

**Agenda
City of Minnetonka
City Council Regular Meeting
Monday, July 28, 2025
6:00 PM
Council Chambers
14600 Minnetonka Blvd.**



1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Coakley, Foster-Bolton, Schack, Wilburn, Calvert, Ramaley, Wiersum
4. Approval of Agenda
5. Approval of Minutes:
 - A. [July 14, 2025 regular meeting minutes](#)
6. Special Matters:
 - A. [Tour de Tonka](#)
7. Reports from City Manager & Council Members
8. Citizens Wishing to Discuss Matters Not on the Agenda
9. Bids and Purchases: None
10. Consent Agenda - Items Requiring a Majority Vote:
 - A. [CenterPoint Energy Community Safety Grant](#)
 - B. [Resolution for the 2025 Sanitary Sewer Lining Project](#)
11. Consent Agenda - Items Requiring Five Votes: None
12. Introduction of Ordinances: None
13. Public Hearings:
 - A. [Temporary on-sale liquor licenses for Unmapped Brewing, LLC, 14625 Excelsior Blvd](#)
14. Other Business:
 - A. [Conditional use permit and site and building plan review for a concession stand with bathroom facilities for Veterans Field at the Minnetonka High School Campus, 18301 Hwy 7](#)
 - B. [Closed meeting to discuss labor negotiation strategies pursuant to Minnesota Statutes section 13D.03.](#)

15. Appointments and Reappointments: None

16. Adjournment

Minnetonka City Council meetings are broadcast live and available for replay on Comcast Channel 16 (SD)/859 (HD) and the city website.

**City Council
Agenda Item 5.A
Meeting of July 28, 2025**



Title: July 14, 2025 regular meeting minutes
Report from: Becky Koosman, City Clerk
Presenter: Mayor Wiersum

Action Requested: Motion
Form of Action: Minutes
Votes needed: 4 votes

Recommended Action
Motion to approve the minutes.

Strategic Plan Relatability
N/A

Financial Consideration
N/A

ATTACHMENTS:
[Minutes](#)

**Minutes
Minnetonka City Council
Monday, July 14, 2025**

1. Call to Order

Mayor Brad Wiersum called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

All joined in the Pledge of Allegiance.

3. Roll Call

Council Members Paula Ramaley, Kissy Coakley, Patsy Foster-Bolton, Rebecca Schack, Kimberly Wilburn, Deb Calvert and Brad Wiersum were present.

4. Approval of Agenda

Calvert moved, Foster-Bolton seconded a motion to accept the agenda as amended with addenda for Item 14.A. All voted “yes.” Motion carried.

5. Approval of Minutes:

A. May 12, 2025 study session minutes

Calvert moved, Schack seconded a motion to approve the minutes. All voted “yes.” Motion carried.

B. May 19, 2025 special study session minutes

Calvert moved, Schack seconded a motion to approve the minutes. All voted “yes.” Motion carried.

C. June 16, 2025 study session minutes

Calvert moved, Schack seconded a motion to approve the minutes. All voted “yes.” Motion carried.

D. June 23, 2025 regular meeting minutes

Calvert moved, Schack seconded a motion to approve the minutes. All voted “yes.” Motion carried.

6. Special Matters:

A. Proclamation for Disability Pride Month

Wiersum read a proclamation in full for the record declaring July to be Disability Pride Month in the City of Minnetonka. He encouraged those in the community to recognize and employ those with disabilities.

7. Reports from City Manager & Council Members

City Manager Mike Funk reported on upcoming city events and council meetings. He reminded the council that Night to Unite would be held on Tuesday, August 5, 2025.

Schack thanked the community for attending Summer Fest and she thanked staff for all of their efforts in planning this event.

Calvert thanked staff for putting on an amazing and well attended Summer Fest event again this year.

Calvert congratulated Public Works Director Manchester for receiving a \$277,000 grant on behalf of the City of Minnetonka.

Ramaley thanked the city's public service officers for their attendance at Summer Fest and commended staff and Jayce Alexander for a great Juneteenth event.

Wiersum stated Summer Fest was very well attended this year and noted he appreciated both the band and fireworks display. He explained he appreciated staff's efforts in recognizing both Juneteenth and Pride month. He recognized again that July was Disability Pride month and it was his hope that all communities in Minnetonka would feel included.

8. Citizens Wishing to Discuss Matters not on the Agenda:

Donald Hannan, 14201 Glenridge Road, reported he has lived in his home since 1952. He explained he enjoyed the way the city has developed. He asked how many people have been to Target on Highway 101. He reported Cub was built across the street from Target in the early 1980's after excavation and mucking was completed on Highway 101. He discussed how steep the grades were coming in and out of the Cub entrance and asked that the city address this concern.

Ellen Cousins, 4531 Greenwood Drive, explained she has been a resident of Minnetonka for over 35 years. She indicated she has been very active in the community and has served as a commissioner. She commented on how rank

choice voting would be used in the upcoming election and thanked the city for putting information in the recent *Minnetonka Memo*. She asked that the city update the website with candidate deadline and election information.

Jonathan Kent, 14513 Moonlight Hill Road, explained he attended a garden club meeting where he learned T-Mobile was looking to sign people up to fiber optics. He indicated one individual attending the garden club meeting expressed concern that her garden had been trampled by T-Mobile and this was distressing. He commented on the events that were occurring in Palestine noting this was a genocide and he believed the city ought to say more about this. He reported he was a big believer in non-violence and he wanted to bring more attention to what was occurring in Palestine in order to bring about peace. He asked that the City boycott and divest from Israel.

9. Bids and Purchases: None

10. Consent Agenda – Items Requiring a Majority Vote:

Schack commented on the service the city would like to see from Metro Transit and noted she was optimistic of the services that may be coming to Minnetonka.

A. Resolution for the Groveland Storm Sewer Improvements Phase II Project

Schack moved, Ramaley seconded a motion to adopt Resolution 2025-049. All voted “yes.” Motion carried.

B. Metro Transit Contract Extension

Schack moved, Ramaley seconded a motion to approve a one-year extension to the agreement. All voted “yes.” Motion carried.

C. Pathways to Homeownership

Schack moved, Ramaley seconded a motion to adopt Resolution 2025-050. All voted “yes.” Motion carried.

D. Interim use permit for a portable classroom at Glen Lake Elementary School, 4801 Woodridge Road

Schack moved, Ramaley seconded a motion to adopt Resolution 2025-051. All voted “yes.” Motion carried.

E. Nuisance abatement agreement for 12001 Hilloway Road West

Schack moved, Ramaley seconded a motion to approve the agreement. All voted "yes." Motion carried.

11. Consent Agenda – Items requiring Five Votes:

A. CIP amendment for major equipment purchase

Calvert moved, Foster-Bolton seconded a motion to amend the 2024-2028 and 2025-2029 Capital Improvements Programs to reallocate funding between years for dump truck replacements. All voted "yes." Motion carried.

12. Introduction of Ordinances:

A. Items concerning Marsh Run III, a rental apartment development at 11800 Wayzata Boulevard.

City Planner Susan Thomas and Community Development Director Julie Wischnack gave the staff report.

Schack asked if a neighborhood meeting had been scheduled. Thomas reported city staff did not require the developer to hold a neighborhood meeting for this project. Staff has indicated to neighbors they could contact the developer or staff with questions or comments and to date she has not had anyone contact her requesting a sit down meeting.

Calvert commented she was concerned this project was under parked and asked what the city's parking requirements were for this development. Thomas stated the requirement under the new parking ordinance was one parking stall per bedroom and an additional visitor parking space for 10% of the units. She reported this development required 70 parking stalls and noted this proposal meets the city's parking ordinance.

Tom Dillon, Inland Development Partners, thanked the council for their time. He believed staff had provided the council with a detailed staff report. He commented on the multiple variations that had been considered for this site and stated this plan was the best plan for the property. He commented on how this property was constrained by its size and required setbacks. He stated the development would have 1.6 parking stalls per unit, which was higher than the city's standard. He indicated the project would provide nine affordable housing units. He discussed the project timeline and asked if the council had any comments or questions.

Ramaley asked how long the period of affordability would be in place. Wischnack explained this would be a 30 year term.

Ramaley inquired if the financing request would be for TIF. Wischnack reported tax increment financing would be involved in this project.

Wiersum commented on how challenging the financial market was at this time. He questioned if the developer was concerned about his ability to secure financing for this project. Mr. Dillon discussed how his project would be structured noting the total project costs were around \$10 million. He reported a project of this size could be financed by local investors and he would not have any trouble financing this project.

Calvert stated the setbacks were an improvement over the townhomes, but noted she wanted to explore the setbacks further to understand how they fit with the developments along Fairfield Road.

Ramaley indicated she would be interested in having the planning commission look at the variance issues. She explained she was concerned about the wetland setback and wanted to see what other developments have achieved. She looked forward to learning more about the sustainability functions within this development.

Schack commented on how the building was quite blocky and asked that the parking be further investigated as she has heard Birke tenants were using this parking lot for overflow parking. She reported there was no overflow parking available and she did not want to see parking problems in this area of the city increased.

Calvert discussed how she wished a master developer could have constructed all of these apartment buildings in order to create a more comprehensive or wholistic plan for this area.

Wiersum stated he would like the planning commission to consider if not this then what. He understood this was only a 1.9 acre site that was surrounded by housing, which led him to believe this site should have housing. He asked that more creativity be brought into the building and hoped the planning commission could challenge the developer to make this project better.

Wilburn moved, Ramaley seconded a motion to introduce the ordinance and refer it to the planning commission. All voted "yes." Motion carried.

13. Public Hearings: None

14. Other Business:**A. Preliminary plat with lot-area variances, for FORMA KNOLL, a two-lot subdivision at 14705 Glendale Road**

City Planner Susan Thomas gave the staff report.

Calvert explained she visited the property and she was pleased to learn the tree removal would be within city ordinance. She commented on the unhealthy trees on the site and questioned if these trees were counted for removal. She requested further information regarding the right-of-way along Glendale. Thomas stated the right-of-way along Glendale was difficult to see. She reviewed a map of the site and noted this right-of-way was part of the plat. She indicated there were 50 trees on the site and natural resources staff has recommended five not be counted.

Coakley asked if the zoning had already changed, would the council be discussing this matter. Thomas stated the zoning ordinance update is underway and one thing being considered had to do with lot size.

Coakley inquired what the issue was with the proposed lot sizes. Thomas explained lots were to be 22,000 square feet in size and the proposed lots were just over 20,000 square feet in size.

Ramaley requested further information regarding the McMansion policy. Thomas reported this policy only applies to lots or homes that were requesting a variance. She indicated the city could then put a cap on the square footage that can be built on the lot. She provided further information on how staff can put a cap on the square footage that can be built on a lot.

Ramaley inquired if there was no limit to the size, if the applicant were to not require a variance, the home on a single lot could be 10,000 square feet in size. Thoms reported this was the case.

Wiersum requested further information on what the legal process is when additional right-of-way is required. Thomas reported when a development proposal comes before staff, it is reviewed by the development team and subdivisions along a county road also gets routed to county engineers. She explained if deficient right-of-way was in place, a subdivision allows for the opportunity to have right-of-way dedicated.

Wiersum inquired if a plan came forward for this site without a lot split, would the city be requesting right-of-way. Thomas indicated the city would not have opportunity to take right-of-way or easements. City Attorney Erik

Nilsson reported this was the case, noting the city could negotiate the acquisition for right-of-way.

Wiersum commented on how the variance created the opportunity for the city to acquire right-of-way. Thomas clarified it was the subdivision that allows the city to acquire the right-of-way.

Foster-Bolton asked if each lot was approximately 1,600 square feet short of meeting the city's lot size requirements. Thomas stated this was correct.

Wiersum asked the applicant to come forward at this time.

Emily Wendt, 5328 Spring Lane, introduced herself to the council.

Jesse Wendt, 5328 Spring Lane, thanked the council for their time and stated he was a small builder in Minnetonka. He noted he has lived in the community for the past 15 years. He reported his goal was to build homes that have high craftsmanship, were highly efficient and sustainable. He stated it was his understanding there were three items that were needed to approve a variance. He discussed how it would be useful to have two homes on this property. He commented on how he had intended to work with the neighbor to the south in order to acquire enough square footage necessary to put him over one acre so he could split the lot. He stated he then learned that right-of-way would be taken away from the property. He provided further comment on how the proposed homes were in keeping with the neighborhood. He reviewed the size of the surrounding 23 lots noting only 11 lots were conforming. He provided further information regarding when the surrounding lots were developed. He explained his lots would have the same frontage as the surrounding lots, which would be in keeping with the neighborhood. He reviewed renderings of the home he was proposing to build and asked that the council approve his variance request.

Ramaley requested information on the sustainability measures that were being proposed for the new home. Mr. Wendt stated the home would have spray foam insulation, high efficiency furnace, energy star windows would be installed, an EV charger would be wired for the garage, and depending on the buyer, the home would be solar ready.

City Manager Mike Funk asked if there were comments from the neighborhood or public. Wiersum opened the meeting for comments from the public.

Joe Fraser, 4013 Baker Road, stated he believed putting two homes on this lot instead of one would be solely for economic reasons. He did not believe this was meeting Section B of the variance requirements. He recommended the council not approve the variance request because this would move the city away from the lot standards that were in place. He indicated he did not want to see his neighborhood adversely impacted by this project.

Seeing no one else coming forward, Wiersum closed the meeting for public comments.

Ramaley reiterated that if this variance were not approved, a home could be built on this property that was of any square footage, where if a variance were approved, the home could be no more than 4,000 square feet. Thomas reported this was correct.

Wiersum asked how the council wanted to proceed. He noted the council would need at least four votes in order to deny the variance request or five votes to approve the variance request.

Wilburn questioned why the city needed more right-of-way. Thomas explained the right-of-way for Chastek Way was very narrow and additional right-of-way would put the city in a better position if a project were completed in the future.

Foster-Bolton stated from what she saw, there would be trees that would be saved and would assist with screening the two new homes. She discussed how it would be more out of character to see a large home on this property than the two proposed homes. She did not believe the buildable lot area was too small and for this reason, she would be offering her support for the subdivision.

Schack commented she struggled with infill requests like this. She believed the character of the neighborhood could be honored by having two smaller homes, instead of one large home. She explained she respected the recommendation from staff as it was following city policy, but noted she would be supporting granting the application.

Calvert indicated she was conflicted on this request. She commented on how the lot size variance was larger than the size of her entire house, which was a large variance. She stated she had difficulty with how the right-of-way acquisition was impacting the request. She did not believe it was appropriate to have the two houses so close and she anticipated the lots would be quite bare once the trees were taken down, which would

adversely impact the neighbors. She stated she was not comfortable supporting the request because it was not in keeping with city code.

Wilburn stated if the city were to approve the preliminary plat the placement of the homes could be different than show on staff's diagram. Thomas commented the applicant could come back with a different house design and a slightly different grading pattern. She indicated when the council approves a preliminary plat, the grading has to occur with substantial performance to the previous approvals.

Wilburn explained she was hung up on how the right-of-way requirement was impacting the subdivision of this property and noted this was not the applicants fault. She stated the property size was so close to meeting the current lot size requirements.

Ramaley reported she respected staffs recommendation and the reasons behind this recommendation. She indicated she rewatched the planning commission meeting and appreciated the rules they were following. However, she understood the planning commission weighed in on items but the final decision rested with the city council. She commented on how if this subdivision were not approved, something worse could be brought forward that would not be in keeping with the neighborhood, such as an, 8,000 or 9,000 square foot home. She appreciated the sustainability measures the applicant would be pursuing for these homes. She explained she would be supporting the requested subdivision.

Coakley indicated she was leaning towards supporting the subdivision as well. She believed that more houses in the city was beneficial, even if these homes were not affordable. She explained she was not a planner, but she understood this was an opportunity to move forward with the comp plan and to bring two new families into the community. She stated she would be supporting the requested subdivision.

Wiersum stated this was not an easy request. He explained this was demonstrated by the planning commission. He indicated he was concerned with approving this, while also being concerned about not approving this. He commented on how he could not speculate on what zoning changes may be made. He stated he could not hang his hat on changes that may or may not come. He understood why staff made a recommendation to deny the request. He reported from a pure planning perspective, the request should be denied. He stated he has seen lot splits that have failed and they were only 50 to 100 feet short. He commented on how this was not a particularly desirable lot because there were streets on three sides of the lot. He indicated every lot on this block extends from Eden Prairie Road to Chastek Way and this would be the

first lot that was subdivided in the entire block. For this reason, he was originally leaning to not offer his support for the subdivision as it was not in keeping with the neighborhood, surrounding lots or city code requirements. He stated the only way he could vote in favor of this subdivision was when taking into consideration the McMansion policy, noting the typical new build in the city was \$850,000 without the cost for the lot. He anticipated these houses would be more expensive than an affordable home, but would be far less expensive than if only one home were built on this lot. He reported the unintended consequences of following city code have led him to support the requested subdivision.

Calvert thanked the council for addressing staff and their professionalism, noting everything the mayor just said was true. She understood staff made the right recommendation for the right reasons. She commented on why the city needs more housing.

