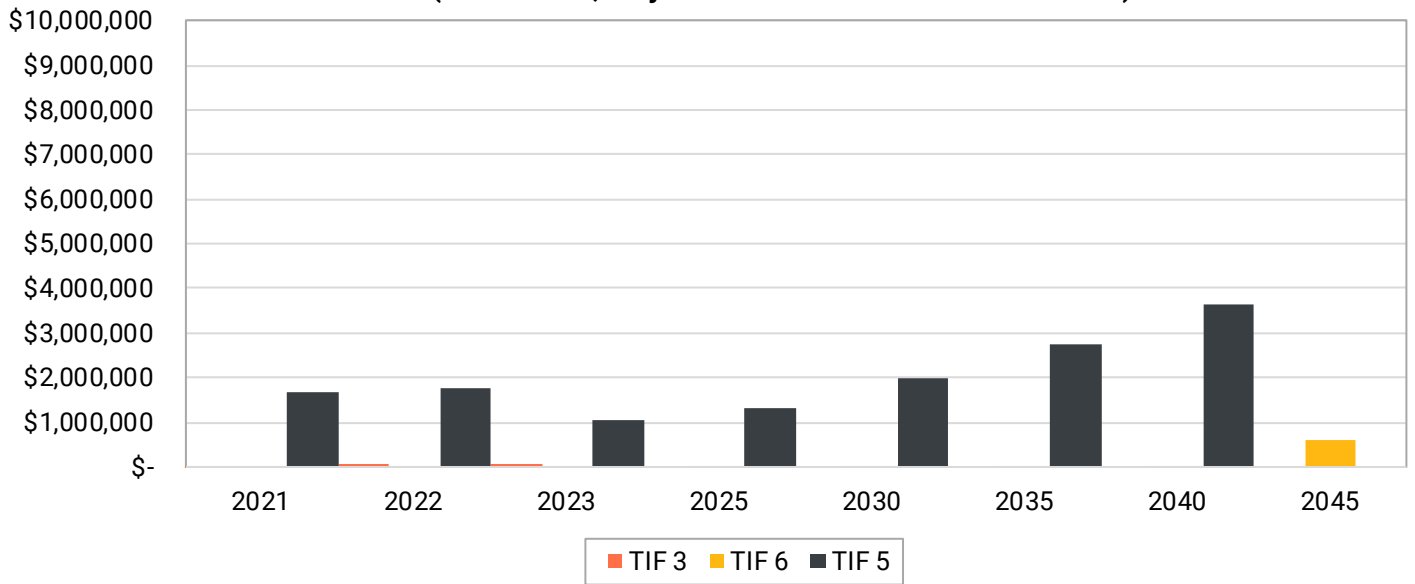
### TIF 6 – Downtown West

- 2022 tax increment is projected based on the 2022 Tax Increment Finance Percentage Report and is about a 71% increase from 2021. Increment for 2023 and 2024 is expected to increase to \$929,869 and \$940,491, respectively. 2024 Increment beyond is expected to be consistent with 2024 values.
- Obligations:
  - The District has until 2023 to complete any in-district projects. The report assumes that projects or bond issuances for planned uses of in-district TIF projects will be completed by 2023, specifically the TIF portion of the Panoway Phase II project.
  - **Future Bonds:** For the above mentioned Panoway Phase II project, the report assumes debt will be issued in 2023 for project funding at a variable rate of 2.9 – 4.2% and will be repaid over the entire life of the district.
  - **Pay-as-you-go (PAYGO) notes** for this district have not yet been issued. This report includes projected interest and principal payments but are subject to chance as notes are issued.
  - The **interfund loan** issued for the Lake & Berry Parking Lot is assumed to be repaid with available increment, after all other annual obligations are met. The City will review the loan annually to determine if interest will be applied. Currently only the principal portion is expected to be repaid.
  - **Pooling Projects:** During initial planning for TIF 6 pooling resources, \$1.489M of projects were identified by the City as planned uses of TIF 6 resources. To better utilize TIF 5 and 6 cash balances, the City determined to shift 2023 projects (\$875,000) to TIF 5. There is a remaining \$613,800 of 2024 – 2025 projects incorporated into TIF 6.



## TIF District Overview

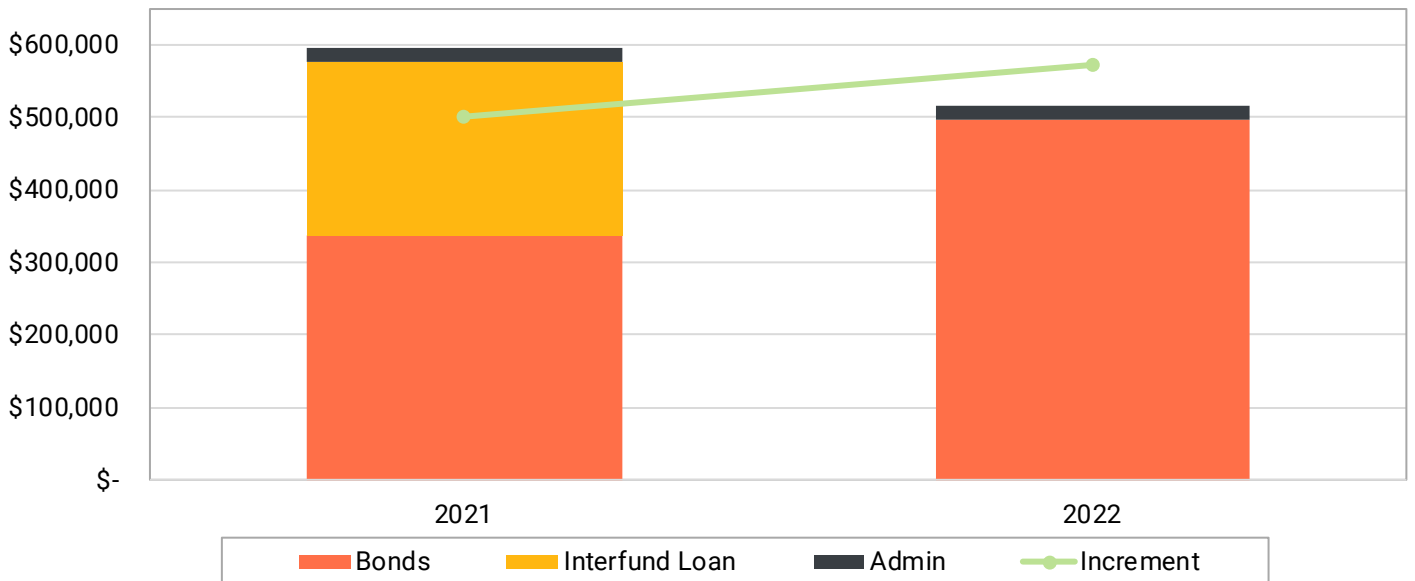
**Available Cash Balances**  
(Actual 2021, Projected 2022 - 2023 & 5 Yr Increments)



The above chart provides an overview of actual 2021 and projected cash balances through the life of each district. Please see the discussion below regarding each District.

### TIF 3 – Widsten

**TIF 3 Widsten**  
**2021 - 2022 Revenue and Expense Projections**



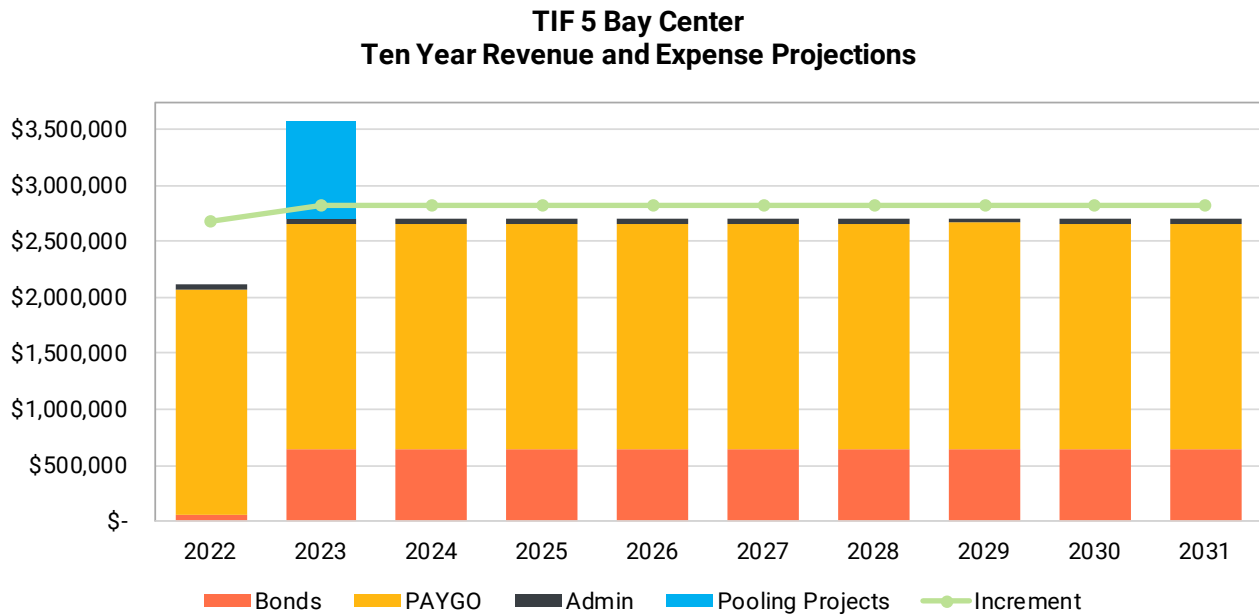
TIF 3 is scheduled to be decertified in 2022. The District repaid the parking ramp interfund loan in 2021 and has no remaining in-district obligations. 2022 increment will be used to pay for a portion of the 2016A Bond.



# TIF District Overview (Continued)

## TIF 5 – Bay Center

The following chart illustrates 2022 - 2031 TIF 5 projected increment and annual obligations. See pages 11- 13 for detailed projection schedules.



Future Pooling Projects include \$875,000 of 2023 projects which have been identified by the City as planned uses of the District’s available pooling.

The following table summarizes the district’s past and future obligations. Of the remaining cash reserves, a small portion (\$380,000) may be used for additional pooling projects. However, the available pooling resources may fluctuate over time as property values change.

<b>TIF 5 Obligation Summary</b>		
	Issue Date	Total
Tax Increment Revenue		<u>\$ 70,205,174</u>
Allocation of TIF to obligations		
Bonds		
2016A Parking Ramp Bond (Pooling)	2016	7,180,000
2020A Panoway Bond (Pooling)	2020	2,245,000
Interest on bonds		4,049,124
Pay-As-You-Go Notes		
Bay Center	2016	50,941,263
In-District Project Costs	2018 - 2021	5,751
Administrative Costs	2017	1,130,135
Past Pooling Projects		
Development Projects	2018 - 2021	1,085,677
Future Pooling Projects		
Ferndale Sidewalk	2023	530,500
Railroad Crossing Enhancements	2023	218,000
Grove Lane Improvements	2023	127,000
Future Projects	TBD	-
<b>Total Obligations</b>		<u><u>67,512,450</u></u>

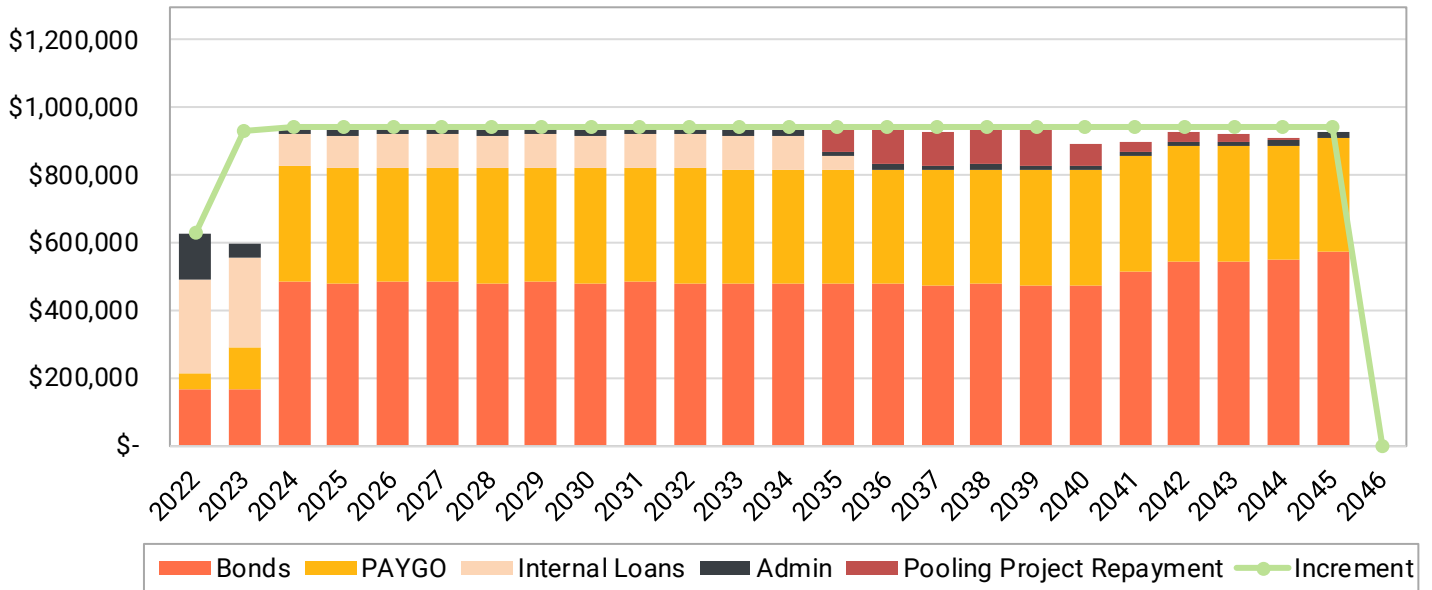


# TIF District Overview (Continued)

## TIF 6 – Downtown West

The following chart illustrates 2022 - 2046 TIF 6 projected increment and annual obligations. See pages 14 - 17 for detailed projection schedules.

**TIF 6 Downtown West  
Ten Year Revenue and Expense Projections**



### TIF 6 Obligation Summary

- Bonds:
  - 2020A GO Bonds - Partially utilizing pooling resources and will mature in 2041.
  - Future Bonds - For the Panoway Phase II project, the projections assumes debt will be issued in 2023 for an estimated \$5.6M
- Pay As You Go Notes – The District is expected to issue four PAYGO Notes with payments starting in 2022 and continuing at a consistent level through the life of the District.
- Existing Internal Loans (Lake and Berry Parking Lot) – The loan is assumed to be repaid with available increment, after all other annual obligations are met. The loan may charge maximum interest of four percent. Currently, no interest is projected to be repaid on the loan.
- Future Pooling Projects: During initial planning for TIF 6 pooling resources, \$1.489M of projects were identified by the City as planned uses of TIF 6 resources. To better utilize TIF 5 and 6 cash balances, the City determined to shift 2023 projects (\$875,000) to TIF 5 and utilize TIF 6 for the remaining 2024 and 2025 projects.



## TIF District Overview (Continued)

The below table summarizes the current and future obligations compared to the total projected increment See pages 22 - 25 for detailed projections of obligation repayments over the life of the district.

<b>TIF 6 Obligation Summary</b>		
	<u>Issue Date</u>	<u>Total</u>
Tax Increment Revenue		<u>\$ 22,727,759</u>
Allocation of TIF to obligations		
Bonds		
2020A Panoway Bond	2020	1,025,000
2020A Panoway Bond (Pooling)	2020	440,000
2023 Panoway Phase II Bond	2022	6,145,000
Interest on bonds		3,796,779
Pay-As-You-Go Notes		
Hoyt	TBD	2,568,694
Zitzloff	TBD	1,421,517
Lothenbach	TBD	1,125,242
Hughes	TBD	2,540,551
Less: Adjustment to limit annual payments to 90% of increment		-
Interfund Loan		
Administrative Costs	2017	770,371
County Administrative Costs		27,222
Parking Lot - Lake and Berry	2020	1,669,344
Interest on loans		-
Pooling Projects		
Wayfinding Signs (\$313,800)	2024	313,800
Parking Lot/Lake St Light Replacement (\$300,000)	2025	300,000
Total Obligations		<u>22,143,521</u>
Remaining Cash Reserves		<u>\$ 584,238</u>

Interest on the parking lot interfund loan may be charged up to four percent. Currently no interest is expected to be repaid on the interfund loan but the City may decide in future years to pay both principal and interest. Interest paid on the interfund loan would be repaid to the General fund and would be considered unrestricted funds. The City should monitor available cash balances annually and utilize available cash to maximize interest repayment.



**TIF Schedule of Activity**

TIF District 3 (Fund 314)  
 Widsten  
 Redevelopment District 1406  
 1997 - 12/31/2022

	TIF Plan Budget	Totals Entire Length of District	2018 and Prior	2019	2020	2021	Projected	
							2022	2023
<b>Revenues</b>								
Tax increment	\$ 14,402,469	\$ 9,124,362	\$ 7,247,413	\$ 406,063	\$ 439,414	\$ 479,571	\$ 551,901	\$ -
Bond proceeds	14,842,716	3,170,000	3,170,000	-	-	-	-	-
Bond premium/costs	-	46,835	46,835	-	-	-	-	-
Investment earnings	1,440,247	275,676	261,927	11,008	3,432	(702)	11	-
Non-tax increment revenues	-	-	-	-	-	-	-	-
Other revenues	-	-	-	-	-	-	-	-
Annual revenues	30,685,432	12,616,873	10,726,175	417,071	442,846	478,869	551,912	-
<b>Expenses</b>								
<b>Project Costs</b>								
Development Projects	13,402,469	6,009,098	6,009,098	-	-	-	-	-
<b>Debt Service</b>								
2016A Parking Ramp Bond (Pooling)		833,524	-	-	-	337,627	495,897	-
2010 Tax Increment Bonds		4,223,437	4,223,437	-	-	-	-	-
Interfund loan interest expense		286,680	225,625	36,913	19,534	4,608	-	-
<b>Administrative Fees</b>								
Direct Admin Costs	1,440,247	417,824	402,368	-	7,008	2,448	3,000	3,000
Administrative Transfers		60,000	-	15,000	15,000	15,000	15,000	-
County Administrative Fees		9,894	7,675	1,169	350	350	350	-
Transfers out	-	-	-	-	-	-	-	-
Tax increment returned to the County	-	722,280	722,280	-	-	-	-	-
Annual expenses	30,685,432	12,562,737	11,590,483	53,082	41,892	360,033	514,247	3,000
Annual increase/decrease	-	54,136	(864,308)	363,989	400,954	118,836	37,665	(3,000)
Ending fund balance	\$ -	\$ 54,136	\$ (864,308)	\$ (500,319)	\$ (99,365)	\$ 19,471	\$ 57,136	\$ 54,136
Less: Febuary 1st Bond Payments	-	-	-	-	-	-	-	-
Fund balance available	\$ -	\$ 54,136	\$ (864,308)	\$ (500,319)	\$ (99,365)	\$ 19,471	\$ 57,136	\$ 54,136
Cash balances			\$ 247,321	\$ 153,327	\$ 124,744	\$ 1,086	\$ 57,136	\$ 54,136
Interfund loan (Max \$1.765M)			\$ 1,122,303	\$ 680,445	\$ 234,219	\$ -		
<b>District Information</b>								
Excess Increment			None	None	None	None	None	None

**TIF Schedule of Activity**

TIF District 5 (Fund 316)  
 Bay Center  
 Redevelopment District 1408  
 2015 - 12/31/2040

	TIF Plan Budget	Totals Entire Length of District	2018 and Prior	2019	2020	2021	Projected	
							2022	2023
<b>Revenues</b>								
Tax increment	\$ 135,138,490	\$ 69,539,767	\$ 7,216,007	\$ 2,882,989	\$ 2,928,223	\$ 2,906,589	\$ 2,679,261	\$ 2,829,261
Bond proceeds	90,718,633	9,970,000	7,725,000	-	2,245,000	-	-	-
Bond premium/costs	-	124,576	53,313	-	71,263	-	-	-
Investment earnings	13,513,849	557,975	12,952	19,708	24,721	(3,141)	16,942	22,904
Non-tax increment revenues	-	-	-	-	-	-	-	-
Other revenues	-	-	-	-	-	-	-	-
Annual revenues	239,370,972	80,192,318	15,007,272	2,902,697	5,269,207	2,903,448	2,696,203	2,852,165
<b>Expenses</b>								
<b>Project Costs</b>								
Development Projects	77,204,784	7,762,514	7,756,763	5,751	-	-	-	-
Development Projects (Pooling)	-	4,182,206	-	50,000	3,256,706	-	-	875,500
<b>Debt Service</b>								
2016A Parking Ramp Bond (Pooling)	148,652,339	10,647,563	372,353	238,377	496,348	158,721	-	495,348
2020A Panoway Bond (Pooling)	-	2,826,561	-	-	-	62,120	52,869	151,369
Pay-As-You-Go Notes	-	50,941,263	6,550,266	2,020,943	2,051,949	2,012,852	2,016,066	2,016,066
<b>Administrative Fees</b>								
Direct Admin Costs	13,513,849	775,238	135,938	16,163	62,837	9,300	29,000	29,000
Administrative Transfers	-	330,000	-	15,000	15,000	15,000	15,000	15,000
County Administrative Fees	-	21,547	13,847	350	350	350	350	350
Transfers out	-	9,352	9,352	-	-	-	-	-
Annual expenses	239,370,972	77,496,244	14,838,519	2,346,584	5,883,190	2,258,343	2,113,285	3,582,632
Annual increase/decrease	-	2,696,074	168,753	556,113	(613,983)	645,105	582,918	(730,467)
Ending fund balance	\$ -	\$ 2,696,074	\$ 168,753	\$ 724,866	\$ 110,883	\$ 755,988	\$ 1,338,906	\$ 608,439
Less: February 1st Bond Payments	-	-	-	-	-	(26,434)	(515,508)	(521,208)
Fund balance available	\$ -	\$ 2,696,074	\$ 168,753	\$ 724,866	\$ 110,883	\$ 729,554	\$ 823,398	\$ 87,231
Cash balances			\$ 1,039,006	\$ 1,666,494	\$ 1,068,382	\$ 1,694,243	\$ 2,290,386	\$ 1,559,918
<b>District Information</b>								
Excess Increment			None	None	None	None	None	None
Original tax capacity			335,250	335,250	335,250	335,250	335,250	335,250
Estimated tax capacity			2,833,072	3,497,199	3,549,302	3,549,302	3,539,362	3,539,362
Captured tax capacity			2,497,822	3,161,949	3,214,052	3,214,052	3,204,112	3,204,112

**TIF Schedule of Activity (Continued)**

TIF District 5 (Fund 316) (Continued)  
 Bay Center  
 Redevelopment District 1408  
 2015 - 12/31/2040

	Projected (Continued)							
	2024	2025	2026	2027	2028	2029	2030	2031
<b>Revenues</b>								
Tax increment	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261
Bond proceeds	-	-	-	-	-	-	-	-
Bond premium/costs	-	-	-	-	-	-	-	-
Investment earnings	15,599	16,971	18,360	19,773	21,218	22,651	24,074	25,577
Non-tax increment revenues	-	-	-	-	-	-	-	-
Other revenues	-	-	-	-	-	-	-	-
<b>Annual revenues</b>	<b>2,844,860</b>	<b>2,846,232</b>	<b>2,847,621</b>	<b>2,849,034</b>	<b>2,850,479</b>	<b>2,851,912</b>	<b>2,853,335</b>	<b>2,854,838</b>
<b>Expenses</b>								
<b>Project Costs</b>								
Development Projects	-	-	-	-	-	-	-	-
Development Projects (Pooling)	-	-	-	-	-	-	-	-
<b>Debt Service</b>								
2016A Parking Ramp Bond (Pooling)	498,923	496,610	493,798	495,410	496,348	497,340	493,694	494,511
2020A Panoway Bond (Pooling)	148,369	150,294	152,069	148,769	150,394	151,869	148,869	151,419
Pay-As-You-Go Notes	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066
<b>Administrative Fees</b>								
Direct Admin Costs	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
Administrative Transfers	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
County Administrative Fees	350	350	350	350	350	350	350	350
Transfers out	-	-	-	-	-	-	-	-
<b>Annual expenses</b>	<b>2,707,707</b>	<b>2,707,320</b>	<b>2,706,282</b>	<b>2,704,595</b>	<b>2,707,157</b>	<b>2,709,625</b>	<b>2,702,978</b>	<b>2,706,346</b>
<b>Annual increase/decrease</b>	<b>137,153</b>	<b>138,912</b>	<b>141,339</b>	<b>144,439</b>	<b>143,322</b>	<b>142,287</b>	<b>150,357</b>	<b>148,492</b>
<b>Ending fund balance</b>	<b>\$ 745,592</b>	<b>\$ 884,504</b>	<b>\$ 1,025,843</b>	<b>\$ 1,170,282</b>	<b>\$ 1,313,604</b>	<b>\$ 1,455,891</b>	<b>\$ 1,606,248</b>	<b>\$ 1,754,740</b>
Less: February 1st Bond Payments	(526,083)	(530,821)	(535,046)	(544,133)	(552,608)	(551,601)	(560,962)	(564,968)
<b>Fund balance available</b>	<b>\$ 219,509</b>	<b>\$ 353,683</b>	<b>\$ 490,797</b>	<b>\$ 626,149</b>	<b>\$ 760,996</b>	<b>\$ 904,291</b>	<b>\$ 1,045,286</b>	<b>\$ 1,189,772</b>
<b>Cash balances</b>	<b>\$ 1,697,071</b>	<b>\$ 1,835,984</b>	<b>\$ 1,977,322</b>	<b>\$ 2,121,762</b>	<b>\$ 2,265,083</b>	<b>\$ 2,407,371</b>	<b>\$ 2,557,727</b>	<b>\$ 2,706,219</b>
<b>District Information</b>								
Excess Increment	None	None	None	None	None	None	None	None
Original tax capacity	335,250	335,250	335,250	335,250	335,250	335,250	335,250	335,250
Estimated tax capacity	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362
Captured tax capacity	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112

**TIF Schedule of Activity (Continued)**

TIF District 5 (Fund 316) (Continued)  
 Bay Center  
 Redevelopment District 1408  
 2015 - 12/31/2040

	2032	2033	2034	2035	Projected (Continued)		2038	2039	2040
					2036	2037			
<b>Revenues</b>									
Tax increment	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261	\$ 2,829,261
Bond proceeds	-	-	-	-	-	-	-	-	-
Bond premium/costs	-	-	-	-	-	-	-	-	-
Investment earnings	27,062	28,585	30,104	31,675	33,262	34,829	36,433	38,030	39,686
Non-tax increment revenues	-	-	-	-	-	-	-	-	-
Other revenues	-	-	-	-	-	-	-	-	-
<b>Annual revenues</b>	<b>2,856,323</b>	<b>2,857,846</b>	<b>2,859,365</b>	<b>2,860,936</b>	<b>2,862,523</b>	<b>2,864,090</b>	<b>2,865,694</b>	<b>2,867,291</b>	<b>2,868,947</b>
<b>Expenses</b>									
<b>Project Costs</b>									
Development Projects	-	-	-	-	-	-	-	-	-
Development Projects (Pooling)	-	-	-	-	-	-	-	-	-
<b>Debt Service</b>									
2016A Parking Ramp Bond (Pooling)	494,709	494,175	493,075	490,713	491,975	492,713	492,925	491,500	488,400
2020A Panoway Bond (Pooling)	148,919	151,369	148,769	151,119	153,369	150,569	152,719	149,728	151,594
Pay-As-You-Go Notes	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066
<b>Administrative Fees</b>									
Direct Admin Costs	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
Administrative Transfers	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
County Administrative Fees	350	350	350	350	350	350	350	350	350
Transfers out	-	-	-	-	-	-	-	-	-
<b>Annual expenses</b>	<b>2,704,043</b>	<b>2,705,960</b>	<b>2,702,260</b>	<b>2,702,247</b>	<b>2,705,760</b>	<b>2,703,697</b>	<b>2,706,060</b>	<b>2,701,644</b>	<b>2,700,410</b>
<b>Annual increase/decrease</b>	<b>152,280</b>	<b>151,886</b>	<b>157,105</b>	<b>158,689</b>	<b>156,763</b>	<b>160,393</b>	<b>159,634</b>	<b>165,647</b>	<b>168,537</b>
<b>Ending fund balance</b>	<b>1,907,019</b>	<b>2,058,906</b>	<b>2,216,011</b>	<b>2,374,700</b>	<b>2,531,463</b>	<b>2,691,856</b>	<b>2,851,490</b>	<b>3,017,137</b>	<b>3,185,674</b>
Less: February 1st Bond Payments	(573,659)	(576,884)	(584,959)	(596,872)	(603,472)	(614,809)	(620,834)	(630,394)	(489,600)
<b>Fund balance available</b>	<b>\$ 1,333,360</b>	<b>\$ 1,482,021</b>	<b>\$ 1,631,052</b>	<b>\$ 1,777,828</b>	<b>\$ 1,927,991</b>	<b>\$ 2,077,046</b>	<b>\$ 2,230,656</b>	<b>\$ 2,386,743</b>	<b>\$ 2,696,074</b>
<b>Cash balances</b>	<b>\$ 2,858,499</b>	<b>\$ 3,010,385</b>	<b>\$ 3,167,490</b>	<b>\$ 3,326,179</b>	<b>\$ 3,482,942</b>	<b>\$ 3,643,335</b>	<b>\$ 3,802,969</b>	<b>\$ 3,968,616</b>	<b>\$ 4,137,154</b>
<b>District Information</b>									
Excess Increment	None	None	None	None	None	None	None	None	None
Original tax capacity	335,250	335,250	335,250	335,250	335,250	335,250	335,250	335,250	335,250
Estimated tax capacity	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362	3,539,362
Captured tax capacity	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112	3,204,112

## TIF Schedule of Activity

TIF District 6 (Fund 305)  
Downtown West  
Redevelopment District 1408  
2015 - 12/31/2045

	TIF Plan Budget	Totals Entire Length of District	2018 and Prior	2019	2020	2021	Projected	
							2022	2023
<b>Revenues</b>								
Tax increment	\$ 135,138,490	\$ 22,725,887	\$ -	\$ -	\$ 111,529	\$ 367,996	\$ 625,691	\$ 929,869
Bond proceeds	90,718,633	7,610,000	-	-	1,465,000	-	-	6,145,000
Bond premium/costs	-	99,799	-	-	99,799	-	-	-
Investment earnings	13,513,849	1,385	(487)	-	157	212	1,503	-
Non-tax increment revenues	-	-	-	-	-	-	-	-
Other revenues <sup>(3)</sup>	-	-	-	-	-	-	-	-
Annual revenues	239,370,972	30,437,071	(487)	-	1,676,485	368,208	627,194	7,074,869
<b>Expenses</b>								
<b>Project Costs</b>								
Development Projects	77,204,784							
Panoway Phase I <sup>(1)</sup>		1,505,289	-	-	1,505,289	-	-	-
Parking Lot - Lake & Berry		1,849,750	-	-	607,988	1,241,762	-	-
Panoway Phase II (Boardwalk/Boat Slips)		6,000,000	-	-	-	-	-	6,000,000
Development Projects (Pooling)		613,800	-	-	-	-	-	-
Debt Service	148,652,339							
2020A Panoway Bond		1,198,901	-	-	-	33,426	117,100	114,400
2020A Panoway Bond (Pooling) <sup>(2)</sup>		514,335	-	-	-	14,335	51,600	50,400
2023A Panoway Bond		9,664,187	-	-	-	-	-	-
Pay-As-You-Go Notes		7,656,004	-	-	-	-	45,463	125,833
Intertund loan interest expense		-	-	-	-	-	-	-
Administrative Fees	13,513,849							
Direct Admin Costs		542,452	50,039	108,660	34,965	28,788	30,000	175,000
Administrative Transfers		280,000	-	-	15,000	15,000	15,000	15,000
County Administrative Fees		22,491	-	-	891	-	1,358	1,125
Annual expenses	239,370,972	29,847,209	50,039	108,660	2,164,133	1,333,311	260,520	6,481,758
Annual increase/decrease	-	589,861	(50,526)	(108,660)	(487,648)	(965,103)	366,674	593,111
Ending fund balance	\$ -	\$ 589,861	\$ (50,526)	\$ (159,186)	\$ (646,834)	\$ (1,611,938)	\$ (1,245,264)	\$ (652,153)
Less: February 1st Bond Payments	-	-	-	-	-	(150,325)	(148,375)	(477,965)
Fund balance available	\$ -	\$ 589,861	\$ (50,526)	\$ (159,186)	\$ (646,834)	\$ (1,762,263)	\$ (1,393,639)	\$ (1,130,117)
Cash balances			\$ -	\$ -	\$ 1	\$ 150,328	\$ 148,379	\$ 477,968
<b>Interfund Loan Summary</b>								
Loan for administrative costs			\$ 50,256	\$ 159,186	\$ 115,364	\$ 12,516	\$ -	\$ -
Loan for Parking Lot Constuction (Max \$2M)			\$ -	\$ -	\$ 507,988	\$ 1,669,344	\$ 1,393,643	\$ 1,130,121
Loan for Pooling Projects (Max TBD)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>District Information</b>								
Excess Increment			None	None	None	None	None	None
Original tax capacity			763,773	763,773	763,773	763,773	763,773	763,773
Estimated tax capacity			763,773	763,773	862,062	862,062	1,427,923	1,427,923
Captured tax capacity			-	-	98,289	98,289	664,150	664,150

### Notes

- (1) The Panoway Phase I project was funded with 2020A Bonds and pooling contributions. Please see the Panoway reconciliation schedule for additional information.
- (2) For TIF reporting, in the year of payment, out-district bond payments will be reported as project costs.
- (3) In 2020, non-tif revenues were received as a contribution to the Lake and Berry Parking Lot project.