Foster-Bolton explained she appreciated staff's recommendation and efforts on this subdivision as well.

Schack moved, Foster-Bolton seconded a motion to adopt Resolution 2025-052 as amended approving the preliminary plat with variances. All voted "yes." Motion carried.

B. Opus Tax Increment Financing (TIF) Special Legislation

Community Development Director Wischnack gave the staff report.

Wilburn moved, Ramaley seconded a motion to adopt Resolution 2025-053. All voted "yes." Motion carried.

15. Appointments and Reappointments: None

16. Adjournment

Wilburn moved, Calvert seconded a motion to adjourn the meeting at 8:17 p.m. All voted "yes." Motion carried.

Respectfully submitted,

Becky Koosman
City Clerk

**City Council
Agenda Item 6.A
Meeting of July 28, 2025**



Title: Tour de Tonka
Presenter: Executive Director Kim Carlson

Form of Action: Other

Recommended Action
Informational only.

**City Council
Agenda Item 10.A
Meeting of July 28, 2025**



Title: CenterPoint Energy Community Safety Grant

Report from: Rachel Meehan, Police Captain

Submitted Through: Scott Boerboom, Chief of Police
Darin Nelson, Finance Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Rachel Meehan, Police Captain

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

The Minnetonka Police Department was awarded a \$2,500 grant through CenterPoint Energy’s Safety Grant Program. This funding will support the purchase of an additional electric bicycle (e-bike), enhancing the department’s ability to patrol, respond, and conduct outreach in parks, trails, and other areas that are difficult to access by vehicle.

Recommended Action

Motion to adopt the resolution.

Strategic Plan Relatability

N/A

Financial Consideration

No

The grant should fully fund the purchase of the e-bike. Any remaining funds will be used for related accessories, such as a vehicle bike rack for transport.

Background

With 50 parks and over 100 miles of trails, Minnetonka’s natural spaces are among the city’s most valued assets - but they can also be challenging for officers to access quickly using traditional police vehicles. Electric bicycles (e-bikes) provide a more efficient and versatile way for officers to patrol these areas, respond promptly to medical emergencies, and increase presence in locations that currently receive limited coverage. This enhanced visibility not only helps deter crime and unsafe behavior but also supports community safety more broadly.

In response to a recent rise in complaints about underage and reckless e-bike and electric motorbike

riders - often traveling at unsafe speeds without helmets - the use of police e-bikes will give officers the ability to respond more effectively, address violations in real time, and educate youth and families on responsible riding and trail use.

Beyond enforcement, e-bikes serve as a valuable community engagement tool, allowing officers to interact more frequently and meaningfully with park and trail users. Thanks to this \$2,500 grant awarded through CenterPoint Energy's Safety Grant Program, the department will be able to purchase an additional e-bike at no cost to the city. Any remaining grant funds will be used to purchase necessary accessories, such as a bike rack for vehicle transport, further maximizing the value of the award and saving city resources.

ATTACHMENTS:

[Resolution](#)

Resolution No. 2025-

Resolution approving the Minnetonka Police Department to accept the CenterPoint Energy Community Safety Grant award.

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

Section 1. Background.

1.01. With 50 parks and over 100 miles of trails, Minnetonka’s natural spaces are among the city’s most valued assets—but they can also be challenging for officers to access quickly using traditional police vehicles. Electric bicycles (e-bikes) provide a more efficient and versatile way for officers to patrol these areas, respond promptly to medical emergencies, and increase their presence in locations that currently receive limited coverage. This enhanced visibility not only helps deter crime and unsafe behavior but also supports community safety more broadly.

In response to a recent rise in complaints about underage and reckless e-bike and electric motorbike riders—often traveling at unsafe speeds without helmets—the use of police e-bikes will give officers the ability to respond more effectively, address violations in real time, and educate youth and families on responsible riding and trail use.

Beyond enforcement, e-bikes serve as a valuable community engagement tool, allowing officers to interact more frequently and meaningfully with park and trail users.

Section 2. Council Action.

2.01. The Minnetonka chief of police is hereby authorized to accept the grant award to purchase the equipment on behalf of the City of Minnetonka, subject to changes and final review by the city attorney.

Adopted by the City Council of the City of Minnetonka, Minnesota, on July 28, 2025.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on May 19, 2025.

Becky Koosman, City Clerk

**City Council
Agenda Item 10.B
Meeting of July 28, 2025**



Title: Resolution for the 2025 Sanitary Sewer Lining Project

Report from: Mike Kuno, P.E., Deputy Public Works Director

Submitted Through: Will Manchester, P.E., Public Works Director
Darin Nelson, Finance Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Will Manchester, P.E., Public Works Director

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

The 2025 Sanitary Sewer Lining Project proposes to utilize trenchless repair technology to structurally rehabilitate approximately 8,400 feet of existing sanitary sewer south of Ridgemount Avenue and west of Hopkins Crossroad.

Recommended Action

Motion to adopt the resolution.

Strategic Plan Relatability

Infrastructure & Asset Management

The 2025 Sanitary Sewer Lining Project supports initiatives to maintain and manage capital assets, preserve long-term investment, ensure reliable service and protect our natural environment, following Desired Outcome 5.1, improving reliability and efficiency of our utilities.

Financial Consideration

Yes

The 2025 Sanitary Sewer Lining Project is proposing Infiltration and Inflow Reduction Program funds from 2023, 2024 and 2025 of the Capital Improvement Program.

Background

See Supplemental Background Report.

ATTACHMENTS:

Supplemental Background Report
Resolution
Map

Supplemental Background Report

City staff conduct annual sanitary sewer metering and pipe televising to identify areas within the sanitary sewer system that experience high levels of Infiltration and Inflow (I&I). Infiltration is groundwater that seeps into the sewer system through cracks or damaged pipes and Inflow is surface water that enters the system through cross connections such as sump pumps and roof drains. I&I can cause the system to overflow during heavy rain events and increases the cost of sewer treatment for the city.

The sanitary sewer generally located north of Interstate 394, between Sunset Drive and Hopkins Crossroad, is susceptible to high levels of I&I. The system was installed in 1970 and includes a combination of vitrified clay pipe (VCP) and poly vinyl chloride (PVC) pipes. The area has a significant amount of wetland and much of the pipe network was installed in high water table conditions. A majority of the pipe between Sunset Drive and Sunnysvale Lane was lined in 2011, as well as all of the pipe along Ridgemount Avenue in 2022, in an effort to reduce I&I. While those efforts have been successful in reducing I&I, additional improvements are still needed in the area.

In 2022, the Capital Improvement Program approved funding for a city sewer televising van. This equipment is used primarily to televise sanitary sewer pipes, evaluate the condition of the pipes, and evaluate cleaning and maintenance needs. Following, staff began televising existing sanitary sewer in areas of the city where the likelihood of repairs could be necessary based on previous records.

Proposed Improvements

The 2025 Sanitary Sewer Lining Project is proposed to utilize trenchless repair technologies, specifically cured-in-place-pipe (CIPP), to structurally rehabilitate approximately 8,400 feet of existing eight-inch and 10-inch sanitary sewer pipe. The project includes segments along Sunnysvale Lane, Glendale Lane, Park Lane, Oberlin Road, Lorry Lane and Oberlin Park, along with several segments through existing sewer easements. The CIPP liners will be installed through existing manholes throughout the corridor. Excavations may be required for spot repairs of damaged pipe prior to completing the lining operations.

Estimated Project Costs and Funding

The total estimated project cost, including construction, contingency and engineering, for the 2025 Sanitary Sewer Lining Project (#22908, #23908, #24908 and #25908) is \$450,000. The 2022-2026, 2023-2027, 2024-2028 and 2025-2029 Capital Improvements Program (CIP) includes \$700,000 for Infiltration and Inflow Reduction. Approximately \$200,000 of those funds have already been used towards I&I reduction focused improvements.

The project proposes funding from multiple years due to staff delaying significant Inflow and Infiltration Reduction Fund projects beginning in 2022. This allowed staff adequate time to televise a number of areas and determine where best these funds could benefit the city to reduce I&I most effectively. Utilizing these funds helps reduce treatment costs to the city paid to the Metropolitan Council. The budgeted amounts for the project are shown below and the fund balance can support the estimated project costs.

	Budget Amount	Proposed Funding	Expense
2025 Sanitary Sewer Lining Project			
Construction Cost			\$380,000
Contingency			\$50,000
Engineering and Indirect Costs			\$50,000
Utility Fund (2022 CIP #22908)	\$160,000	\$100,000	
Utility Fund (2023 CIP #23908)	\$170,000	\$120,000	
Utility Fund (2024 CIP #24908)	\$180,000	\$115,000	
Utility Fund (2025 CIP #25908)	\$190,000	\$145,000	
Total Budget	\$700,000	\$480,000	\$480,000

Schedule

If the recommended actions are approved by council, staff would open bids in August with intentions of council consideration to award the contract in August. Construction is anticipated to begin in the fall/winter of 2025.

Resolution No. 2025-XXX
Resolution ordering the improvements, accepting plans and specifications and
authorizing the advertisement for bids for the 2025 Sanitary Sewer Lining Project, Project
No. 25908

Be It Resolved by the City Council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

- 1.01. The plans and specifications have been prepared by or under the direction of the public works director, who is a Licensed Professional Engineer in the state of Minnesota, for the 2025 Sanitary Sewer Lining Project, No. 25908.
- 1.02. The plans and specifications for the construction of the 2025 Sanitary Sewer Lining Project, Project No. 25908, have been presented to the city council for approval.

Section 2. Council Action.

- 2.01. The proposed improvements are hereby ordered as proposed.
- 2.02. The plans and specifications, copies of which are on file with public works, are hereby accepted upon the recommendation of the public works director.
- 2.03. The city clerk shall prepare and cause to be inserted in the official newspaper and in Finance & Commerce an advertisement for bids for the making of such improvements under such approved plans and specifications. The advertisement shall specify the work to be done, shall state that bids will be opened and read aloud at Minnetonka Public Works, that all bids must be made online at the QuestCDN bidding site and that no bids will be considered unless accompanied by bid security in the amount of five (5) percent of the amount of the bid, which security must be submitted as required by the contract documents.

Adopted by the City Council of the City of Minnetonka, Minnesota, on July 28, 2025.

Brad Wiersum, Mayor

Attest:

Becky Kosman, City Clerk

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on July 28, 2025.

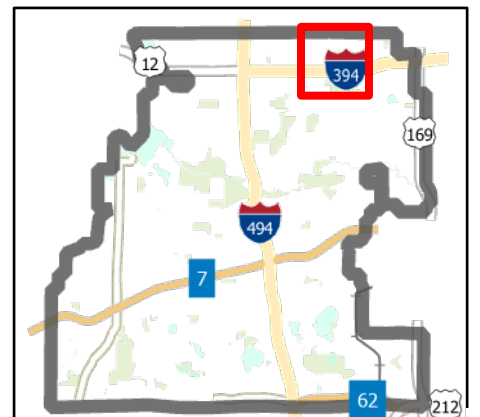
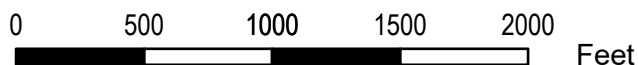
Becky Koosman, City Clerk



2025 Sanitary Sewer Lining Project



Sewer Lining



**City Council
Agenda Item 13.A
Meeting of July 28, 2025**



Title: Temporary on-sale liquor licenses for Unmapped Brewing, LLC, 14625 Excelsior Blvd

Report from: Fiona Golden, Community Development Coordinator

Submitted Through: Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Julie Wischnack, FAICP, Community Development Director

Action Requested: Public Hearing and Motion

Form of Action: License

Votes needed: 5 votes

Summary Statement

The city has received an application for two temporary on-sale liquor licenses from Unmapped Brewing, LLC, for outdoor events at 14625 Excelsior Blvd. Beer will be sold outside of the licensed premise in the parking lot, which requires the approval of two temporary liquor licenses. A public hearing is required.

Recommended Action

Motion to grant the licenses.

Strategic Plan Relatability

N/A

Financial Consideration

No

Background

Events

Saturday, Sept. 6 - Unmapped Brewing / Gladden Farms Hop Harvest

The event will take place from 2 pm to 10 pm in the parking lot. Participants can pick fresh hops from former MN Twins player Dan Gladden Hop Farm and turn in buckets of hops for a free beer or a raffle ticket for prizes. The area surrounding the event will be marked off with a temporary safety fence and a tent. There will be a giant TV truck showing the Twins vs Kansas City Royals game at 6:15 pm.

Saturday, Oct. 11 - Flannel Roots Music & Beer Festival

The event will be held from 11 a.m. – 11:00 p.m. (10:00 p.m. outdoors) in the Unmapped Brewing parking lot. The festival will feature live music, food trucks, and outdoor games/activities. Unmapped is

also partnering with a local greenhouse to set up a pumpkin patch.

Parking and security

Unmapped Brewing has secured parking at Bethlehem Lutheran Church, Everbrook Academy, and a new agreement with Bridgewater Bank. With site parking and the agreements, there are approximately 350 spaces available at those sites. Unmapped Brewing is recommending that local residents walk or bike to the event.

The entrance will have employees/volunteers in charge of checking identifications and issuing a wristband to those patrons age 21 and older. Staff at the event will only serve those wearing a wristband.

Outdoor activity including intoxicating liquor

Minnesota State Statute 340A.404 subd 10(c) states that a brewery that manufactures fewer than 3,500 barrels of malt liquor in a year is eligible for a temporary liquor license for social events upon city approval.

Unmapped Brewing has completed the license applications and provided proof of insurance. Unmapped Brewing notified neighbors within 400-feet of the brewery of the events.

Unmapped has successfully hosted multiple temporary liquor events since opening in 2017. Staff recommends the council hold the public hearing and grant the temporary liquor licenses for the events.

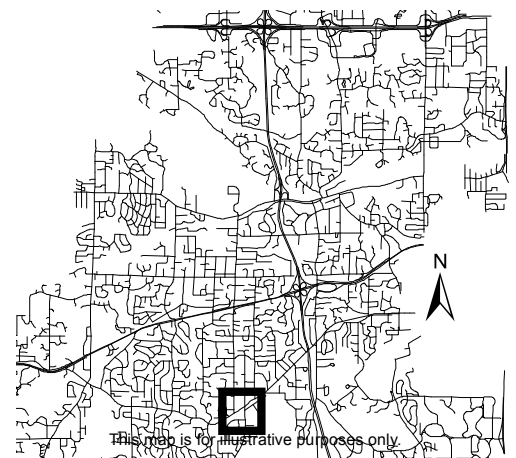
ATTACHMENTS:

[Event information](#)



Location Map

Unmapped Brewing
14625 Excelsior Blvd.





UNMAPPED BREWING CO

July 20, 2025

Dear Neighbor,

This letter is to inform you that we, Unmapped Brewing Company, have made an application to the City of Minnetonka for an event at the address of 14625 Excelsior Blvd, Minnetonka, MN, 55345. You are receiving this letter as the city requires us to notify everyone within 400 feet of the address above when we request an outdoor activity which includes the serving or sale of liquor as described below:

Name of event: Hop Harvest and Flannel Roots Party

Date(s) of event: 09/06/25 and 10/11/25

Time of event: 11:00 AM – 11:00 PM (10:00 PM for outdoor activities)

Type of liquor served: Beer

Outdoor activities planned: We will be serving food and beer, hosting live music, activities, and games.

This letter serves as your notice that the city will review this application/request at a regular City Council Meeting. The tentative date for the public hearing before the city council is **July 28, 2025**. The meeting begins at 6:00 p.m. in the Council Chambers of the Minnetonka Community Center at 14600 Minnetonka Boulevard.

If you have any comments, you may contact Fiona Golden, Community Development Coordinator, City of Minnetonka, at (952) 939-8274 or by e-mail to: fgolden@minnetonkamn.gov.

Most Sincerely,

Derek Allmendinger
Co-owner/General Manager
Unmapped Brewing Company



Unmapped Site Plan for Hop Harvest and Flannel Roots parties 9/6/25 and 10/11/25 respectively.

**City Council
Agenda Item 14.A
Meeting of July 28, 2025**



Title: Conditional use permit and site and building plan review for a concession stand with bathroom facilities for Veterans Field at the Minnetonka High School Campus, 18301 Hwy 7

Report from: Drew Ingvalson, Senior Planner

Submitted Through: Julie Wischnack, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Susan Thomas, AICP, City Planner

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

Ron Spoden, on behalf of the Minnetonka School District, is proposing to construct a concession stand with bathroom facilities for Veterans (baseball) Field at Minnetonka High School Campus, 18301 Hwy 7.

Recommended Action

Motion to adopt the resolution.

Strategic Plan Relatability

N/A

Financial Consideration

No

Background

Planning commission hearing

The planning commission considered the proposal on July 10, 2025. The planning commission staff report, proposed plans, and unofficial meeting minutes are attached.

Staff Presentation: At the meeting, staff recommended approval of the request as:

- It met all required standards for a conditional use permit and site and building plan review.
- The new concession stand with bathrooms would enhance visitors' use of the existing baseball facility; and
- The new building would be appropriately buffered (located over 500 feet from the nearest residential property) and would not have a negative impact on surrounding properties.