**TIF Schedule of Activity (Continued)**

TIF District 6 (Fund 305) (Continued)  
 Downtown West  
 Redevelopment District 1408  
 2015 - 12/31/2045

	Projected (Continued)							
	2024	2025	2026	2027	2028	2029	2030	2031
<b>Revenues</b>								
Tax increment	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491
Bond proceeds	-	-	-	-	-	-	-	-
Bond premium/costs	-	-	-	-	-	-	-	-
Investment earnings *	-	-	-	-	-	-	-	-
Non-tax increment revenues	-	-	-	-	-	-	-	-
Other revenues (including bond premium)	-	-	-	-	-	-	-	-
Annual revenues	940,491	940,491	940,491	940,491	940,491	940,491	940,491	940,491
<b>Expenses</b>								
<b>Project Costs</b>								
Development Projects	-	-	-	-	-	-	-	-
Panoway Phase I <sup>(1)</sup>	-	-	-	-	-	-	-	-
Parking Lot - Lake & Berry	-	-	-	-	-	-	-	-
Panoway Phase II (Boardwalk/Boat Slips)	-	-	-	-	-	-	-	-
Development Projects (Pooling)	313,800	300,000	-	-	-	-	-	-
<b>Debt Service</b>								
2020A Panoway Bond	116,625	118,700	115,700	117,625	114,475	116,250	118,450	116,150
2020A Panoway Bond (Pooling) <sup>(2)</sup>	49,200	48,000	51,725	50,375	49,025	47,675	51,500	50,500
2023A Panoway Bond	439,506	314,628	316,921	314,119	316,218	318,143	310,043	316,840
Pay-As-You-Go Notes	340,214	340,214	340,214	340,214	340,214	340,214	340,214	340,214
Intertund loan interest expense	-	-	-	-	-	-	-	-
<b>Administrative Fees</b>								
Direct Admin Costs	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Administrative Transfers	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
County Administrative Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
Annual expenses	1,280,469	1,137,666	840,685	838,457	836,056	838,406	836,331	839,829
Annual increase/decrease	(339,978)	(197,175)	99,806	102,034	104,435	102,085	104,160	100,662
Ending fund balance	\$ (992,131)	\$ (1,189,306)	\$ (1,089,500)	\$ (987,466)	\$ (883,031)	\$ (780,946)	\$ (676,786)	\$ (576,124)
Less: Febuary 1st Bond Payments	(357,366)	(363,961)	(365,385)	(366,734)	(372,984)	(374,084)	(380,909)	(382,581)
Fund balance available	\$ (1,349,497)	\$ (1,553,267)	\$ (1,454,885)	\$ (1,354,200)	\$ (1,256,015)	\$ (1,155,030)	\$ (1,057,695)	\$ (958,705)
Cash balances	\$ 357,370	\$ 363,965	\$ 365,389	\$ 366,738	\$ 372,988	\$ 374,088	\$ 380,913	\$ 382,585
<b>Interfund Loan Summary</b>								
Loan for administrative costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan for Parking Lot Constuction (Max \$2M)	\$ 1,035,701	\$ 939,471	\$ 841,089	\$ 740,404	\$ 642,219	\$ 541,234	\$ 443,899	\$ 344,909
Loan for Pooling Projects (Max TBD)	\$ 313,800	\$ 613,800	\$ 613,800	\$ 613,800	\$ 613,800	\$ 613,800	\$ 613,800	\$ 613,800
<b>District Information</b>								
Excess Increment	None	None	None	None	None	None	None	None
Original tax capacity	763,773	763,773	763,773	763,773	763,773	763,773	763,773	763,773
Estimated tax capacity	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923
Captured tax capacity	664,150	664,150	664,150	664,150	664,150	664,150	664,150	664,150

**TIF Schedule of Activity (Continued)**

TIF District 6 (Fund 305) (Continued)  
 Downtown West  
 Redevelopment District 1408  
 2015 - 12/31/2045

	Projected (Continued)								
	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Revenues</b>									
Tax increment	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491
Bond proceeds	-	-	-	-	-	-	-	-	-
Bond premium/costs	-	-	-	-	-	-	-	-	-
Investment earnings *	-	-	-	-	-	-	-	-	-
Non-tax increment revenues	-	-	-	-	-	-	-	-	-
Other revenues (including bond premium)	-	-	-	-	-	-	-	-	-
Annual revenues	940,491	940,491	940,491	940,491	940,491	940,491	940,491	940,491	940,491
<b>Expenses</b>									
<b>Project Costs</b>									
Development Projects	-	-	-	-	-	-	-	-	-
Panoway Phase I <sup>(1)</sup>	-	-	-	-	-	-	-	-	-
Parking Lot - Lake & Berry	-	-	-	-	-	-	-	-	-
Panoway Phase II (Boardwalk/Boat Slips)	-	-	-	-	-	-	-	-	-
Development Projects (Pooling)	-	-	-	-	-	-	-	-	-
<b>Debt Service</b>									
2020A Panoway Bond	-	-	-	-	-	-	-	-	-
2020A Panoway Bond (Pooling) <sup>(2)</sup>	-	-	-	-	-	-	-	-	-
2023A Panoway Bond	480,823	476,994	477,638	477,509	476,578	474,895	477,423	474,138	475,013
Pay-As-You-Go Notes	340,214	340,214	340,214	340,214	340,214	340,214	340,214	340,214	340,214
Intertund loan interest expense	-	-	-	-	-	-	-	-	-
<b>Administrative Fees</b>									
Direct Admin Costs	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Administrative Transfers	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
County Administrative Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
Annual expenses	837,161	833,332	833,976	833,847	832,916	831,234	833,761	830,476	831,351
Annual increase/decrease	103,330	107,159	106,515	106,644	107,575	109,257	106,730	110,015	109,140
Ending fund balance	(472,794)	(365,635)	(259,121)	(152,477)	(44,902)	64,356	171,085	281,100	390,240
Less: Febuary 1st Bond Payments	(383,241)	(388,753)	(393,885)	(398,624)	(402,954)	(411,941)	(415,481)	(423,656)	(471,356)
Fund balance available	\$ (856,035)	\$ (754,388)	\$ (653,006)	\$ (551,101)	\$ (447,856)	\$ (347,586)	\$ (244,396)	\$ (142,556)	\$ (81,116)
Cash balances	\$ 383,245	\$ 388,756	\$ 393,889	\$ 398,627	\$ 402,958	\$ 411,946	\$ 415,485	\$ 423,660	\$ 471,360
<b>Interfund Loan Summary</b>									
Loan for administrative costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan for Parking Lot Conststuction (Max \$2M)	\$ 242,239	\$ 140,592	\$ 39,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan for Pooling Projects (Max TBD)	\$ 613,800	\$ 613,800	\$ 613,800	\$ 551,104	\$ 447,860	\$ 347,590	\$ 244,400	\$ 142,560	\$ 81,120
<b>District Information</b>									
Excess Increment	None	None	None	None	None	None	None	None	None
Original tax capacity	763,773	763,773	763,773	763,773	763,773	763,773	763,773	763,773	763,773
Estimated tax capacity	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923
Captured tax capacity	664,150	664,150	664,150	664,150	664,150	664,150	664,150	664,150	664,150

**TIF Schedule of Activity (Continued)**

TIF District 6 (Fund 305) (Continued)  
 Downtown West  
 Redevelopment District 1408  
 2015 - 12/31/2045

	Projected (Continued)						
	2041	2042	2043	2044	2045	2046	2047
<b>Revenues</b>							
Tax increment	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ -	\$ -
Bond proceeds	-	-	-	-	-	-	-
Bond premium/costs	-	-	-	-	-	-	-
Investment earnings *	-	-	-	-	-	-	-
Non-tax increment revenues	-	-	-	-	-	-	-
Other revenues (including bond premium)	-	-	-	-	-	-	-
Annual revenues	940,491	940,491	940,491	940,491	940,491	-	-
<b>Expenses</b>							
<b>Project Costs</b>							
Development Projects	-	-	-	-	-	-	-
Panoway Phase I <sup>(1)</sup>	-	-	-	-	-	-	-
Parking Lot - Lake & Berry	-	-	-	-	-	-	-
Panoway Phase II (Boardwalk/Boat Slips)	-	-	-	-	-	-	-
Development Projects (Pooling)	-	-	-	-	-	-	-
<b>Debt Service</b>							
2020A Panoway Bond	-	-	-	-	-	-	-
2020A Panoway Bond (Pooling) <sup>(2)</sup>	-	-	-	-	-	-	-
2023A Panoway Bond	514,103	545,740	545,698	549,464	571,760	-	-
Pay-As-You-Go Notes	340,214	340,214	340,214	340,214	340,214	-	-
Intertund loan interest expense	-	-	-	-	-	-	-
<b>Administrative Fees</b>							
Direct Admin Costs	5,000	5,000	5,000	5,000	5,000	-	-
Administrative Transfers	10,000	10,000	10,000	10,000	10,000	-	-
County Administrative Fees	1,125	1,125	1,125	1,125	1,125	-	-
Annual expenses	870,441	902,079	902,036	905,802	928,099	-	-
Annual increase/decrease	70,050	38,412	38,455	34,689	12,392	-	-
Ending fund balance	460,290	498,703	537,158	571,846	584,239	584,239	584,239
Less: Febuary 1st Bond Payments	(512,746)	(522,994)	(537,704)	(571,760)	-	-	-
Fund balance available	\$ (52,456)	\$ (24,291)	\$ (546)	\$ 86	\$ 584,239	\$ 584,239	\$ 584,239
Cash balances	\$ 512,750	\$ 522,998	\$ 537,708	\$ 571,846	\$ 584,235	\$ 584,235	\$ 584,235
<b>Interfund Loan Summary</b>							
Loan for administrative costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan for Parking Lot Consttuction (Max \$2M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan for Pooling Projects (Max TBD)	\$ 52,460	\$ 24,295	\$ 550	\$ -	\$ -	\$ -	\$ -
<b>District Information</b>							
Excess Increment	None	None	None	None	None	None	None
Original tax capacity	763,773	763,773	763,773	763,773	763,773	763,773	763,773
Estimated tax capacity	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923	1,427,923
Captured tax capacity	664,150	664,150	664,150	664,150	664,150	664,150	664,150

## Schedule of TIF 5 Obligations

	Issue Date	Total	Actual				Projected	
			2018 and Prior	2019	2020	2021	2022	2023
Tax Increment Revenue		\$ 70,205,174	\$ 7,250,509	\$ 2,902,697	\$ 3,038,826	\$ 2,903,448	\$ 2,696,203	\$ 2,852,165
Allocation of TIF to obligations								
Bonds								
2016A Parking Ramp Bond (Pooling)	2016	7,180,000	372,353	238,377	496,348	158,721	-	495,348
2020A Panoway Bond (Pooling)	2020	2,245,000	-	-	-	62,120	52,869	151,369
Interest on bonds		4,049,124						
Pay-As-You-Go Notes								
Bay Center	2016	50,941,263	6,550,266	2,020,943	2,051,949	2,012,852	2,016,066	2,016,066
In-District Project Costs	2018 - 2021	5,751	-	5,751	-	-	-	-
Administrative Costs	2017	1,130,135	149,785	31,513	78,187	24,650	44,350	44,350
Past Pooling Projects								
Development Projects	2018 - 2021	1,085,677	9,352	50,000	1,026,325	-	-	-
Future Pooling Projects								
Ferndale Sidewalk	2023	530,500	-	-	-	-	-	530,500
Railroad Crossing Enhancements	2023	218,000	-	-	-	-	-	218,000
Grove Lane Improvements	2023	127,000	-	-	-	-	-	127,000
Total Obligations		67,512,450	7,081,756	2,346,584	3,652,809	2,258,343	2,113,285	3,582,632
Hold Back for February 1st Bond Payments			-	-	-	26,434	515,508	521,208
Annual Net Cash Increase			\$ 168,753	\$ 556,113	\$ (613,983)	\$ 618,671	\$ 93,845	\$ (736,167)
Accumulated Cash Reserves		\$ 2,692,724	\$ 168,753	\$ 724,866	\$ 110,883	\$ 729,554	\$ 823,398	\$ 87,231

## Schedule of TIF 5 Obligations (Continued)

	2024	2025	2026	2027	2028	2029	2030	2031
Tax Increment Revenue <sup>(1)</sup>	\$ 2,844,860	\$ 2,846,232	\$ 2,847,621	\$ 2,849,034	\$ 2,850,479	\$ 2,851,912	\$ 2,853,335	\$ 2,854,838
Allocation of TIF to obligations								
Bonds								
2016A Parking Ramp Bond (Pooling)	498,923	496,610	493,798	495,410	496,348	497,340	493,694	494,511
2020A Panoway Bond (Pooling)	148,369	150,294	152,069	148,769	150,394	151,869	148,869	151,419
Interest on bonds								
Pay-As-You-Go Notes								
Bay Center	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066
In-District Project Costs	-	-	-	-	-	-	-	-
Administrative Costs	44,350	44,350	44,350	44,350	44,350	44,350	44,350	44,350
Past Pooling Projects								
Development Projects	-	-	-	-	-	-	-	-
Future Pooling Projects								
Ferndale Sidewalk	-	-	-	-	-	-	-	-
Railroad Crossing Enhancements	-	-	-	-	-	-	-	-
Grove Lane Improvements	-	-	-	-	-	-	-	-
Total Obligations	2,707,707	2,707,320	2,706,282	2,704,595	2,707,157	2,709,625	2,702,978	2,706,346
Hold Back for February 1st Bond Payments	526,083	530,821	535,046	544,133	552,608	551,601	560,962	564,968
Annual Net Cash Increase	\$ 132,278	\$ 134,175	\$ 137,114	\$ 135,352	\$ 134,847	\$ 143,295	\$ 140,995	\$ 144,486
Accumulated Cash Reserves	\$ 219,509	\$ 353,683	\$ 490,797	\$ 626,149	\$ 760,996	\$ 904,291	\$ 1,045,286	\$ 1,189,772

## Schedule of TIF 5 Obligations (Continued)

	2032	2033	2034	2035	2036	2037	2038	2039
Tax Increment Revenue <sup>(1)</sup>	\$ 2,856,323	\$ 2,857,846	\$ 2,859,365	\$ 2,860,936	\$ 2,862,523	\$ 2,864,090	\$ 2,865,694	\$ 2,867,291
Allocation of TIF to obligations								
Bonds								
2016A Parking Ramp Bond (Pooling)	494,709	494,175	493,075	490,713	491,975	492,713	492,925	491,500
2020A Panoway Bond (Pooling)	148,919	151,369	148,769	151,119	153,369	150,569	152,719	149,728
Interest on bonds								
Pay-As-You-Go Notes								
Bay Center	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066	2,016,066
In-District Project Costs	-	-	-	-	-	-	-	-
Administrative Costs	44,350	44,350	44,350	44,350	44,350	44,350	44,350	44,350
Past Pooling Projects								
Development Projects	-	-	-	-	-	-	-	-
Future Pooling Projects								
Ferndale Sidewalk	-	-	-	37,990	62,560	60,758	62,527	61,709
Railroad Crossing Enhancements	-	-	-	15,611	25,708	24,967	25,694	25,358
Grove Lane Improvements	-	-	-	9,095	14,977	14,545	14,969	14,773
Total Obligations	2,704,043	2,705,960	2,702,260	2,764,943	2,809,005	2,803,967	2,809,250	2,803,484
Hold Back for February 1st Bond Payments	573,659	576,884	584,959	596,872	603,472	614,809	620,834	630,394
Annual Net Cash Increase	\$ 143,588	\$ 148,661	\$ 149,030	\$ 84,081	\$ 46,918	\$ 48,785	\$ 50,419	\$ 54,248
Accumulated Cash Reserves	\$ 1,333,360	\$ 1,482,021	\$ 1,631,052	\$ 1,715,132	\$ 1,762,051	\$ 1,810,836	\$ 1,861,255	\$ 1,915,503

## Schedule of TIF 5 Obligations (Continued)

	2040	2041
Tax Increment Revenue <sup>(1)</sup>	\$ 2,868,947	\$ -
Allocation of TIF to obligations		
Bonds		
2016A Parking Ramp Bond (Pooling)	488,400	489,600
2020A Panoway Bond (Pooling)	151,594	-
Interest on bonds		
Pay-As-You-Go Notes		
Bay Center	2,016,066	-
In-District Project Costs	-	-
Administrative Costs	44,350	3,350
Past Pooling Projects		
Development Projects	-	-
Future Pooling Projects		
Ferndale Sidewalk	37,229	17,366
Railroad Crossing Enhancements	15,299	7,136
Grove Lane Improvements	8,912	4,157
Total Obligations	2,761,850	521,610
Hold Back for February 1st Bond Payments	489,600	-
Annual Net Cash Increase	\$ 247,891	\$ (32,010)
Accumulated Cash Reserves	\$ 2,163,394	\$ 2,131,384

## Schedule of TIF 6 Obligations

	Issue Date	Total	Actual		Projected	
			2020	2021	2022	2023
Tax Increment Revenue <sup>(1)</sup>		\$ 22,727,759	\$ 111,686	\$ 368,208	\$ 627,194	\$ 929,869
Allocation of TIF to obligations						
Bonds						
2020A Panoway Bond	2020	1,025,000	-	71,017	117,100	114,400
2020A Panoway Bond (Pooling)	2020	440,000	-	6,100	51,600	50,400
2023 Panoway Phase II Bond <sup>(2)</sup>	2023	6,145,000	-	-	-	-
Interest on Bonds		3,796,779				
Pay-As-You-Go Notes						
Hoyt <sup>(3)</sup>	TBD	2,568,694			-	-
Zitzloff <sup>(3)</sup>	TBD	1,421,517			39,231	60,099
Lothenbach <sup>(3)</sup>	TBD	1,125,242			6,231	12,463
Hughes <sup>(3)</sup>	TBD	2,540,551			-	53,271
Interfund Loan						
Administrative Costs	2017	770,371	208,664	43,788	137,922	44,997
County Administrative Costs	2017	27,222	-	-	1,358	1,125
Parking Lot - Lake and Berry <sup>(5)</sup>	2020	1,669,344	-	-	275,702	263,522
Interest on loans	2020	-				
Pooling Projects <sup>(4)</sup>						
Wayfinding Signs (\$313,800)	2024	313,800	-	-	-	-
Parking Lot/Lake St Light Replacement (\$300,000)	2025	300,000	-	-	-	-
Future Pooling Projects	TBD	-				
Total Obligations		22,143,521	208,664	120,905	629,144	600,276
Hold Back for February 1st Bond Payments			-	150,325	148,375	477,965
Annual Net Cash Increase			\$ (96,978)	\$ 96,978	\$ -	\$ -
Accumulated Cash Reserves		\$ 584,238	\$ (96,978)	\$ -	\$ -	\$ -

(1) Tax Increment Revenue includes tax increment and interest earnings

(2) 2023 Bond payments are estimated using a 2.9 - 4.25% interest rate and will be adjusted depending on the final payment schedule.

(3) PAYGO notes have not yet been issued, payments are projected note principal and interest payments

(4) Costs related to the pooling projects have not yet been incurred. Previously identified pooling projects have either been moved to TIF 5 or will possibly be paid for with other City resources.

(5) The Lake and Berry Parking Lot interfund loan is expected to be repaid with available increment and after all other annual obligations are paid.

## Schedule of TIF 6 Obligations (Continued)

	2024	2025	2026	2027	2028	2029	2030	2031
Tax Increment Revenue <sup>(1)</sup>	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491
Allocation of TIF to obligations								
Bonds								
2020A Panoway Bond	116,625	118,700	115,700	117,625	114,475	116,250	118,450	116,150
2020A Panoway Bond (Pooling)	49,200	48,000	51,725	50,375	49,025	47,675	51,500	50,500
2023 Panoway Phase II Bond <sup>(2)</sup>	439,506	314,628	316,921	314,119	316,218	318,143	310,043	316,840
Interest on Bonds								
Pay-As-You-Go Notes								
Hoyt (3)	116,759	116,759	116,759	116,759	116,759	116,759	116,759	116,759
Zitzloff (3)	60,099	60,099	60,099	60,099	60,099	60,099	60,099	60,099
Lothenbach (3)	50,298	50,298	50,298	50,298	50,298	50,298	50,298	50,298
Hughes (3)	113,058	113,058	113,058	113,058	113,058	113,058	113,058	113,058
Interfund Loan								
Administrative Costs	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
County Administrative Costs	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
Parking Lot - Lake and Berry (5)	94,420	96,230	98,382	100,685	98,185	100,985	97,335	98,990
Interest on loans								
Pooling Projects <sup>(4)</sup>								
Wayfinding Signs (\$313,800)	-	-	-	-	-	-	-	-
Parking Lot/Lake St Light Replacement (\$300,000)	-	-	-	-	-	-	-	-
Future Pooling Projects								
Total Obligations	1,061,089	933,896	939,067	939,142	934,241	939,391	933,666	938,819
Hold Back for February 1st Bond Payments	357,366	363,961	365,385	366,734	372,984	374,084	380,909	382,581
Annual Net Cash Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accumulated Cash Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Schedule of TIF 6 Obligations (Continued)

	2032	2033	2034	2035	2036	2037	2038	2039
Tax Increment Revenue <sup>(1)</sup>	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491
Allocation of TIF to obligations								
Bonds								
2020A Panoway Bond	-	-	-	-	-	-	-	-
2020A Panoway Bond (Pooling)	-	-	-	-	-	-	-	-
2023 Panoway Phase II Bond <sup>(2)</sup>	480,823	476,994	477,638	477,509	476,578	474,895	477,423	474,138
Interest on bonds								
Pay-As-You-Go Notes								
Hoyt <sup>(3)</sup>	116,759	116,759	116,759	116,759	116,759	116,759	116,759	116,759
Zitzloff <sup>(3)</sup>	60,099	60,099	60,099	60,099	60,099	60,099	60,099	60,099
Lothenbach <sup>(3)</sup>	50,298	50,298	50,298	50,298	50,298	50,298	50,298	50,298
Hughes <sup>(3)</sup>	113,058	113,058	113,058	113,058	113,058	113,058	113,058	113,058
Interfund Loan								
Administrative Costs	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
County Administrative Costs	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
Parking Lot - Lake and Berry <sup>(5)</sup>	102,670	101,647	101,382	39,209	-	-	-	-
Interest on loans								
Pooling Projects <sup>(4)</sup>								
Wayfinding Signs (\$313,800)	-	-	-	32,053	52,783	51,262	52,755	52,065
Parking Lot/Lake St Light Replacement (\$300,000)	-	-	-	30,643	50,462	49,008	50,435	49,775
Future Pooling Projects								
Total Obligations	939,831	934,980	935,359	935,752	936,161	931,504	936,951	932,316
Hold Back for February 1st Bond Payments	383,241	388,753	393,885	398,624	402,954	411,941	415,481	423,656
Annual Net Cash Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accumulated Cash Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Schedule of TIF 6 Obligations (Continued)

	2040	2041	2042	2043	2044	2045	2046
Tax Increment Revenue <sup>(1)</sup>	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ 940,491	\$ -
Allocation of TIF to obligations							
Bonds							
2020A Panoway Bond	-	-	-	-	-	-	-
2020A Panoway Bond (Pooling)	-	-	-	-	-	-	-
2023 Panoway Phase II Bond <sup>(2)</sup>	475,013	514,103	545,740	545,698	549,464	571,760	-
Interest on Bonds							
Pay-As-You-Go Notes							
Hoyt <sup>(3)</sup>	116,759	116,759	116,759	116,759	116,759	116,759	-
Zitzloff <sup>(3)</sup>	60,099	60,099	60,099	60,099	60,099	60,099	-
Lothenbach <sup>(3)</sup>	50,298	50,298	50,298	50,298	50,298	50,298	-
Hughes <sup>(3)</sup>	113,058	113,058	113,058	113,058	113,058	113,058	-
Interfund Loan							
Administrative Costs	15,000	15,000	15,000	15,000	15,000	15,000	-
County Administrative Costs	1,125	1,125	1,125	1,125	1,125	1,125	-
Parking Lot - Lake and Berry <sup>(5)</sup>	-	-	-	-	-	-	-
Interest on loans							
Pooling Projects <sup>(4)</sup>							
Wayfinding Signs (\$313,800)	31,411	14,652	14,399	12,139	281	-	-
Parking Lot/Lake St Light Replacement (\$300,000)	30,029	14,008	13,766	11,606	269	-	-
Future Pooling Projects							
Total Obligations	892,791	899,101	930,244	925,781	906,352	928,099	-
Hold Back for February 1st Bond Payments	471,356	512,746	522,994	537,704	571,760	-	-
Annual Net Cash Increase	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 584,152	\$ -
Accumulated Cash Reserves	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 584,235	\$ 584,235

## Schedule of Available Pooling

TIF District 6 - Downtown West							
Available Pooling Calculation	District Total (2017 - 2045)	Actual				Projected	
		2018 and Prior	2019	2020	2021	2022	2023
Total Increment	\$ 22,725,886.59	\$ -	\$ -	\$ 111,529.00	\$ 367,996.00	\$ 625,690.59	\$ 929,869.00
25% of Increment Received*	\$ 5,681,471.65	\$ -	\$ -	\$ 27,882.25	\$ 91,999.00	\$ 156,422.65	\$ 232,467.25
Less: Admin Costs	(900,373.97)	(50,039.00)	(108,660.00)	(34,965.12)	(43,787.85)	(137,922.00)	(190,000.00)
Less: Pooling Costs (2020 Panoway + Pooling Interest)	(526,073.25)	-	-	(451,738.25)	(14,335.00)	(11,600.00)	(10,400.00)
Less: Pooling Projects	(613,800.00)	-	-	-	-	-	-
Accumulated Pooling Available	\$ 3,641,224.43	\$ (50,039.00)	\$ (158,699.00)	\$ (617,520.12)	\$ (583,643.97)	\$ (576,743.32)	\$ (544,676.07)
<b>Available Cash Balance</b>	<b>\$ 584,234.85</b>			<b>\$ (96,978.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

TIF District 5 - Bay Center							
Available Pooling Calculation	District Total (2015 - 2040)	Actual				Projected	
		2018 and Prior	2019	2020	2021	2022	2023
Total Increment	\$ 69,539,767.00	\$ 7,216,007.00	\$ 2,882,989.00	\$ 2,928,223.00	\$ 2,906,589.00	\$ 2,679,261.00	\$ 2,829,261.00
25% of Increment Received*	\$ 17,384,941.75	\$ 1,804,001.75	\$ 720,747.25	\$ 732,055.75	\$ 726,647.25	\$ 669,815.25	\$ 707,315.25
Less: Admin Costs	(1,108,238.00)	(135,938.00)	(31,163.00)	(77,837.00)	(24,300.00)	(44,000.00)	(44,000.00)
Less: Pooling Bond Repayment (2016A)	(10,647,562.25)	(372,353.00)	(238,377.00)	(496,348.00)	(158,721.00)	0.50	(495,347.50)
Less: Pooling Bond Repayment (2020A)	(581,561.59)	-	-	-	(62,120.79)	(52,868.76)	(51,368.76)
Less: Pooling Projects	(4,182,206.00)	-	(50,000.00)	(3,256,706.00)	-	-	(875,500.00)
Less: Adjustment for possible return of increment	(500,000.00)	-	-	-	-	-	-
Accumulated Pooling Available	\$ 365,373.91	\$ 1,295,710.75	\$ 1,696,918.00	\$ (1,401,917.25)	\$ (920,411.79)	\$ (347,464.80)	\$ (1,106,365.81)
<b>Available Cash Balance</b>	<b>\$ 4,137,153.62</b>	<b>\$ 1,039,006.00</b>	<b>\$ 1,666,494.00</b>	<b>\$ 1,068,382.00</b>	<b>\$ 1,694,243.00</b>	<b>\$ 2,290,385.69</b>	<b>\$ 1,559,918.47</b>

TIF District 3 - Widsten						
Available Pooling Calculation	District Total (1997 - 2022)	Actual				Projected
		2018 and Prior	2019	2020	2021	2022
25% of Increment Received*	\$ 2,350,009.59	\$ 1,811,853.25	\$ 101,515.75	\$ 109,853.50	\$ 119,892.75	\$ 137,975.34
Less: Admin Costs	(477,824.00)	(402,368.00)	(15,000.00)	(22,008.00)	(17,448.00)	(18,000.00)
Less: Pooling Bond Repayment	(833,524.00)	-	-	-	(337,627.00)	(495,897.00)
Less: Pooling Project Repayment	-	-	-	-	-	-
Accumulated Pooling Available	\$ 1,038,661.59	\$ 1,409,485.25	\$ 1,496,001.00	\$ 1,583,846.50	\$ 1,348,664.25	\$ 972,742.59
<b>Available Cash Balance</b>	<b>\$ 57,136.34</b>	<b>\$ 247,321.00</b>	<b>\$ 153,327.00</b>	<b>\$ 124,744.00</b>	<b>\$ 1,086.00</b>	<b>\$ 57,136.34</b>

\* Increment received includes tax increment revenue and interest earnings

## Schedule of Available Pooling (Continued)

TIF District 6 - Downtown West								
Available Pooling Calculation	Projected							
	2024	2025	2026	2027	2028	2029	2030	2031
Total Increment	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00
25% of Increment Received*	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75
Less: Admin Costs	(20,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Less: Pooling Costs (2020 Panoway + Pooling Interest)	(9,200.00)	(8,000.00)	(6,725.00)	(5,375.00)	(4,025.00)	(2,675.00)	(1,500.00)	(500.00)
Less: Pooling Project Repayment	-	-	-	-	-	-	-	-
Accumulated Pooling Available	\$ (338,753.32)	\$ (126,630.57)	\$ 86,767.18	\$ 301,514.93	\$ 517,612.68	\$ 735,060.43	\$ 953,683.18	\$ 1,173,305.93
<b>Available Cash Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