Applicant presentation: Following the staff report, the applicant presented to the planning commission. After their presentation, the commission asked questions regarding the following topics:

- Retaining wall design: The applicant stated that the proposed retaining wall design is an improvement from the existing wall design and that it has been designed by licensed engineers.
- Alternate uses for the facility: The applicant stated that the concession stand with bathrooms building could potentially be used for Tour de Tonka, football games and serve as a warming house in the winter. The school district is open to using it for additional events, beyond baseball games.
- Vehicle circulation: The proposal would create a vehicle drop-off area; however, vehicle circulation would generally stay the same on the site.

Public hearing: Following the applicants' presentation, a public hearing was held to receive comments. No audience members provided testimony during this time.

Commission discussion: The public hearing was then closed, and the commission discussed the request. During this time, the commission expressed general support for the request.

Planning commission recommendation

The planning commission unanimously voted to recommend the council approve the request 4-0.

ATTACHMENTS:

[Project Information](#)
[Resolution](#)

MINNETONKA PLANNING COMMISSION
July 10, 2025

Brief Description Conditional use permit and site and building plan review for a concession stand with bathroom facilities for Veterans Field at the Minnetonka High School Campus, 18301 Hwy 7

Recommendation Recommend the city council approve the request.

Proposal

Ron Spoden, on behalf of the Minnetonka School District, is proposing to construct a concession stand with bathroom facilities for Veterans (baseball) Field at the Minnetonka High School Campus, 18301 Hwy 7.

Existing Site Conditions.

Campus Size: 97 acres

Structures:

- High School: 505,735 sq. ft.
- Momentum/Pagel Center: 71,330 sq. ft.
- Football Field Press Box: 450 sq. ft.
- Athletic Storage Building: 3,600 sq. ft.
- Veterans (Baseball) Field Concession Stand/Press Box (existing): 400 sq. ft.
- Various Storage Sheds: N/A

Floodplain/Wetlands: A large 100-year stormwater and wetland area is located west of the baseball field. However, this area is over 450 feet from the proposed concession stand and will not impact the project.

Topography: There is a steep drop-off moving west across the site, from existing and proposed concession stands, towards the baseball field. This area has a two-tiered retaining wall system that varies in height (approximately 5 feet to 13 feet tall). The applicant has stated that these retaining walls need to be replaced, regardless of the proposed addition of a concession stand.

Overall, there is a 14 - 22 feet elevation drop from the upper concession stand area to the bottom of the retaining wall.



Staff analysis

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

1. Is the request reasonable?

Yes. Construction of a concession stand with bathroom facilities on school property is reasonable. The proposed building would:

- Meet the required standards and ordinances for the conditional use permit and site and building plan review.
- Enhance visitors' use of the existing baseball facility.
- Not result in a significant increase in impervious surface on the site.

2. Would the proposal negatively impact surrounding land uses?

No. The proposal would not negatively impact surrounding land uses, as:

- The proposed building and existing baseball field are appropriately buffered from surrounding residential properties. Currently, there is a wetland and mature vegetation buffering the existing baseball field and new concession stand from residential properties.
- The proposed concession stand with bathrooms would be located over 500 feet from the nearest residential property.

Staff Recommendation

Adopt the resolution approving a conditional use permit and final site and building plans for the Veterans Field concession stand with bathroom facilities at the Minnetonka High School Campus, 18301 Hwy 7.

Originator: Drew Ingvalson, Senior Planner

Through: Susan Thomas, AICP, City Planner

Supporting Information

Surrounding Properties and Subject Property

	Subject Property	North	South	West	East
Use	Minnetonka High School Campus	Delton Ave.	Outlot and Single Dwelling Homes	Stratfordwood Apartments/ Townhomes and Outlot	Single Dwelling and Duplex Homes
Zoning	R-1	-	R-1	R-1/R4	PUD/R-1
Guide plan designation	Institutional	Right-of-Way	Low-density residential and Open Space	Medium Density and Open Space	Medium Density and Low Density

Recent Project Status Since 2000, the Minnetonka High School Campus has received several approvals for athletic facilities. Below is a brief overview of these projects.

Page1 Ice Arena

In 2001, the school district received a conditional use permit and site and building plan approval to construct the Page1 Ice Arena. In 2015, the school district received a conditional use permit and site and building plan approval for an expansion to the Page1 Ice Arena.

Athletic Sports Dome

In 2003, the school district received site and building plan approval for an athletic sports dome. In 2004, the school district received site and building plan approval for an enclosure for mechanical units associated with the dome.

Football Field

In 2005, the school district received site and building plan review approval to add a 2nd level to the press box at the football field.

Baseball Field

In 2006, the school district received a conditional use permit and site and building plan approval to renovate the varsity baseball field.

Softball Field

In 2007, the school district received a conditional use permit and approval for the site and building plans to construct new softball fields.

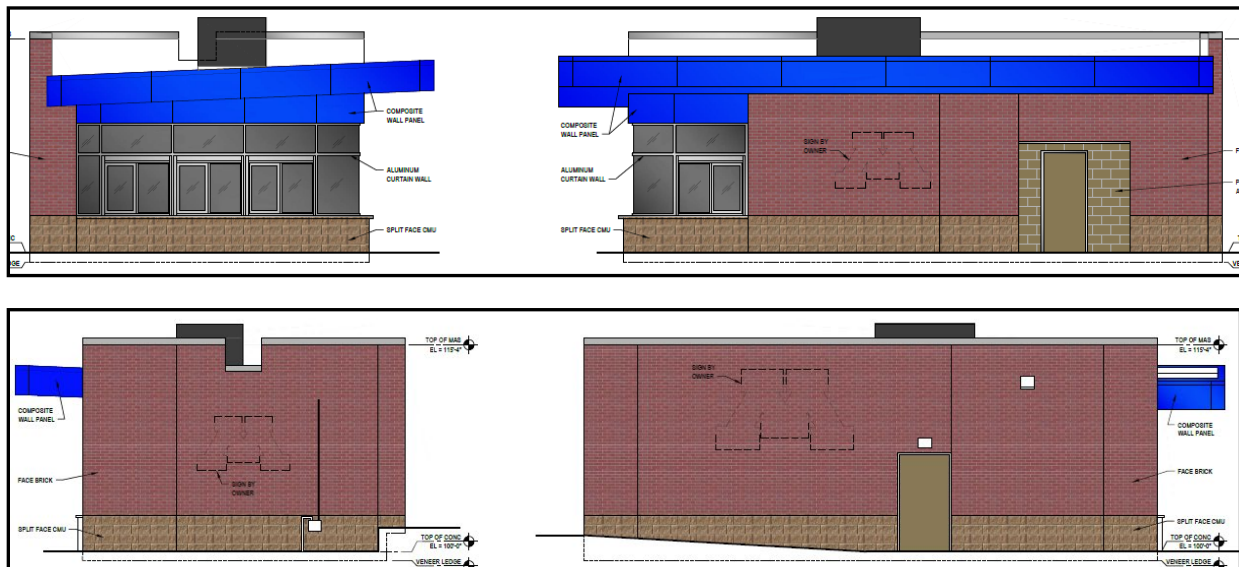
Building Architecture

The applicant is proposing to construct a 1,024 square foot concession stand (17 feet in height). The proposed building would include both a concession stand space and a bathroom space.

The proposed concession stand would have a modern architectural style, which includes a single, angled roof with overhang. It would be comprised of:

- Brick;
- A stone-like material;
- Glass windows that wrap around the corner of the building;
- Blue panels; and
- A silver roof accent on top of the brick wall.

Lastly, the proposed building would include the Minnetonka School District “M” logo on three sides of the building.



Required Setbacks

The following chart describes the required and proposed setbacks for the proposed concession stand with bathrooms. These setbacks are measured to the exterior school campus property lines:

Concession Stand		
<i>Northerly</i>	50 ft.	± 520 ft.
<i>Easterly</i>	50 ft.	± 990 ft.
<i>Southerly</i>	50 ft.	± 1,580 ft.
<i>Westerly</i>	50 ft.	± 700 ft.

Screening

The proposed concession stand building would be located adjacent to the existing baseball field on the site. In this location, the proposed structure would be fully screened by vegetation, existing buildings, or recreation facilities on all sides. As such, the building will be unviewable from any property outside the school campus.

CUP General Standards

The proposed building would comply with the general conditional use permit standards.

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies and objectives of the comprehensive plan;
3. The use would not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and
4. The use would not have an undue adverse impact on the public health, safety or welfare of the community.

CUP Specific Standards

The proposed building would comply with the specific conditional use permit standards as outlined in the city code.

1. Direct access limited to a collector or arterial roadway as identified in the comprehensive plan or otherwise located so that access can be provided without conducting significant traffic on local residential streets; the use is not permitted on property that has access only by way of a private road or driveway that is used by more than one lot;

Finding: The Minnetonka High School Campus is accessed via Delton Avenue, a collector roadway. However, the proposed concession stand with a bathroom building would not generate traffic.

2. Buildings set back 50 feet from all property lines and parking setbacks are subject to section 300.28 of this ordinance;

Finding: The proposed concession stand with bathrooms building would be set back from exterior property lines of the Minnetonka High School campus far more than 50 feet.

3. School bus pick-up and drop-off areas located outside of the public right-of-way and designed to enhance vehicular and pedestrian safety;

Finding: The school bus pick-up and drop-off areas would be unchanged with this request.

4. Recreational areas designed for group outdoor activities set back 25 feet from residential property, suitable buffering provided to protect neighboring properties from noise and adverse visual impacts, and lighted playing fields permitted only upon demonstration that off-site impacts can be mitigated substantially;

Finding: The proposed recreational area is currently, and would remain, setback further than 25 feet from residential properties,

and the site provides adequate buffers from neighboring properties in all directions.

5. No more than 60 percent of the site to be covered with impervious surface and the remainder to be suitably landscaped;

Finding: The proposed building would only minimally increase impervious surface on the property and would not put the site over 60 percent impervious surface.

6. Site and building plan subject to review pursuant to section 300.27 of this ordinance; and

Finding: This standard is addressed within the following SBP Standards section below.

7. Not connected to, or part of, any residential dwelling.

Finding: The proposed concession stand with bathrooms would not be connected to, or any part of, any residential dwelling.

SBP Standards

The proposed building would comply with site and building standards as outlined in the city code.

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

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

2. Consistency with the ordinance;

Finding: The proposal would meet all minimum ordinance standards.

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

Finding: The proposed building would only slightly increase the amount of impervious surface on the site, and only one tree would be removed.

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

Finding: The proposed building would maintain a consistent relationship with the existing development of the site and would complement the uses of these improvements.

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

- a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;

Finding: The proposed building would be located in a desirable location. The proposed location, adjacent to the existing baseball field, would enhance the use of activities on the site.

- b) the amount and location of open space and landscaping;

Finding: The proposed building would be partially on an existing concrete surface and would only slightly reduce the amount of existing green space on the site.

- c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and

Finding: The building materials and design would be complementary to the adjacent structures, including the existing concession stand/press box building.

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

Finding: The applicant has proposed modifying the drive aisle nearest the proposed construction site to accommodate the concession stand with a bathroom building. The proposal includes a new walkway to replace the one being removed. In addition, the staff has included a condition of approval requiring the drive aisle to remain at least 24 feet wide. The proposed changes would maintain appropriate circulation of the site.

6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of

glass in structures and the use of landscape materials and site grading; and

Finding: The proposed building would be appropriately located and designed.

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

Finding: Distance, existing buildings, wetlands, and other site improvements would provide adequate screening.

Natural Resources

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

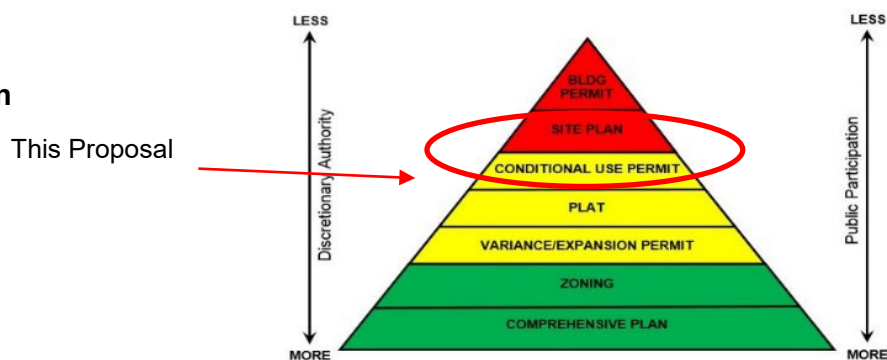
Neighborhood Comments

The city sent notices to area property owners and has not received any written comments.

Minnetonka Matters Comments

The subject request has been posted on the Minnetonka Matters webpage and the city has not received any community comments as of July 2, 2025.

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Concur with the staff's recommendation. In this case, a motion should be made to recommend approval of the proposal based on the findings outlined in the staff-drafted resolution.

2. Disagree with the staff's recommendation. In this case, a motion should be made recommending denial of the proposal. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled, with direction to staff, the applicant or both.

Voting Requirement

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

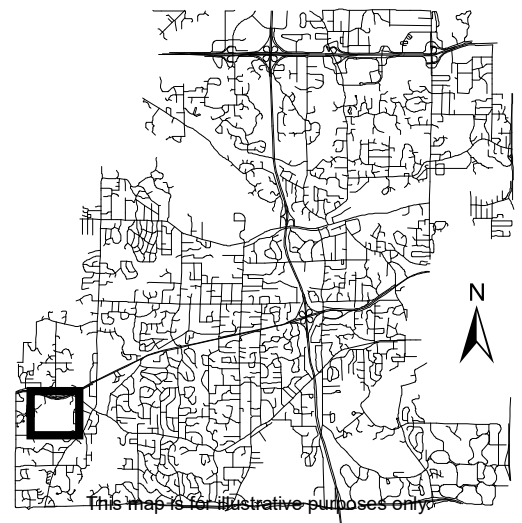
Deadline for Action

Sept. 29, 2025



Location Map

Project: Veteran's Field
 Address: 18301 Hwy 7



This map is for illustrative purposes only.

Existing Concession Stand and Press Box



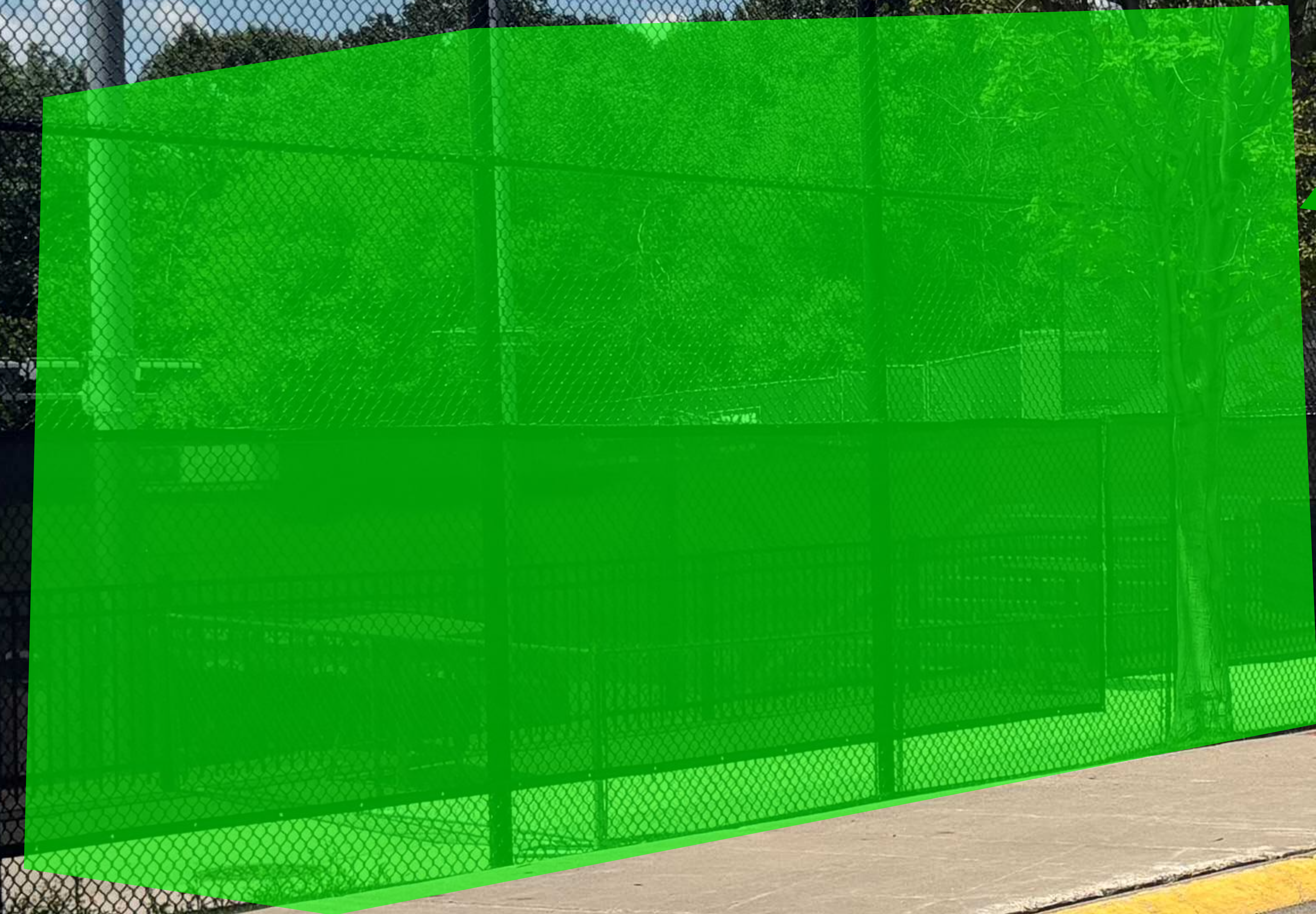
Existing Concession Stand and Press Box



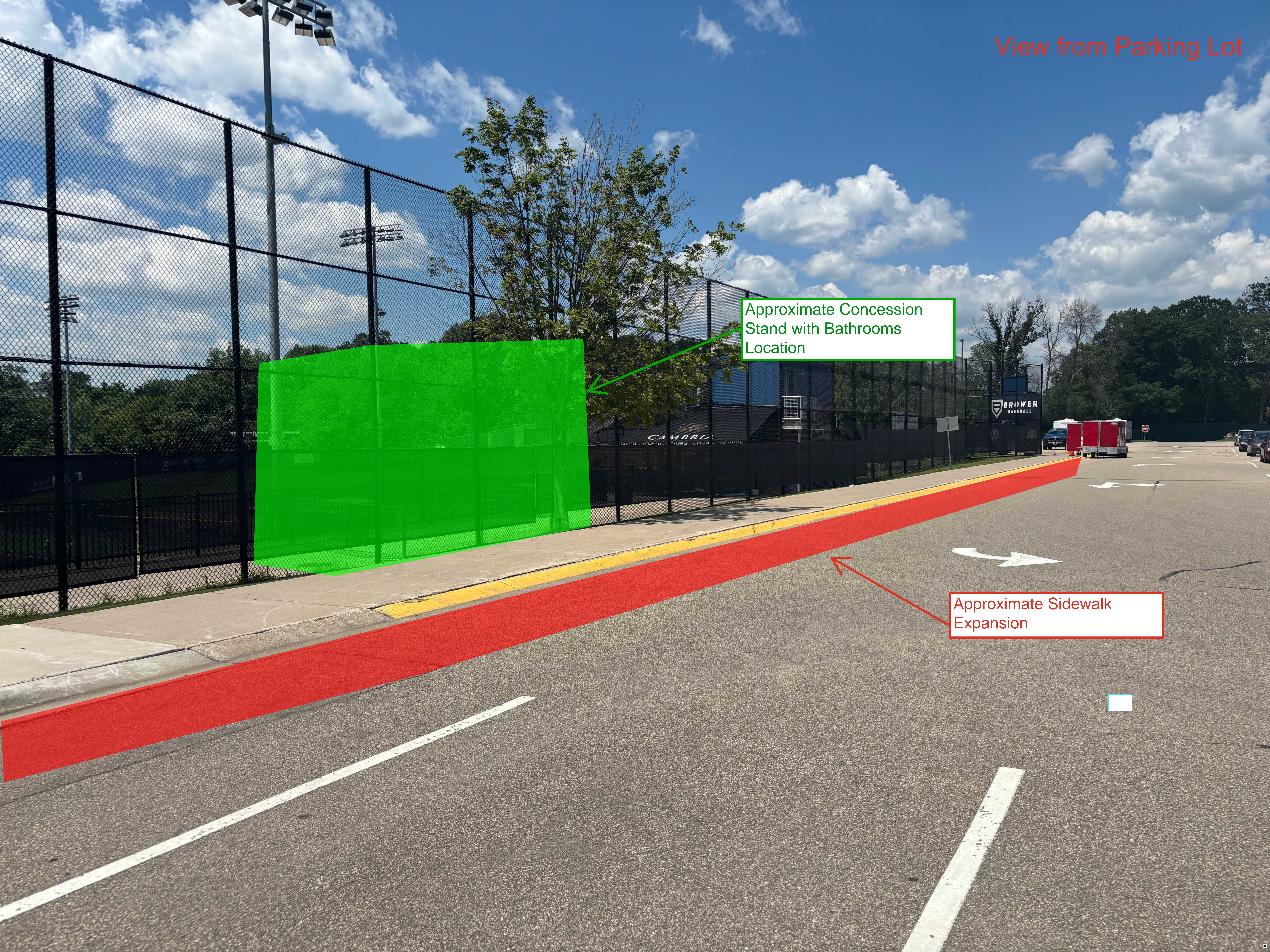
Existing Retaining Walls



Approximate Concession Stand with Bathrooms Location



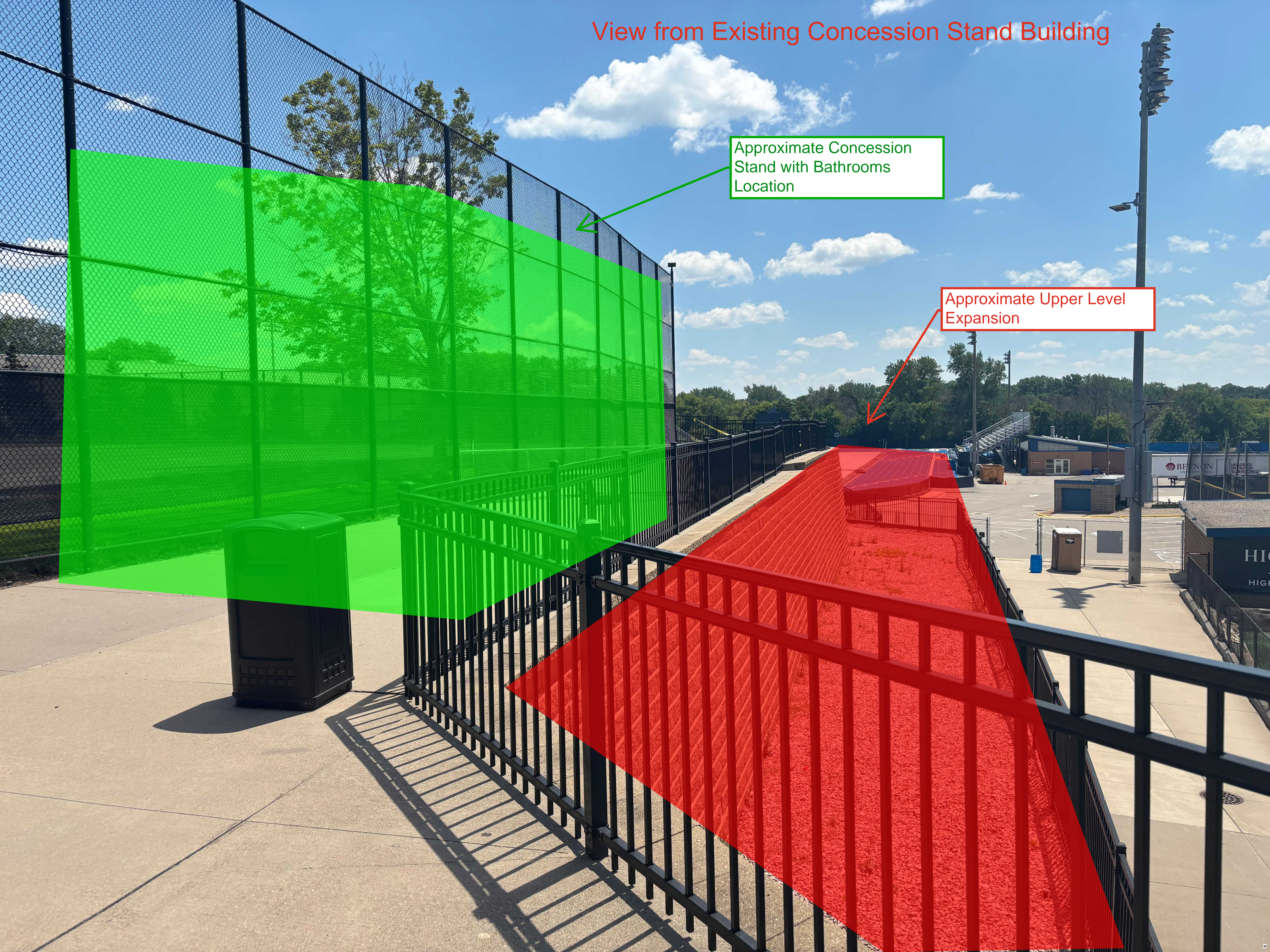
Approximate Sidewalk Expansion



View from Existing Concession Stand Building

Approximate Concession Stand with Bathrooms Location

Approximate Upper Level Expansion



Proposed Changes



GENERAL NOTES:

- LOCATIONS AND SIZES OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. VERIFY ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR REPAIR TO ANY DAMAGED UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, LAWN IRRIGATION SYSTEMS AND DRAIN TILE.
- CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL SITE UTILITIES. CONTACT GOPHER STATE ONE CALL AND PRIVATE LOCATOR PRIOR TO ANY DEMOLITION/EXCAVATION.
- ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE ORDINANCES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS.
- PROTECT EXISTING FACILITIES AND VEGETATION WHICH ARE TO REMAIN. RESTORE ALL DISTURBED AREAS, INCLUDING, BUT NOT LIMITED TO UTILITIES, IRRIGATION SYSTEMS, PAVEMENT, TREES, LANDSCAPING, AND GRASSLAND/LAWN AREAS. GRASSLAND/LAWN AREAS TO BE DECOMPACTED AND RESTORED WITH 6" TOPSOIL, FERTILIZER AND STAKED SO2.
- CONTRACTOR TO SWEEP SITE PAVEMENTS AND ADJACENT STREETS AT CONSTRUCTION VEHICLE ACCESS POINTS EACH WORK DAY WITH PICK UP SWEEPER OR EQUAL TO REMOVE ANY DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL THROUGHOUT PROJECT, INCLUDING, BUT NOT LIMITED TO, STORM WATER STRUCTURES INLET PROTECTION.
- ALL DIMENSIONS AND OR QUANTITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING.
- CONTRACTOR TO PROVIDE ALL CONSTRUCTION STAKING.
- ALL WORK SHALL COMPLY WITH THE RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT AND CITY OF MINNETONKA CONSTRUCTION AND STORMWATER MANAGEMENT RULES AND REGULATIONS.

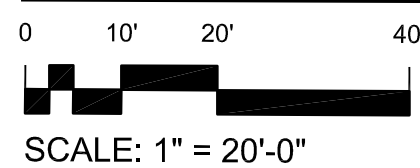
KEYED NOTES:

- PROTECT CATCH BASIN MANHOLES WITH ADS "ADVANTAGE PLUS" PERMANENT IN LET PROTECTION. SEE DETAIL 15/C7.
- REMOVE RETAINING WALL (APPROX. 400 L.F.) AND ORNAMENTAL FENCE (APPROX. 340 L.F.).
- REMOVE BITUMINOUS PAVEMENT, BASE AGGREGATE AND SUBGRADE SOILS FOR NEW UNDERGROUND STORM CHAMBERS. SEE STORM CHAMBERS DRAWINGS AND DETAILS.
- REMOVE BITUMINOUS PAVEMENT, BASE AGGREGATE AND SUBGRADE SOILS FOR NEW STORM SEWER AND CATCH BASINS. SEE DETAILS 1/C7 AND 2/C7.
- REMOVE CONCRETE PAVEMENT, BASE AGGREGATE AND SUBGRADE SOILS FOR NEW STORM SEWERS. SEE DETAILS 1/C7 AND 2/C7.
- REMOVE CONCRETE WALK.
- REMOVE MANHOLE.
- REMOVE 4" PIPE, APPROX. 49 L.F., PLUG/SEAL END AT MANHOLE WITH CONCRETE.
- REMOVE 12" PIPE, APPROX. 49 L.F..
- REMOVE 12" PIPE, APPROX. 27 L.F., PLUG/SEAL END AT MANHOLE WITH CONCRETE.
- REMOVE LANDSCAPE ROCK AND FABRIC.
- REMOVE EXISTING 20' HIGH FENCING, POSTS AND RAILS REMOVE ALL, SEE DETAIL 7/C7.
- ERECT 6' HIGH CONSTRUCTION BARRICADE FENCE, 12" WIDE PANELS TIED TOGETHER WITH 18 GAUGE OR HEAVIER STEEL WIRE TIES AND ANCHORED WITH 14" x 20" HEAVY DUTY POLY SANDBAGS, WEIGHING APPROX. 40 POUNDS PER SANDBAG, APPROX. 700 L.F..
- ERECT 12' WIDE BARRICADE FENCE DOUBLE GATE, (APPROX. 6' EACH SIDE).
- ERECT 16' WIDE BARRICADE FENCE DOUBLE GATE, (APPROX. 8' EACH GATE).
- REROUTED TRAFFIC LANE.
- 32" LCD PLASTIC JERSEY WATER-FILLED BARRICADES, APPROX. 125 L.F..
- SEE ARCHITECTURAL DRAWINGS FOR THE DEMOLITION TO BE DONE FOR THE CONCESSION BUILDING ADDITION AND REMOVAL OR MODIFICATIONS TO THE EXISTING UTILITIES AND ADDITION OF NEW UTILITIES OTHER THAN THE NEW WATER SERVICE AND ROOF DRAIN TO THE CONCESSION BUILDING ADDITION.
- REMOVE TREE AND ALL ROOTS.
- REMOVE GRASS, VEGETATION AND SOILS AS REQUIRED.
- INSTALL 8" DIAMETER BIO LOGS, APPROX. 360 L.F.
- NEW CONCESSION BUILDING ROOF OVERHANG.
- INSTALL NEW ROCK CONSTRUCTION ENTRANCE, SEE DETAIL 11/C7.
- REMOVE AND RESET/REINSTALL CANOPY AND POSTS AS REQUIRED.

- INDICATES BID ALTERNATE 1 AREA
- INDICATES BID ALTERNATE 2 AREA
- INDICATES CONCESSION BUILDING ADDITION
- INDICATES LANDSCAPE ROCK AREA
- INDICATES EXISTING GRASS AREAS TO BE REMOVED

DISTURBANCE AREA APPROX. 0.02 ACRES
NEW IMPERVIOUS APPROX. 0.08 ACRES
TOTAL APPROX. 0.10 ACRES

DEMOLITION AND EROSION CONTROL PLAN



Proposed Site

AT&R

ARCHITECTURE ENGINEERING
PLANNING TECHNOLOGY
INTERIOR DESIGN LANDSCAPE ARCHITECTURE

8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MINNESOTA 55427

TEL: 763.545.3731
FAX: 763.525.3289
WEB: www.at&r.com

Armstrong, Torshel, Skid & Rydeen, Inc. 2025
CONSULTANTS

INSPEC
5801 Duluth Street
Minneapolis, MN
55422
Ph. 763-546-3434

MINNEAPOLIS | MILWAUKEE | CHICAGO

REVISIONS

Minnetonka High School
Veterans Field Retaining Wall /
New Restroom Concessions Building
Minnetonka Public Schools District 276
18301 Minnesota Highway 7
Minnetonka, MN 55345

SIGNATURE / SEAL

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

DESIGNED: *[Signature]*
DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
DATE: 6/10/2025 REGISTRATION NO. 17328

KEYPLAN

FOR REVIEW
ONLY - NOT FOR
CONSTRUCTION

DRAWN BY
BJT
CHECKED BY
CWB
ISSUED FOR
CITY SUBMITTAL

ISSUE DATE
JUNE 10, 2025
SHEET NAME
GRADING AND DRAINAGE PLAN

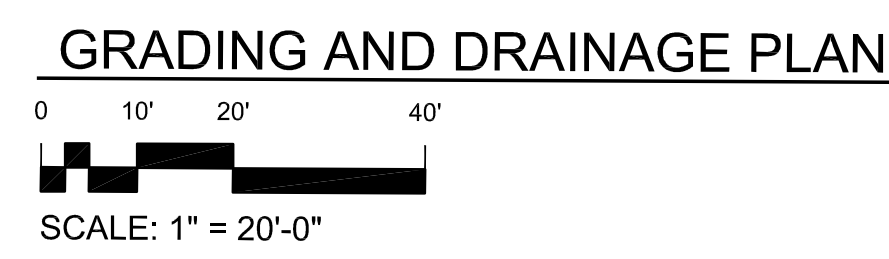
AT&R PROJECT NO.
25015

REVISION NO.