TIF District 5 - Bay Center								
Available Pooling Calculation	Projected							
	2024	2025	2026	2027	2028	2029	2030	2031
Total Increment	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00
25% of Increment Received*	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25
Less: Admin Costs	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)
Less: Pooling Bond Repayment	(498,922.50)	(496,610.00)	(493,797.50)	(495,410.00)	(496,347.50)	(497,340.00)	(493,693.75)	(494,511.25)
Less: Pooling Bond Repayment	(48,368.76)	(45,293.76)	(42,068.76)	(38,768.76)	(35,393.76)	(31,868.76)	(28,868.76)	(26,418.76)
Less: Pooling Project Repayment	-	-	-	-	-	-	-	-
Less: Adjustment for possible return of increment	-	-	-	-	-	-	-	-
Accumulated Pooling Available	\$ (990,341.82)	\$ (868,930.33)	\$ (741,481.34)	\$ (612,344.85)	\$ (480,770.86)	\$ (346,664.37)	\$ (205,911.63)	\$ (63,526.39)
<b>Available Cash Balance</b>	<b>\$ 1,697,071.25</b>	<b>\$ 1,835,983.53</b>	<b>\$ 1,977,322.31</b>	<b>\$ 2,121,761.59</b>	<b>\$ 2,265,083.37</b>	<b>\$ 2,407,370.65</b>	<b>\$ 2,557,727.18</b>	<b>\$ 2,706,219.21</b>

## Schedule of Available Pooling (Continued)

TIF District 6 - Downtown West								
Available Pooling Calculation	2032	2033	2034	Projected				
				2035	2036	2037	2038	2039
Total Increment	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00
25% of Increment Received*	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75
Less: Admin Costs	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Less: Pooling Costs (2020 Panoway + Pooling Interest)	-	-	-	-	-	-	-	-
Less: Pooling Project Repayment	-	-	-	(62,695.53)	(103,244.93)	(100,269.93)	(103,189.93)	(101,839.93)
Accumulated Pooling Available	\$ 1,393,428.68	\$ 1,613,551.43	\$ 1,833,674.18	\$ 1,991,101.40	\$ 2,107,979.22	\$ 2,227,832.03	\$ 2,344,764.85	\$ 2,463,047.67
<i>Available Cash Balance</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIF District 5 - Bay Center								
Available Pooling Calculation	2032	2033	2034	Projected				
				2035	2036	2037	2038	2039
Total Increment	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00	\$ 2,829,261.00
25% of Increment Received*	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25	\$ 707,315.25
Less: Admin Costs	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)	(44,000.00)
Less: Pooling Bond Repayment	(494,708.75)	(494,175.00)	(493,075.00)	(490,712.50)	(491,975.00)	(492,712.50)	(492,925.00)	(491,500.00)
Less: Pooling Bond Repayment	(23,918.76)	(21,368.76)	(18,768.76)	(16,118.76)	(13,368.76)	(10,568.76)	(7,718.76)	(4,728.13)
Less: Pooling Project Repayment	-	-	-	-	-	-	-	-
Less: Adjustment for possible return of increment	-	-	-	-	-	-	-	-
Accumulated Pooling Available	\$ 81,161.35	\$ 228,932.84	\$ 380,404.33	\$ 536,888.32	\$ 694,859.81	\$ 854,893.80	\$ 1,017,565.29	\$ 1,184,652.41
<i>Available Cash Balance</i>	\$ 2,858,498.74	\$ 3,010,385.02	\$ 3,167,490.30	\$ 3,326,179.08	\$ 3,482,942.36	\$ 3,643,335.14	\$ 3,802,969.42	\$ 3,968,616.33

## Schedule of Available Pooling (Continued)

TIF District 6 - Downtown West						
Available Pooling Calculation	Projected					
	2040	2041	2042	2043	2044	2045
Available Pooling Calculation	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00	\$ 940,491.00
25% of Increment Received*	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75	\$ 235,122.75
Less: Admin Costs	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Less: Pooling Costs (2020 Panoway + Pooling Interest)	-	-	-	-	-	-
Less: Pooling Project Repayment	(61,439.93)	(28,659.93)	(28,164.93)	(23,744.93)	(550.01)	-
Accumulated Pooling Available	\$ 2,621,730.49	\$ 2,813,193.31	\$ 3,005,151.12	\$ 3,201,528.94	\$ 3,421,101.68	\$ 3,641,224.43
<b>Available Cash Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ 82.42	\$ 584,234.85

TIF District 5 - Bay Center		
Available Pooling Calculation	Projected	Projected
	2040	2041
Available Pooling Calculation	\$ 2,829,261.00	\$ -
25% of Increment Received*	\$ 707,315.25	\$ -
Less: Admin Costs	(44,000.00)	(3,000.00)
Less: Pooling Bond Repayment	(488,400.00)	(489,600.00)
Less: Pooling Bond Repayment	(1,593.75)	-
Less: Pooling Project Repayment	-	-
Less: Adjustment for possible return of increment	(500,000.00)	-
Accumulated Pooling Available	\$ 857,973.91	\$ 365,373.91
<b>Available Cash Balance</b>	\$ 4,137,153.62	\$ 3,644,203.62

## Panoway Phase 2a Funding Plan

Phase 2a Detailed Sources and Uses---2/16/23	Estimated Total from 12/22	Updated with Actuals from Bid Package #1 w/Stainless Steel Railings*	Updated Actuals of Bid Package #1 w/Deduct for Galvanized Steel Railings**
<b>Phase 2a Boardwalk and Docks Detailed Project Uses for Phase 2a</b>			
Boardwalk---Bid Package #1 Fabrication and Delivery of Precast and Steel	\$ 1,988,000	\$ 2,273,000	\$ 1,865,000
Boardwalk---Bid Package #2 Construction and Installation	\$ 5,432,000	\$ 5,432,000	\$ 5,432,000
Dock Construction	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000
Soft Costs	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000
Total Project Costs	<u>\$ 11,160,000</u>	<u>\$ 11,445,000</u>	<u>\$ 11,037,000</u>
<b>Bid Alternates</b>			
Depot Docks---Delaying to Phase 3	\$ (860,000)	\$ (860,000)	\$ (860,000)
Railings---Galvanized Steel Instead of Stainless Steel	\$ (230,000)	\$ -	\$ -
Total Project Costs with Bid Alternates	<u>\$ 10,300,013</u>	<u>\$ 10,585,013</u>	<u>\$ 10,177,013</u>
<b>Secured Project Funding Sources for Phase 2a</b>			
Tax Increment Bonds***	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
Conservancy Donation Revenue	\$ 500,000	\$ 500,000	\$ 500,000
Lake Effect Reserves	\$ 200,000	\$ 200,000	\$ 200,000
State of MN Bonding Bill	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Total Secured Project Funding	<u>\$ 10,700,000</u>	<u>\$ 10,700,000</u>	<u>\$ 10,700,000</u>
Excess (deficient) Sources Over (under) Project Uses	<u>\$ (460,000)</u>	<u>\$ (745,000)</u>	<u>\$ (337,000)</u>
Excess (deficient) Sources Over (under) Project Uses w/Bid Alternates	<u><u>\$ 399,987</u></u>	<u><u>\$ 114,987</u></u>	<u><u>\$ 522,987</u></u>
<b>Unsecured/Future Potential Project Sources for Phase 2a and Future Phases</b>			
Sales Tax Exemption	\$ 1,140,000		
State of MN Bonding Bill	\$ 8,280,000		
Conservancy Donation Revenue	\$ 500,000		
LCCMR Grant	\$ 200,000		
Total Unsecured/Future Potential Project Sources	<u>\$ 10,120,000</u>		

\* This includes actual costs for Bid Package #1 with stainless steel railings.

\*\* This includes actual costs for Bid Package #1 with galvanized steel railings bid alternate.

\*\*\* Go to Page of 9 of TIF Cash Flow Analysis for more information.



# PANOWAY

ON WAYZATA BAY

## Phase 2a: Boardwalk & Docks

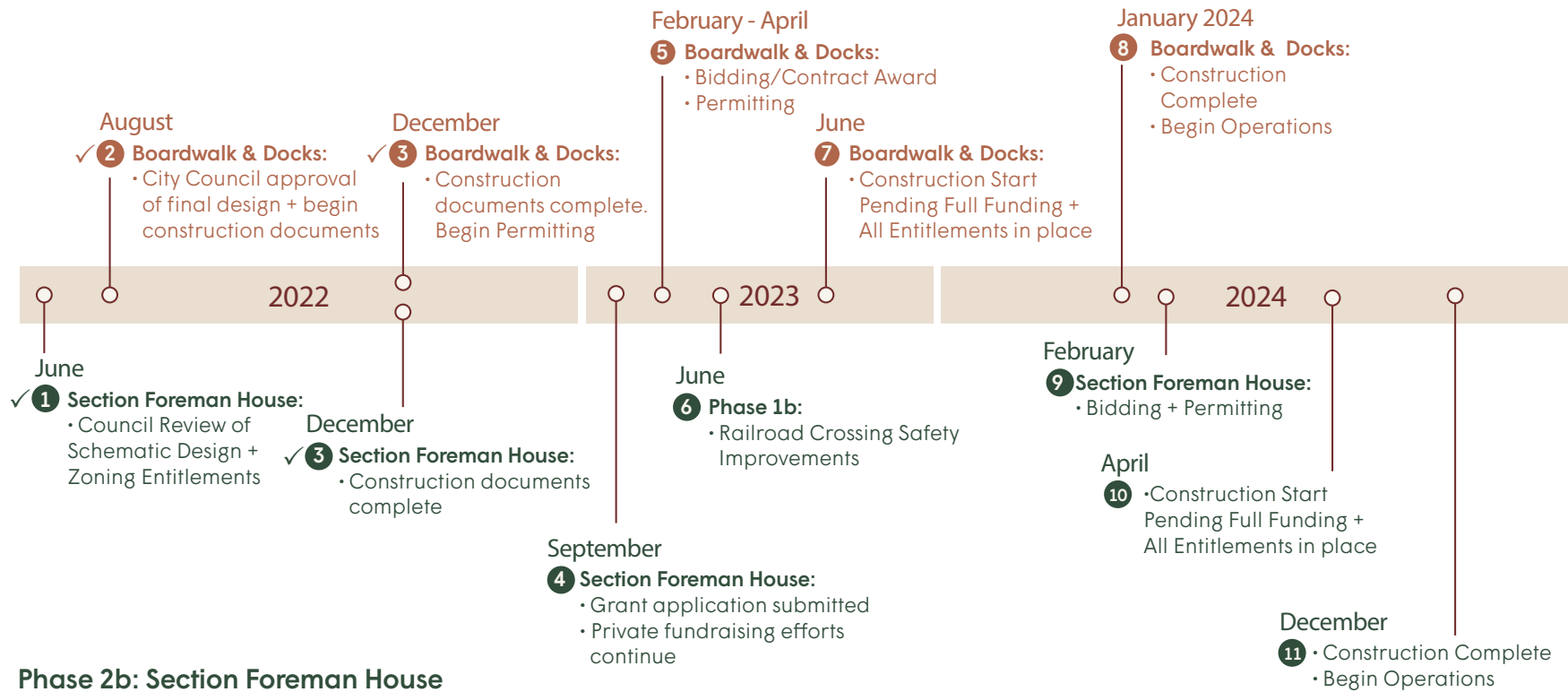


Exhibit A: Panoway Roadmap to Implementation Update  
February 21, 2023



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 8.b
<b>TITLE:</b> Consider Award of Contracts for Panoway Boardwalk Materials—Precast Concrete and Structural Steel	
<b>PROPOSED MOTION:</b> To Award Contract for the Panoway Boardwalk Precast Concrete to Taracon Precast, LLC in the Amount of \$288,000 and Authorize Staff to Execute a Professional Services Contract with Construction Systems Inc. to Prepare Shop Drawings for Structure Steel of the Boardwalk	
<b>PREPARED BY:</b> Mike Kelly, City Engineer/Director of Public Works	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

**ACTION REQUESTED:**

Staff recommends awarding the contract for the Panoway Boardwalk Precast Concrete to Taracon Precast, LLC in the amount of \$288,028. For Structural Steel, staff recommends authorizing staff to execute a Professional Services Contract in the amount of \$21,396 so the contractor can proceed with the preparation of shop drawings while staff gathers more information and determines how best to proceed with the base bid and alternate.

**FINANCIAL OR BUDGET CONSIDERATION:**

Panoway Phase 2A (Boardwalk and Docks) construction is proposed to be funded using a combination of non-general levy sources including State Bonding Funds, Tax Increment Financing, and donations from the Wayzata Conservancy.

**BACKGROUND:**

On January 4, 2023, the Council authorized the solicitation of bids for Panoway Phase 2A, which includes the Boardwalk and Community Docks. The project team determined that the best way to bid the project out was through two (2) solicitations/bid packages; one for materials (Precast Concrete and Structural Steel) and one for implementation (installation and finishes).

On Tuesday, February 14, staff opened bids for the solicitations regarding materials. The City received two (2) bids for Precast Concrete and one (1) bid for Structural Steel. The bids are summarized below. The Structural Steel Work Scope includes Bid Alternate 1, which proposes to fabricate the railings of the project out of galvanized steel instead of stainless steel. That Bid Alternate is one of two proposed for all of Phase 2A.

Work Scope (Precast Concrete)	Base Bid	Work Scope (Structural Steel)	Base Bid	Alternate 1
Taracon Precast, LLC	\$288,028	Construction Systems, Inc.	\$1,985,931	(\$408,000)
Wells Concrete	\$508,025			
Kraus Anderson Estimate	\$540,000	Kraus Anderson Estimate	\$1,448,330	(\$230,000)

Because of the higher than anticipated bid amount, there are four options for consideration of the Structural Steel contract:

1. Award Base Bid of \$1,985,931 only
2. Award Base Bid plus Alternate 1 = \$1,577,931
3. Authorize execution of a Professional Services Contract in the amount of \$21,396 so the contractor can proceed with the preparation of shop drawings while staff gathers more information and determines how best to proceed with the base bid and alternate.

#### 4. Reject the Bid

Memos from Kraus Anderson and Onyx Strategic Partners are attached for reference. Each provides further explanation of the aforementioned options and their recommendations. Additionally, copies of the bid tables for Precast Concrete and Structural Steel, as well as Construction Systems, Inc.'s proposal to prepare shop drawings can be found attached.

#### **ATTACHMENTS:**

1. Kraus Anderson Recommendation Memo
2. Precast Concrete Bid Table
3. Structural Steel Bid Table
4. Onyx Strategic Partners - Bid Memo
5. Construction Systems Proposal for Shop Drawings

February 15, 2023

Mr. Mike Kelly  
 City of Wayzata  
 600 Rice Street East  
 Wayzata, MN 55391

**RE: Panoway on Wayzata Bay Bid Package #1 - Contract Award Option Recommendations**

Dear Mr. Kelly:

This letter is concerning the contract award options for the Panoway on Wayzata Bay Bid Package #1 project that was bid on February 14, 2023. Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their bid amounts.

Kraus Anderson’s estimate for Precast Concrete work was \$540,000.00  
 Kraus Anderson’s estimate for Structural Steel work was \$1,448,330.00 with an estimated deduct of \$230,000.00

The Structural Steel bid includes a Base Bid price for stainless steel and Alternate #1 is a Deduct for galvanized steel in lieu of stainless steel.

<b>Work Scope</b>		<b>Contractor, City, State</b>	<b>Bid Amount</b>	
WS 03-B	Structural Precast – Material Only	Taracon Precast LLC Hawley, MN	Base Bid Alternate #1	\$288,028.00 \$0.00
WS 05-A	Structural Steel – Material Only	Construction Systems Inc. Maple Plain, MN	Base Bid Alternate #1	\$1,985,931.00 (\$408,000.00)

Kraus Anderson recommends award of the Precast Concrete contract to Taracon Precast LLC in the amount of \$288,028.00

Regarding the Structural Steel bid, we offer the following alternatives:

1. Award work the Base Bid of \$1,985,931.00 only.

This bid is above the estimate, but would allow the project team time to determine potential value management solutions that could result in cost saving opportunities.

2. Award Base Bid plus Alternate #1 = \$1,577,931.00

Kraus Anderson and the project team would request more time to evaluate the alternate of galvanized steel before making a final determination.

3. Authorize execution of a separate contract in the amount of \$21,396.00 to Construction Systems, Inc.

This would allow the contractor to proceed with shop drawing preparation while the project team gathers additional information to determine the best solution to proceed with the base bid and alternate. This would keep the project on schedule with limited risk to the City of Wayzata.

4. Reject the bid

This is not recommended. The City of Wayzata could risk higher prices if this portion is rebid.

We have enclosed the Bid Tabulation sheets that reflect the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at 612-747-5357.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Mark Kotten  
Construction Executive, Public Sector



**Panoway on Wayzata Bay**

**BID TABULATIONS**

FEBRUARY 14, 2023 AT 2:00PM

OWNER: City of Wayzata

ARCHITECT: Civitas

WORK SCOPE # 03-B: STRUCTURAL PRECAST

		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	CM Estimate	Taracon Precast, LLC	Wells Concrete Products Co.			
<b>BID SECURITY</b>		Bond	Bond			
<b>ADDENDA REC'D.</b>		Yes	Yes			
<b>BASE BID</b>	\$540,000.00	\$288,028.00	\$508,025.00			
<b>COMBINED BASE BID</b>		n/a	n/a			
<b>ALT #1 - GALVANIZED STEEL</b>	\$0.00	\$0.00	\$0.00			



# Panoway on Wayzata Bay

**BID TABULATIONS**  
 FEBRUARY 14, 2023 AT 2:00PM

OWNER: City of Wayzata

ARCHITECT: Civitas

WORK SCOPE # 05-A: STRUCTURAL STEEL MATERIAL

		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	CM Estimate	Construction Systems, Inc.				
BID SECURITY		Bond				
ADDENDA REC'D.		Yes				
BASE BID	\$1,448,330.00	\$1,985,931.00				
COMBINED BASE BID		n/a				
ALT #1 - GALVANIZED STEEL	(\$230,000.00)	(\$408,000.00)				



Memo to:  
Emily Goellner, Development Director  
Jeff Dahl, City Manager, and  
Mike Kelly, Director of Public Works  
City of Wayzata

From Jessie Houlihan, CEO  
Onyx Strategic Partners

Thursday, February 16, 2023

### **Bid Package #1 - Logic Behind the Award Recommendation**

As you know from the letter and bid tabulation provided by your construction manager, Kraus Anderson, we recently held the public bid day for bid package #1 for Panoway phase 2a. The two work scopes focused on the supply of the precast and steel (both structural and stainless).

### **Market Engagement and Outreach**

Preparation for a public bid process takes several months of engagement in the market. To prepare for this and the upcoming bid, Kraus Anderson engaged with a good number of reputable firms to solicit their interest in this opportunity and get feedback on how to best position the work for the City. Their goal was to get all relevant parties aware of the project and engage to best answer any questions to ensure competitive results.

### **Bid Day Results**

On bid day, this past Tuesday, February 14th, we received responses from two precast vendors and one steel manufacturer. The specifics of those results are noted in both the Kraus Anderson letter and the City Staff memo from Director of Public Works, Mike Kelly.

While we did not get a great number of respondents, in analyzing the financial competitiveness of the results and the qualifications of the respondents, Kraus Anderson was pleased with the scope coverage and the results relative to the overall budget they provided.

### **Options Available to the Council**

One of the benefits of hiring a construction manager for a project and having them break apart work scopes for a public bidding process is that you can accept or reject each work scope versus needing to approve of the project in its entirety on bid day. That means you can elect to award the scopes of work that are advantageous to the overall project and reject other results, allowing the team to adjust their approach to the work scope (for example, in this case, potentially breaking out the stainless steel / finish metals from the structural steel) or solicit additional interest from other parties. In the case of this bid, the project team chose to advertise this opportunity with the requirement that all bids remain active for 60 days, in case the City would like to analyze bid pack #2 results and the overall budget before fully awarding the contract.



Further, the project team noted that we could establish a potential middle ground enabling the project to stay on track while providing additional time to get the remaining project bid results. If we can proceed with the shop drawing process, which is a few months of work with our apparent low bid contractor's engineering teams, we can determine the details needed to purchase materials in time for summer 2023 construction. Kraus Anderson procured engineering cost estimates from the apparent low bidders, which would be the maximum financial exposure to the City in advance of a full contract award.

So, as noted in Director Kelly's memo, for each work scope, you have the option to award, delay the decision for another time within the 60 day time period, or proceed procedurally with professional services, ensuring we remain in alignment with the project's overall target timeline.

### **Brief Risk Assessment**

It is important to deeply consider the related risks of rejecting a scope of work. The winning vendor on the first bid day may elect not to respond to the future rebid and if additional companies don't turn out with competitive results, the work scope wouldn't be covered. I'd also like to note that we bid the precast and steel early because there is great complexity to these systems, which require focused months of engineering work in advance of ordering of the related materials, which themselves are longer lead items to procure.

If we proceeded with shop drawing work and awarded the contract fully within the eligible 60 days, we would remain able to meet the communicated construction timelines, provided we gain all necessary funding and permits.

Feedback from Kraus Anderson from trade contractors note that the structural steel is relatively complex, which resulted in some vendors dropping out last minute. They heard that there is a lot of stainless steel in this project (over \$800,000 in total) and that pushed several structural steel firms out of their comfort zone. Lastly, they also heard that firms are booking up for the season, which would mean delaying could yield challenging results.

### **Recommendation from Staff and Consultants**

After considering the results and the important upcoming milestones, the delivery team determined that the best path forward would be to fully award work scope 03-B for structural precast - material only, delivering a cost savings to the overall project. Further, we support Director Kelly's recommendation to award a limited service contract for work scope 05-A on steel - material only focused on the engineering shop drawing process, and, should the remaining bid results produce a project in alignment with the broader budget, fully award the contract within the 60-day eligible period.

This approach enables us to deliver net cost savings to the project via the precast work scope and keep our "bird in hand", if you will, for the steel scope. We can move forward through the shop drawing process, without fully awarding a work scope that is over budget in advance of the net bid results for the Boardwalk project. We are also able to keep the engineering process moving forward, so if we do fully award in the eligible time period, we can order materials in time for summer 2023 construction. During the next month, we also have additional time to consider the bid alternate focused on galvanized versus stainless steel and the related aesthetic and maintenance impacts.



## CONSTRUCTION SYSTEMS, INC.

Your Construction Steel Specialist

2/16/2023

To : The City of Wayzata / Kraus-Anderson

Addressing the project Panoway on Wayzata Bay, Structural Steel and Miscellaneous Metals Package 5-A – Material Only.

Construction Systems will hold or bid number per the specification and plans given to us for 60 days started bid date of 2/14/2023. We agree to proceed and begin the shop drawings at value of \$21,396.00, which was included in our bid base of \$1,985,931.00.



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 8.c
<b>TITLE:</b> Consider Adoption of Resolution 11-2023 Denying Subdivision at 1030 Lake Street East	
<b>PROPOSED MOTION:</b> To Adopt Resolution 11-2023 Denying Subdivision at 1030 Lake Street East	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director, Jeffrey Dahl, City Manager	

### **ACTION REQUESTED:**

The Planning Commission recommends adoption of Resolution 11-2023 Denying Subdivision at 1030 Lake St E.

### **FINANCIAL OR BUDGET CONSIDERATION:**

N/A

### **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.

Two public comments have been received as of February 9, which cite concerns about the wetland, tree loss, the number of proposed homes, and street parking.

The Planning Commission discussed the application at their January 23 meeting. The deliberation centered on the number of homes proposed, the number of trees proposed to be taken down and already removed, associated tree replacement, traffic flow on the narrow street, anecdotal experiences with the wetland and nearby ground, and the Comprehensive Plan land use designation differences between the north and south sides of Lake Street in this neighborhood.

Seven members of the public commented at the meeting regarding the proposal. Most noted that while they were in favor of redeveloping the parcel, they felt that three parcels was too many and cited similar reasons to those who had commented in advance of the meeting. One commenter was in favor of the proposal.

Ultimately, the Planning Commission voted 5-0 to recommend denial of the proposal.

### **ATTACHMENTS:**

1. Resolution 11-2023
2. 1030 Lake St - Planning Commission Report and Recommendation, Staff Report
3. 1030 Lake St E - Excerpt from Planning Commission Minutes
4. 1030 Lake St - Narrative, Plan Set, and Public Comments

**DRAFT RESOLUTION NO. 11-2023****RESOLUTION DENYING SUBDIVISION AT 1030 LAKE STREET E**

**WHEREAS**, Applicant and property owner Black Dog Homes Properties (the “Applicant”) has submitted a development application (the “Application”) for approval of a Preliminary and Final Plat for a subdivision of the property at 1030 Lake Street East, which is legally described on Attachment A of this Resolution (the “Property”), that would divide the existing 1.12 acre lot that comprises the Property into three separate lots (the “Proposed Subdivision”); and

**WHEREAS**, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on January 23, 2023, and adopted a Report and Recommendation to the City Council to deny the Application on February 6, 2023, a copy of which is attached to this Resolution as Attachment B (“PC Report and Recommendation”).

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Subdivision Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application does not meet all of the applicable requirements and standards of Wayzata’s Subdivision Ordinance.

B. Based on the foregoing, the Proposed Subdivision is hereby **DENIED**.

Adopted by the Wayzata City Council this 21<sup>st</sup> day of February 2023.

---

Johanna Mouton, Mayor

ATTEST:

\_\_\_\_\_  
Jeffrey Dahl, City Manager

**ACTION ON THIS RESOLUTION:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 21, 2023.

\_\_\_\_\_  
Kathy Leervig, City Clerk  
SEAL

Attachment A

Legal Description

Attachment B

PC Report and Recommendation

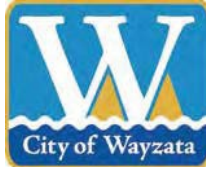
Attachment A  
Legal Description of Property

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

DRAFT

Attachment B  
PC Report and Recommendation

DRAFT



## WAYZATA PLANNING COMMISSION

February 6, 2023

### REPORT AND RECOMMENDATION OF DENIAL OF SUBDIVISION AT 1030 LAKE ST E

#### **REPORT AND RECOMMENDATION**

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

1.1 Application. Applicant and property owner Black Dog Homes Properties (the “Applicant”) has submitted an application for approval of a Preliminary and Final Plat for a subdivision of the property at 1030 Lake Street East (the “Property”) that would divide the existing 1.12 acre lot into three parcels (the “Proposed Subdivision”).

1.3 Property. The street address, property identification number and owner of the Property are:

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

1.4 Land Use. The Property is zoned R-3 Single and Two Family Residential and guided Low Density Residential (1 to 3 units per acre) under the 2040 Wayzata Comprehensive Plan.

1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* and mailed to all property owners located within 500 feet of the Property on January 12, 2023. The public hearing on the Application was held at the January 23, 2023 Planning Commission meeting.

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

2.1 Subdivision / Preliminary Plat.

A. Review and approval of lot combinations and subdivisions of property are governed by the City’s Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code. The City may agree to review the preliminary and final plat simultaneously. Sec. 1003.03.A.

- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 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 filing 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 Section 9 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.

### **Section 3. FINDINGS**

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

- A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 1003.03.A.
- B. The Planning Commission finds that there would be significant adverse effects of the Proposed Subdivision based upon the following factors found in Section 1003.02.E:
  1. The Proposed Subdivision is not consistent with other parcels within the Wayzata Comprehensive Plan Low Density Residential guidance and the Plan's goals for redevelopment that preserves "attractive natural amenities", such as "wooded areas" which are distinctive features of the Property.
  2. The building pads that would result from the Proposed Subdivision would not adequately preserve sensitive areas, including trees, on the Property.
  3. Existing stands of significant trees would not be retained where possible in the Proposed Subdivision, and the building pads that result would not be sensitively integrated into existing trees on the Property.
  5. The creation of lots in the Proposed Subdivision would adversely impact the scale, pattern or character of the surrounding neighborhood by the removal of a significant number of mature trees and the density of the Proposed Subdivision.

6. The design of a lot, the building pad, and the site layout of the Proposed Subdivision does not respond to and is not reflective of the surrounding lots and neighborhood character, particularly along the south side of the street.
7. The lot sizes that result from the proposed Subdivision would be dissimilar from lots found in the surrounding neighborhood, particularly along the south side of Lake Street.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Proposed Subdivision requested in the Application.

Adopted by the Wayzata Planning Commission this 6<sup>th</sup> day of February 2023.

Attachments:

Attachment A: Legal Description of Property

Attachment A

## Legal Description of 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



**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.	244 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           **a) Consider Development Application for Black Dog Homes Addition at 1030 Lake**  
2           **Street E**

3  
4 Assistant Planner Valerie Quarles reviewed the development application for a subdivision  
5 submitted by Black Dog Homes Addition at 1030 Lake Street E. She reviewed the zoning and  
6 land use of the surrounding neighborhood, existing conditions and the request to subdivide the  
7 parcel into three parcels, demolish the existing home and garage, and build a new home on each  
8 parcel. She reviewed the proposed site plans for all three lots and gave an overview of the  
9 wetland/buffer areas and the possible need for future stormwater mitigation on some of the lots.  
10 She noted that the dimensions proposed for the lots are compliant with City zoning ordinance. She  
11 reviewed the plans for tree removal/preservation, including trees that have been previously  
12 removed in expectation of development, and gave an overview of tree replacement plans. She  
13 briefly reviewed the comments submitted by the City's Engineering Department. She stated that  
14 the City has received two public comments in advance on this proposal that expressed concerns  
15 about the wetland, tree loss, the number of proposed homes, and street parking. She reminded the  
16 Commission of the primary questions they should take into consideration when evaluating this  
17 request.

18  
19 At the conclusion of Planner Quarles presentation, Chair Stockton asked if the Commission had  
20 any questions for Staff.

21  
22 Commissioner Schwalbe stated that 2019 was a particularly wet season and Lake Minnetonka was  
23 high. She asked if staff was aware if that wet season had caused any problems on this parcel.

24  
25 Planner Quarles stated that she wasn't sure, and explained that the wetland delineation that they  
26 are looking at was completed after 2019.

27  
28 Commissioner Schwalbe stated that she can remember walking by this parcel during that particular  
29 time frame and found that it was very soggy. She asked if staff had any data about flooding of the  
30 existing house.

31  
32 Planner Quarles stated that she did not have that information.

33  
34 Community Development Director Goellner stated that they are not aware of any flooding issues  
35 and as far as the City knows, this area is not located within a flood plain nor was it mentioned by  
36 Engineering as an area of concern. She reminded the Commission that soil borings will be required  
37 as part of the building permit process, so the stability of the ground will be looked at more closely.  
38

39 Chair Stockton asked for clarity on the calculation for pervious surface requirements on the parcel  
40 that would contain the wetland.

41  
42 Planner Quarles stated that the wetland does not factor into that calculation, and the City would  
43 just be looking at the size of the parcel and the size of the footprint.

44  
45 Commissioner Merriam asked for details on which trees on the parcel would be considered  
46 heritage trees.

1  
2 Planner Quarles stated that she believed that there are some heritage trees on the property near  
3 Lake Street. She stated that quite a few of them will be coming down, but some would be spared.

4  
5 Commissioner Merriam stated that it appears as though there are a lot of trees that will be taken  
6 down right along Lake Street.

7  
8 Commissioner Schwalbe stated that she remembers when quite a few trees were taken down back  
9 in 2021, and asked if the City had data on how many trees were taken down then and how many  
10 will be taken down in the future.

11  
12 Planner Quarles noted that information was included in the staff report, and asked for a minute to  
13 pull up that information.

14  
15 Commissioner Merriam stated that one of the comments in the letter the City received in advance  
16 on the application mentioned street parking, and asked if that had been part of the conversation  
17 amongst staff. She stated that it is pretty tight in this area and is essentially a one-way street.

18  
19 Planner Quarles stated that was not a concern from an engineering point of view, in terms of traffic.  
20 She noted that the City does require a certain number of parking spots, per home, on the property.  
21 She explained that street parking is kind of an extra thing, and not something that the City requires.

22  
23 Commissioner Schwalbe asked if this street was a one-way or a two-way street.

24  
25 Commissioner Merriam explained that it is a two-way street.

26  
27 Commissioner Schwalbe stated that the street is remarkably narrow, and asked if there was  
28 someone parked on the street whether other cars would be able to get through. She stated that if  
29 the City Engineer took that into consideration and did not see it as a problem, then she would  
30 assume that traffic will flow successfully through the area.

31  
32 Commissioner Merriam explained that her comment saying that this was ‘essentially a one-way  
33 street’ meant that you can enter the neighborhood on the corner, but you cannot exit there and  
34 would have to go out a different way.

35  
36 Commissioner Severson asked if there was anything the Commission needed to take into  
37 consideration with regard to the railroad.

38  
39 Planner Quarles stated that she does not believe the railroad has to weigh in for development on  
40 adjacent properties, especially because the construction impacts for these parcels are located as far  
41 from the railroad as they can be. She clarified that there was not a requirement to specifically  
42 notify the railroad for this project.

43  
44 Commissioner Severson confirmed that other than the request for subdivision, there are no other  
45 requests, such as a variance, that need to be considered because the proposed lots are compliant  
46 with City Code.

1  
2 Planner Quarles confirmed that the proposed lots are compliant with City Zoning Code and would  
3 not require a variance.  
4

5 Commissioner Severson asked if the plan was for the applicant to sell the other two properties to  
6 a developer, and asked if the answer to that question would matter to the City.  
7

8 Planner Quarles stated that would be a good question for the applicant, but noted that she did not  
9 think it would matter to the City in terms of the actual subdivision evaluation and approval criteria.  
10

11 There being no additional questions from the Commission for Staff, Chair Stockton invited the  
12 applicant to address the Commission.  
13

14 Dan Vanderheyden, 312 Hampton Street, Wayzata stated that he is the owner of Black Dog Homes,  
15 the Applicant. He stated that they have been in business for 18 years, and noted that he also lives  
16 in the neighborhood. He stated that when he first sat down with staff, they talked about trying to  
17 find ways to be as respectful as possible with the tree proposal, in particular, and looked for a way  
18 to put it together in a way that honored the property and retained as many of the trees as possible.  
19 He stated that they also met with Bennett Myhran, the City Forester, in order to understand what  
20 had already happened to the lot and what the impact would be with their proposal. He stated that  
21 their intent is to build the initial home as a spec home and then sell the other two properties; but  
22 also be the builder for those properties and were not intending to sell them to another developer.  
23 He stated that they have completed other projects throughout the City, and referenced one they  
24 had done at 123 Walker. He reiterated that he lived in this neighborhood and has every intention  
25 of building something beautiful that will fit nicely. He stated that most streets in the City are  
26 narrow, and there will always be a challenge in where cars will park and ways to get around. He  
27 noted that his team of consultants is also present if the Commission has other specific questions.  
28

29 Chair Stockton asked if the Commission had any questions for the Applicant.  
30

31 Commissioner Elg asked about the possible square footage of the proposed homes.  
32

33 Mr. Vanderheyden stated that, he would expect the homes, in general, would be somewhere  
34 between 3,000 and 5,000 square feet.  
35

36 Commissioner Schwalbe asked if her assumption was correct that the front of each home will  
37 primarily be garage space.  
38

39 Mr. Vanderheyden stated that for Lots 2 and 3, the homes will be more like that because there is  
40 less width to work with. He referenced the project they completed at 123 Walker and noted that  
41 he believed they were able to create something beautiful with just 55 feet in width. He stated that  
42 for Lot 1, they have done some work with Planner Quarles and staff with regard to the speed bump,  
43 and have created more of an arced entrance which he believes will be very elegant. He stated that  
44 there are 4-5 trees that are on the east side of that which are shown to be taken down and the reason  
45 for that is because the driveway is a bit higher than the trees. He stated that they could circumvent  
46 that by putting in a culvert underneath the driveway so they could possible save some of the trees.

1  
2 Commissioner Schwalbe stated that from the comments that have come to the City, most seemed  
3 to be in favor of developing this parcel because it does not look the best right now. She asked if  
4 any consideration had been given to creating two home sites rather than three.

5  
6 Mr. Vanderheyden stated that part of the decision is related to economics because the buyer ahead  
7 of them bought the lot for a certain amount of money; but he noted that he thinks they have a lot  
8 of great ideas in terms of how those houses will be able to have beautiful sight lines.

9  
10 Commissioner Schwalbe asked if these would be typical family homes with all the bedrooms on  
11 the second floor.

12  
13 Mr. Vanderheyden he stated that they will have control of those choices for the spec home, and  
14 right now they are planning for a main level master suite with additional bedrooms upstairs.

15  
16 There being no questions from the Commission for the Applicant, Chair Stockton opened the  
17 public hearing on the application at 7:12 pm.

18  
19 Matthew Thompson, 456 Arlington Circle, Wayzata stated that he was here representing Wayzata  
20 Sailing which is a 501(c) 3 that serves over 1,200 youths over the summer. He expressed his  
21 appreciation to the City and their neighbors for working with them over the years. He stated that  
22 they do not have any major concerns with this proposed project but wanted to state, for the record,  
23 that both for the development and the sale of the sites to the developer that they have worked with  
24 the neighbors to become a neighborhood organization and have already made some concessions  
25 to their operation and ability to fund raise based on the opinions of the former lot owner on this  
26 site. He stated that they would like to know that this is not something that the developer or future  
27 home owners are looking to change. He stated that they also have 150 watercraft on the day  
28 serving the youth on their site that are putting up sails. He explained that if you looked at the  
29 orientation of the buildings right now, a lot of those advertised 'lake views' go straight through  
30 their sailboats and the future tree plantings. He reiterated that they had no specific concerns or  
31 pushback on the proposal but wanted it put on the record that they have worked with everybody  
32 as best they can to fit in and to ensure that those expectations were not expected to change as part  
33 of this development.

34  
35 Jeff Nelson, 1037 Lake Street E, Wayzata stated that he had also submitted a written comment to  
36 the City. He stated that in his mind the most important issue has to do with the water drainage and  
37 the wetland. He noted that over the last few years there has been much dryer weather than typical,  
38 but despite that, when his wife walked around the current home on this parcel, the land was squishy  
39 this past fall and not dry. He expressed concern for what could happen in a year where there is  
40 higher than usual precipitation with the wetland. He stated that he also wanted to make sure the  
41 Planning Commission takes a look at the significant number of trees that will be lost with this  
42 proposal. He stated that the City has been looking at protecting the cover of the City and in looking  
43 at the number of trees that were already removed on this property over the last few years in addition  
44 to what is proposed for removal, it seems to him that there should be a better alternative. He stated  
45 that the site, as it exists, is a very good site for a single family home and feels a beautiful home  
46 could be built there which would mean no other trees would have to be removed. He noted that

1 he has lived in this neighborhood for the last 7 months, and has realized that there is quite a bit  
2 more traffic than what he had initially thought there would be. He stated that he and his wife  
3 understood that a home would be built across the street from them, but explained that they have  
4 concerns about the wetland and want to make sure that the City is taking that into consideration in  
5 addition to the amount of traffic and congestion that already exist without building any homes on  
6 the lot. He asked about the replacement trees that have been mentioned and whether there was  
7 any obligation for replacement if the tree dies in a certain amount of time.  
8

9 Jacy Grais, 1044 Lake Street E, Wayzata stated that she lives directly east of the applicant's  
10 property. She stated that prior to purchasing their home in December of 2021, they learned that  
11 the 1030 property had recently been sold to a family that was planning to build a single family  
12 home on the lot. She stated that now the most recent plans will have some negative effects on their  
13 property including loss of natural light. She stated that she also has concerns about the block just  
14 east of the roundabout because it is really a thoroughfare and is used by people coming from  
15 downtown who want to leave the area and avoid crossing the train tracks. She stated that it is not  
16 a street that is primarily used by the residents of the neighborhood. She confirmed that the street  
17 is narrow and when it snows, the snow can pile up in the street so there is barely enough room for  
18 two cars to pass each other. She stated that adding three more homes and driveways to a short and  
19 already congested area that contains speed bumps, will make the street even more congested. She  
20 stated that she feels this is inconsistent with the City's goal of preserving and enhancing the City's  
21 small town character as set forth in the Comprehensive Plan. She noted that another concern she  
22 has is with the size of the proposed homes relative to the lot sizes. She explained that there are  
23 other homes that are in the 3,000 to 5,000 square foot range, however they all sit on much larger  
24 lots and feels the proposed plans do not respect the existing scale, character, and pattern of the  
25 street or the surrounding area. She stated that the Comprehensive Plan designation for this area is  
26 1-3 units/acre so placing 3 units on .64 buildable acres does not seem to satisfy that designation.  
27 She stated that this proposal will result in the loss of many large and beautiful trees with the  
28 majority of them being on the Lake Street side of the lot. She stated that she has no doubt that  
29 Black Dog Homes builds beautiful homes, but would still urge the Commission to recommend  
30 denial for the request to subdivide this parcel.  
31

32 David Gagne, stated that he is the former owner of 1044 Lake Street and now owns 298 Central  
33 Avenue, Wayzata which is also in the neighborhood. He stated that he was also here to ask the  
34 Commission to not move forward with approval for this subdivision. He stated that he does not  
35 believe that this plan meets all of the criteria in the subdivision criteria such as lot size not being  
36 dissimilar to the adjacent lots. He noted that 1044 Lake Street and 1050 Lake Street says that they  
37 will be low density, but these new proposed lots are 65 feet wide. He noted that the home at 1044  
38 Lake Street is 80 feet wide itself, so he feels the proposed lots would be very dissimilar to the  
39 adjacent lots. He noted that he agrees with everything shared by Ms. Grais regarding traffic and  
40 home values. He stated that he feels that a subdivision with just 2 homes would be fantastic in this  
41 location and thinks it would also work from an economic standpoint. He stated that this proposal  
42 wedges 3 homes onto .64 acres which is not what is seen elsewhere in that neighborhood. He  
43 stated that he also feels if this parcel is subdivided into 2, rather than 3, that they will be able to  
44 significantly protect the existing trees and would strike a balance between development and  
45 preservation.  
46

1 Chet Whitley, 1050 Lake Street E, Wayzata stated that moved to the area because it was absolutely  
2 beautiful and his family used to vacation to the Wayzata area. He stated that at least half of the  
3 attraction is the view from the lake and as they see the amount of trees that will be taken down,  
4 the character of both the street view and the lake view will dramatically change. He stated that  
5 there are places where you will see tiny little houses, but some of those are for ice fishing. He  
6 expressed concern with plans to further deforest this lot and stated that he felt the wetland would  
7 be destroyed that is used for ducks and wild birds. He stated that subdividing this lot will make a  
8 radical difference in the area and his partner, who frequently walks her dog there, will be  
9 heartbroken to see it changed from something that has beautiful character to something that does  
10 not fit the rest of the neighborhood.

11  
12 Julie Whittington, stated that she is married to David Gagne and they built 1044 Lake Street that  
13 is adjacent to this parcel. She stated that they bought it in 2018 and before they purchased it, they  
14 did a lot of visiting in the area. She stated that she wanted to reinforce to the Commission the  
15 questions that have been raised surrounding that pond and how large it actually is. She stated that  
16 she thinks that what is being presented is something that is in an ideal state and stated that she feels  
17 the maximum size of the pond exceeds what has been presented tonight. She stated that she would  
18 be very curious to see when this data was gathered because she has witnessed the pond being much  
19 larger than it was over the last two summers. She noted that it has been expressed that there is .64  
20 acres of buildable land, but she feels it is actually much less than that.

21  
22 K.C. Chermak, 330 Wise Avenue S, Wayzata stated that his understanding is that this request does  
23 not require a variance because it does meet the zoning requirements.

24  
25 Planner Quarles confirmed that there is no lot size variance being asked for.

26  
27 Mr. Chermak stated that there was a time in the City when people were trying to avoid the  
28 'McMansions' and the oversized homes that can be created in areas like this. He stated that the  
29 redevelopment and reclassification of this area has gone on for about 10 years now which he feels  
30 has gone very well. He stated that his property is 3 lots away and feels that this proposal fits in  
31 with the majority of the new lots in this area. He stated that the creativity will be in the hands of  
32 the builder and he believed that Black Dog Homes will create something that is a very high quality,  
33 has high end finishes, and adds character to the neighborhood. He stated that the pond item is one  
34 of the reasons that he is here before the Commission and noted that he did not think its existing  
35 condition was particularly attractive. He stated that this pond is just once piece of water before it  
36 gets to Lake Minnetonka and he would encourage the City to investigate this a bit more in order  
37 to improve where water goes in and comes out, so the water flow and what is being purified is  
38 improved. He stated that he serves on the Energy and Environment Committee in the City and  
39 they have walked this area. He stated that this is the only piece of land with water on it that the  
40 watershed had no access or ability to improve it or make it better because there were no easements  
41 for the City or access points that were officially recorded. He stated that he believes the easement  
42 and access points are now available and also believes that this pond deserves a little bit of 'love'  
43 and should be improved to make sure that the water that leaves this pond and heads to Lake  
44 Minnetonka is purified a bit better and has better water flow. He stated that he would agree that  
45 the roads can be difficult to park on both sides, but feels that is the way it is in the City and is  
46 something that comes when you live in a cottage style community like Wayzata. He stated that

1 this road is brand new and explained that the City put it in, addressed some of the slight pitches  
2 that were present, but ultimately had agreed on its size.

3  
4 Mr. Gagne returned to the podium and stated that he would agree that the wetland and the pond  
5 need some 'love'. He stated that the subdivision Mr. Chermak did on his property was not for  
6 cottage styles with front loading garages for very narrow lots. He stated that the ones that Mr.  
7 Chermak created fit the character of the neighborhood, but he feels that what is being proposed by  
8 Black Dog Homes does not. He stated that he would not describe this neighborhood as a 'cottage  
9 style' neighborhood and reiterated his earlier point that the adjacent lots have significantly more  
10 width that the proposed lots will have. He stated that according to the Comprehensive Plan, this  
11 portion of the neighborhood is low density and noted that Mr. Chermak's portion of the  
12 neighborhood is not designated as low density. He reiterated that the impact this proposal has on  
13 the trees, the wetland, the view from the lake and the street, and the area property values is  
14 significant. He stated that the road is brand-new, but it is narrow and creating more of a traffic  
15 issue is not a good idea. He stated that there are at least 5-10 cars a day that go the wrong way  
16 and he feels the amount of traffic that already is exists is a huge issue.

17  
18 Community Development Director Goellner stated there were no people that called in to the  
19 meeting that have asked to speak at the public hearing.

20  
21 There being no one wishing to provide additional public comments on the application, Chair  
22 Stockton closed the public hearing at 7:40 pm.

23  
24 Chair Stockton asked for the Commission to share their questions and feedback on the application.

25  
26 Commissioner Merriam referenced page 24 of the packet and asked where the three proposed lots  
27 would fit in the picture.

28  
29 Planner Quarles stated that she had not overlaid the plan with an aerial photo. She stated that a  
30 nice reference is that the existing home matches up with the center lot almost exactly which means  
31 that the existing home is about where a home would go on Lot 2 and the other homes would be to  
32 the east and the west.

33  
34 Chair Stockton stated that there was a question raised about the tree replacement and a requirement  
35 to replant if the tree dies.

36  
37 Planner Quarles stated that when someone is planting a tree as part of the tree preservation plan,  
38 the City collects escrow funds. She explained that the City holds those funds and releases a bit  
39 every year over a three year period. She stated that if the tree survives the three years, then those  
40 funds are returned to the applicant and if it dies, she believes the City would use those funds to  
41 replace the tree.

42  
43 Commissioner Schwalbe stated that there was a question regarding density requirements of 1-3  
44 homes/acre and asked what the density calculation is without the unbuildable area. She stated that  
45 she would also like to know if the pond would be owned by the owner of Lot 1.

46

1 Planner Quarles stated that she can do that calculation for the Commission and explained that Lot  
2 1 would own the pond.

3  
4 Commissioner Schwalbe asked if the owner of the pond would be responsible for its purification  
5 rather than the City.

6  
7 Planner Quarles stated that is correct but noted that while she did not know the quality of the job  
8 that the pond is doing in terms of filtering water, she can confirm that it would be the responsibility  
9 of the homeowner.

10  
11 Community Development Director Goellner stated that a development agreement would be  
12 required with the owner, so those types of details could be worked out.

13  
14 Commissioner Merriam stated that when she first looked at this, on paper, she felt it was something  
15 that could really make sense; but when she went in person and took a look at the lot, the trees, and  
16 the wetland as well as listening to the comments shared tonight, she feels that because of the loss  
17 of significant and heritage trees, she can see it being divided into two lots, but not three. She stated  
18 that she does not think she can recommend approval of subdividing it into three lots.

19  
20 Commissioner Severson stated that she is also struggling with the subdivision proposal because  
21 when you look at it, the wetland areas does not look as big as it actually is, so when you factor that  
22 in, putting in three houses seems like a lot. She noted that if she looks at other homes in the  
23 neighborhood, they are also taking up quite a bit of their lot space, so she is struggling a bit because  
24 maybe it isn't too big. She stated that ultimately, she thinks subdividing this into 3 parcels is just  
25 too much.

26  
27 Commissioner Elg stated that he has similar feelings to what has already been expressed and noted  
28 that it is hard to speculate on what it will look like with 3 homes. He stated that Lots 2 and 3, as  
29 proposed, seem like they would be very narrow lots, but agreed with Commissioner Severson that  
30 many of the neighboring homes take up a lot of surface, as well, and do not have a lot of greenspace  
31 around them. He stated that he is not entirely opposed to the request, but noted that ideally he  
32 would love to see just two homes put in, rather than three. He noted that he was not prepared to  
33 commit to a stance at this moment because he could actually go either way on recommending  
34 approval or denial of the request.

35  
36 Commissioner Schwalbe stated that the Commission is all a bit conflicted on what to do. She  
37 stated that she thinks it is a perfect area to be developed and if it were just two lots, she thinks the  
38 entire Commission would most likely support it but agreed with Commissioner Elg that she would  
39 not necessarily dismiss the request out of hand either. She asked if staff has an answer to the  
40 question about the density of 1-3 homes/acre that she had asked earlier, and whether or not the  
41 pond area is counted. She clarified that she would like to know if the 2040 Comprehensive Plan  
42 allows for these three homes to be built there.

43  
44 Planner Quarles explained that for the purposes of calculating density for this application, staff  
45 included the pond area as part of the lot area. She stated that there was a question asked earlier

1 about what the density would be if the wetland was excluded and after running those calculations,  
2 it would be 4.68 homes/acre, but clarified that staff had not used that calculation.

3  
4 Commissioner Schwalbe stated that there was been talk about the ‘squishiness’ that may have  
5 surrounded the existing home. She stated that now there are plans to put three homes on the  
6 property which has hard surface, and asked how that typically effected water absorption and asked  
7 if it would increase the amount of water that goes into the holding pond.

8  
9 Planner Quarles stated that the math says that when you add impervious surface to a lot it means  
10 more of that water is going to make its way to the grass or green space that remains. She stated  
11 that the grading for this set of lots says that from there it would make its way into the wetland and  
12 the home pads would no longer absorb that water.

13  
14 Commissioner Schwalbe asked if the City Engineering Department had looked at this and said that  
15 the pond can handle three homes on the site.

16  
17 Planner Quarles stated that there were no specific Engineering comments on how the increased  
18 impervious surface would effect the wetland. She stated that she understands they were looking  
19 at whether these lots, individually, complied with the Shoreland Overlay District. She stated that  
20 she had noted in her presentation that it is likely that Lots 2 and 3 will require additional stormwater  
21 mitigation and will have to find ways to retain some of their own rainwater because of their  
22 increased impervious surface.

23  
24 Chair Stockton stated that there are some things that jump out to her after visiting the site in person  
25 and in looking at the various subdivision goals that are to be assessed. She referenced Subdivision  
26 Ordinance criteria in Sec. 1003.02.E, and the concerns that have been raised by the public and the  
27 Commission regarding the wetland size and how it will be impacted, as well as the amount of trees  
28 that cannot be replaced due to the amount of wetland that exists in the area. She noted that she  
29 believed a rough count would end up with a deficit of about 70% of the trees that were originally  
30 there. She stated that particular lot and side of the street is distinct and is a very unique piece of  
31 lakefront property. She referenced Subdivision Ordinance criteria in Sec. 1001.02.B, and noted  
32 that she questioned whether the proposed plans would respect the existing scale, character and  
33 pattern of the City. She stated that she is in favor of subdividing this parcel to a certain extent, and  
34 noted that most of the Commission appears to be comfortable with the idea of subdividing it into  
35 2 lots rather than 3 lots.

36  
37 Commissioner Elg stated that he thinks keeping the homes similar to what is already there makes  
38 a lot of sense, and stacking three homes against larger homes seems a bit out of place.

39  
40 Commissioner Severson stated that one other thing she has been thinking about is that all three of  
41 the proposed lots meet the City’s standards and the applicant was not requesting any variances.  
42 She stated that this lot is zoned R-3A, which means it would have the same density as the rest of  
43 the neighborhood.

44  
45 Planner Quarles stated that it is zoned R-3A, but is guided differently than the rest of the  
46 neighborhood as low density residential.

1  
2 Commissioner Schwalbe asked for a reminder on what the Commission's boundaries are with  
3 regard to a recommendation of approval or denial in this situation.

4  
5 Community Development Director Goellner advised that the Commission use the criteria found  
6 on page 30 of the packet to make findings supporting a recommendation of approval or denial, and  
7 noted the criteria points mentioned by Chair Stockton.

8  
9 Commissioner Merriam noted that she had also referenced Sec. 1003.02E (4) and (8) of the  
10 Subdivision Ordinance regarding significant trees and architectural appearance, scale and mass.  
11 She stated that she agreed with the comment made by Commissioner Severson that the proposal  
12 did not need any variances, but explained that the Commission is also tasked with looking at other  
13 criteria as well.

14  
15 Commissioner Schwalbe stated that it appears as though the Commission has quite a bit of  
16 ambivalence about this proposal, and noted that she wonders if the developer could ease that  
17 ambivalence if they took a look at a few things such as the size and footprint of the houses. She  
18 suggested that perhaps now that they have gotten some feedback, the developer should be allowed  
19 to have one more run at their proposal and be able to try to mitigate some of the concerns that have  
20 been raised. She stated that it may not need to be a hard no on 3 lots, but perhaps it just needs to  
21 be massaged a bit in order to do things like save some trees.

22  
23 City Attorney Schelzel stated that part of the challenge for the Commission may be that this is not  
24 the application that they all 'wish' they could see, but reminded them that it is the application that  
25 is before them right now. He stated that comments that are being made are certainly being heard  
26 by the Applicant but explained that the Commission needed to make a recommendation to the City  
27 Council on this particular 3 lot subdivision that has been proposed. He stated that all the other  
28 thoughts expressed will be included in the meeting minutes, but the report and recommendation  
29 for consideration at the next meeting has to be on this particular application. He explained that the  
30 Commission is charged with looking at the potential adverse effects of the proposed subdivision  
31 including the criteria that has been noted. He stated that the Commission has highlighted several  
32 items that could be grounds for recommending a denial.

33  
34 Chair Stockton stated that she felt pretty strongly that given the adjacent lots and the lower density  
35 lakefront property that she would be inclined to recommend denial of the request.

36  
37 There being no further discussion, Chair Stockton asked for a motion on the application.

38  
39 Commissioner Merriam made a motion, seconded by Commissioner Severson, to direct staff to  
40 prepare a draft Planning Commission Report and Recommendation with appropriate findings  
41 reflecting a recommendation of denial of the Application for the subdivision of Black Dog Homes  
42 Addition at 1030 Lake Street E for review and adoption at the next Planning Commission meeting.

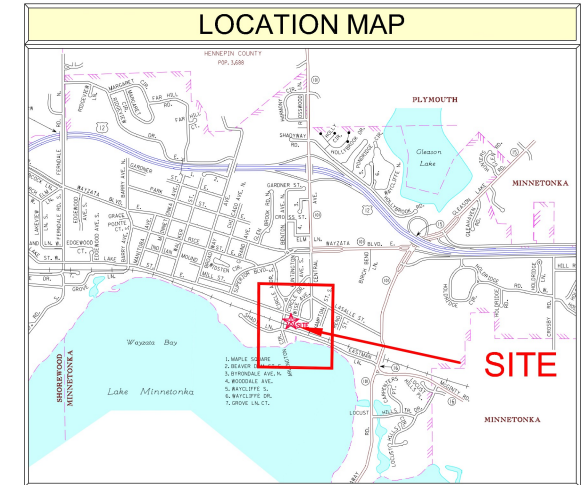
43  
44 Community Development Director Goellner completed a roll call vote. The motion carried  
45 unanimously.

46

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.

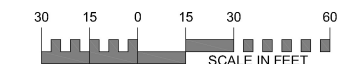
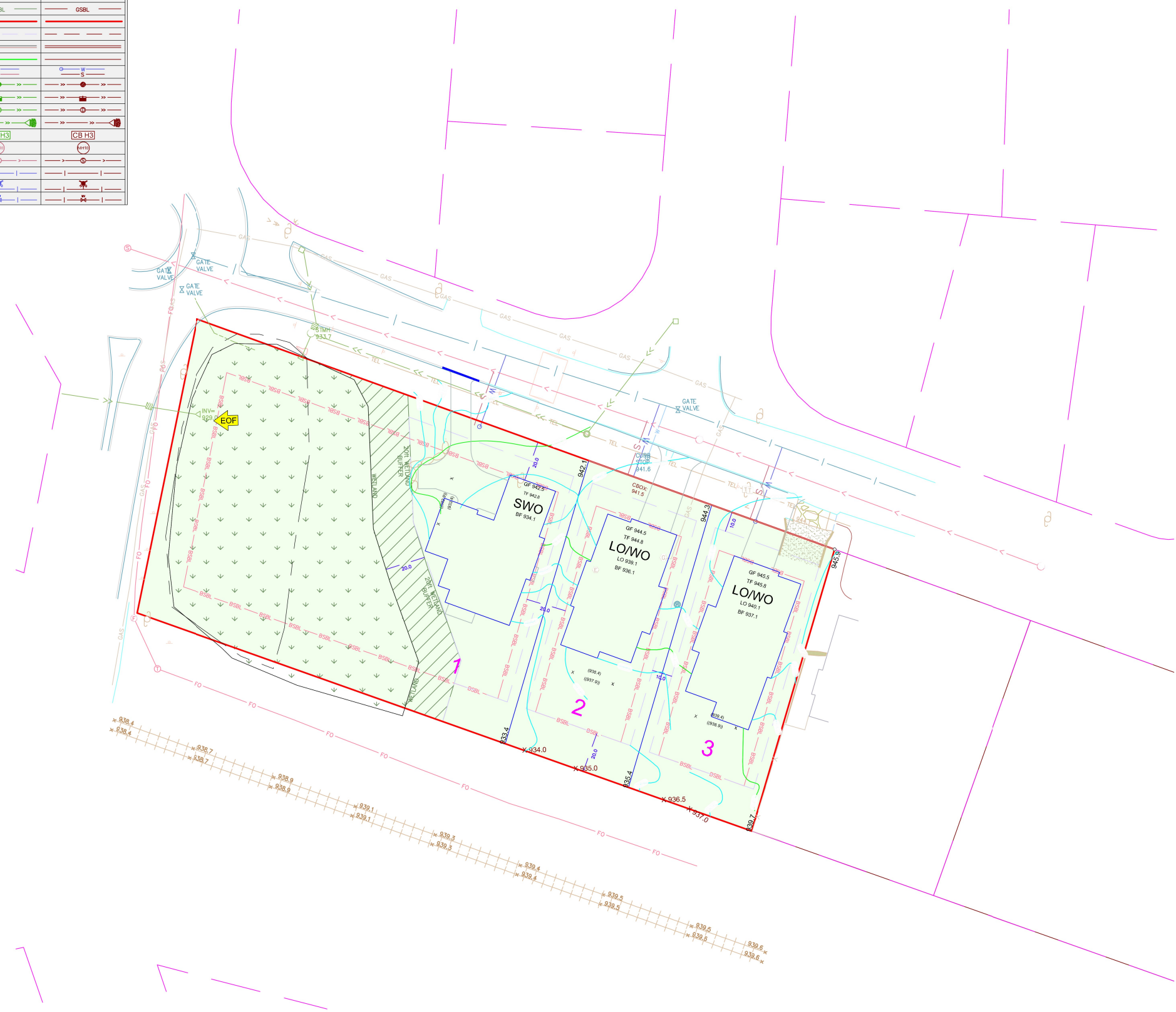
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM 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' Sideyard 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



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	12/19/2022	CITY COMMENTS
DLS	5	DLS	1/3/2023	CITY COMMENTS
DATE				
11/03/22				

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  
 Date: 11/10/2022 Lic. No. 26147

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

**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 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

STANDARD NOTES

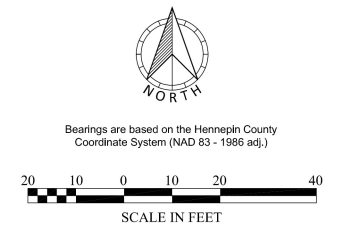
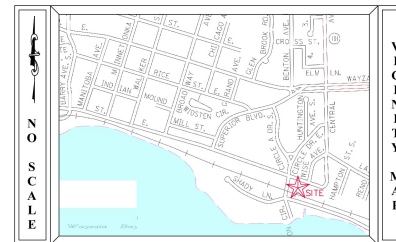
- 1) **Site Address:** 1030 Lake Street, Wayzata, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% 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. 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 = 1,239 S.F.
First Floor Elevation = 944.7	House Area = 1,239 S.F.	Garage Area = 590 S.F.
	Garage Area = 590 S.F.	Bit. Driveway Area = 239 S.F.
	Total Area = 1,829 S.F.	Concrete Area = 25 S.F.
	Coverage = 3.75%	Retaining Wall Area = 22 S.F.
		Total Area = 2,634 S.F.
		Coverage = 5.41%



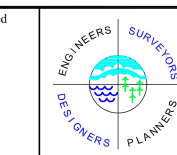
SURVEY LEGEND

● 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	GA5 GAS UNDERGROUND
⊘ FIRE DEPT. HOOK UP	⊘ UTILITY PEDESTAL	OH0 OVERHEAD UTILITY
⊘ FUEL PUMP	⊘ UTILITY VAULT	TREE LINE
⊘ FUEL TANK	⊘ WATERMAIN MANHOLE	SS SANITARY SEWER
⊘ PROPANE TANK	⊘ WATER METER	SSM STORM SEWER
⊘ GAS METER	⊘ WATER SPIGOT	TEL TELEPHONE UNDERGROUND
⊘ GAS VALVE	⊘ MONITORING WELL	RETAINING WALL
⊘ GAS MANHOLE	⊘ GAS METER	UTL UTILITY UNDERGROUND
⊘ GENERATOR	⊘ GAS VALVE	WATERMAIN
⊘ GUARD POST	⊘ GATE VALVE	TRAFFIC SIGNAL
⊘ HAND HOLE	⊘ HYDRANT	RAILROAD TRACKS
⊘ MAIL BOX	⊘ IRRIGATION VALVE	RAILROAD SIGNAL
	⊘ POST INDICATOR VALVE	RAILROAD SWITCH
	⊘ SIGN	SATELLITE DISH
	⊘ SOIL BORING	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				

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 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 152 of 254

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

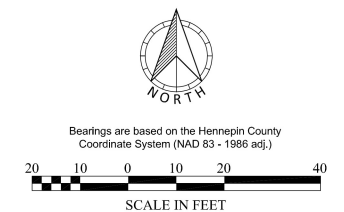
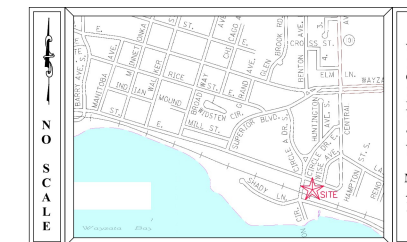
- 1) **Site Address:** 1030 Lake Street, Wayzata, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CD309F, 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)  
 Corner 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.