SHEET NUMBER
C2



CATCH BASIN/MANHOLE SCHEDULE					
CB/MH #	TYPE	TOP RIM ELEV.	INLET FRAME AND GRATE	INV. ELEV. IN	INV. ELEV. OUT
1	48" DIA. CONC. MONOLITHIC	951.40	NEENAH R-2296 WITH R-2577 FRAME AND TYPE C RADIAL GRATE	948.45	948.40 E
2	48" DIA. CONC. MONOLITHIC	953.50	NEENAH R-3290-A INLET FRAME AND TYPE C GRATE	948.35 N 948.32 W	948.30 E
3	48" DIA. CONC. MONOLITHIC	953.85	NEENAH R-3290-A INLET FRAME AND TYPE C GRATE	948.60 NW 950.20 W	948.60 S
4	48" DIA. CONC. MONOLITHIC	953.65	NEENAH R-3290-A INLET FRAME AND TYPE C GRATE	948.50 N	948.45 S
5	60" DIA. CONC. MONOLITHIC	953.50	NEENAH R-2296 WITH R-2577 FRAME AND HEAVY DUTY LID WITH 2 PICK HOLES STAMPED "STORM SEWER"	948.20 W	948.20 E
6	48" DIA. CONC. MONOLITHIC	953.40	NEENAH R-2296 WITH R-2577 FRAME AND HEAVY DUTY LID WITH 2 PICK HOLES STAMPED "STORM SEWER"	948.20 E 950.15 SE	948.10 W
7	48" DIA. CONC. MONOLITHIC	953.40	NEENAH R-2296 WITH R-2577 FRAME AND HEAVY DUTY LID WITH 2 PICK HOLES STAMPED "STORM SEWER"	948.05 W	948.00 SE
8	48" DIA. CONC. MONOLITHIC	951.20	NEENAH R-2296 WITH R-2577 FRAME AND TYPE C RADIAL GRATE	948.90 SW	948.90 SE
9	48" DIA. CONC. MONOLITHIC	951.20	NEENAH R-2296 WITH R-2577 FRAME AND TYPE C RADIAL GRATE		948.20 NE



KEYED NOTES:

- 1 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #1, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 2 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #2, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 3 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #3, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 4 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #4, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 5 NEW 60" DIA. CONCRETE MONOLITHIC MANHOLE #5, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 6 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #6, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 7 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #7, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 8 NEW 12" ASTM D2665 PVC PIPE, APPROX. 34 L.F., SEE DETAIL 2/C7.
- 9 NEW 12" ASTM D2665 PVC PIPE, APPROX. 32 L.F., SEE DETAIL 2/C7.
- 10 NEW 12" ASTM D2665 PVC PIPE, APPROX. 23 L.F., SEE DETAIL 2/C7.
- 11 NEW 12" ASTM D2665 PVC PIPE, APPROX. 4 L.F., SEE DETAIL 2/C7.
- 12 NEW 24" HDPE PIPE, APPROX. 5 L.F., SEE DETAIL 2/C7.
- 13 NEW 15" ASTM D2665 PVC PIPE, APPROX. 5 L.F., SEE DETAIL 2/C7.
- 14 NEW 15" ASTM D2665 PVC PIPE, APPROX. 6 L.F., SEE DETAIL 2/C7.
- 15 NEW 15" ASTM D2665 PVC PIPE, APPROX. 11 L.F., SEE DETAIL 2/C7.
- 16 NEW 8" HDPE PERFORATED PIPE IN SOCK, APPROX. 77 L.F., SEE DETAIL 2/C7.
- 17 NEW 4" HDPE PERFORATED PIPE IN SOCK, APPROX. 160 L.F., SEE DETAIL 2/C7. DRAIN THROUGHOUT NEW RETAINING WALL PER THE RETAINING WALL DRAWINGS.
- 18 NEW 4" HDPE PERFORATED PIPE IN SOCK, APPROX. 52 L.F., SEE DETAIL 2/C7. DRAIN THROUGHOUT NEW RETAINING WALL PER THE RETAINING WALL DRAWINGS.
- 19 CONNECT NEW 4" HDPE PERFORATED PIPES IN SOCKS. DRAIN THROUGHOUT NEW RETAINING WALL PER THE RETAINING WALL DRAWINGS.
- 20 NEW 20" HIGH FENCE TO BE INSTALLED AT THIS LOCATION, APPROX. 160 L.F., SEE DETAIL 7/C7.
- 21 THIS AREA TO BE REGRADED AND RESTORED WITH 6" NEW TOPSOIL, FERTILIZER AND STAKED SOD.
- 22 NEW MODULAR BLOCK RETAINING WALL, SEE RETAINING WALL DRAWINGS AND DETAILS.
- 23 BUILDING ADDITION ROOF DRAIN WITH 3" DIA. PVC PIPE STUBBED OUT 10' FROM BUILDING BY OTHERS, SEE ARCHITECTURAL DRAWINGS, CONNECT TO NEW PIPE KEYED NOTE 24.
- 24 NEW 3" ASTM D2665 PVC PIPE, APPROX. 10 L.F., SEE DETAIL 2/C7.
- 25 BID ALTERNATE 1
NEW CONCRETE STAIRS AND RAILINGS, SEE ARCHITECTURAL DRAWINGS.
- 26 BID ALTERNATE 2
NEW CONCRETE SIDEWALK AND CURB AND GUTTER, APPROX. 240 L.F., NEW CURB AND GUTTER, SEE DETAIL 6/C7, APPROX. 555 SQ.FT NEW CONCRETE SIDEWALK, SEE DETAIL 4/C7, NEW BITUMINOUS PAVEMENT AS REQUIRED, SEE DETAIL 3/C7.
- 27 CONCESSION BUILDING ADDITION, SEE ARCHITECTURAL DRAWINGS.
- 28 CONCESSION BUILDING ADDITION ROOF OUTLINE, SEE ARCHITECTURAL DRAWINGS.
- 29 NEW CONCRETE SIDEWALK, APPROX. 5,890 SQ. FT., SEE DETAIL 4/C7.
- 30 NEW ORNAMENTAL FENCE MOUNTED ON TOP OF NEW RETAINING WALL, APPROX. 260 L.F., SEE DETAIL 6/C7.
- 31 NEW 4" HDPE IN SOCK, APPROX. 66 L.F., SEE DETAIL 2/C7.
- 32 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #8, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 33 NEW 4" ASTM D2665 PVC PIPE, APPROX. 60 L.F., SEE DETAIL 2/C7.
- 34 NEW 4" WIDE GATE IN 20" HIGH FENCE, SEE DETAIL 13/C7.
- 35 NEW CONCRETE AND CURB AND GUTTER TO MATCH EXISTING.
- 36 NEW 48" DIA. CONCRETE MONOLITHIC MANHOLE #9, SEE CATCH BASIN/MANHOLE SCHEDULE AND DETAIL 1/C7.
- 37 NEW 4" ASTM D2665 PVC PIPE, APPROX. 30 L.F., SEE DETAIL 2/C7.
- 38 NEW CONCRETE UNDER REVISED 20" HIGH FENCE, SEE DETAIL 4/C7.
- 39 NEW 6" HIGH FENCE, SEE DETAIL 8/C7.
- 40 NEW 4" WIDE GATE IN 6" HIGH FENCE, SEE DETAIL 12/C7.
- 41 NEW 6" HIGH FENCE WITH 6" WIDE GATE, SEE BID ALTERNATE 1 ARCHITECTURAL DRAWINGS.
- 42 NEW PIPE STUBBED OUT 10' FROM BUILDING, CONNECT TO NEW 6" PIPE KEYED NOTE 24.
- 43 MATCH TOP OF EXISTING PAVEMENT, TOP OF NEW CURB AND GUTTER, SIDEWALK, AND BITUMINOUS PAVEMENT TO MATCH EXISTING ELEVATIONS UNLESS NOTED OTHERWISE. SAW CUT JOINTS IN CONCRETE EVERY 6.7' MAXIMUM, SEE DETAIL 4/C7.
- 44 NEW BITUMINOUS PAVEMENT OVER NEW UNDERGROUND STORM CHAMBERS, APPROX. 215 SQ. YDS, SEE DETAIL 3/C7.
- 45 END OF 20" HIGH FENCE.
- 46 SEE THE ARCHITECTURAL DRAWINGS FOR THE REMOVAL AND/OR MODIFICATIONS TO THE EXISTING UTILITIES AND ADDITION OF NEW UTILITIES OTHER THAN THE ROOF DRAIN FROM THE CONCESSION BUILDING ADDITION.
- 47 BUILDING ADDITION WATER SERVICE WITH 2" DIA. PIPE STUBBED OUT 10' FROM BUILDING BY OTHERS, SEE ARCHITECTURAL PLANS, CONNECT TO NEW PIPE KEYED NOTE 49.
- 48 NEW 2" DUCTILE IRON PIPING CONNECTED TO THE BUILDING ADDITION WATER SERVICE AND EXISTING WATER LINE, APPROX. 16 L.F., SEE DETAILS 2/C7 AND 10/C7, CONTRACTOR TO VERIFY EXISTING WATER LINE LOCATION AND DEPTH.
- 49 NEW GATE VALVE AND BOX PER DETAIL 10/C7.
- 50 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SCHOOL PROPERTY AND REPLACING IF DAMAGED.

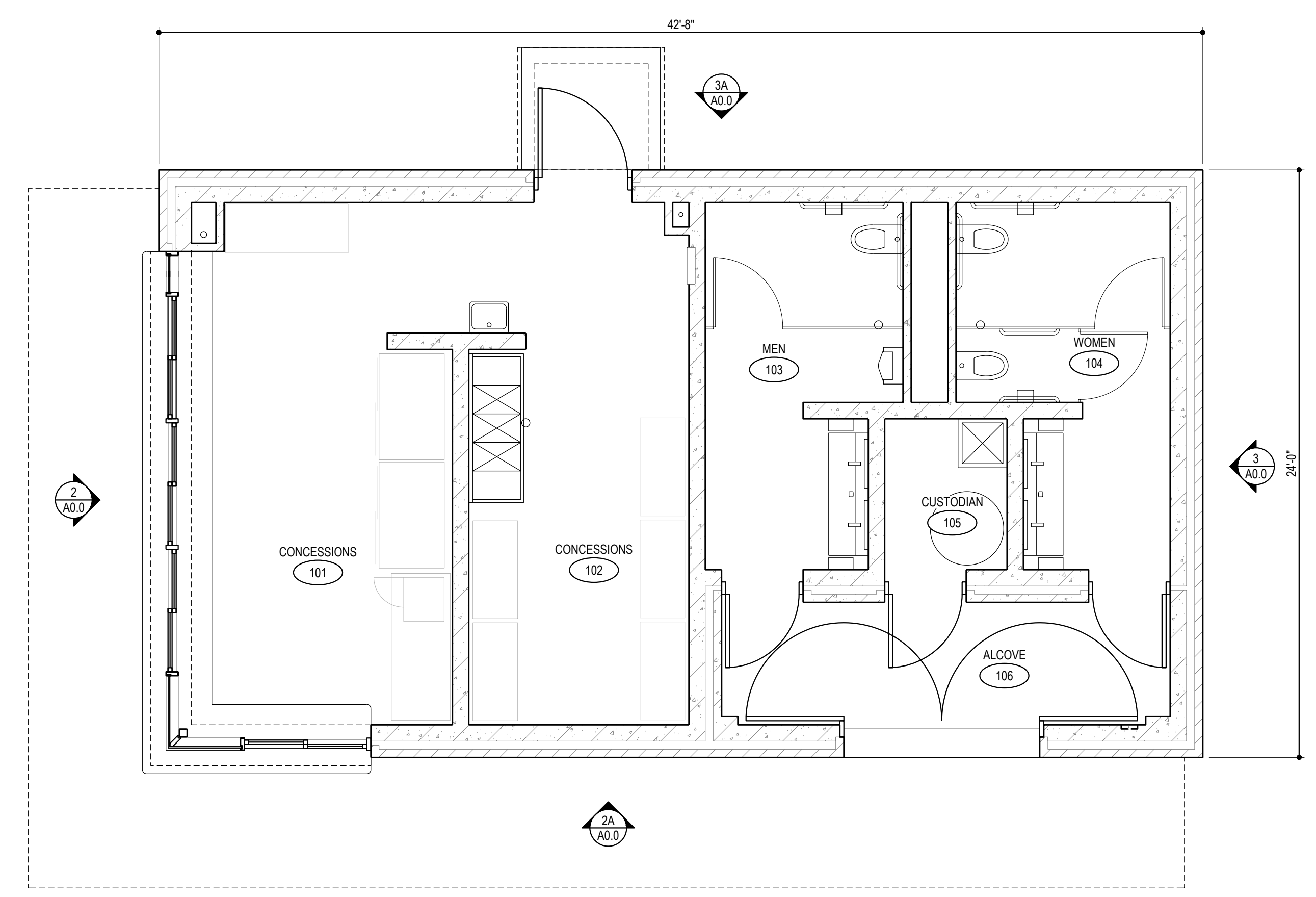
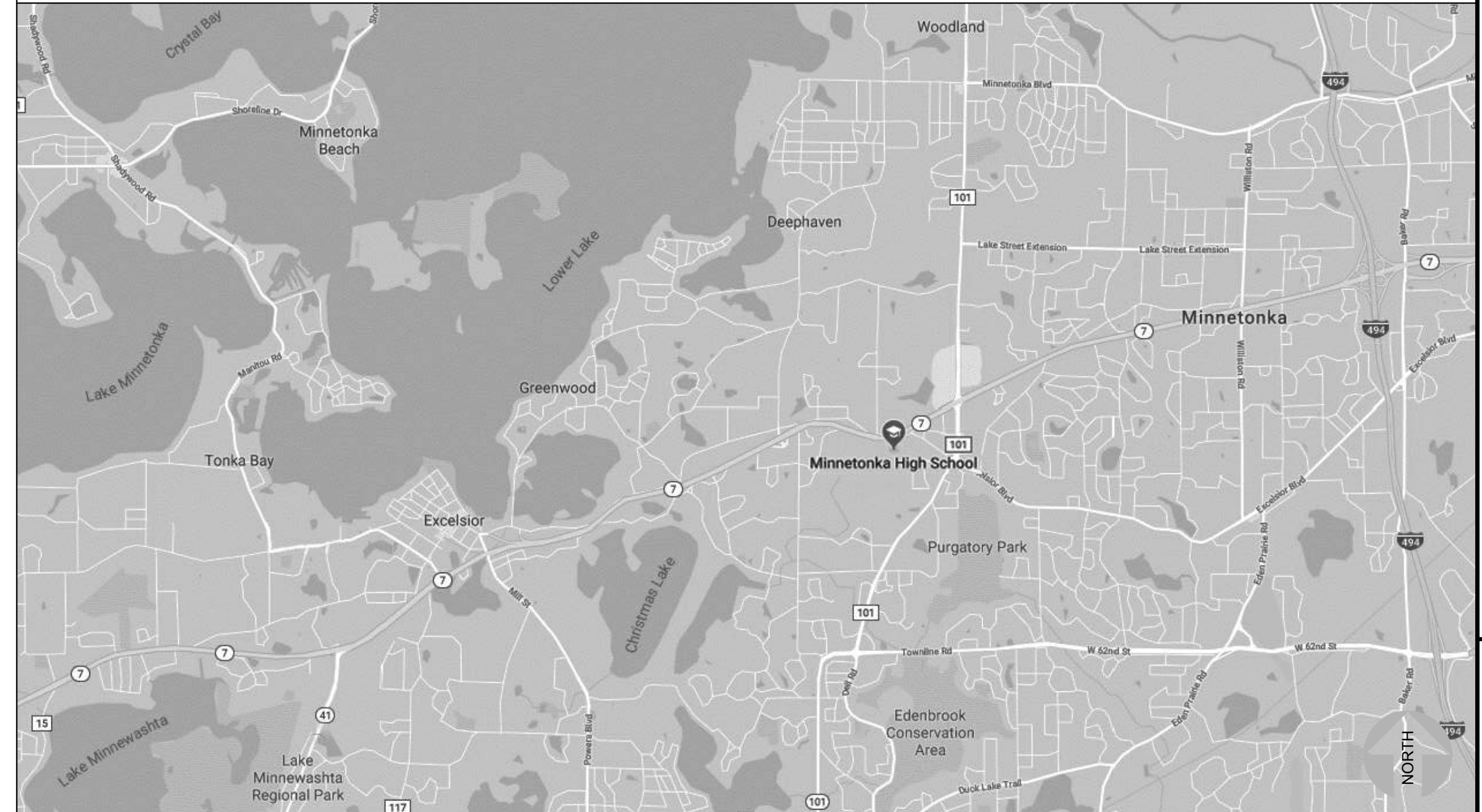
- INDICATES OUTLINE OF BID ALTERNATE 1 AREA
- INDICATES OUTLINE OF BID ALTERNATE 2 AREA
- INDICATES CONCESSION BUILDING ADDITION
- INDICATES REGRADED AND RESTORED GRASS AREA

C:\Users\BrianT\OneDrive\Documents\Projects\2025\HS Vet Field Retaining Wall Replacement\Design\Civil Drawings (AutoCAD Arch)\5-0-Inspect\0-Current Working Drawings\25 Vets CD 05-10-25.dwg 6/10/2025 1:34:48 PM