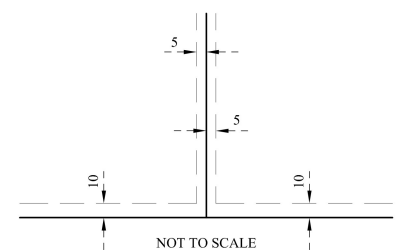
- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware of. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground 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.



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 CABLE TV
⊕ SURVEY CONTROL POINT	⊕ CATCH BASIN	CONCRETE CURB
⊕ CABLE TV PEDESTAL	⊕ FLARED END SECTION	CONTOUR EXISTING
⊕ ELECTRIC TRANSFORMER	⊕ TREE CONIFEROUS	CONTOUR PROPOSED
⊕ ELECTRIC MANHOLE	⊕ TREE DECIDUOUS	GUARD RAIL
⊕ ELECTRIC METER	⊕ TREE CONIFEROUS REMOVED	DT DRAIN TILE
⊕ ELECTRIC OUTLET	⊕ TREE DECIDUOUS REMOVED	ELC ELECTRIC UNDERGROUND
⊕ YARD LIGHT	⊕ TELEPHONE MANHOLE	FENCE
⊕ UTILITY PEDESTAL	⊕ TELEPHONE PEDESTAL	F0 FIBER OPTIC UNDERGROUND
⊕ UTILITY VAULT	⊕ UTILITY MANHOLE	GA GAS UNDERGROUND
⊕ FIRE DEPT. HOOK UP	⊕ WATER MAIN MANHOLE	OHV OVERHEAD UTILITY
⊕ FLAG POLE	⊕ WATER METER	TL TREE LINE
⊕ FUEL PUMP	⊕ WATER SPIGOT	SS SANITARY SEWER
⊕ FUEL TANK	⊕ MONITORING WELL	STW STORM SEWER
⊕ PROPANE TANK	⊕ GAS METER	TEL TELEPHONE UNDERGROUND
⊕ GAS VALVE	⊕ GAS VALVE	RETAINING WALL
⊕ GAS MANHOLE	⊕ HYDRANT	UTL UTILITY UNDERGROUND
⊕ GENERATOR	⊕ IRRIGATION VALVE	WATERMAIN
⊕ GUARD POST	⊕ POST INDICATOR VALVE	1 WATERMANN
⊕ HAND HOLE	⊕ SIGN	TRF TRAFFIC SIGNAL
⊕ MAIL BOX	⊕ SOIL BORING	RR RAILROAD TRACKS
		RS RAILROAD SWITCH
		SAT SATELLITE DISH
		WB WETLAND BUFFER SIGN

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

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.

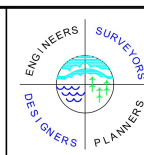
PREPARED BY	PREPARED FOR
<b>ENGINEER</b> SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447  PHONE: (952) 476-6000 FAX: (952) 476-0104  CONTACT: CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	<b>DEVELOPER</b> BLACK DOG HOMES 1905 Wayzata Blvd E, Suite 100 Wayzata, MN 55391  CONTACT: Nick Vanderheyden PHONE: (612) 584-8088 EMAIL: nick.vanderheyden@blackdoghomes.com

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

Dated this 10th 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-RGE.22-SEC.6  
 Hennepin County

**WAYZATA,  
 MINNESOTA**

**PRELIMINARY PLAT  
 BLACK DOG HOMES ADDITION  
 PREPARED FOR:  
 BLACK DOG HOMES**

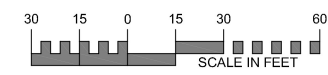
FILE NO.  
 10142-012

**1**

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
  - TELEWISE 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 TELEVISED 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.



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	12/19/2022	CITY COMMENTS
DLS	5	DLS	1/3/2023	CITY COMMENTS
DATE				
11/03/22				

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  
 Date: 11/10/2022 Lic. No. 26147

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

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

CITY PROJECT NO.  
 ---

**WAYZATA, MINNESOTA**

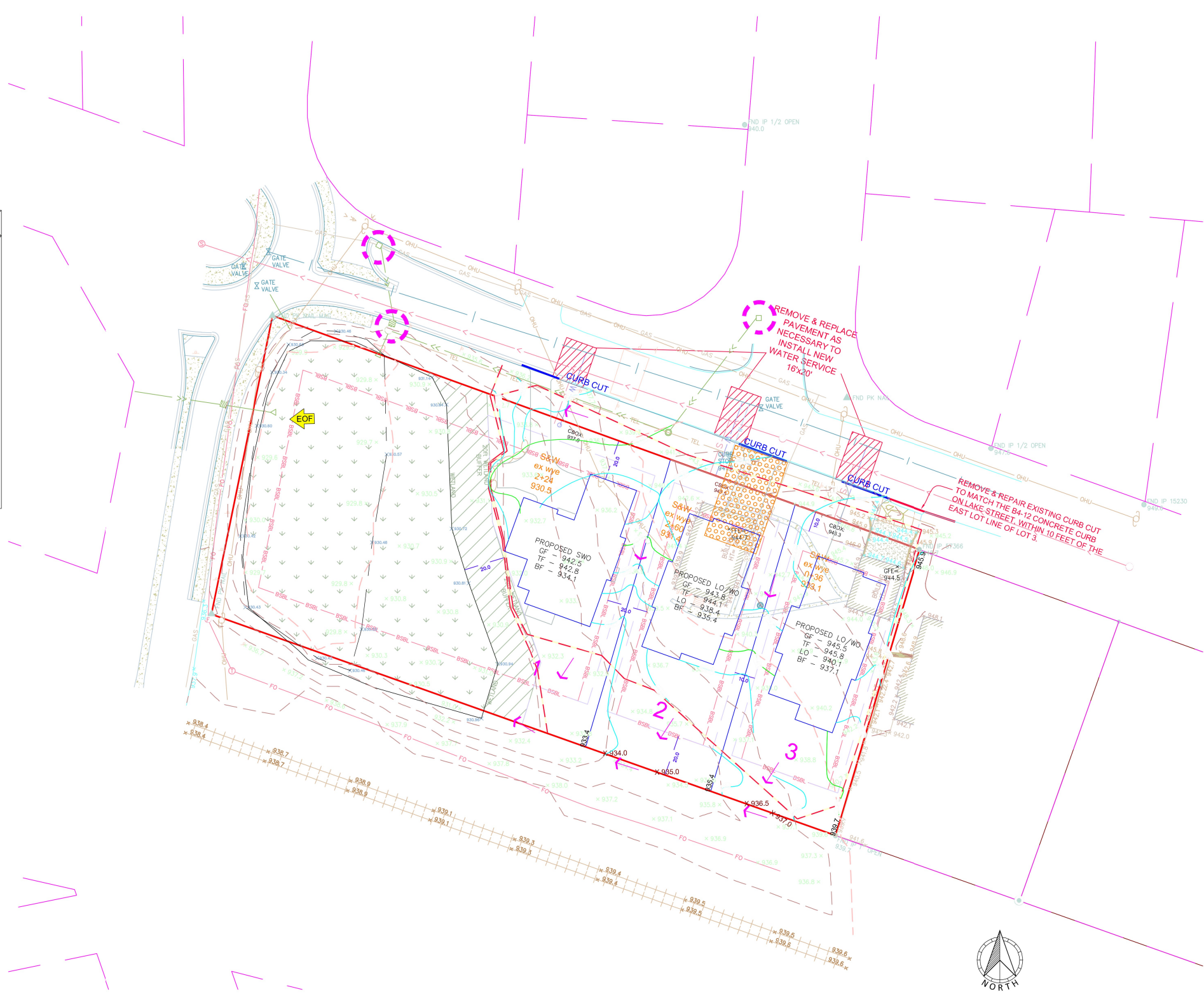
**PRELIMINARY UTILITY PLAN**  
**BLACK DOG HOMES ADDITION**  
**BLACK DOG HOMES PROPERTIES, LLC**

FILE NO.  
 10142-012

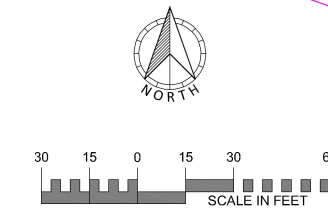
**UP**  
**UP**

	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. LOT3 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.



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	12/19/2022	CITY COMMENTS
DLS	5	DLS	1/3/2023	CITY COMMENTS
DATE				
11/03/22				

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  
Date: 11/10/2022 Lic. No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

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

CITY PROJECT NO. ---

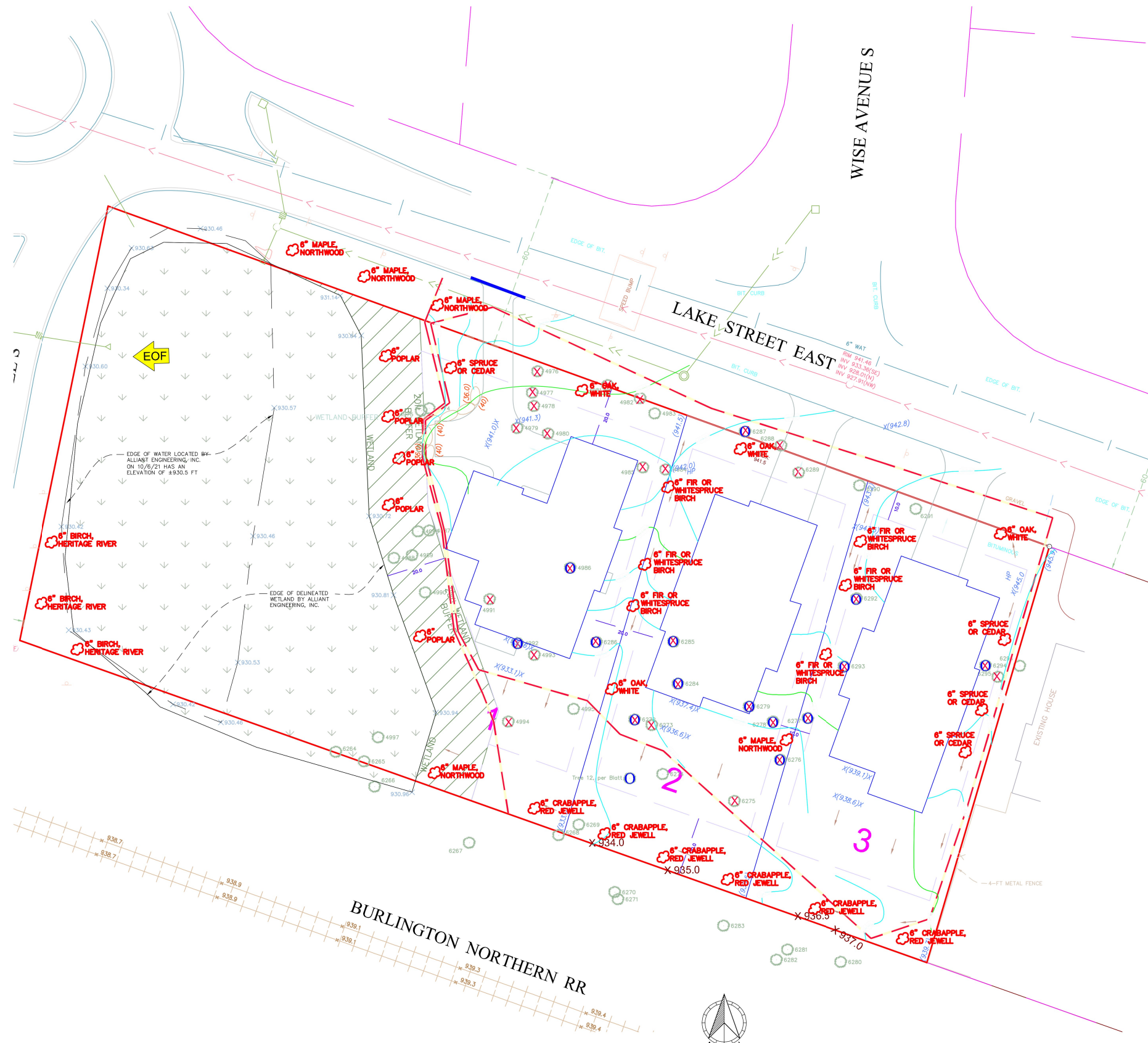
**WAYZATA, MINNESOTA**

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

FILE NO. 10142-012

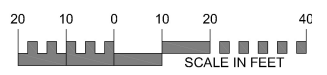
**GP**

**GP**



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.



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	12/19/2022	CITY COMMENTS
DLS	5	DLS	1/3/2023	CITY COMMENTS
DATE				
11/03/22				

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  
 Date: 11/10/2022 Lic. No. 26147

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

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

CITY PROJECT NO.  
 ---

WAYZATA,  
 MINNESOTA

**TREE SURVEY**

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

FILE NO.  
 10142-012

TS  
 TS2

LOT 1

Table with columns: TAG #, DBH, Removed, Removed Heritage Trees, Already Removed, Saved, Offsite, Exempt, Species, Comments/Notes. Includes tree counts and species list for Lot 1.

Summary table for Lot 1: Total Counted Trees (Inches), Total Saved Trees (Inches), Saved Percentage, Total Mitigation.

MITIGATION SUMMARY

Table detailing mitigation requirements: SIGNIFICANT TREES, HERITAGE TREES, TOTAL MITIGATION, including removal and replacement counts and costs.

LOT 2

Table with columns: TAG #, DBH, Removed, Removed Heritage Trees, Already Removed, Saved, Offsite, Exempt, Species, Comments/Notes. Includes tree counts and species list for Lot 2.

Summary table for Lot 2: Total Counted Trees (Inches), Total Saved Trees (Inches), Saved Percentage, Total Mitigation.

MITIGATION SUMMARY

Table detailing mitigation requirements: SIGNIFICANT TREES, HERITAGE TREES, TOTAL MITIGATION, including removal and replacement counts and costs.

LOT 3

Table with columns: TAG #, DBH, Removed, Removed Heritage Trees, Already Removed, Saved, Offsite, Exempt, Species, Comments/Notes. Includes tree counts and species list for Lot 3.

Summary table for Lot 3: Total Counted Trees (Inches), Total Saved Trees (Inches), Saved Percentage, Total Mitigation.

MITIGATION SUMMARY

Table detailing mitigation requirements: SIGNIFICANT TREES, HERITAGE TREES, TOTAL MITIGATION, including removal and replacement counts and costs.

COMBINED

Table with columns: TAG #, DBH, Removed, Removed Heritage Trees, Already Removed, Saved, Offsite, Exempt, Species, Comments/Notes. Includes tree counts and species list for the combined lots.

Summary table for Combined: Total Counted Trees (Inches), Total Saved Trees (Inches), Saved Percentage, Total Mitigation.

MITIGATION SUMMARY

Table detailing mitigation requirements: SIGNIFICANT TREES, HERITAGE TREES, TOTAL MITIGATION, including removal and replacement counts and costs.

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.

Table with columns: DRAWING NAME, NO., BY, DATE, REVISION. Lists drawing revisions.

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.

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, 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

TREE SURVEY BLACK DOG HOMES ADDITION BLACK DOG HOMES PROPERTIES, LLC

FILE NO. 10142-012 TS2 TS2

# 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

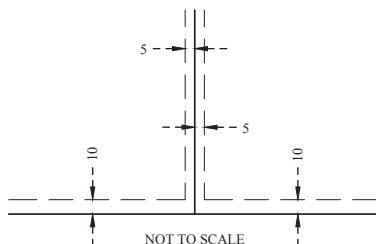
C.R. DOC. NO. \_\_\_\_\_



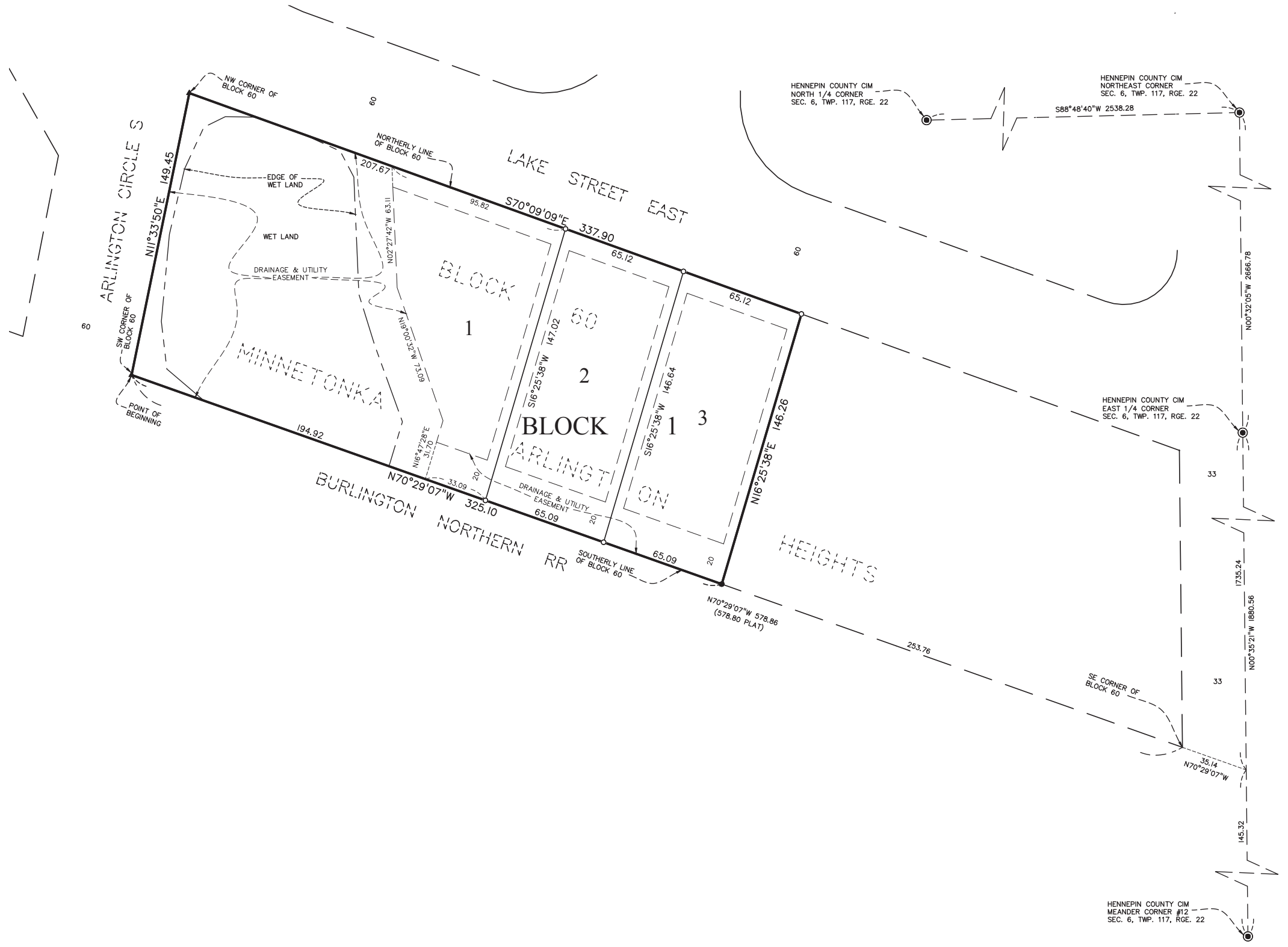
The basis for the bearing system is the southerly line of Block 60, MINNETONKA ARLINGTON HEIGHTS, which is assumed to bear North 70 degrees 29 minutes 07 seconds West

- 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.

## Public Comment

---

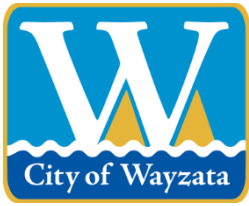
**From:** Penny Sherry <pennysberry1@gmail.com>  
**Sent:** Sunday, January 22, 2023 1:08 PM  
**To:** Public Comment  
**Subject:** 1030 Lake Street E

To whom it may concern.

In response to notification we received regarding the proposed lot subdivision at 1030 Lake Street E, the following is offered.

- This property is in essence a gateway into the neighborhood from the business district and as such are happy that the parcel will be redeveloped and improved whether the final decision is two or three lots. Any improvement of the wetland on the western most part of the parcel would be welcomed.
- Because of the scale of the parcels and frontage at 1044 and 1050 Lake street east, there is concern in regard to the disparity of density along the south side of Lake Street E and as such, preference would be for 2 lots as opposed to 3.

Thank you for your consideration.



## City of Wayzata City Council Agenda Report

<b>MEETING DATE:</b> February 21, 2023	<b>AGENDA ITEM:</b> 8.d
<b>TITLE:</b> Consider Adoption of Resolution 10-2023 Approving Development Application for Cantissimo Senior Living and Approval of First Reading of Ordinance 823 Amending the Official Zoning Map at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East	
<b>PROPOSED MOTION:</b> To Adopt Resolution 10-2023 Approving PUD General Plan, Lot Combination, Unit Size Variance, Zoning Map Amendment, and Design Deviations at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard and to Approve the First Reading of Ordinance 823 Amending the Official Zoning Map of the City of Wayzata to Rezone 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard	
<b>PREPARED BY:</b> Valerie Quarles, Assistant Planner	
<b>REVIEWED BY:</b> Emily Goellner, Community Development Director, Jeffrey Dahl, City Manager	

**ACTION REQUESTED:**

The Planning Commission recommends adoption of Resolution 10-2023 Approving Development Application for Cantissimo Senior Living and approval of the First Reading of Ordinance 823 Amending the Zoning Map at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East.

**FINANCIAL OR BUDGET CONSIDERATION:**

Typical development fees and escrows, including Park Dedication, would be associated with this project. These would be addressed in greater detail within a development agreement if the project is approved.

**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. 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.

The Planning Commission discussed the application at their January 23 meeting. The Commission discussed the room size variance, floor plan, lift station relocation, rear facade changes, design deviations, landscaping, and the proposed open space. They voted to recommend approval of the application by a vote of 5-0. One of the residents of 1405 Holdridge Terrace, which is adjacent to the proposed development, commented at the meeting and stated their support for the project. No other public comments have been received.

There are two additional notes that were either not present for or not relevant to the Planning Commission's discussion:

- The applicant has made updates to their landscaping plan to address comments made at their neighborhood meeting regarding the addition of trees on the west side of the property. The City Forester has preliminarily reviewed this change and finds it satisfactory, so a final version will be incorporated into the Development Agreement approval.
- Second, an easement for public use has been discussed for the nature area. The extent of this easement would likely include proposed paths only and may not be accessible to all users. Feedback on this item will be incorporated into the final depiction of the easement, to be approved with the Development Agreement as part of the Final Plat.

**ATTACHMENTS:**

1. Resolution 11-2023
2. Ordinance 823
3. Cantissimo - Planning Commission Report and Recommendation, Staff Report
4. Cantissimo - Planning Commission Meeting Minutes (January 23, 2023), City Council Minutes (March 1, 2022)
5. Cantissimo - Application Materials

**DRAFT RESOLUTION NO. 10-2023****RESOLUTION APPROVING  
PUD GENERAL PLAN, LOT COMBINATION, UNIT SIZE VARIANCE,  
ZONING MAP AMENDMENT, AND DESIGN DEVIATIONS  
AT 1405 HOLDRIDGE TERRACE AND 15419 AND 15429 WAYZATA BOULEVARD**

**WHEREAS**, Pillar/Senior Lifestyle Living LLC and property owner Care Cliff LLC (collectively, the “Applicant”) have submitted a development application (the “Application”) for the property at 1405 Holdridge Terrace, and 15419 and 15429 Wayzata Boulevard, which is legally described on Attachment A of this Resolution (the “Property”), requesting approval of a (i) PUD General Plan; (ii) Subdivision/Lot Combination; (iii) Variance for Unit Size; (iv) Zoning Map Amendment/Rezoning, and (v) Design Deviations to allow for the construction of an assisted living facility (the “Project”);

**WHEREAS**, the City Council previously approved a PUD Concept Plan and a Comprehensive Plan Amendment for the Project on February 22, 2022, and the Application represents the next stage of required approvals for the Project; and

**WHEREAS**, the Wayzata Planning Commission, pursuant to the Subdivision and Zoning Ordinances, held a public hearing on the Application on January 23, 2023, and adopted a Report and Recommendation to the City Council to approve the Application on February 6, 2023, a copy of which is attached to this Resolution as Attachment B (“PC Report and Recommendation”).

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Subdivision and Zoning Ordinances, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application and requests therein meet the applicable requirements and standards of Wayzata’s Subdivision and Zoning Ordinances.

B. Based on the foregoing, the (i) PUD General Plan; (ii) Lot Combination; (iii) Unit Size Variance; (vi) Rezoning; and (v) Design Deviations requested in the Application are hereby **APPROVED**, subject to the following conditions of approval:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including: (i) building codes and land use regulations; (ii) City Code and policies applicable to days and times of work, and construction management; and (iii) federal and state laws, regulations, and licensing requirements.
2. Stormwater Facilities, Grading, Drainage, and Erosion Plans for the Project the must be approved by the City Engineer prior to the submission of building permits and submitted to the City for review.
3. The Applicant must enter into a Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates the approvals and conditions of this Resolution, and the requirements of the Zoning and Subdivision Ordinances, including parkland dedication or fee-in-lieu.
4. A final plat of the Lot Combination must be approved and recorded in accordance with the Subdivision Ordinance and the approved preliminary plat for the Property.
5. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 21<sup>st</sup> day of February 2023.

\_\_\_\_\_  
Johanna Mouton, Mayor

ATTEST:

\_\_\_\_\_  
Jeffrey Dahl, City Manager

**ACTION ON THIS RESOLUTION:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 21, 2023.

---

Kathy Leervig, City Clerk  
SEAL

Attachment A

Legal Description

Attachment B

PC Report and Recommendation

DRAFT

Attachment A  
Legal Description and Property Information

<b>Address</b>	<b>PID</b>	<b>Legal Description</b>	<b>Abstract/Torrens</b>
1405 Holdridge Terrace Wayzata, MN 55391	0411722320034	Lot 2, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508834
15419 Wayzata Blvd E Wayzata, MN 55391	0411722320036	Outlot A, Fretham 17th Addition	Torrens Certificate No. 1508826
15429 Wayzata Blvd E Wayzata, MN 55391	0411722320035	Lot 3, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508827

DRAFT

Attachment B  
PC Report and Recommendation

DRAFT

**CITY OF WAYZATA**  
**HENNEPIN COUNTY, MINNESOTA**  
**DRAFT ORDINANCE NO. 823**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF WAYZATA TO REZONE  
1405 HOLDRIDGE TERRACE AND 15419 AND 15429 WAYZATA BOULEVARD**

**THE CITY OF WAYZATA ORDAINS:**

**Section 1. Zoning Map Amendment**

- 1.1. Rezoning. Based upon City Council Resolution 10-2023 (the “Resolution”), and the definitions therein, the Official Zoning Map of the City of Wayzata is hereby amended to change the Zoning District designation of the Property at 1405 Holdridge Terrace, and 15419 and 15429 Wayzata Boulevard, from R-2 Medium Density Single Family Residential District to Planned Unit Development (PUD) District.

**Section 2. Effective Date**

- 2.1 This Ordinance will become effective upon passage and publication.

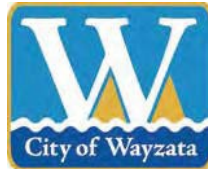
Adopted by the City Council this 21st day of February 2023.

\_\_\_\_\_  
Johanna Mouton  
Mayor

ATTEST:

\_\_\_\_\_  
Jeffrey Dahl  
City Manager

First Reading: February 21, 2023  
Second Reading:  
Publication:



**WAYZATA PLANNING COMMISSION**

**February 6, 2023**

**REPORT AND RECOMMENDATION OF APPROVAL  
OF PUD GENERAL PLAN, LOT COMBINATION, UNIT SIZE VARIANCE,  
ZONING MAP AMENDMENT, AND DESIGN DEVIATIONS  
AT 1405 HOLDRIDGE TERRACE AND 15419 AND 15429 WAYZATA BOULEVARD**

**DRAFT**

---

**SUMMARY OF RECOMMENDATION**

1. **Approval\*** of Planned Unit Development (PUD) General Plan
2. **Approval\*** of Preliminary Plat (Lot Combination)
3. **Approval\*** of Variance for Unit Size
4. **Approval\*** of Zoning Map Amendment (Rezoning)
5. **Approval\*** of Design Deviations

*\* with certain conditions listed at the end of this Report*

---

**REPORT AND RECOMMENDATION**

**Section 1. BACKGROUND**

- 1.1 **Project.** Pillar/Senior Lifestyle Living LLC and property owner Care Cliff LLC (collectively, the “Applicant”) have submitted a development application (the “Application”) for the property at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard (the “Property”) requesting approval of a (i) PUD General Plan; (ii) Subdivision/Lot Combination; (iii) Variance for Unit Size; (iv) Zoning Map Amendment (Rezoning) and (v) Design Deviations to allow for the construction of an assisted living facility (the “Project” or the “Proposed PUD”). The City Council previously approved a PUD Concept Plan and a Comprehensive Plan Amendment for the Project on February 22, 2022, and the Application represents the next stage of required approvals for the Project.

1.2 Application Requests. The Application includes requests for approval of the following:

- A. PUD General Plan: A PUD general plan for a forty (40) unit “L” shaped assisted living and dementia care (i.e., memory care) facility in the north center of the Property, as further detailed in the Application (the “PUD General Plan”).
- B. Preliminary and Final Plats (the “Lot Combination”): Subdivision and preliminary and final plat approval under Ch. 1003 to create a single lot from the existing three lots that comprise the Property. The lot is shown in the Preliminary Plat attached to this Report as Attachment B.
- C. Unit Size Variance (the “Unit Size Variance”): A variance under Section 905.01 (§919.06.B) for a reduction in the minimum unit size (440 square feet) for 31 of 40 units in the Project that are undersized as shown in the PUD General Plan.
- D. Zoning Map Amendment (the “Rezoning” or “Zoning Ordinance Amendment”): An amendment to the official Zoning Map of the City under Sec. 903.02 to rezone the Property from R-2 Medium Density Single Family Residential District to Planned Unit Development (PUD) District.
- E. Design Standards Deviations (the “Deviations”): Deviations from the Design Standards under Section 909.29 for ten deviations associated with the Project as specified in the PUD General Plan and the Staff Report.