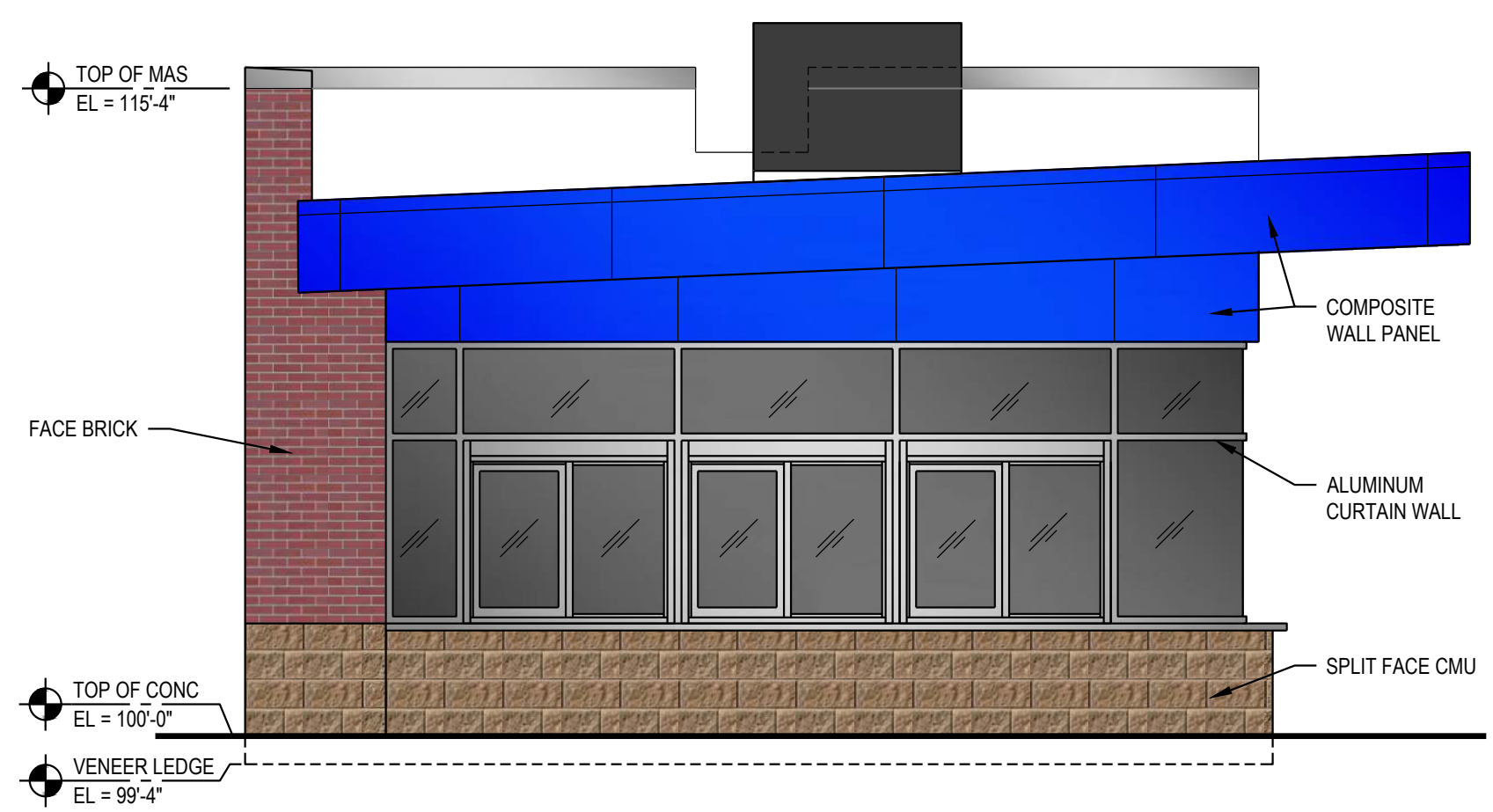
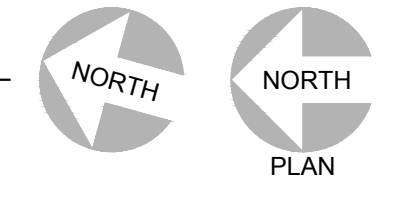
Minnetonka High School Veterans Field Retaining Wall / New Restroom Concessions Building

Minnetonka Public Schools District 276
 18301 Minnesota Highway 7
 Minnetonka, MN 55345

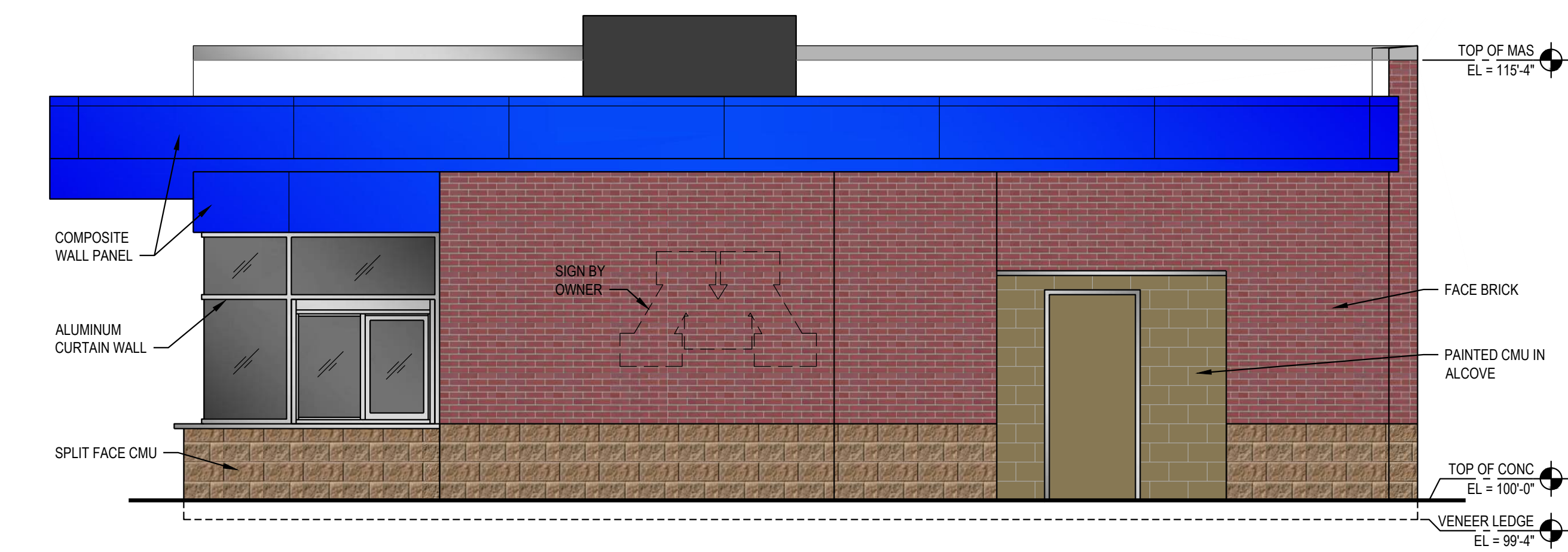
BUILDING LOCATION MAP



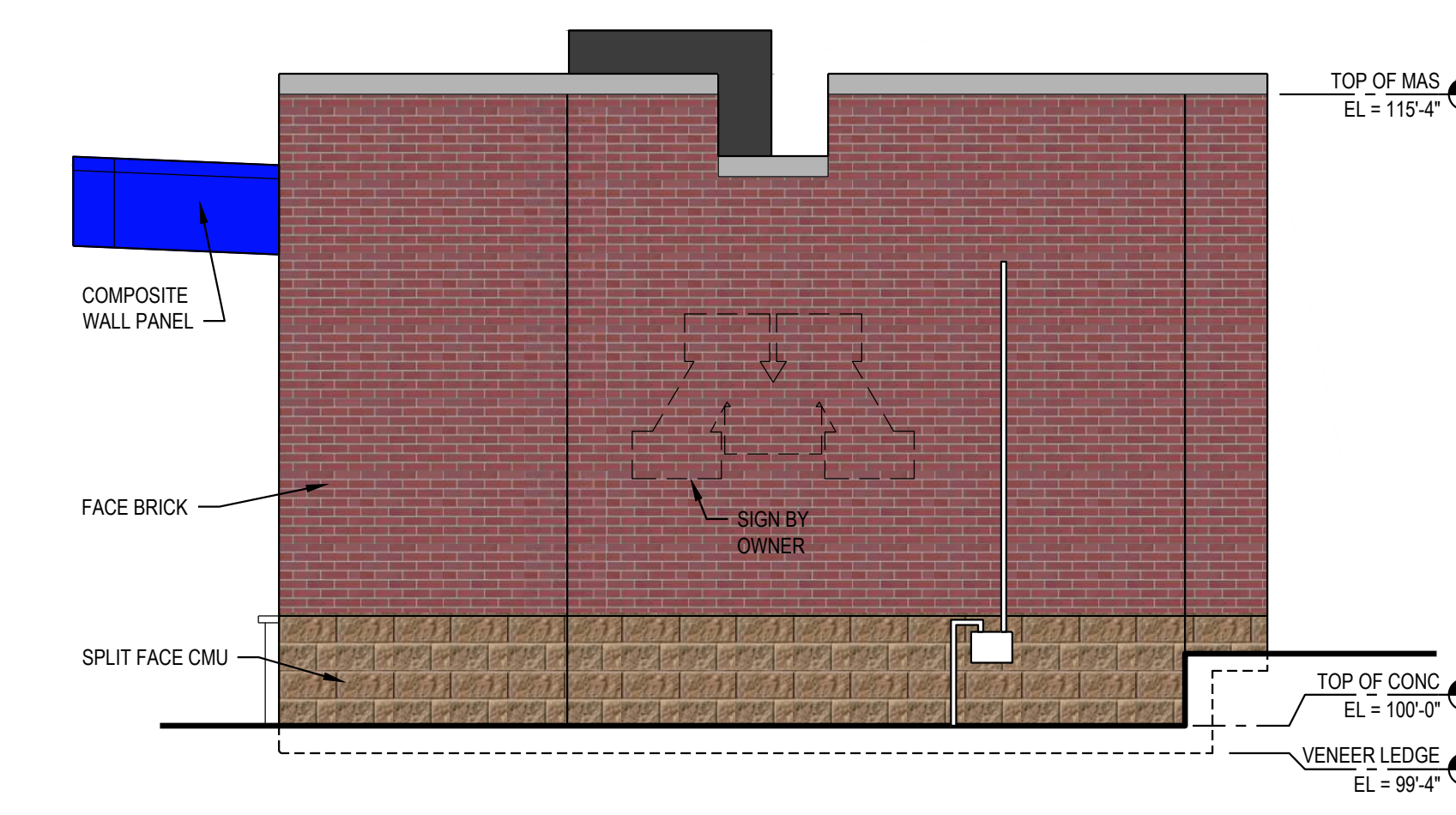
1A FLOOR PLAN
 A0.0
 1/4" = 1'-0"



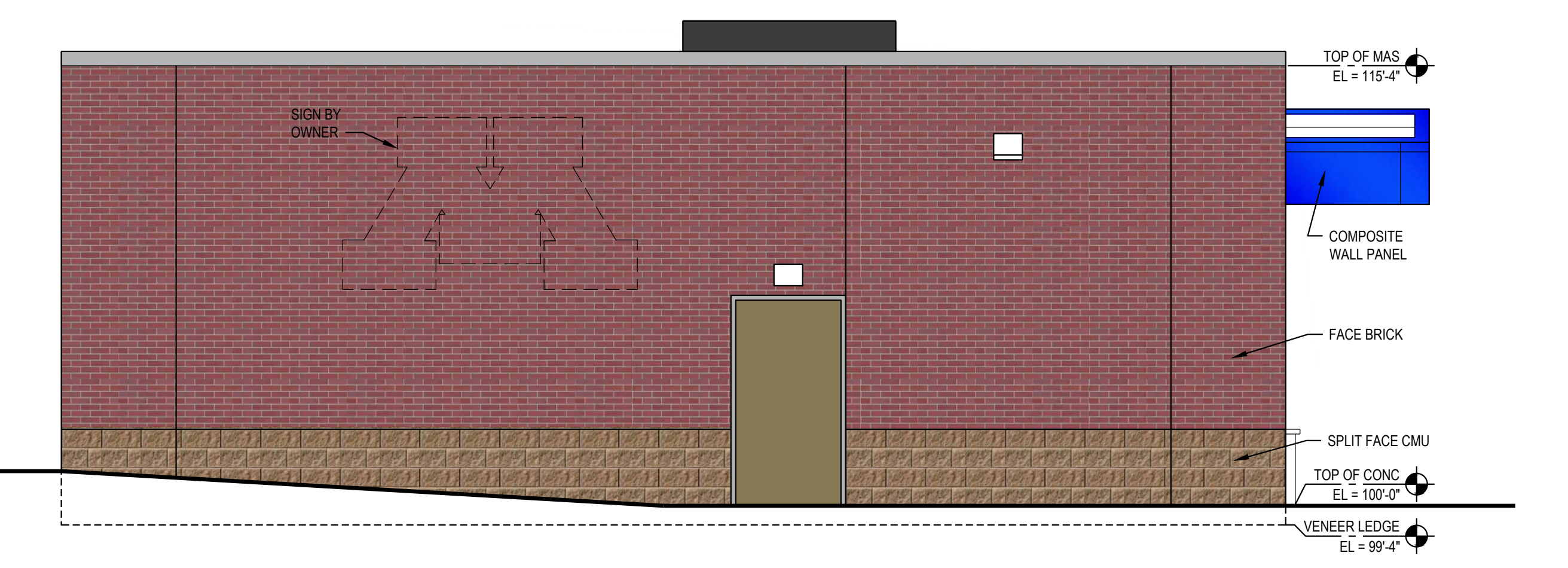
2 NORTH ELEVATION
 A0.0
 1/4" = 1'-0"



2A WEST ELEVATION
 A0.0
 1/4" = 1'-0"



3 SOUTH ELEVATION
 A0.0
 1/4" = 1'-0"



3A EAST ELEVATION
 A0.0
 1/4" = 1'-0"

PROJECT INFORMATION

OWNER
 MINNETONKA SCHOOLS I.S.D. NO. 276
 5621 COUNTY ROAD 101
 MINNETONKA, MINNESOTA 55345
 PHONE: 952-401-5024 FAX: 763-525-3289
CONTACT:
 DISTRICT EXECUTIVE DIRECTOR OF FINANCE/OPERATIONS: PAUL BOURGEOIS
ARCHITECT AND ENGINEERS
 ARMSTRONG, TORSETH, SKOLD, AND RYDEEN, INC.
 8501 GOLDEN VALLEY ROAD, SUITE 300
 GOLDEN VALLEY, MINNESOTA 55427
 PHONE: 763-545-3731 FAX: 763-525-3289
CONTACTS:
 ARCHITECTURE/PROJECT MGR: DAVID MARONEY, AIA
 SPECIFICATIONS: JOHN GROTHMAN
 LANDSCAPE ARCHITECT: RON SPODEN, PLA
 MECHANICAL ENGINEER: PATRICK COLLINS, PE
 ELECTRICAL ENGINEER: ADAM BEHERNS, PE

SURVEYOR

CIVIL SITE GROUP
 5000 GLENWOOD AVENUE
 GOLDEN VALLEY, MINNESOTA 55422
 PHONE: 612-615-0089

CIVIL ENGINEER

INSPEC
 6801 DULUTH STREET
 MINNEAPOLIS, MINNESOTA 55422
 PHONE: 763-546-3434 FAX: 763-546-8669
CONTACT:
 PROJECT ENGINEER: CLIFF BUHMAN, PE

STRUCTURAL ENGINEER

IMEG CORPORATION
 12755 HIGHWAY 55, SUITE 100
 PLYMOUTH, MINNESOTA 55441
 PHONE: 763-545-9196 FAX: 763-541-0056
CONTACT:
 PROJECT ENGINEER: TIMOTHY LABISSONIERE, PE

GENERAL NOTES

OWNER
 MINNETONKA SCHOOLS I.S.D. NO. 276
 5621 COUNTY ROAD 101
 MINNETONKA, MINNESOTA 55345
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SHEET INDEX

GENERAL
 A0.0 FLOOR PLAN AND EXTERIOR ELEVATIONS
 V1.0 PARTIAL TOPOGRAPHICAL SURVEY
CIVIL
 C1 DEMOLITION AND EROSION CONTROL PLAN
 C2 GRADING AND DRAINAGE PLAN
 C3 TITLE PAGE
 C4 WALL ELEVATIONS
 C5 WALL ELEVATIONS
 C6 SECTIONS AND DETAILS
 C7 DETAILS
 C8 UNDERGROUND STORM CHAMBER DETAILS
LANDSCAPE
 L1.0 SITE LAYOUT PLAN AND SITE DETAILS
 L2.0 SITE LANDSCAPE PLAN

LEGEND

	PLAN NOTE
	OFFICE
	ROOM NAME
	ROOM NUMBER
	DETAIL NUMBER
	SHEET NUMBER

Minnetonka High School
 Veterans Field Retaining Wall /
 New Restroom Concessions Building
 Minnetonka Public Schools District 276
 18301 Minnesota Highway 7
 Minnetonka, MN 55345

SIGNATURE / SEAL

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

SIGNATURE: David M. Maroney, AIA
 TYPED OR PRINTED NAME: JUNE 10, 2025
 DATE: 20992
 LICENSE NUMBER:
 KEYPLAN

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

DRAWN BY: RB
 CHECKED BY: DMM
 ISSUED FOR: CITY SUBMITTAL

ISSUE DATE: JUNE 10, 2025
 SHEET NAME: FLOOR PLAN AND EXTERIOR ELEVATIONS

ATS&R PROJECT NO. 25015

REVISION NO.

SHEET NUMBER

A0.0

SITE LAYOUT GENERAL NOTES

CONTRACTOR SHALL HAVE ALL UNDERGROUND PUBLIC AND PRIVATE UTILITIES LOCATED PRIOR TO CONSTRUCTION.
DO NOT BEGIN CONSTRUCTION UNTIL RELATED TEMPORARY SITE EROSION CONTROL MEASURES ARE IN PLACE.

PROTECT ALL EXISTING TREES TO REMAIN FROM CONSTRUCTION ACTIVITY. INSTALL TREE PROTECTION MEASURES AROUND ALL TREES IN IMMEDIATE VICINITY OF CONSTRUCTION ACTIVITY. SEE SHT L2.0/DTL 3.

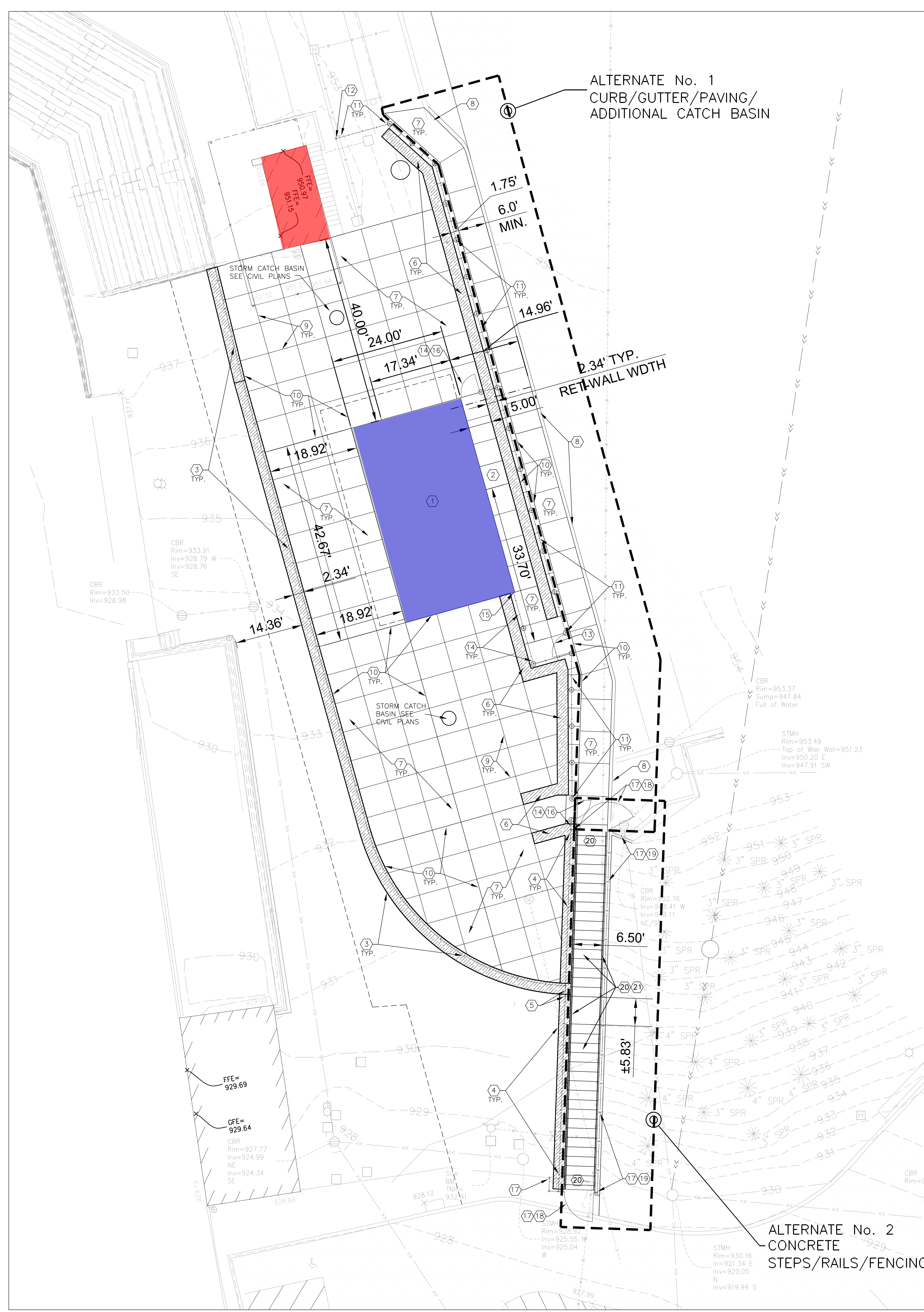
ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. ALL COORDINATES ON RADII ARE TO CENTER OF RADIUS.

DIMENSIONS TO BUILDINGS OR STRUCTURAL FEATURE ARE TO FINISHED FACE OF ELEMENT.
ALIGN EDGES OF WALKS WITH BUILDING FINISHED FACADE AND/OR STOOPS AND AS SHOWN, UNLESS OTHERWISE NOTED.

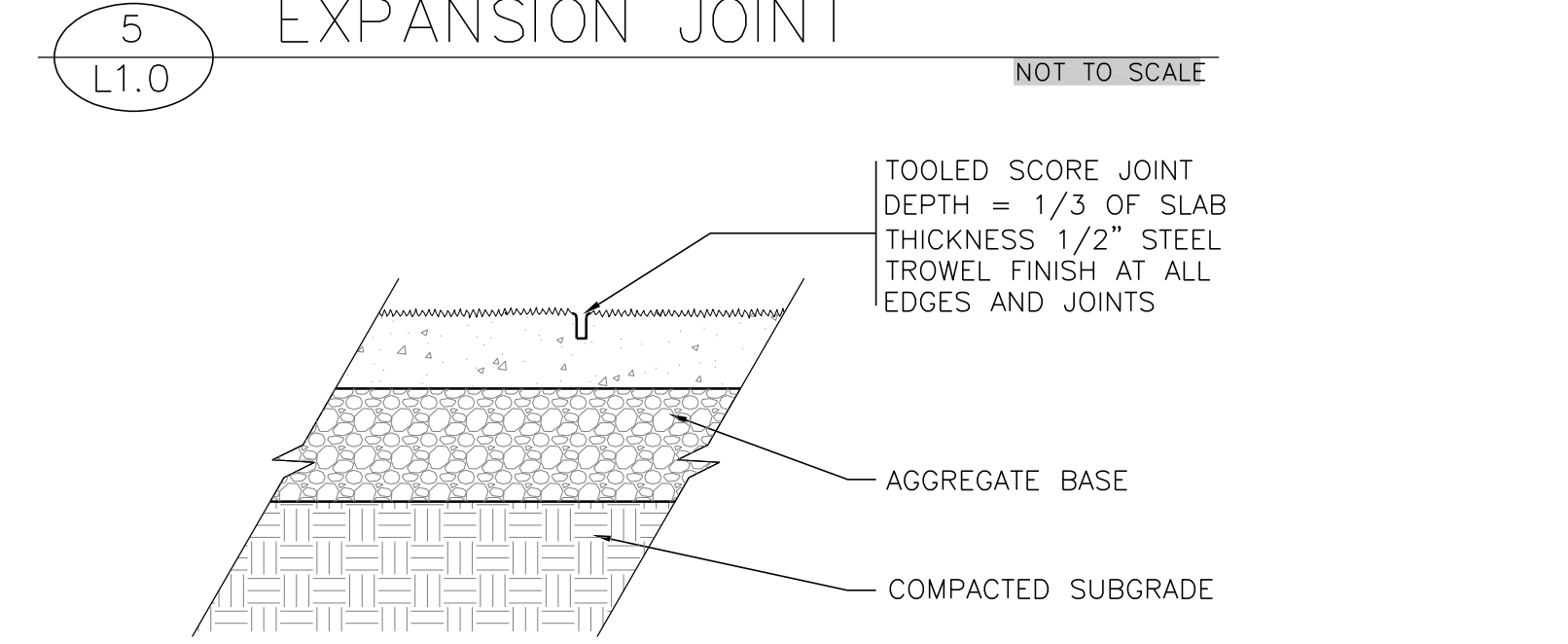
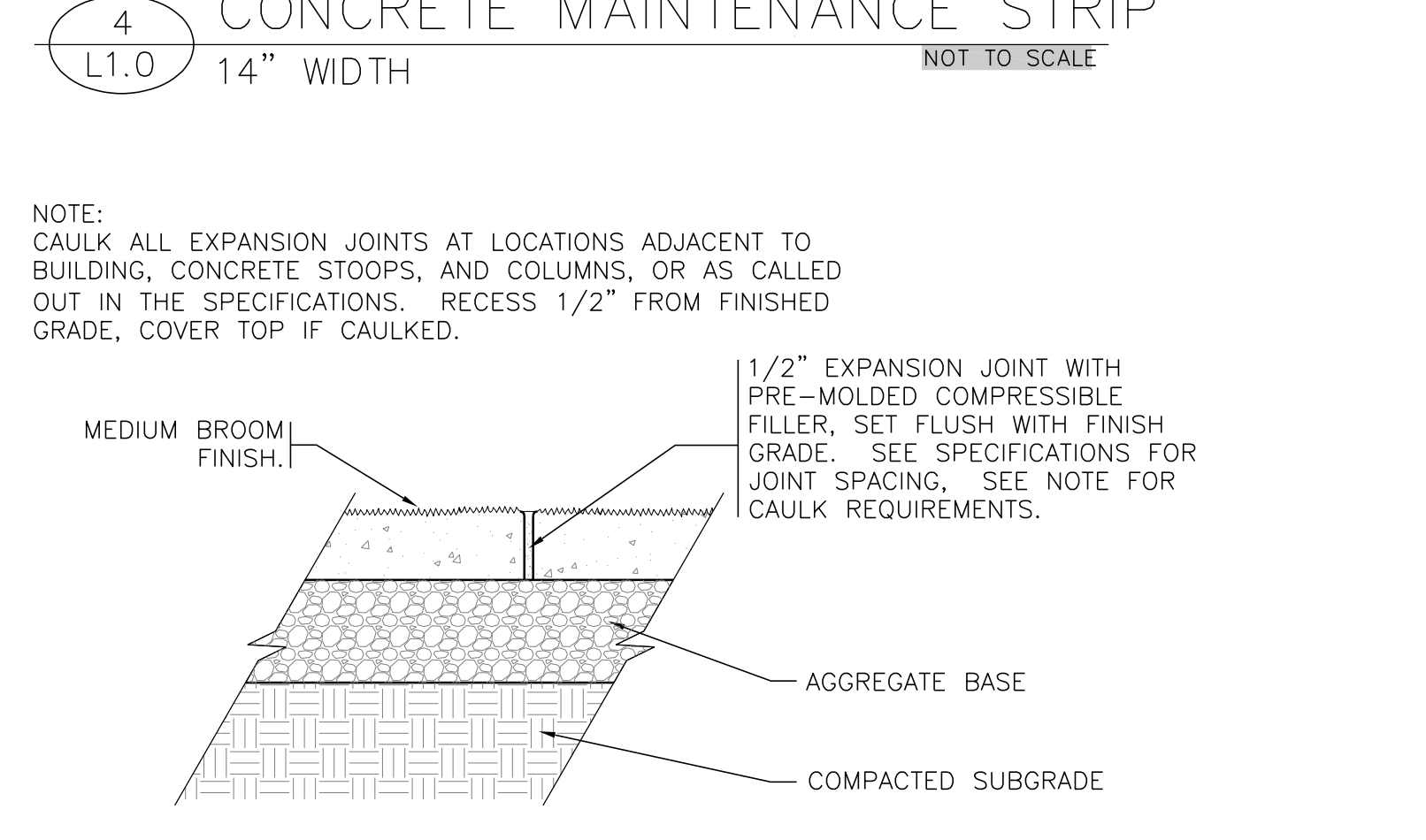
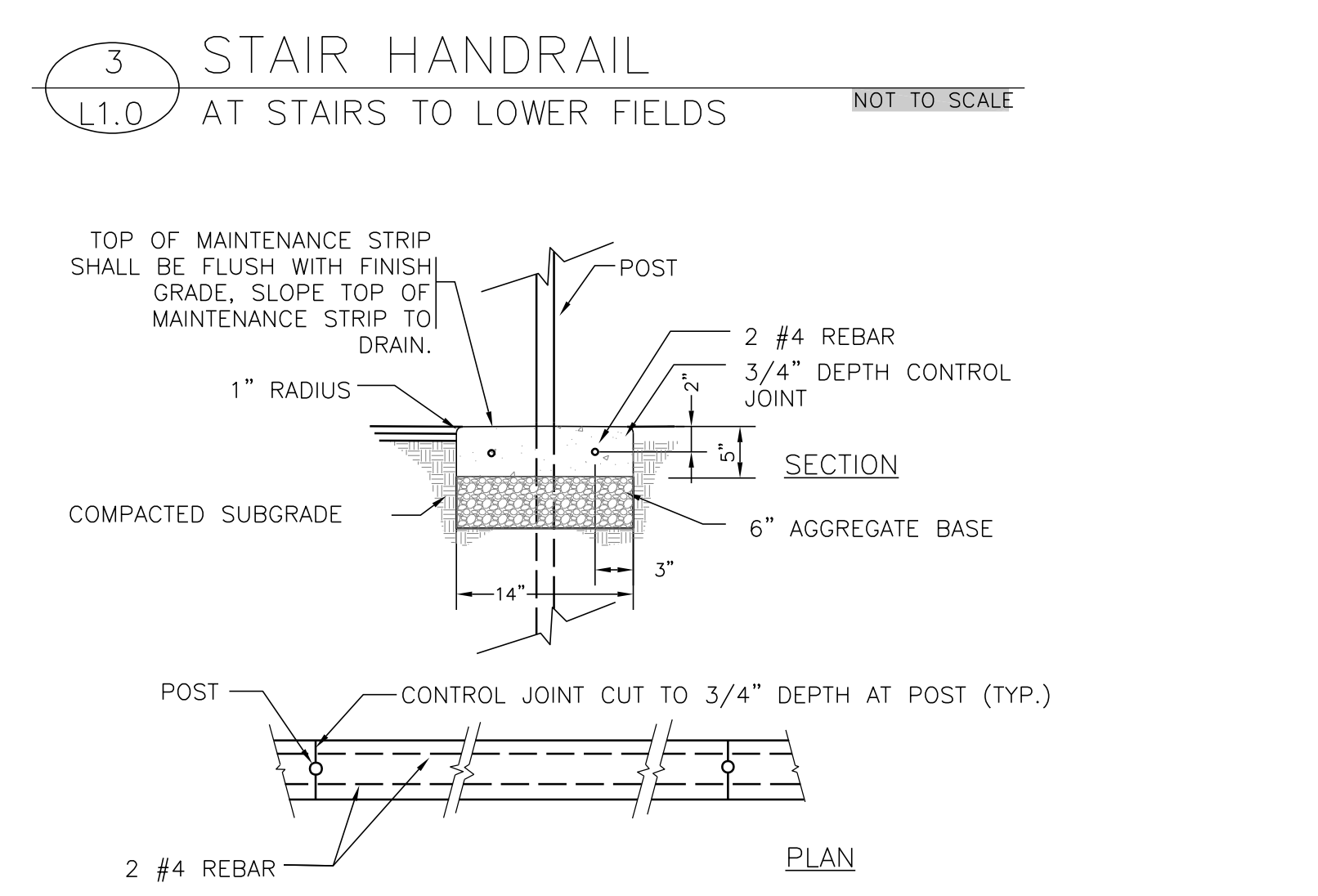
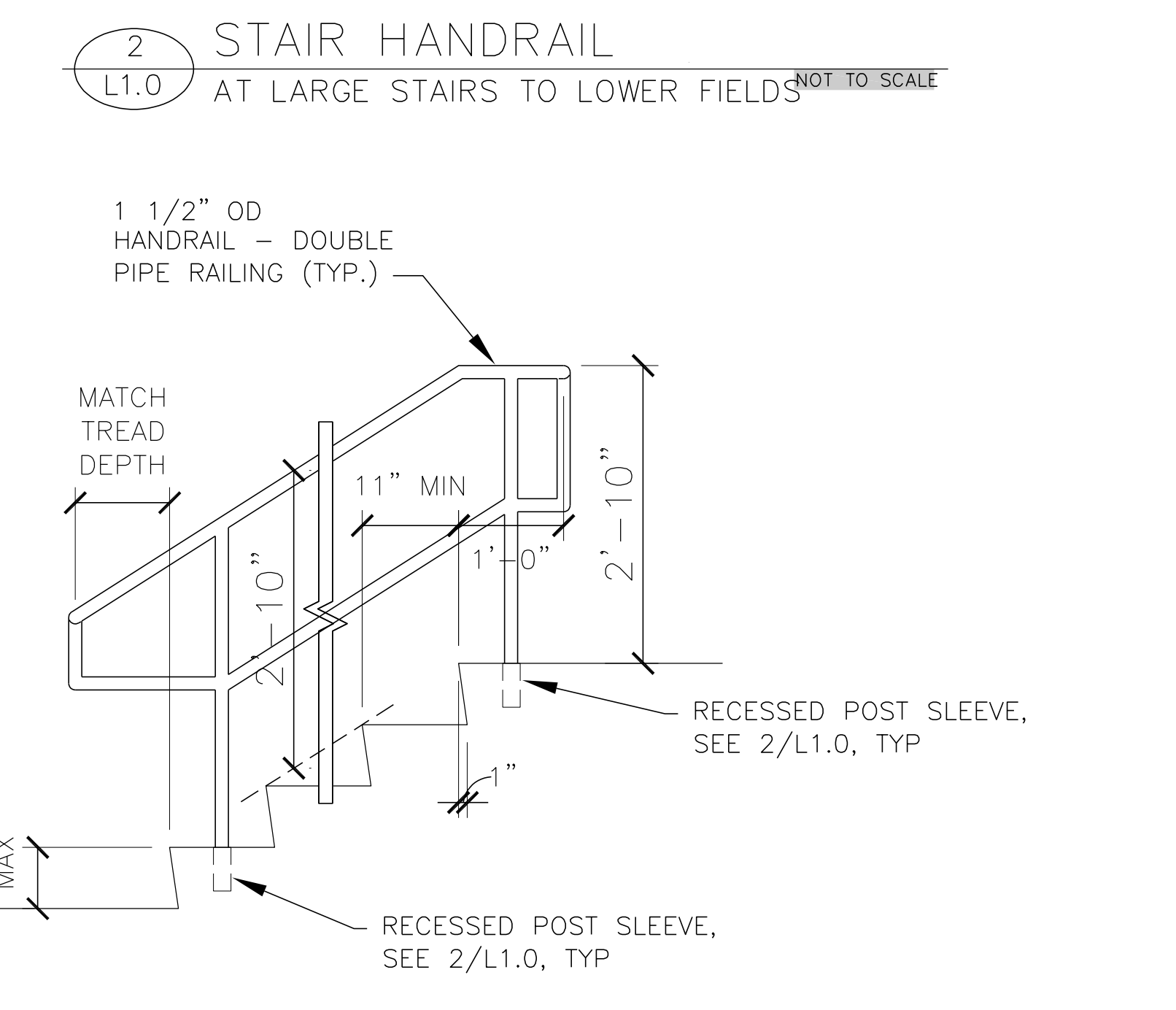
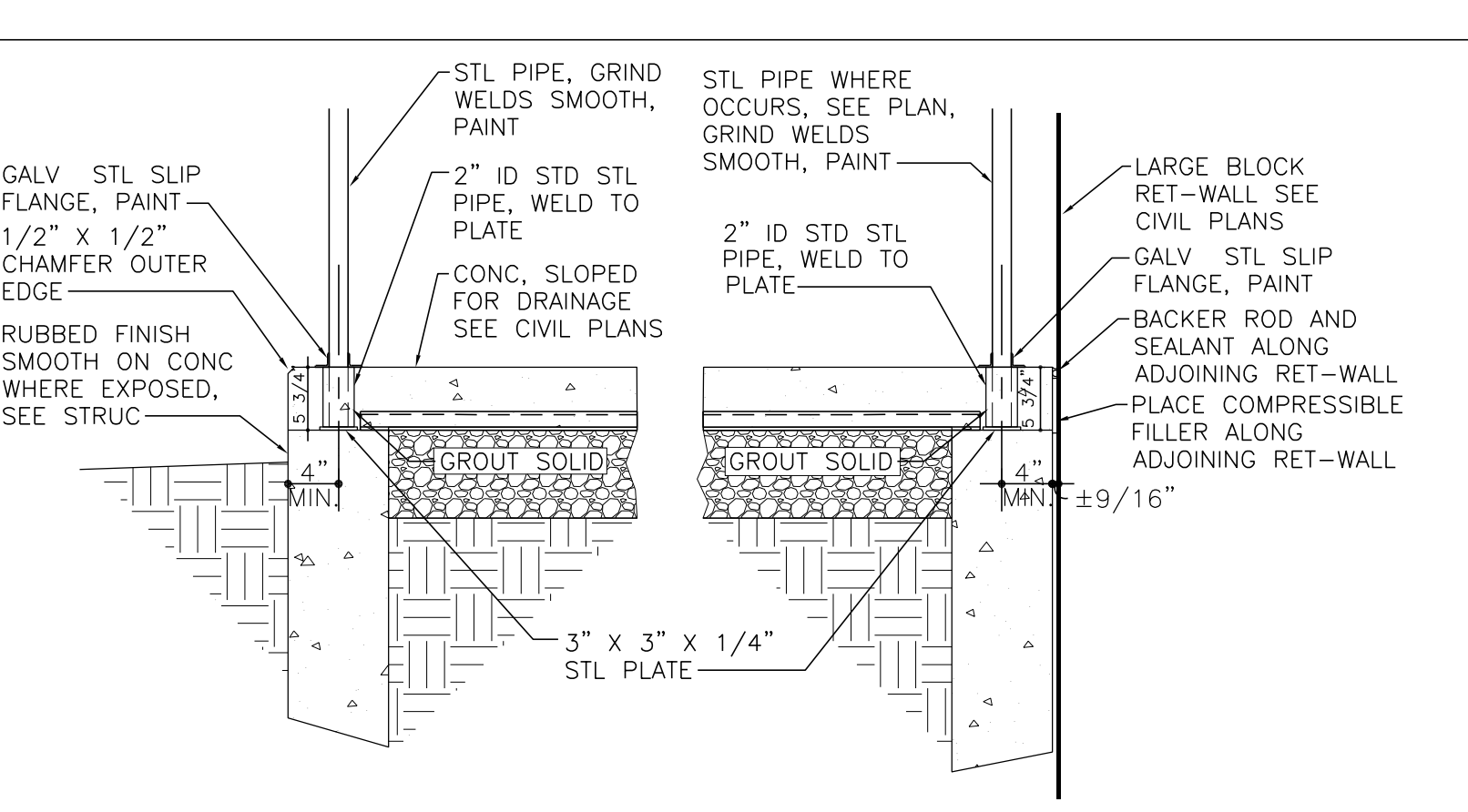
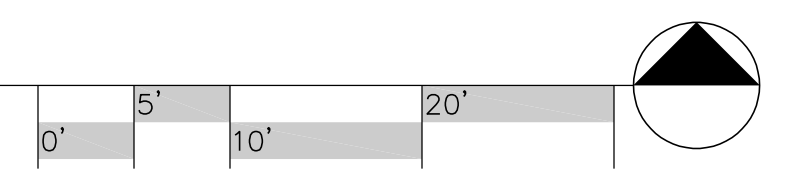
SEE CIVIL PLANS FOR FINISHED GRADES & SITE UTILITIES, AND FOR PAVEMENT GRADES AND/OR SPOT ELEVATIONS, INCLUDING TOP & BOTTOM OF RETAINING WALL GRADES AND TOP & BOTTOM OF SITE STAIRS.