1.3 Property. The three (3) parcels that comprise the Property 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 of the Property abuts the City of Minnetonka. The street address, property identification numbers and owner of the parcels that comprise the Property are:

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

- 1.4 Land Use. The Property is zoned R-2 Medium Density Single Family Residential and guided Institutional/Public (pending approved but contingent Comprehensive Plan Amendment) under the 2040 Wayzata Comprehensive Plan.
- 1.5 Neighborhood Meeting; Notice and Public Hearing. A neighborhood meeting on the Application was held on January 17, 2023 in accordance with City policy. Notice of a public hearing on the Application was published in the *Sun Sailor* on January 12, 2023. A copy of the notice was mailed to all property owners located with 500 feet of the Property on January 12, 2023. The public hearing on the Application was held at the January 23, 2023 Planning Commission meeting.

## Section 2. STANDARDS

- 2.1 PUD General Plan. The same review procedure by the Planning Commission is to be followed for a PUD General Plan of Development as was followed with respect to an applicant's Concept Plan. That procedure and applicable standards are as follows:
- A. Intent and Purpose of PUDs. Chapter 933 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:
1. 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.
  2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
  3. More convenience in location and design of development and service facilities.
  4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
  5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.

6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
  7. 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.)
  8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 933.02.A of the Zoning Ordinance sets forth the general standards for a PUD and review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design 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 Section 33 of the PUD Ordinance. 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 Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
  2. Ownership. Applicant/s must own all of the property to be included in the PUD.
  3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
  4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
  5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
  6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure 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 must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are met.
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. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
  9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.
  10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10.
  11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
  12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the 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. 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. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern.
  14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied

within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

- C. Residential PUD Standards. Section 933.03 sets forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential component. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
- D. PUD Procedure.
  - 1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 933.05.B.
  - 2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 933.05.C.

## 2.2 Lot Combination / Preliminary Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code. The City may agree to review the preliminary and final plats simultaneously. Sec. 1003.03.A.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 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 filing 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 Section 9 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.

- 2.3 Unit Size Variance. City Code Section 919.06.C requires a minimum unit size of 440 square feet for each residential elderly efficiency unit in the Project. The applicable criteria for granting a variance from such standard of the Zoning Ordinance under Sec. 905.1.C are:
- A. Variances 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. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning 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 the 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. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.
  - F. 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.
- 2.4 Zoning Map Amendment. 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.

2.5 Design Standards Deviations. Properties outside of the Design Districts of the Zoning Ordinance are subject to the Bluff District standards. Staff has identified 10 significant deviations from such standards that would be required for the Project, which are detailed in the Staff Report. Significant deviations from the Design Standards may be permitted under Section 909.29 (with the exception of Sec. 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

- A. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
- B. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
- C. The positive effect of the project on the area in which the project is proposed.
- D. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
- E. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
- F. A national, state or local historic designation.
- G. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

### **Section 3. FINDINGS**

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the

standards of the Wayzata Zoning and Subdivision Ordinances and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 PUD General Plan. The PUD proposed under the PUD General Plan (“Proposed PUD”) would meet the standards of the PUD Ordinance.

A. Intent and Purpose of PUDs. The Proposed PUD would represent:

1. Innovations in development to help meet the growing demands for senior and memory care facilities, through a development that would (i) provide a greater variety in type, design, and placement of structures; and (ii) conserve and make more efficient use of land.
2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers. The design, style and massing of the proposed building successfully integrates into the location and the challenges of the Property that borders major roadways, wetlands, and a residential neighborhood; and (ii) the design, style and massing of the proposed building would successfully reflect a high-quality, larger and older residence, typical of the area.
3. More convenience in location and design of development, given its proximity to Wayzata Boulevard and Highway 12.
4. The preservation and enhancement of desirable site characteristics, including the natural topography of wetlands and wooded areas, that will help in the prevention of soil erosion.
5. A creative use of land and related physical development which will provide a phased and orderly development and use pattern from the active areas of Wayzata Boulevard and Highway 12, to the natural areas of the wetlands and wooded areas, to the adjacent residential neighborhood.
6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan, which (i) include multi-generational development, life cycle housing options, and City nodes with greater housing diversity, and (ii) support development that recognizes the diverse housing needs of the community, including all affordability levels, young families and the elderly.

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

B. General Standards.

1. Health Safety and Welfare; Council Discretion. The effects of the Proposed PUD upon the health, safety and welfare of residents of the community and the surrounding area will be positive and not detrimental.
2. Ownership. The Applicant owns all of the property to be included in the Proposed PUD.
3. Comprehensive Plan Consistency. The Proposed PUD would be consistent with the City's Comprehensive Plan and PUD Amendment as noted elsewhere in this Report.
4. Sanitary Sewer Plan Consistency. The Proposed PUD would be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Proposed PUD would provide common open space sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. The General Plan for the Proposed PUD contains provisions to assure the continued operation and maintenance of such open space to a predetermined reasonable standard.
7. Staging of Public and Common Open Space. The open space of the Proposed PUD is not planned as a staged development over a period of time.
8. Density. The Proposed PUD would not be inconsistent with any density standards of the Comprehensive Plan.
9. Utilities. All utilities associated with the Proposed PUD would be installed underground and meet the utility connection requirements of Section 933.02.A.10.
10. Utility Connections. All utilities associated with Proposed PUD would meet the utility connection requirements of Section 933.02.A.10.
11. Roadways. All roadways associated with the Proposed PUD will be evaluated to ensure conformance to the Design Standards and

Wayzata Subdivision Regulations, unless otherwise approved by City Council.

12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan that must be approved by the City Council.
  13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD site would comply with the R-2 Medium Density Single Family Residential (the previous zoning district if the Property is rezoned to PUD District).
  14. Height. The maximum building height of the building within the Proposed PUD would not exceed thirty five (35) feet or three (3) stories.
- C. Residential PUD Standards. The Proposed PUD would meet the minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential component.

### 3.2 Lot Combination.

- A. The Planning Commission finds that there would be no significant adverse effects of the Lot Combination based upon the following factors found in Section 1003.02.E:
1. The Lot Combination is consistent with the Wayzata Comprehensive Plan, as noted in Section 1 of this Report.
  2. The building pad that results from the Lot Combination will not have a significant negatively impact sensitive natural, scenic, historic or community assets, and the Project overall will help preserve and enhance natural and scenic areas of the Property.
  3. The building pads that result from the Lot Combination will respect natural topography and incorporate filing or grading only as permitted under the Zoning Ordinance.
  4. Impacts to existing trees as a result of the Lot Combination will be mitigated by the standards and requirements of the City's Tree Preservation Ordinance, Ch. 936 and the plans to preserve and enhance significant areas of the Property as part of the PUD General Plan.
  5. The Lot Combination will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and will fit into the scale, pattern and character of the surrounding

residential neighborhood, wetlands, wooded areas, and the frontage road area along Highway 12.

6. The design of the lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character as noted elsewhere in this Report.
7. The lot size resulting from the Lot Combination is not dissimilar in a negative way to other lots in the area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the proposed building on the Property will have a positive effect on the area as noted elsewhere in this Report.
9. The design, scale and massing of the building proposed will have a positive effect on the area as noted elsewhere in this Report.
10. The Lot Combination would conform with all performance standards of the Subdivision Ordinance.
11. The Lot Combination is not likely to depreciate the values of neighboring properties in the area in which it is proposed.
12. The Lot Combination will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.3 Unit Size Variance. The Unit Size Variance requested is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. The following conditions are met for Unit Size Variance:

- A. The Unit Size Variance requested is reasonable, due to circumstances related to the unique conditions of the Property and Project noted below, and the unique needs and requirements of a memory care facility.
- B. If granted Unit Size Variance would not alter the essential character of the locality that is in a unique location, acting as a buffer between the highway and frontage road, wetlands and a residential neighborhood.
- C. The practical difficulties necessitating the Unit Size Variance are not solely economic in nature. The unique conditions of the Property and Project noted above are all significant factors in the practical difficulty of meeting the ordinance requirements.
- D. The proposed uses of the Property are permitted within the proposed PUD District.

- E. The Applicant has provided the reasons that the Unit Size Variance is justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property for the proposed PUD.

3.4 Zoning Map Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the Zoning Ordinance Amendment would not have any adverse effects that would not be appropriately managed or outweighed by the overall positive effects of the Project. The Zoning Ordinance Amendment meet the applicable standards in that:

- A. The Zoning Ordinance Amendment does not contravene any policies and provisions of the official City Comprehensive Plan, and would instead better implement them as noted elsewhere in this Report.
- B. The Zoning Ordinance Amendment would conform with the present and future land uses within the City.
- C. The Zoning Ordinance Amendment would conform with all performance standards contained in the Zoning Ordinance, and improve the conditions of the Property.
- D. The Zoning Ordinance Amendment would not have a negative effect on any areas of the City, and instead improve the conditions of the Property.
- E. The Zoning Ordinance Amendment would not have any known negative effect on property values in the City.
- F. Traffic generation by the use associated with the Project in relation to capabilities of streets serving the Property would be well-managed and aspects would improve under the Project.
- G. The Zoning Ordinance Amendment would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.5 Design Deviations. The Commission finds that there would be little, if any, negative impacts of the Deviations, in that the proposed overall design of the Project is well-considered and high quality, and the requested Deviations are reasonable in light of the overall design and proposed uses of a memory care facility in this particular location, which is adjacent to a busy highway corridor and residential neighborhood, and preserves and enhances a desirable wooded park-like area. To the extent there are any negative impacts of the Deviations, those impacts are outweighed by one or more of the following factors:

- A. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in the record and elsewhere in this Report.
- B. The extent to which the Deviations would alleviate an undue burden, taking into account the necessary design and safety considerations for a residential memory care facility.
- C. The positive effect of the Project on the area in which the Project is proposed, as noted in the record and elsewhere in this Report.

#### 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 (i) PUD General Plan; (ii) Lot Combination; (iii) Unit Size Variance; (vi) Rezoning; and (v) Design Deviations, subject to the following conditions:
- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including: (i) building codes and land use regulations; (ii) City Code and policies applicable to days and times of work, and construction management; and (iii) federal and state laws, regulations, and licensing requirements.
  - B. Stormwater Facilities, Grading, Drainage, and Erosion Plans for the Project the must be approved by the City Engineer prior to the submission of building permits and submitted to the City for review.
  - C. The Applicant must enter into a Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates the approvals and conditions of this Resolution, and the requirements of the Zoning and Subdivision Ordinances, including parkland dedication or fee-in-lieu.
  - D. A final plat of the Lot Combination must be approved and recorded in accordance with the Subdivision Ordinance and the approved preliminary plat for the Property.
  - E. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 6<sup>th</sup> day of February 2023.

Attachments:

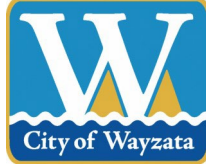
Attachment A: Legal Description

Attachment B: Preliminary Plat

Attachment A  
Information and Legal Description of Property

<b>Address</b>	<b>PID</b>	<b>Legal Description</b>	<b>Abstract/Torrens</b>
1405 Holdridge Terrace Wayzata, MN 55391	04117223200 34	Lot 2, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508834
15419 Wayzata Blvd E Wayzata, MN 55391	04117223200 36	Outlot A, Fretham 17th Addition	Torrens Certificate No. 1508826
15429 Wayzata Blvd E Wayzata, MN 55391	04117223200 35	Lot 3, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508827

Attachment B  
Preliminary Plat



**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

---

**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.

1 Chair Stockton recessed the meeting at 8:10 pm and reconvened at 8:15 pm.

2  
3 **b) Consider Development Application for Cantissimo Senior Living at 15419/15429**  
4 **Wayzata Boulevard/1405 Holdridge Terrace**  
5

6 Planner Quarles gave an overview of the development application for Cantissimo Senior Living at  
7 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace. She reviewed the zoning and land  
8 use for the surrounding neighborhood; existing conditions, and the PUD plan. She explained that  
9 this was a proposal for a 40 unit, ‘L’ shaped memory care facility with two stories and a walk-out  
10 level in the rear. She explained that the Comprehensive Plan amendment from Low Density  
11 Residential to Institutional has been conditionally approved. She reviewed renderings and  
12 explained that the Applicant has described the plans as having a ‘Lake Minnetonka-like’ feel. She  
13 reviewed the Application requests for a PUD General Plan; subdivision (lot combination);  
14 variance; rezoning; and design deviations. She reviewed the tree removal, landscape, and tree  
15 replacement plans. She gave an overview of the wetlands, buffer requirements, and buffer  
16 averaging that could be used in this location, but noted that this project is not proposing any impact  
17 to the wetlands. She stated that the units are proposed to be smaller units because they will not  
18 have kitchens as there is a commercial kitchen and dining room on the main level. She noted that  
19 the building will need to meet MN state standards for memory care facilities. She explained that  
20 there are a lot of design deviations that came up with this project and gave a few examples of the  
21 requested deviations and the applicant’s reasons for their request. She briefly explained the City  
22 Engineering comments that were provided on the application. She noted that a neighborhood  
23 meeting was held on January 17, 2023 which had 5 community members in attendance.  
24

25 At the conclusion of Planner Quarles’ presentation, Chair Stockton asked if the Commission had  
26 any questions for Staff.  
27

28 Commissioner Merriam asked if there was concerns expressed at the neighborhood meeting about  
29 the relocation of the lift station on the Property.  
30

31 Planner Quarles stated that she cannot recall if it was just a general discussion or if it was concern.  
32

33 Commissioner Merriam stated that she thought the Applicant had indicated that they would be  
34 willing to put in a few benches, and asked if that was in the park area.  
35

36 Planner Quarles stated that she believed the benches would go in the park area.  
37

38 Commissioner Merriam asked what changes had been made to the back of the building following  
39 the City Council discussion at the PUD Concept Plan stage.  
40

41 Planner Quarles stated that as she understands it, it involved incorporating some material changes,  
42 but did not think the massing has changed that much. She stated that she believed that there were  
43 changes made to try to make it have a bit more visual interest.  
44

45 There being no further questions for Staff, Chair Stockton invited the applicant to address the  
46 Commission.

1  
2 Applicant's representative K.C. Chermak, Pillar Homes, explained that he refers to this piece of  
3 land as one that time forgot, and believes that this project will have a positive effect on the City  
4 and address a need for multi-generational living. He stated that he feels that their plans keep it  
5 residential, but also provide a buffer to a residential neighborhood. He stated that he did not  
6 believe that the frontage road or the highway is someplace where it made sense to have a single  
7 family neighborhood which would have kids playing there. He stated that their PUD plans have  
8 been very thoroughly reviewed by Staff, and noted that they have also held two neighborhood  
9 meetings. He stated that he believes that the Commission will hear mostly positive comments  
10 from people in the surrounding neighborhood related to their plans. He stated that there have been  
11 some architectural changes since the PUD Concept Plan was approved, but they are subtle and  
12 gave a brief overview of the proposed changes. He stated that the lift station relocation did come  
13 up during their neighborhood meeting and stated that they paid for a study to ensure that the lift  
14 station could handle their proposed structure. He stated that during that process Staff came to the  
15 conclusion that the lift station should be moved to the west, and put on the lot line of the park and  
16 this building. He stated that at the neighborhood meeting, they also discussed landscaping. He  
17 stated that their proposal is to keep a nature park land area which will also provide a buffer. He  
18 stated that with regard to the wetlands, they have had meetings with their civil engineer,  
19 Minnehaha Watershed District, and also City Engineer Mike Kelly. He stated that the wetland has  
20 been extensively reviewed and confirmed that they are planning to use the 'average buffering' as  
21 described by Planner Quarles. He stated that their request for variance for room size is important  
22 and noted that it had come up during the first presentation to the Commission. He stated that the  
23 rooms are purposely smaller because they are safer for the tenants, and is consistent with memory  
24 care facilities. He noted that the interior of the building will be subject to the Minnesota  
25 Department of Health. He stated that a PUD is supposed to have some sort of public benefit, and  
26 he believes the park land area will be very beneficial to the neighborhood and will provide a  
27 beautiful transition between the two areas.

28  
29 At the conclusion of Applicant's remarks, Chair Stockton asked if the Commission had any  
30 questions for the Applicant.

31  
32 Commissioner Severson stated that Mr. Chermak had stated that the interior of the building had  
33 been under the jurisdiction of the State Health Department, and asked if the size of the units would  
34 still meet State standards.

35  
36 Mr. Chermak stated that their proposed room size would meet State Codes.

37  
38 Commissioner Merriam asked about the gathering spaces and common areas and where people  
39 would go if they were visiting somebody.

40  
41 Mr. Chermak stated that the main floor and the upstairs gathering areas are a bit more like a hearth  
42 room or sitting room. He stated that he believes that the dining area could also be used as a  
43 gathering space between meal times.

44  
45 Commissioner Merriam asked if the units would have seating areas and televisions.

46

1 Mr. Chermak stated that there will be televisions and believes that there will also be seating, but  
2 cannot specifically say what will go in each room. He noted that there are reasons for all the plans  
3 and knows that they do not want to have too many things inside the rooms.

4  
5 Commissioner Merriam noted that unit 108 does not appear to have a door.

6  
7 Mr. Chermak stated that the door for that unit would be to the north.

8  
9 There being no additional questions from the Commission for the Applicant, Chair Stockton  
10 opened the public hearing on the application at 8:55 pm.

11  
12 Terry Ray, 1409 Holdridge Terrace, stated that they have been flattered as residents of the adjacent  
13 property during this entire process, and that the City and the Applicant have attempted to take such  
14 good care of them. He expressed his appreciation to everyone for taking them into consideration  
15 as they make their decisions. He stated that their initial concern was the impact that this proposal  
16 would have from their rear window, and noted that he would rather have the backside of the  
17 building be unremarkable because he would rather see the trees and foliage than the building  
18 façade. He stated that he thinks the Applicants have done a great job of addressing those concerns.  
19 He stated that when they first moved into that house 8 years ago, it was in disrepair. He explained  
20 that as they worked to improve and repair their property, they took it upon themselves to sort of  
21 be stewards of the corner lot area and get it cleaned up as well, because it had essentially become  
22 a dumping ground while no one was watching. He stated that he feels the Applicant is going to be  
23 able to do things that he cannot, like remove diseased trees. He explained that they have come  
24 away from this discussion feeling very positive about the proposal.

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 provide additional public comments on the application, Chair  
30 Stockton closed the public hearing at 8:59 pm.

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

33  
34 Commissioner Elg stated that he lives on Crosby and Wayzata Boulevard which is near this  
35 location. He stated that he drives by this parcel several times a day and believes this is a very  
36 attractive development, and felt the applicant had gone to great lengths to accommodate the  
37 neighbors and ensure that they are creating a facility that is appropriate and pleasant for the  
38 residents. He stated that he believes what they are proposing will be a great addition to the  
39 neighborhood.

40  
41 Commissioner Severson asked about the requested design deviations for the project, specifically  
42 the sidewalks and benches. She asked how many people besides the residents, visitors, and  
43 employees would actually use them, and asked if this would actually be used by the public.

44  
45 Planner Quarles stated that was the argument used by the Applicant that these standards were built  
46 for the Bluff District in the core of town where there is a lot of foot traffic and this area of town is

1 not like that. She stated that she does not have numbers to back up what the actual foot traffic  
2 levels would be, but believes that they will be a lot lower than others. She stated that with relation  
3 to the benches, she thinks the question would be whether it would be much of a hardship to require  
4 or if it was something that the City could let go of as a deviation.  
5

6 Commissioner Severson stated that she did not think it was that big of a deal and given where this  
7 property sits and its use, she thinks it makes more sense to design it in the way the property needs  
8 to be used, and not necessary to ensure that it does not have deviations. She stated that if that  
9 means it doesn't need sidewalks or benches, she would support that.  
10

11 Planner Quarles noted that she believed the Applicant was proposing 2 benches in the  
12 walking/nature area, but to deviate from the other 5 bench requirement along Wayzata Boulevard.  
13

14 Commissioner Merriam stated that she likes the idea of having a few benches in the nature area  
15 for the Holdridge neighbors and does not think people are really going to want to sit along Wayzata  
16 Boulevard and watch traffic go by.  
17

18 Commissioner Elg stated that he thinks benches in the nature area seem appropriate to him so the  
19 residents and their visitors can get outside and get some fresh air.  
20

21 Commissioner Schwalbe stated that for quite a while this has been an unattractive spot along  
22 Wayzata Boulevard and explained that she had liked this project since the beginning and continued  
23 to have no concerns or objections.  
24

25 Chair Stockton stated that she was a member of the Design Standards Task Force, and noted that  
26 she did not see any deviations that do not have logical rationale behind them.  
27

28 Commissioner Merriam referenced a rendering on page 101 of the packet that did not have any  
29 landscaping included. She stated that she thinks adding trees to the blank wall areas of the building  
30 will really add a lot to the aesthetic, and asked if her understanding of the landscaping plans were  
31 correct and that there would be some pretty good sized trees in those areas.  
32

33 Mr. Chermak confirmed from the audience that this was correct.  
34

35 Chair Stockton stated that she believes that this plan is an improvement to the area.  
36

37 There being no further discussion, Chair Stockton asked for a motion on the application.  
38

39 Commissioner Elg made a motion, seconded by Commissioner Schwalbe, to direct staff to prepare  
40 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a  
41 recommendation of approval of the Application for Cantissimo Senior Living at 15419/15429  
42 Wayzata Boulevard/1405 Holdridge Terrace for review and adoption at the next Planning  
43 Commission meeting. The motion carried unanimously.  
44

45 **AGENDA ITEM 6. Other Items:**  
46

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  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**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



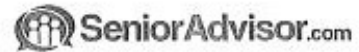
presented to:

## 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

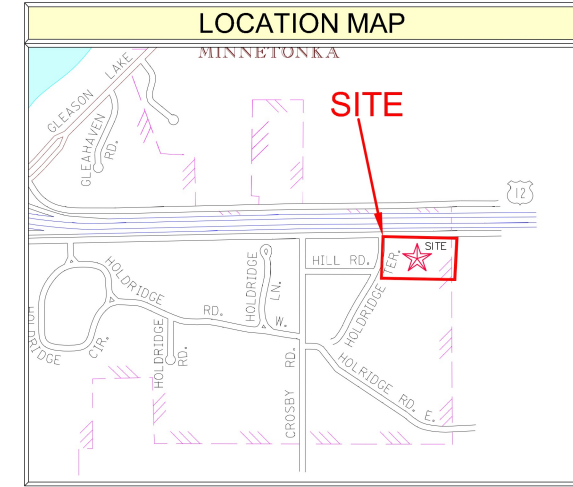
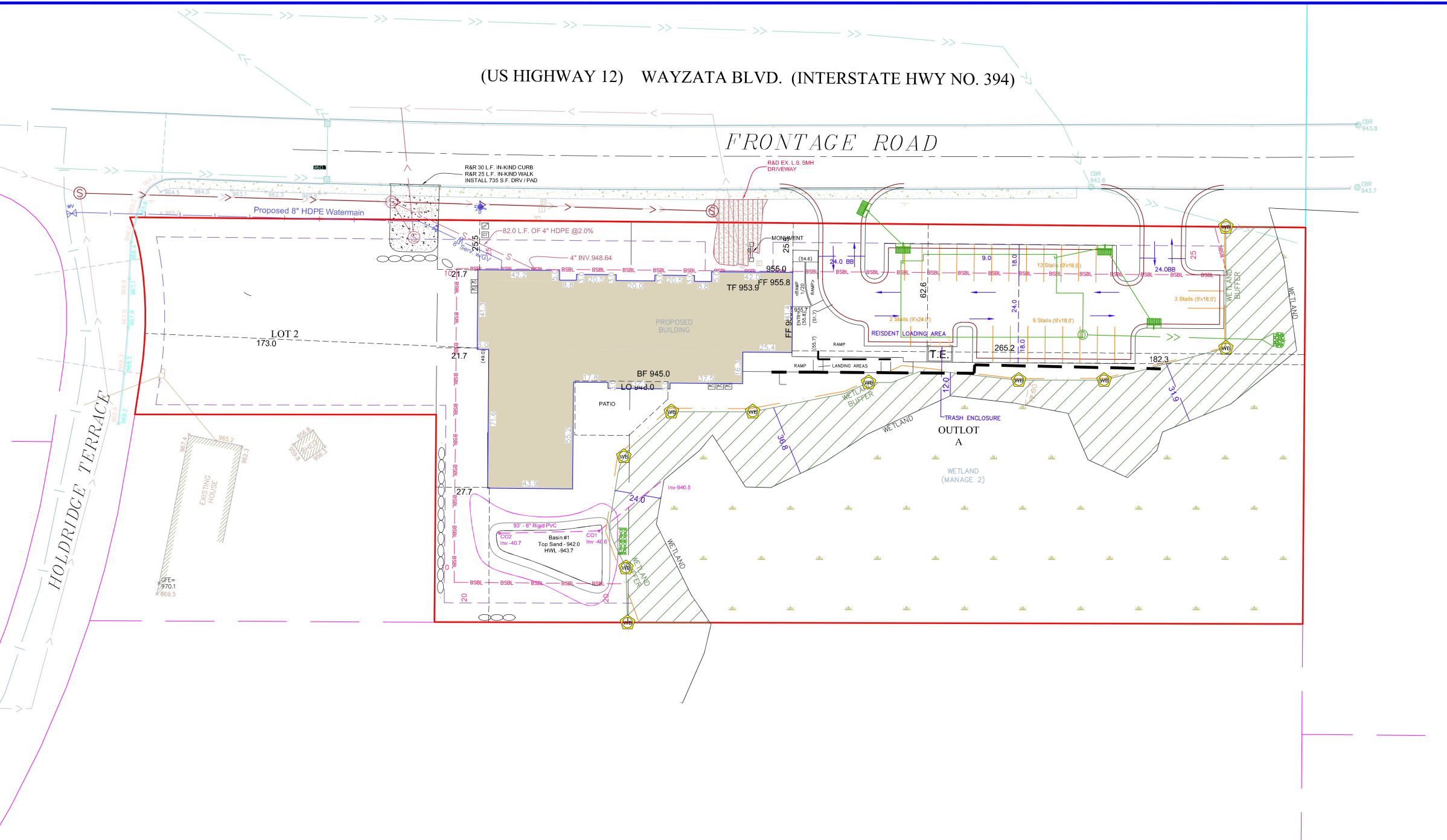
NORBY ASSOCIATES, LANDSCAPE ARCHITECTS, LLC  
131 HIGHLAND DRIVE  
CAVER, MN 55315

MATT KLEN  
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%

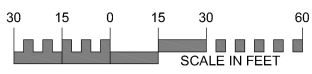
<p><b>PREPARED BY</b></p> <p>ENGINEER  <b>SATHRE-BERGQUIST, INC.</b>          150 SOUTH BROADWAY          WAYZATA, MINNESOTA 55391          PHONE: (952) 476-6000          FAX: (952) 476-0104          CONTACT: DANIEL L. SCHMIDT, P.E.          EMAIL: SCHMIDT@SATHRE.COM</p>	<p><b>PREPARED FOR</b></p> <p>DEVELOPER  <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>
---	---

**DEVELOPMENT DATA**

**SETBACKS**

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

**WETLAND BUFFER -24'**



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	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

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**

**SITE PLAN**

**WAYZATA MEMORY CARE**

**PILLAR SENIOR LIFESTYLE LIVING, LLC**

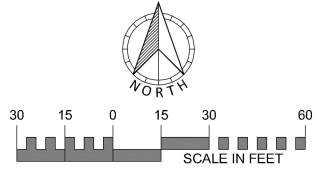
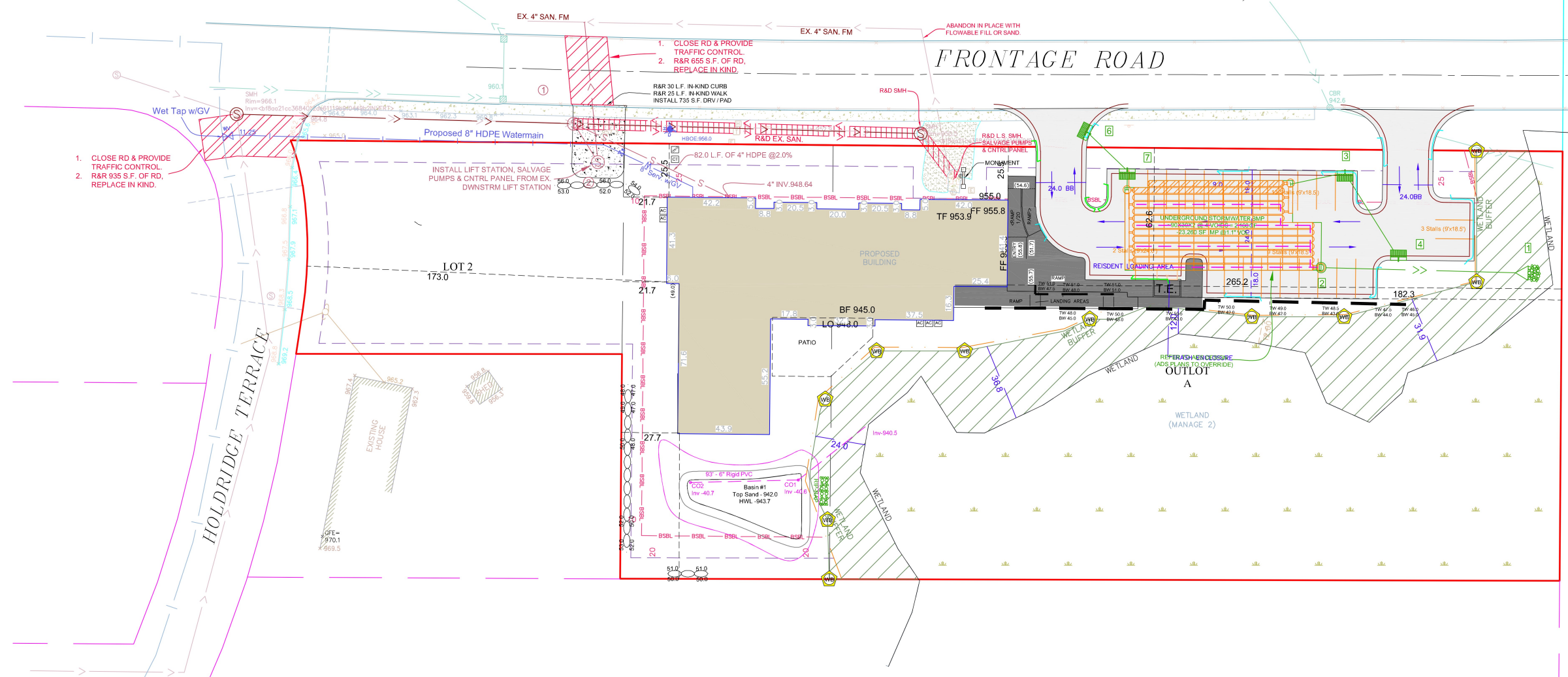
FILE NO.  
 7056-077

1  
 9

(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.



<p>STANDARD DETAILS HYDRANT INSTALLATION WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS GATE VALVE &amp; BOX WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS WATERMAIN WET TAP WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS STORM SEWER MANHOLE WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS CATCH BASIN WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS CATCH BASIN MANHOLE WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS CATCH BASIN IN CONCRETE CURB WAYZATA, MINNESOTA</p>	<p>STANDARD DETAILS FLARED END SECTION WAYZATA, MINNESOTA</p>
---	---	--	--	--	--	---	---

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	REVISIONS
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 PROVISION, 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**

**UTILITY PLAN**

**WAYZATA MEMORY CARE**

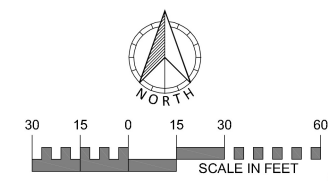
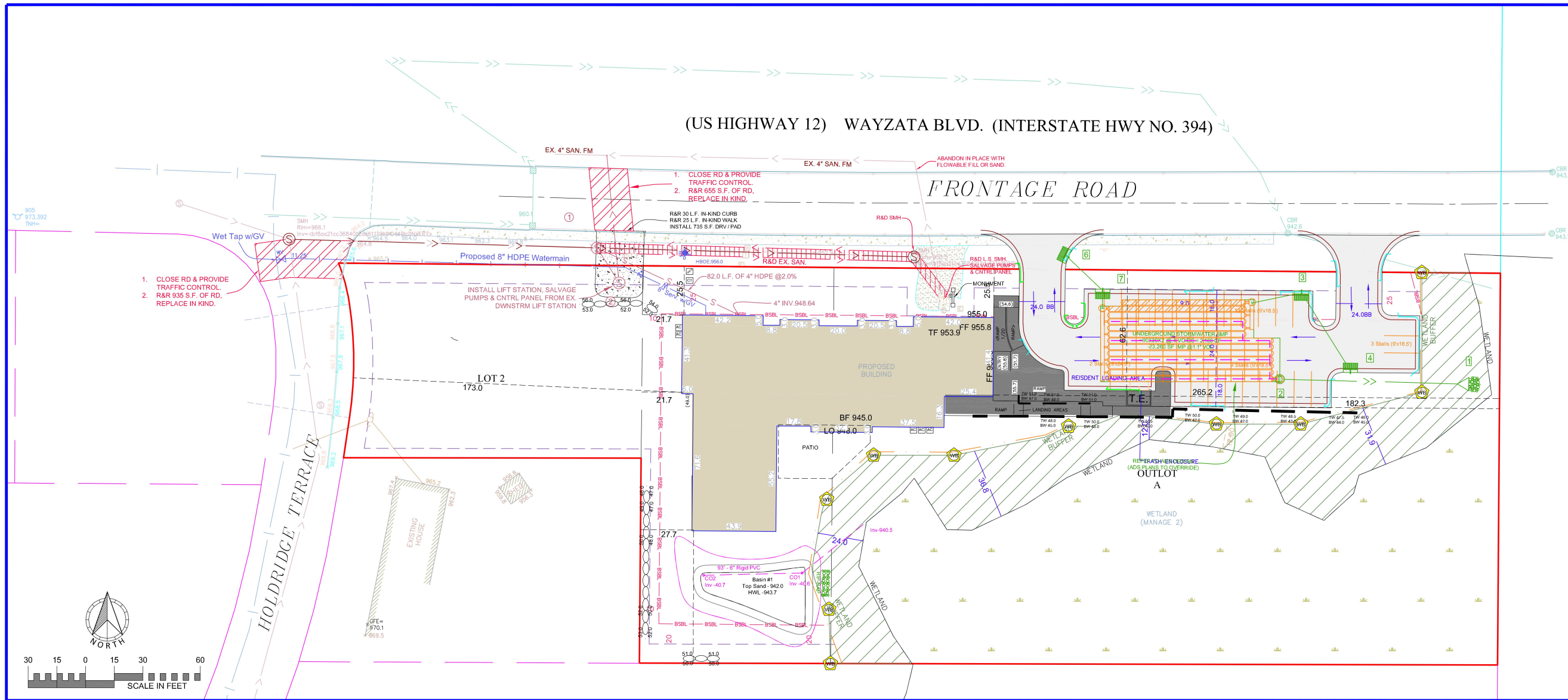
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO. 7056-077

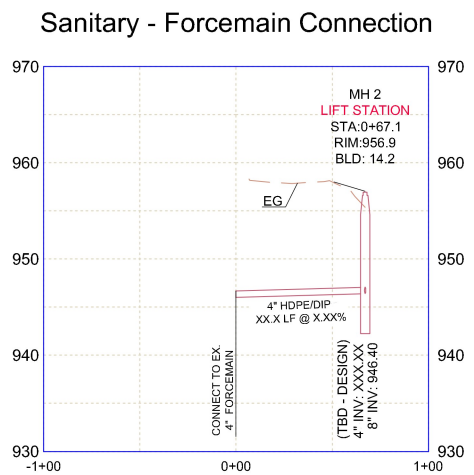
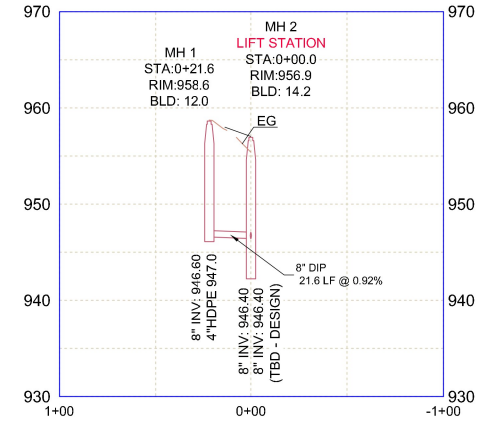
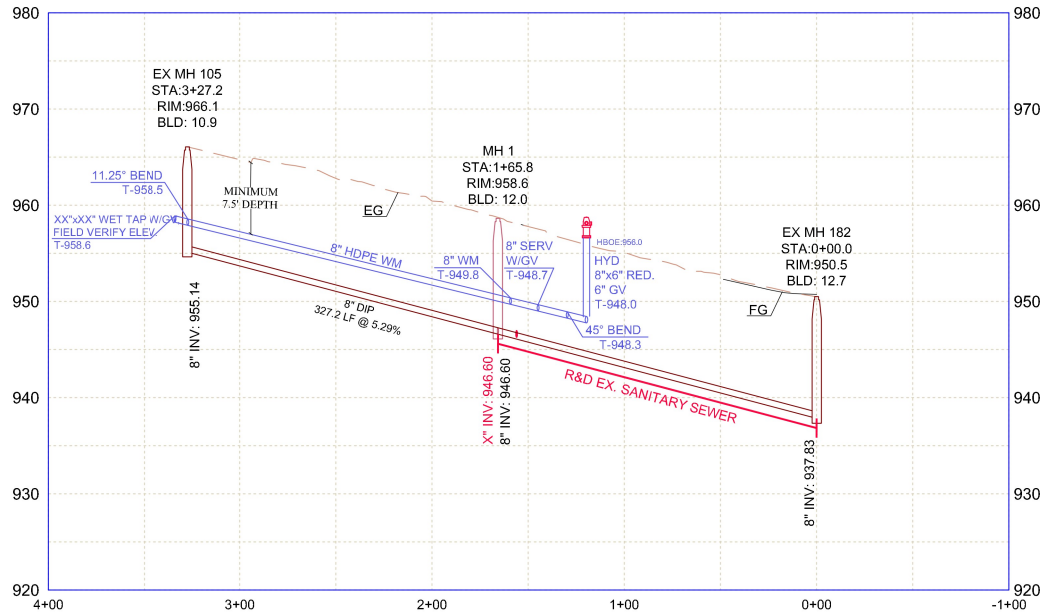
**2**

**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.



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	REVISIONS
Sheets - Fréth	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**

**UTILITY PLAN**

**WAYZATA MEMORY CARE**

**PILLAR SENIOR LIFESTYLE LIVING, LLC**

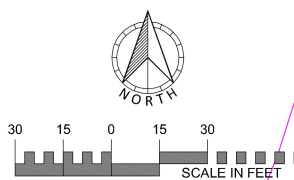
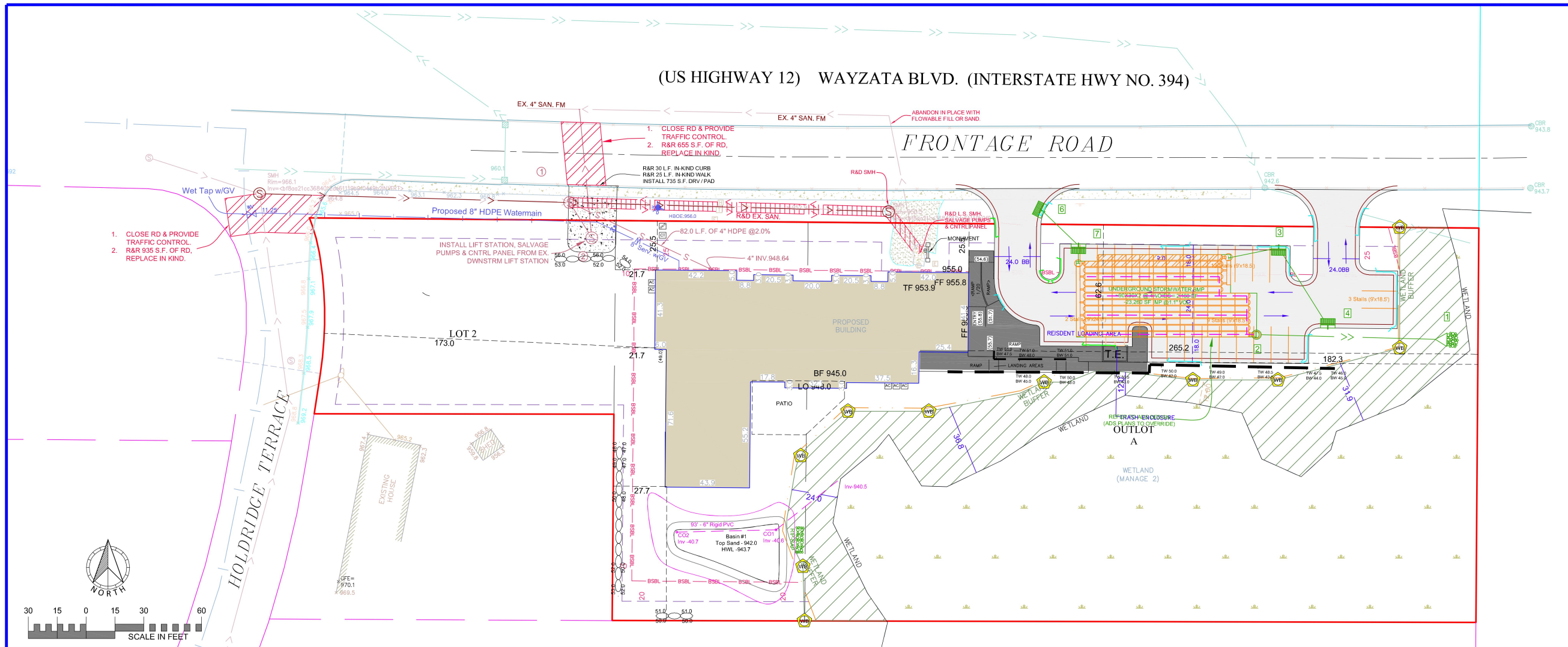
FILE NO. 7056-077

**2.1**

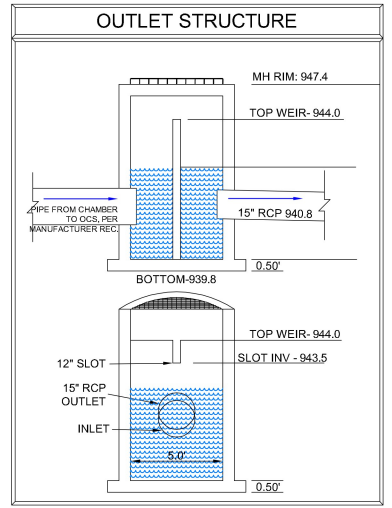
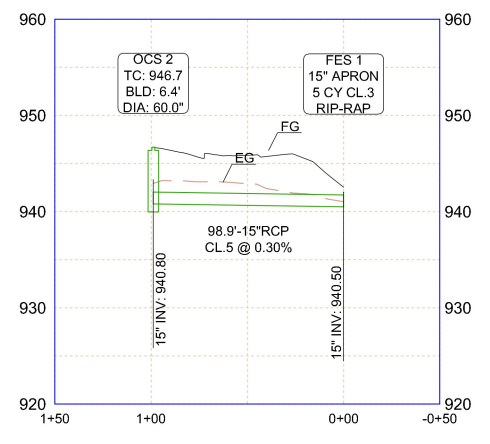
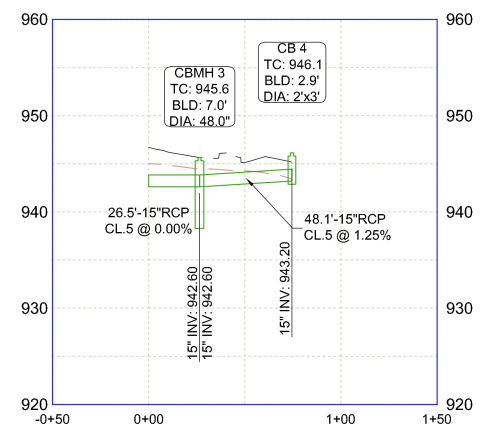
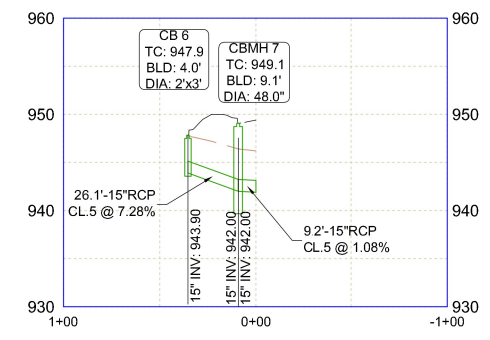
**9**

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

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
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

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	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

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**

**UTILITY PLAN**

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

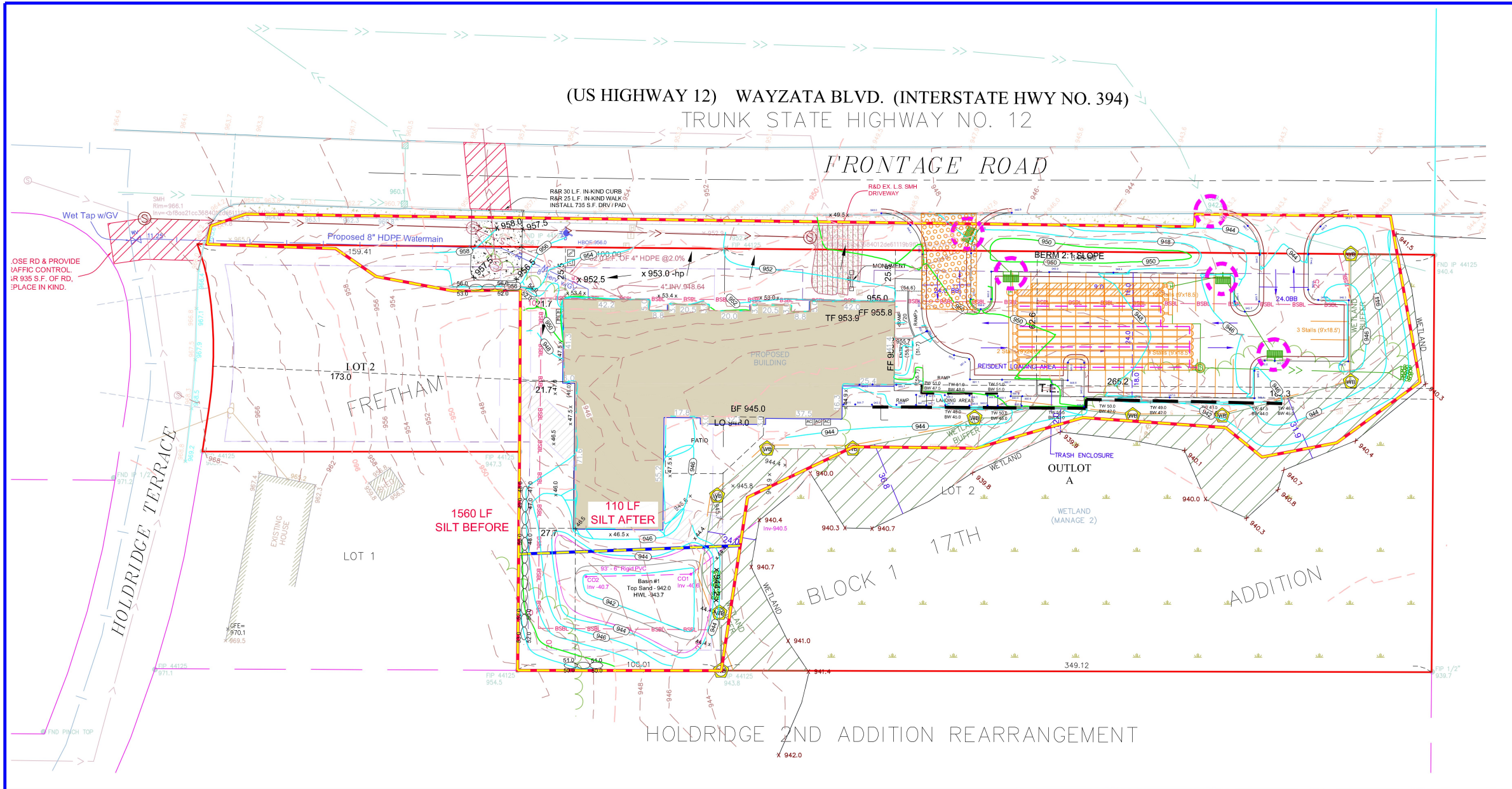
FILE NO. 7056-077

**2.2**

**9**

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

FRONTAGE ROAD

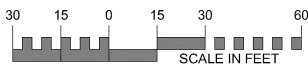


- GENERAL NOTES:
- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
  - BEGIN GRADING, TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND 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.

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 W/ RIP-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

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

Missing or invalid reference  
File: ...\\Government Info\\City\\Wayzata\\Detail Plates\\Wayzata\_Full Set Standard Detail Plates 2009.pdf  
Sheet: 48

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

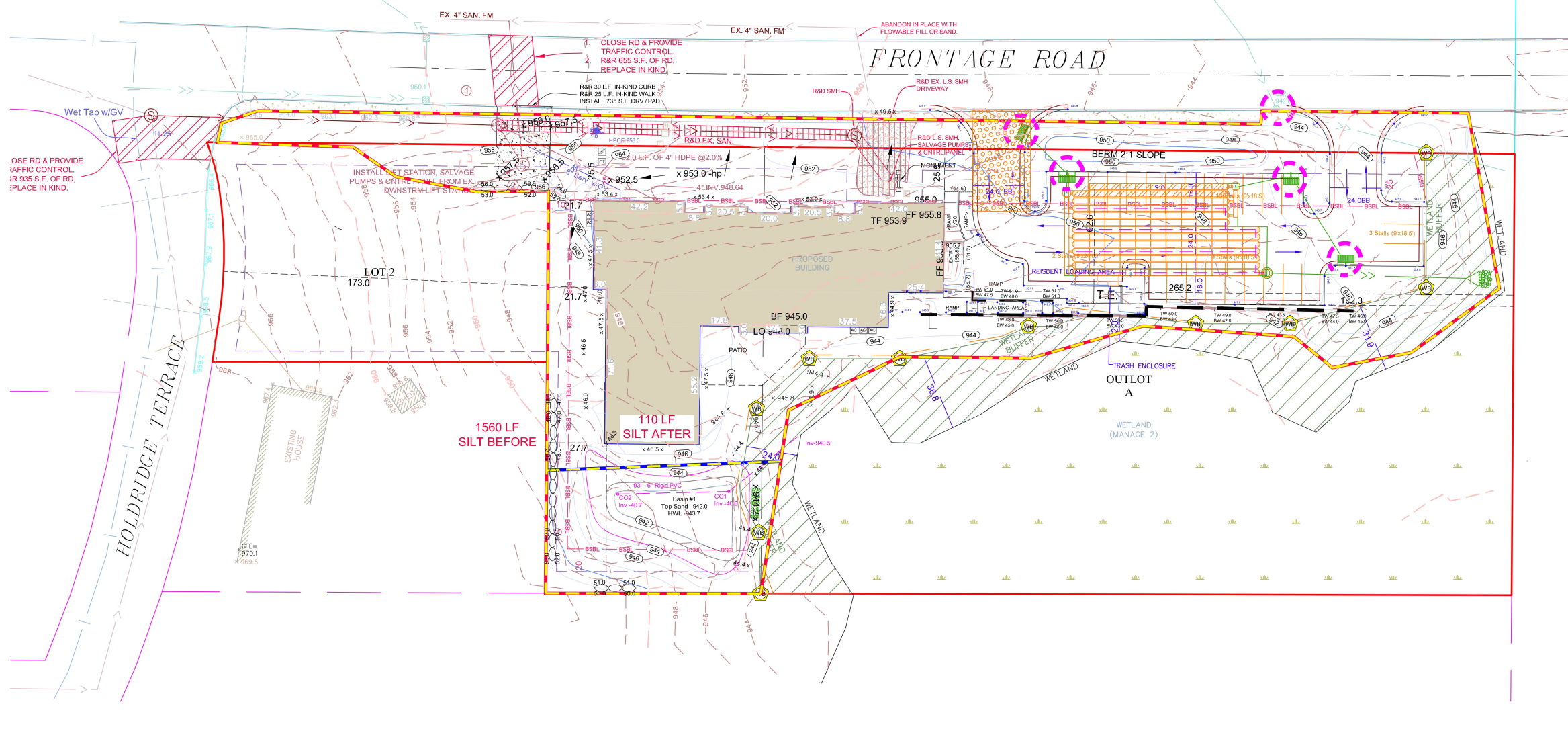
CITY PROJECT NO. ---

**WAYZATA, MINNESOTA**

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

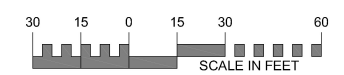
FILE NO. 7056-077  
3  
9

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



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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/UNFLOW ARROW		
EMERGENCY OVERFLOW 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



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	REVISIONS
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

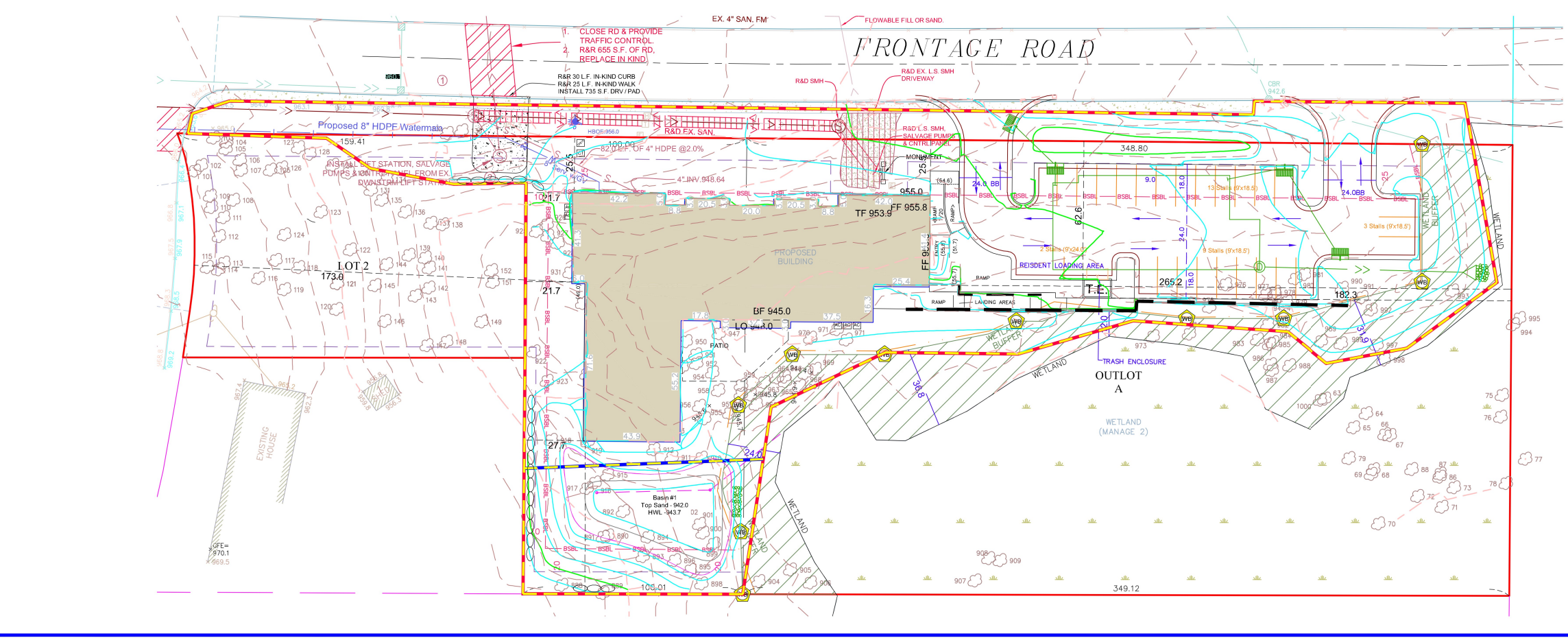
ENGINEERS SURVEYORS DESIGNERS PLANNERS

**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								
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								
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	Beak 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	12	Good								
225	Green Ash	12	Fair	Trunk damage							
226	Green Ash	11	Fair								
227	Green Ash	11	Fair								
228	Green Ash	7	Poor	Beak 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	Beak 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	Fair								
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	Beak 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	Limited canopy							
148	Bur Oak	23	Fair	Salt spray injury, dead wood							
149	Redwood	9	Fair	Trunk wounds							
150	Redwood	8	Poor	Broken canopy							
151	Redwood	16	Good	Salt spray injury, dead wood							

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.

**1** DENOTES HERITAGE TREE

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**

**TREE REMOVAL PLAN**  
**WAYZATA MEMORY CARE**  
**PILLAR SENIOR LIFESTYLE LIVING, LLC**

FILE NO. 7056-077  
**5**  
**9**



**TREE INVENTORY**

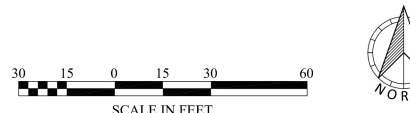
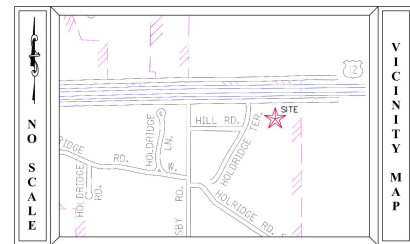
Tag#	Species	DBH	Condition	Notes
60	Ash	10	Good	
61	Ash	16	Poor	Dead top
62	Box Elder	9	Poor	Broken top, Internal decay, Basal wound
63	Ash	10	Poor	Trunk wound, EAB
64	Ash	9	Poor	Blonding
65	Ash	8	Poor	EAB, Trunk wound
66	Ash	11	Poor	EAB, Basal trunk wound
67	Ash	9	Poor	EAB
68	Ash	18	Poor	EAB
69	Box 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
926	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	Limited canopy
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 Kjolhaug and was flagged on 09/18/2020. Sathre-Bergquist located the wetland flags on 11/05/20.

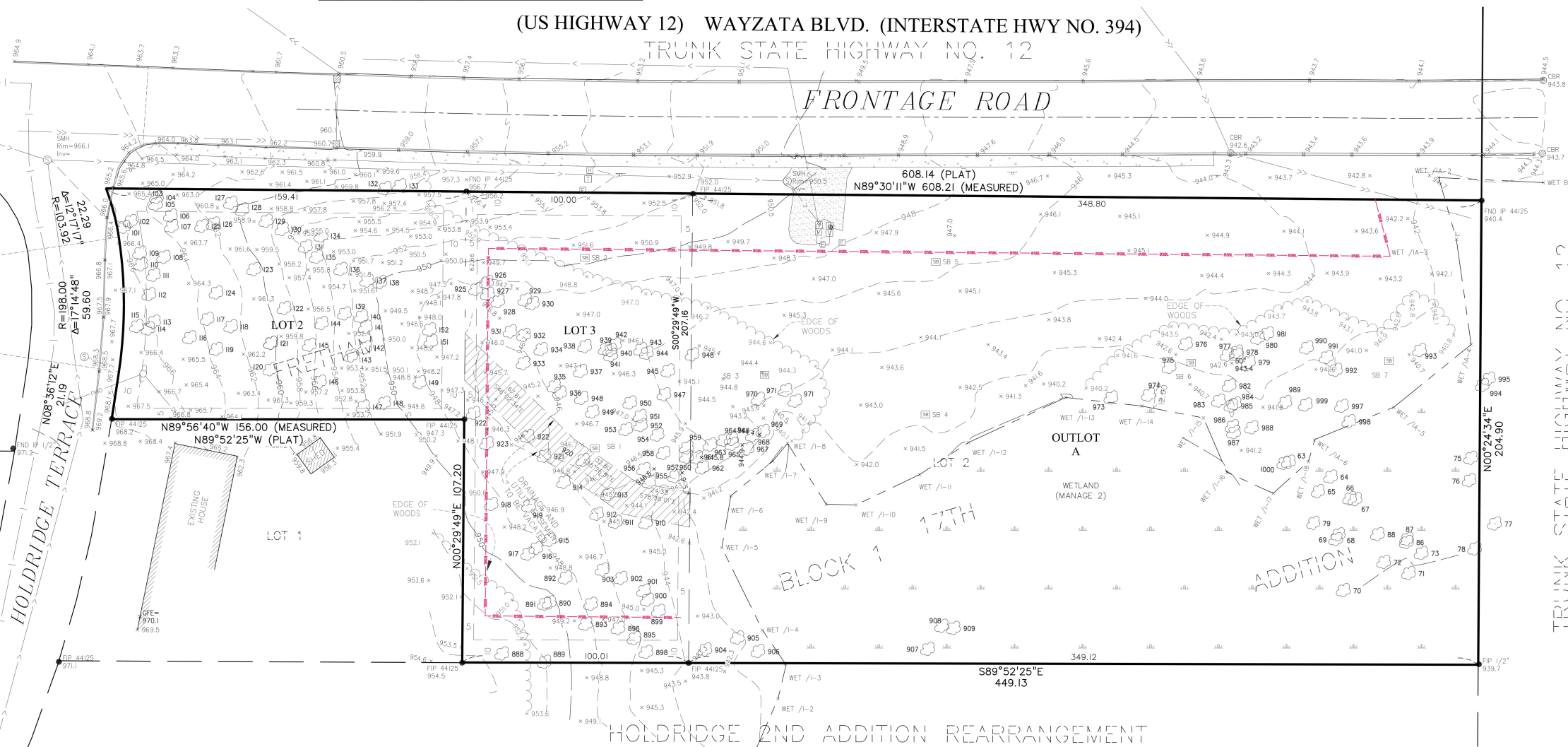
**SURVEY LEGEND**

● 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	○ WATER MAIN MANHOLE	— STORM SEWER
○ 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



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				

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 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



**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

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

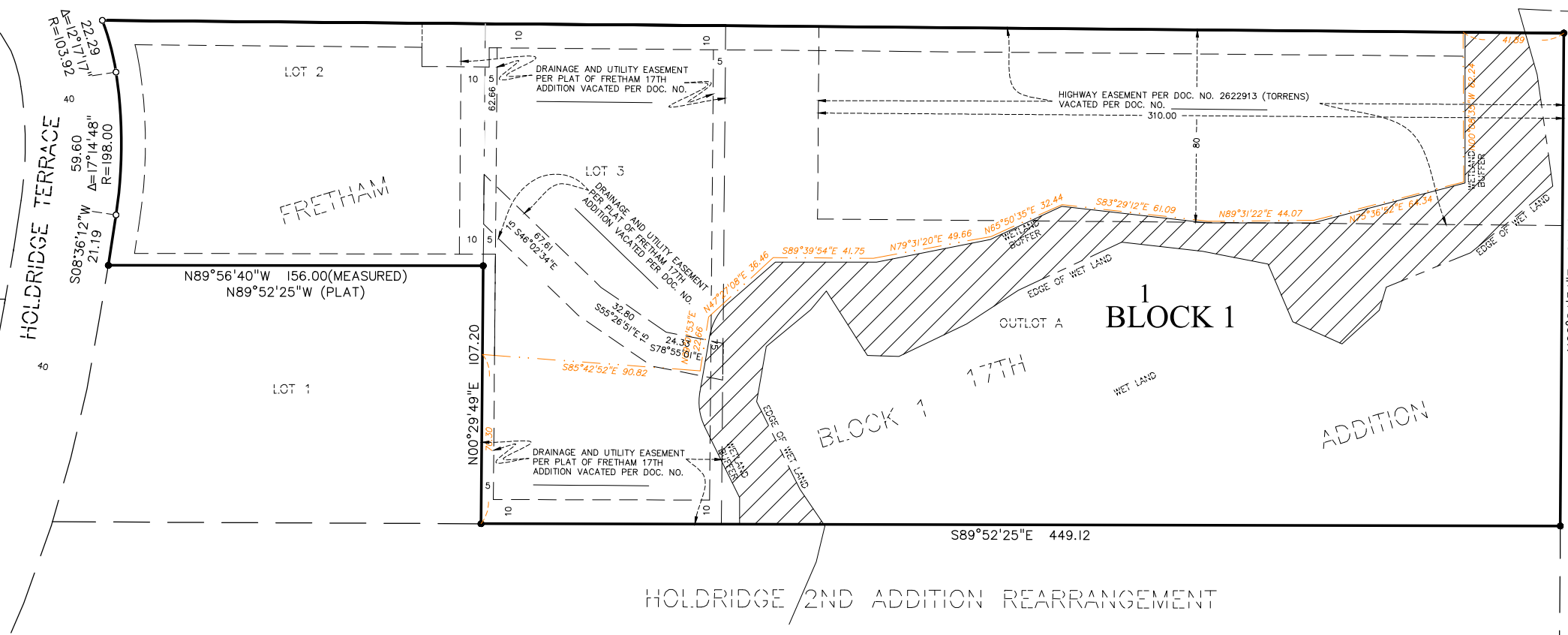
- 1) **Site Address:** Outlot A - 15419 Wayzata Boulevard, Wayzata, Minnesota 55391  
 Lot 3 - 15429 Wayzata Boulevard, Wayzata, Minnesota 55391  
 Lot 2 - 1405 Holdridge Terrace, Wayzata, Minnesota 55391
  - 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements 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

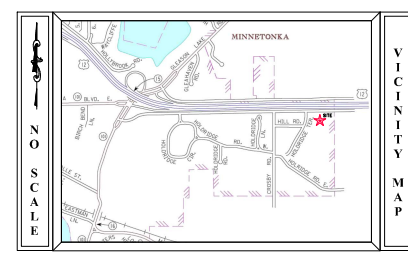
SURVEY LEGEND

- |   |   |  |
|---|---|--|
| <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>972.5 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 ORU
CHECKED				
DLS				
DATE				
4/27/2021				

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.

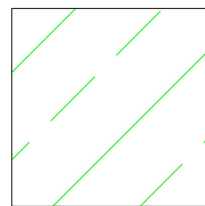
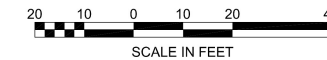
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 30th day of April, 2021.  
  
 Daniel L. Schmidt, PLS  
 schmidt@sathre.com  
 Minnesota License No.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

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

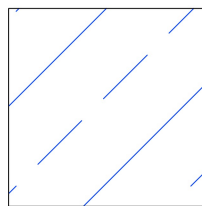
TWP:117-RGE.22-SEC.04  
 Hennepin County  
**WAYZATA, MINNESOTA**

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

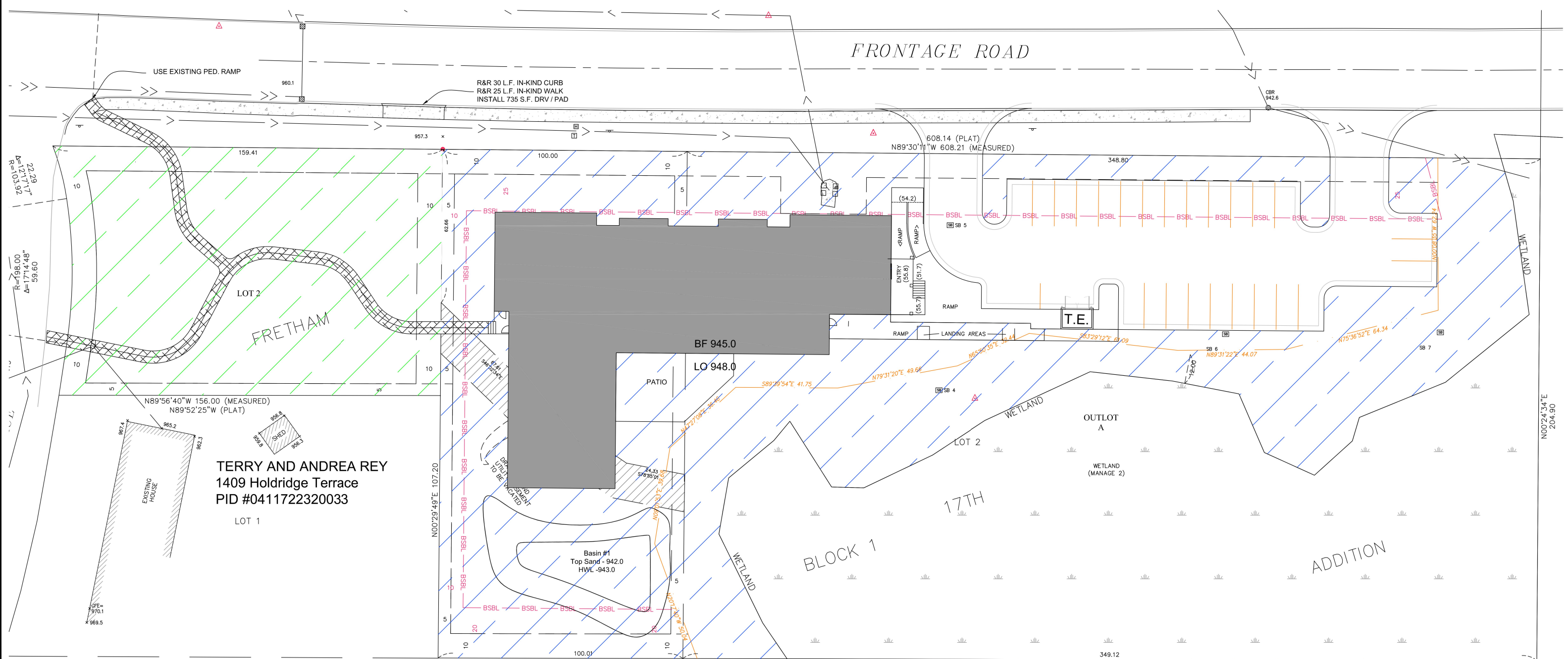
FILE NO.  
 7056-078  
**8**  
**9**



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

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.

HOLDRIDGE 2ND ADDITION REARRANGEMENT

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

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: 10/05/2022 Lic. No. 26147

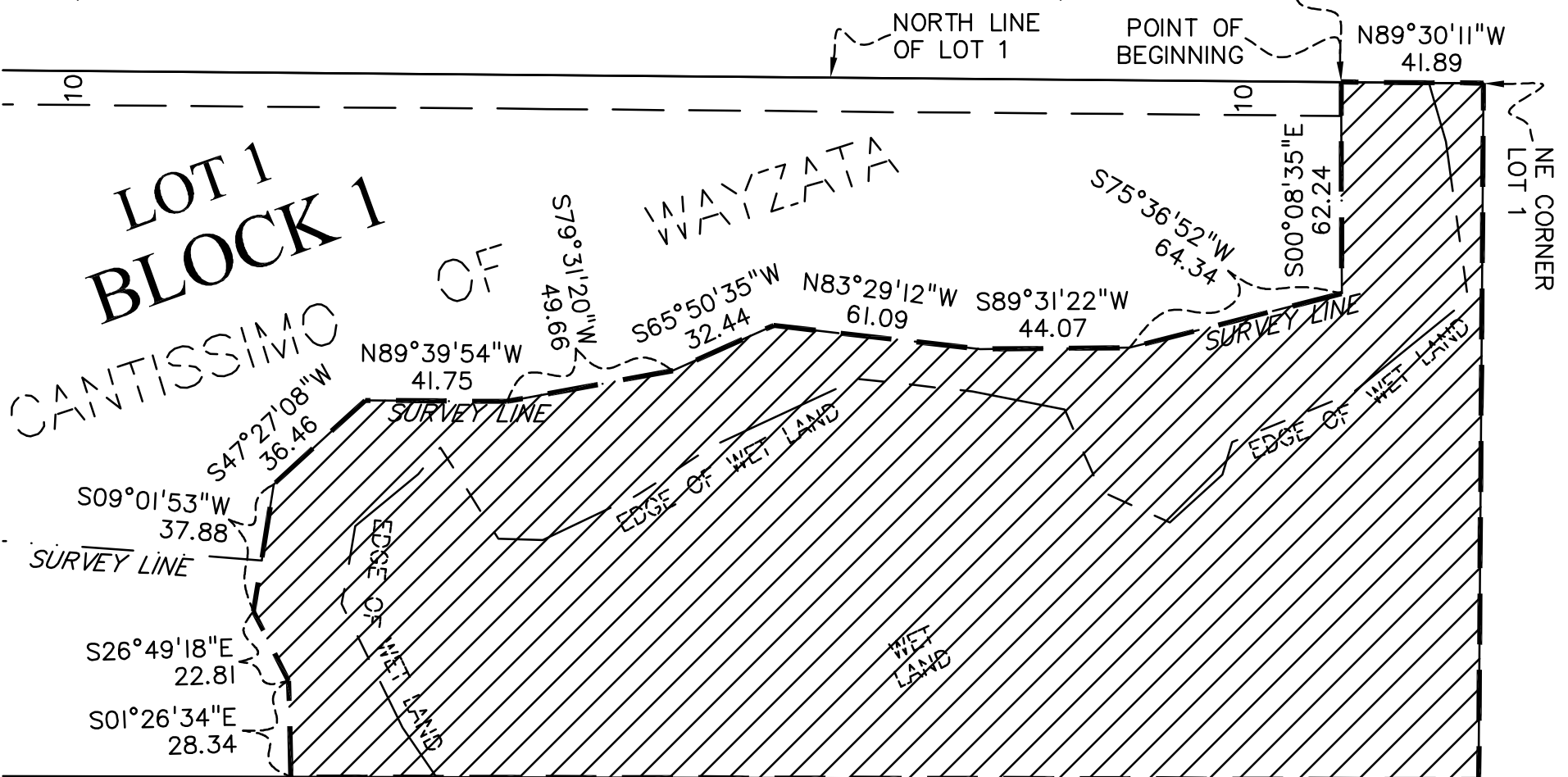
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

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

PROJECT NAME AND NUMBER



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

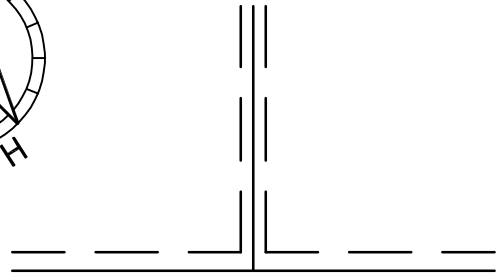


HOLDRIDGE 2ND ADDITION

**CONSERVATION EASEMENT DESCRIPTION**

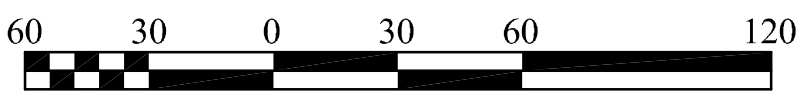
A conservation easement over, under, and across that part of Lot 1, Block 1, CANTISSIMO OF WAYZATA, according to the recorded plat thereof, Hennepin County, Minnesota, lying south and east of a line described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of North 89 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.

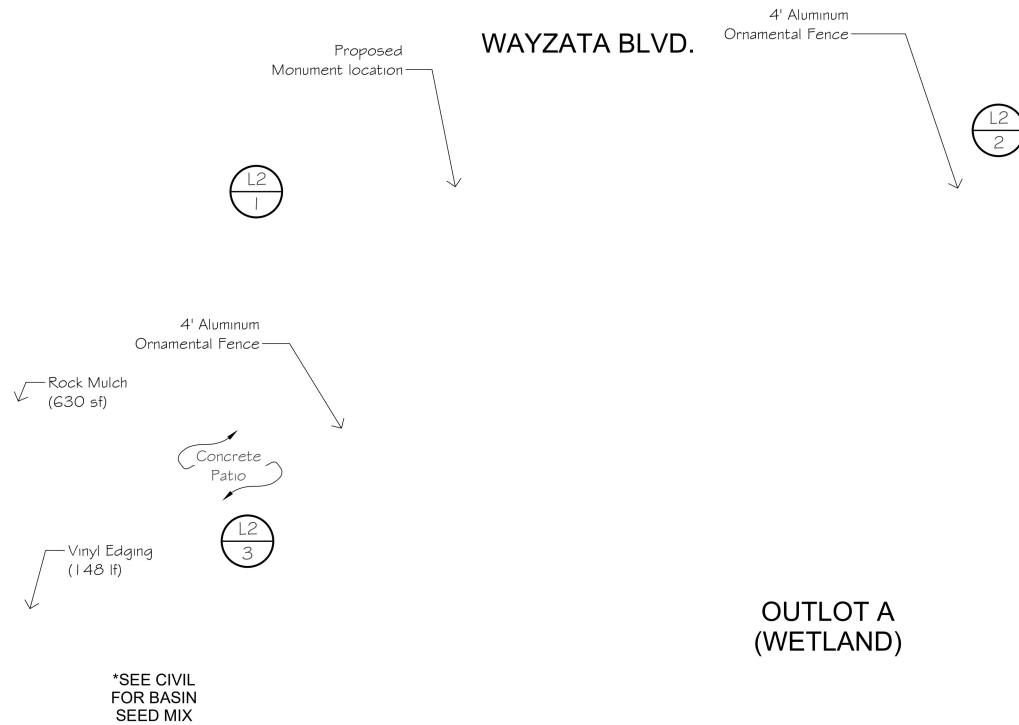
  
 Daniel L. Schmidt, PLS Minnesota License No. 26147  
 schmidt@sathre.com



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

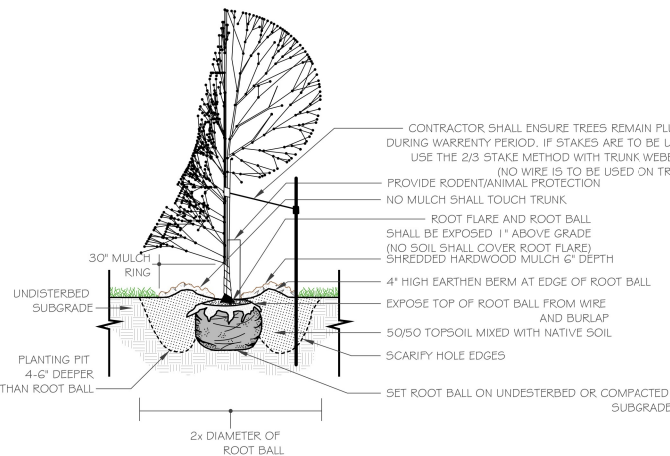
Legend

Vinyl Edging

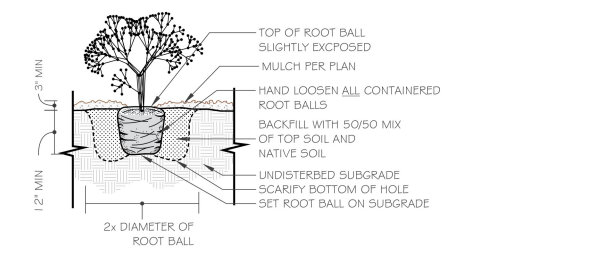
Seeded Mown Area

Seeded MNDot 36-211

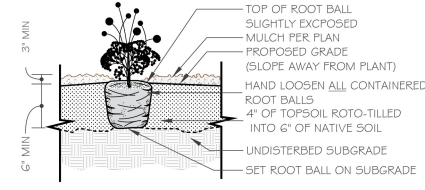
1 Layer of 4-6" River Rock w/ 1 1/2" River Rock Mulch filler, over 6 mil Polly  
 3" Double Shredded Bark Mulch



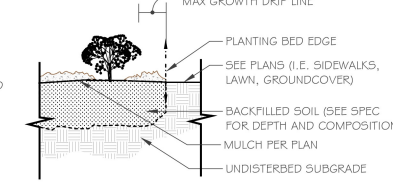
1 TYPICAL TREE PLANTING DETAIL NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAIL NOT TO SCALE



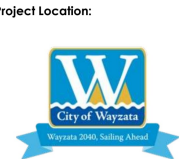
3 TYPICAL PERENNIAL PLANTING DETAIL NOT TO SCALE



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 helianthoides</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>Symphoricarpon laeve</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 senceca</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 senceca</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 / <i>Allium</i> '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



**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.

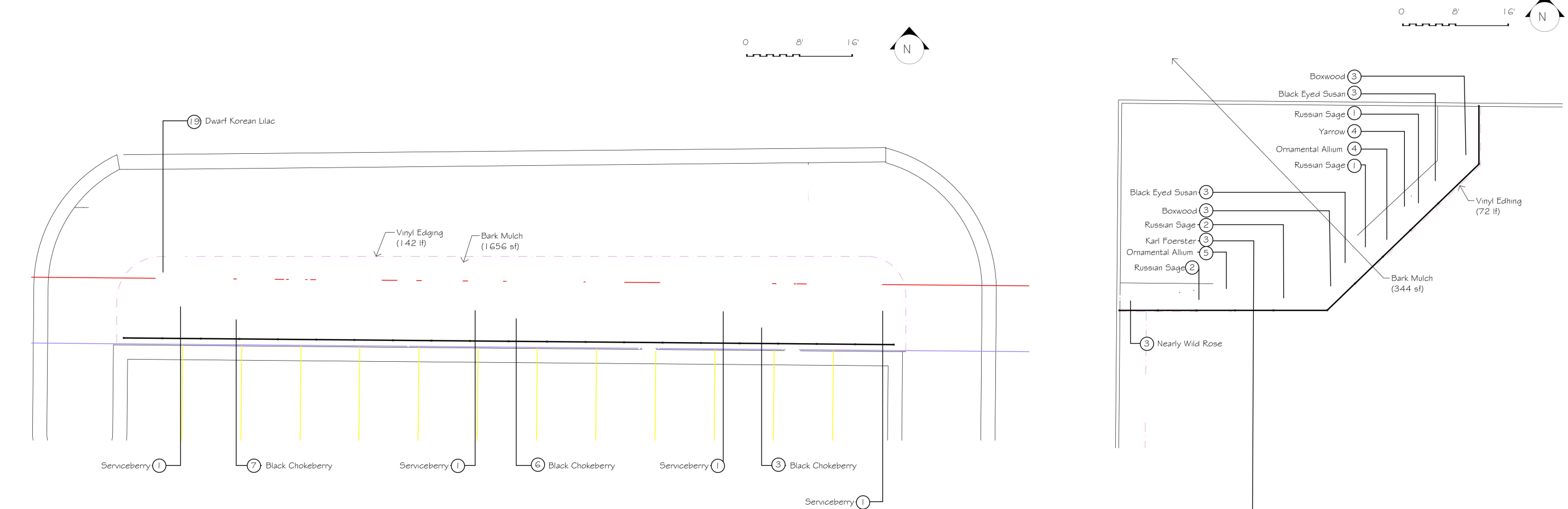
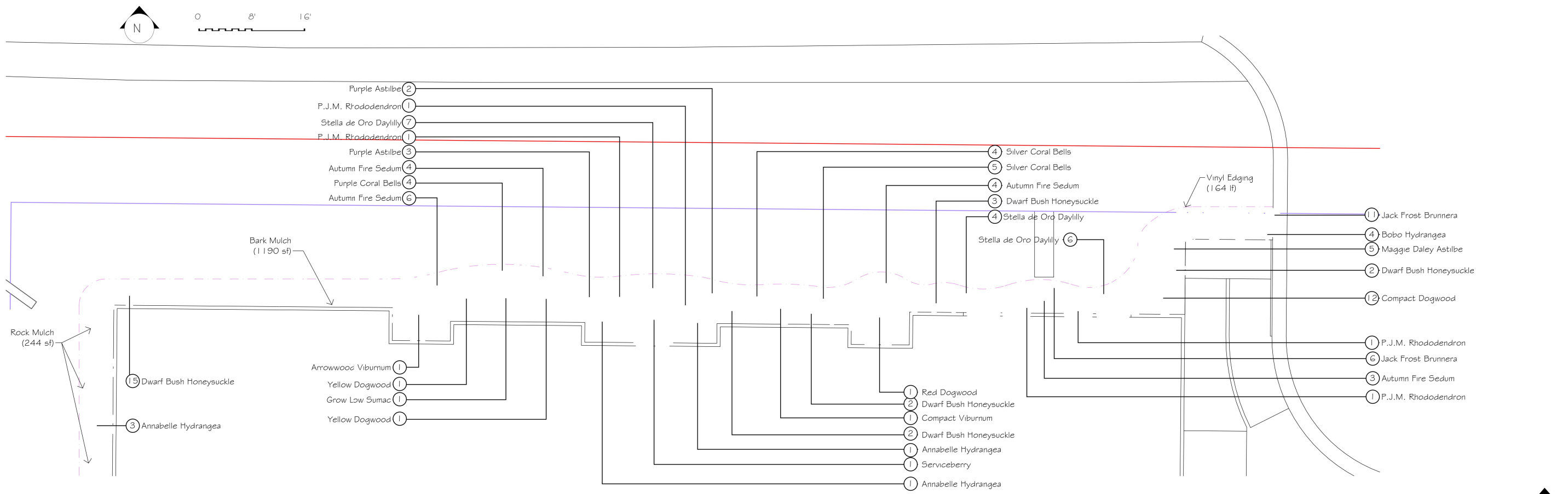
CONTISSIMO OF WAYZATA  
 LANDSCAPE SITE PLAN

Drawn By: Matt Klein  
 Checked By: Kevin Norby

Original Issue Date: 05.24.2021  
 Reissue Date: 12.30.2022

#	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:



CONTISSIMO OF WAYZATA  
 LANDSCAPE PLANTING 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	MK	Revise per city comments and client request.
02	220823	MK	Revise per city comments and client request.
03	221128	MK	Revise per city comments and client request.
04	221216	MK	Revise per city comments and client request.
05	221230	MK	Revise per city comments and client request.

Project Number: City Number:













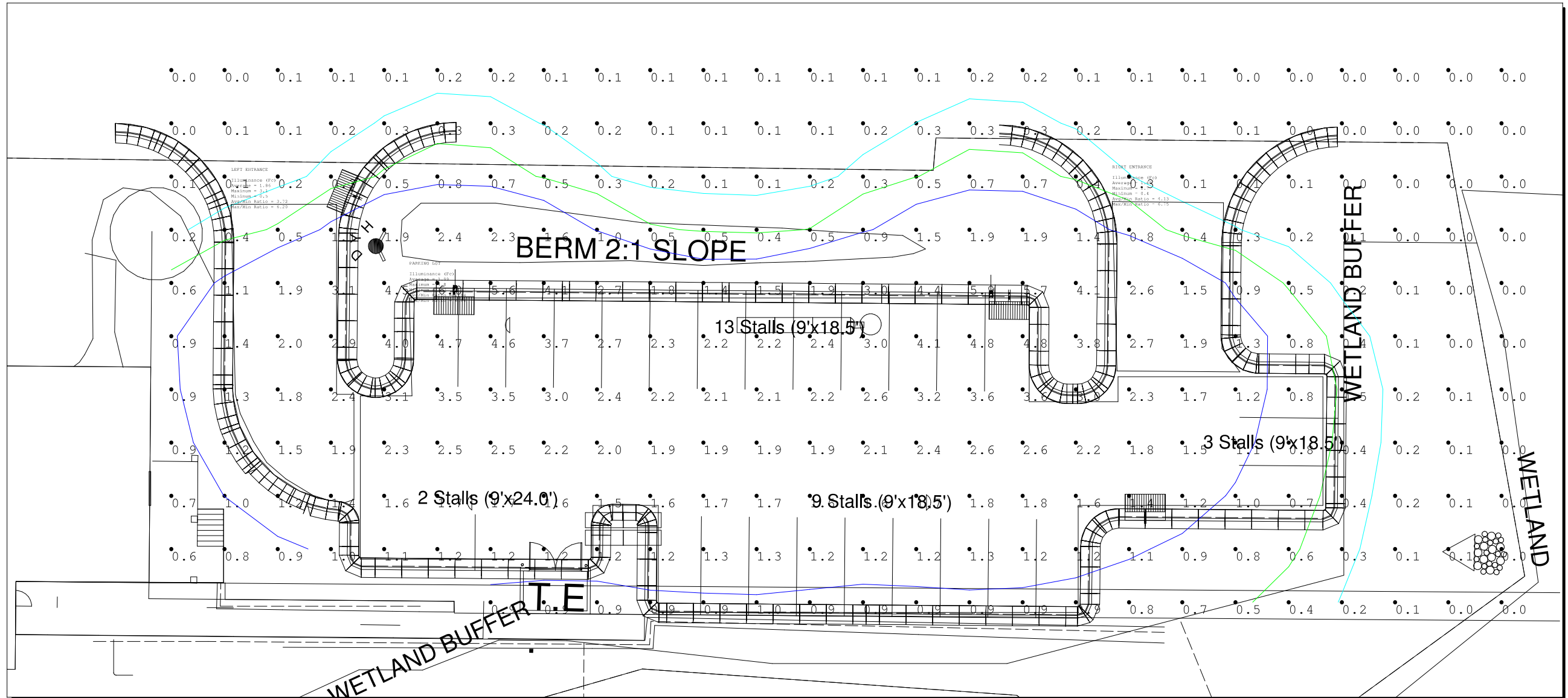






Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	A4	Single	0.900	ECOFORM: ECF-S-48L-1A-NW-G2-4 MOUNTED AT 23FT. POLE:20FT ON A 30IN RAISED BASE	158.7	20880

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.

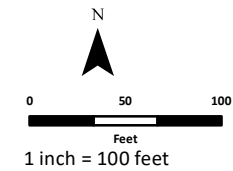
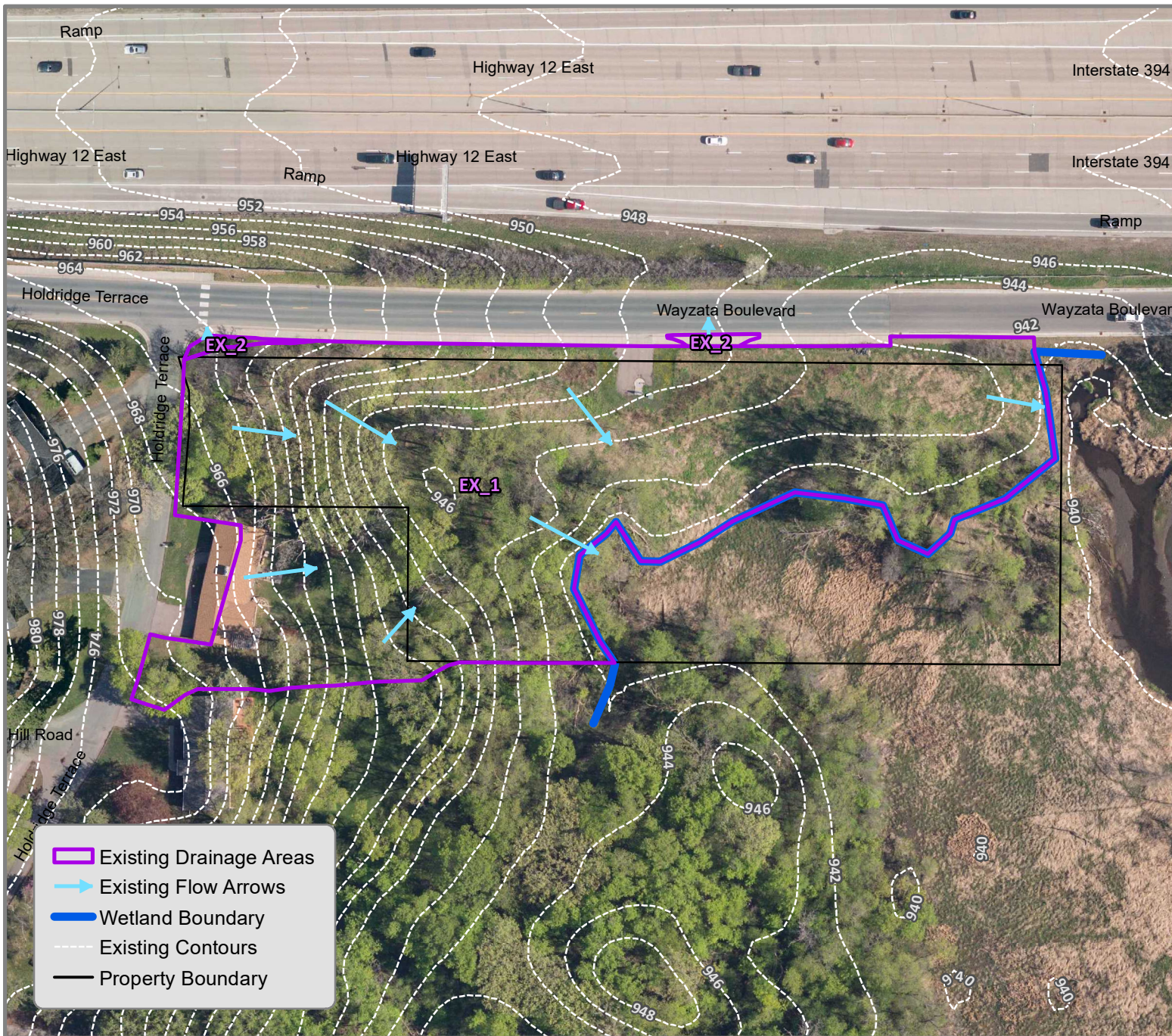


#	Date	Comments

Revisions		

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

**WAYZATA MEMORY CARE**



Locator Map Not to Scale

Wayzata  
Hennepin County, MN

Figure 2  
**EXISTING  
CONDITIONS**

CANTISSIMO OF  
WAYZATA  
SATHRE-BERQUIST,  
INC.

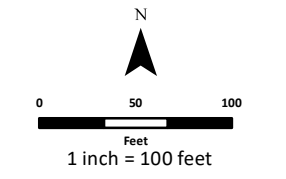
Date: 5/3/2021



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



## 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

# 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>
<b>381</b>	WASTE F.U.	<b>1/4</b>	SLOPE	=	<b>6 INCH</b> BLDG. WASTE SIZE
<b>0</b>	FLUSH TANK F.U.			=	<b>0</b> GPM
<b>355.5</b>	FLUSH VALVE F.U.			=	<b>119</b> 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				=	25	PSI	
TOTAL PRESSURE LOSS				=	58	PSI	
STREET PRESSURE				=	65	PSI	
PRESSURE LOSS				=	58	PSI	
PRESSURE AVAILABLE				=	7	PSI	
PIPING LENGTH TAP TO METER				=	200	FT.	
PIPING LENGTH METER TO FURTHEST FIXTURE				=	700	FT.	
ALLOWANCE FOR FITTINGS AT	20%			=	140	FT.	
TOTAL LENGTH				=	1040	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	