SITE LAYOUT KEY NOTES

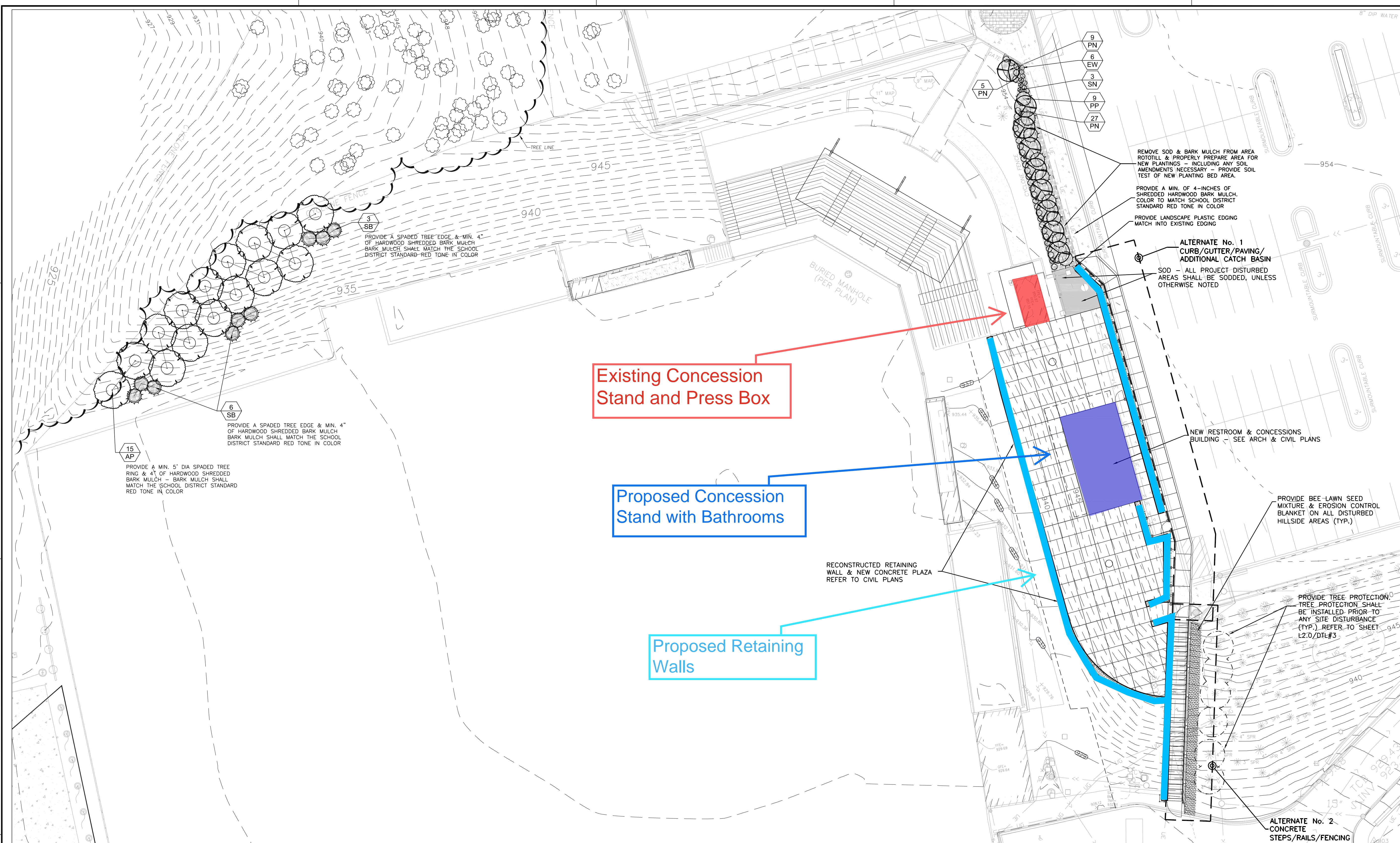
- ① NEW RESTROOM/CONCESSIONS BUILDING - REFER TO ARCHITECTURAL PLANS.
- ② BUILDING STOOP - REFER TO ARCHITECTURAL PLANS.
- ③ LARGE BLOCK RETAINING WALL WITH 42-INCH POWDER COATED BLACK ORNAMENTAL GUARDRAIL ON TOP - GUARDRAIL SHALL BE OFFSET FROM CENTER OF CAP STONE & SET TOWARDS THE PLAZA SIDE OF CAP STONE (TYP.) - REFER TO CIVIL PLANS
- ④ LARGE BLOCK RETAINING WALL WITH 60-INCH POWDER COATED BLACK ORNAMENTAL GUARDRAIL ON TOP - GUARDRAIL SHALL BE CENTERED ON CAP STONE (TYP.) - REFER TO CIVIL PLANS
- ⑤ PROVIDE PROPER GUARDRAILING AT RETAINING WALL CHANGE IN ELEVATION TO PREVENT ACCESS ONTO TOP OF RETAINING WALL.
- ⑥ LARGE BLOCK RETAINING WALL - REFER TO CIVIL PLANS
- ⑦ CONCRETE PAVEMENT - REFER TO CIVIL PLANS
- ⑧ NEW CONCRETE CURB & GUTTER - REFER TO CIVIL PLANS
- ⑨ CONTRACTION JOINT
- ⑩ EXPANSION JOINT
- ⑪ 20-FOOT TALL CHAIN LINK FENCING SET IN CONCRETE FOOTING - FENCING POST AND FENCING FABRIC SHALL BE POWDER COATED BLACK (TYP.) REFER TO CIVIL PLANS
- ⑫ CONNECT 20-FOOT TALL CHAIN LINK FENCING TO EXISTING 20-FOOT TALL FENCING POST
- ⑬ 4-FOOT WIDE BY A MINIMUM 8-FOOT TALL GATE SET IN 20-FOOT TALL CHAIN LINK FENCING - ALL FENCING MATERIAL SHALL BE POWDER COATED BLACK - REFER TO CIVIL PLANS
- ⑭ 6-FOOT TALL CHAIN LINK FENCING - ALL FENCING MATERIAL SHALL BE POWDER COATED BLACK - REFER TO CIVIL PLANS
- ⑮ PROPERLY SECURE 6-FOOT TALL FENCE TO CORNER OF BUILDING
- ⑯ 4-FOOT WIDE BY 6-FOOT TALL GATE - ALL FENCING MATERIAL SHALL BE POWDER COATED BLACK - REFER TO CIVIL PLANS
- ⑰ 6-FOOT TALL CHAIN LINK FENCING - FENCING MATERIAL SHALL BE GALVANIZED TO MATCH EXISTING FENCING - SEE CIVIL PLANS
- ⑱ 6-FOOT WIDE BY 6-FOOT TALL GATE - FENCING MATERIAL SHALL BE GALVANIZED TO MATCH EXISTING FENCING - PROVIDE LOCKABLE LATCH LOCK TO BE PROVIDED BY OWNER - REFER TO CIVIL PLANS
- ⑲ CONCRETE MAINTENANCE STRIP BENEATH CHAIN LINK FENCING
- ⑳ CONCRETE STAIRS - REFER TO STRUCTURAL PLANS
- ㉑ DOUBLE PIPE METAL RAILING ON BOTH SIDES OF STAIRS - RAILING POSTS TO BE SET INTO STEEL PIPE SLEEVES SET INTO CONCRETE STAIRS CONTRACTORS SHALL COORDINATE WITH ALL OTHER TRADES AND SITE ELEMENTS - REFER TO STRUCTURAL PLANS



① SITE LAYOUT PLAN
L1.0 SCALE: 1" = 10'



⑥ CONTRACTION JOINT
L1.0 NOT TO SCALE



SITE LANDSCAPE PLAN GENERAL NOTES

PRIOR TO ANY CONSTRUCTION ACTIVITY OR SOIL DISTURBANCE, PROPER TREE PROTECTION SHALL BE INSTALLED AND IN PLACE.

REFER TO CIVIL PLANS FOR EXISTING SITE DEMOLITION, PROPOSED SITE ELEMENTS, SITE FEATURES, AND DIMENSIONS. REFER TO CIVIL PLANS FOR PROPOSED SITE GRADING AND DRAINAGE, SITE UTILITIES, AND SITE EROSION AND SEDIMENT CONTROL MEASURES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO DIGGING. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

PLANT TREES AND SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS AND PROMPTLY REPAIR, AT NO COST TO THE OWNER.

DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, NOTIFY LANDSCAPE ARCHITECT, ALONG WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

PROVIDE A MINIMUM OF 6-INCHES OF TOPSOIL FOR ALL AREAS TO BE SODDED AND/OR SEEDED. PROVIDE SOD IN ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED.

APPLY EROSION CONTROL STAKES TO SOD ON ALL SODDED AREAS WITH SLOPES GREATER THAN 4:1 SLOPES. SEE SITE GRADING PLANS FOR SLOPES.

MULCH ALL TREE SAUCERS WITH A MINIMUM 4" DIAMETER RING OF SHREDDED MULCH UNLESS OTHERWISE NOTED. MULCH MATERIAL TO BE MINIMUM 4" DEPTH WITH BARK MULCH PULLED AWAY FROM THE TREE ROOT FLARE.

CONTRACTOR HAS OPTION OF GUARANTEEING PLUMB TREES THROUGH INSTALLATION AND 1 YEAR MAINTENANCE PERIOD IN LIEU OF STAKING AND GUYING. IF TREES ARE NOT PLUMB AT ANYTIME DURING THE 1 YEAR MAINTENANCE PERIOD THE CONTRACTOR SHALL BE REQUIRED TO STRAIGHTEN AFFECTED TREE(S) AT OWNERS REQUEST AND AT NO ADDITIONAL COST TO THE OWNER.

PROVIDE SOIL AMENDMENTS AT ALL TREE PIT AND SHRUB BED EXCAVATIONS CONSISTING OF 1/3 PEAT OR MANURE, 1/3 NATIVE SOIL, AND 1/3 BLACK DIRT. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

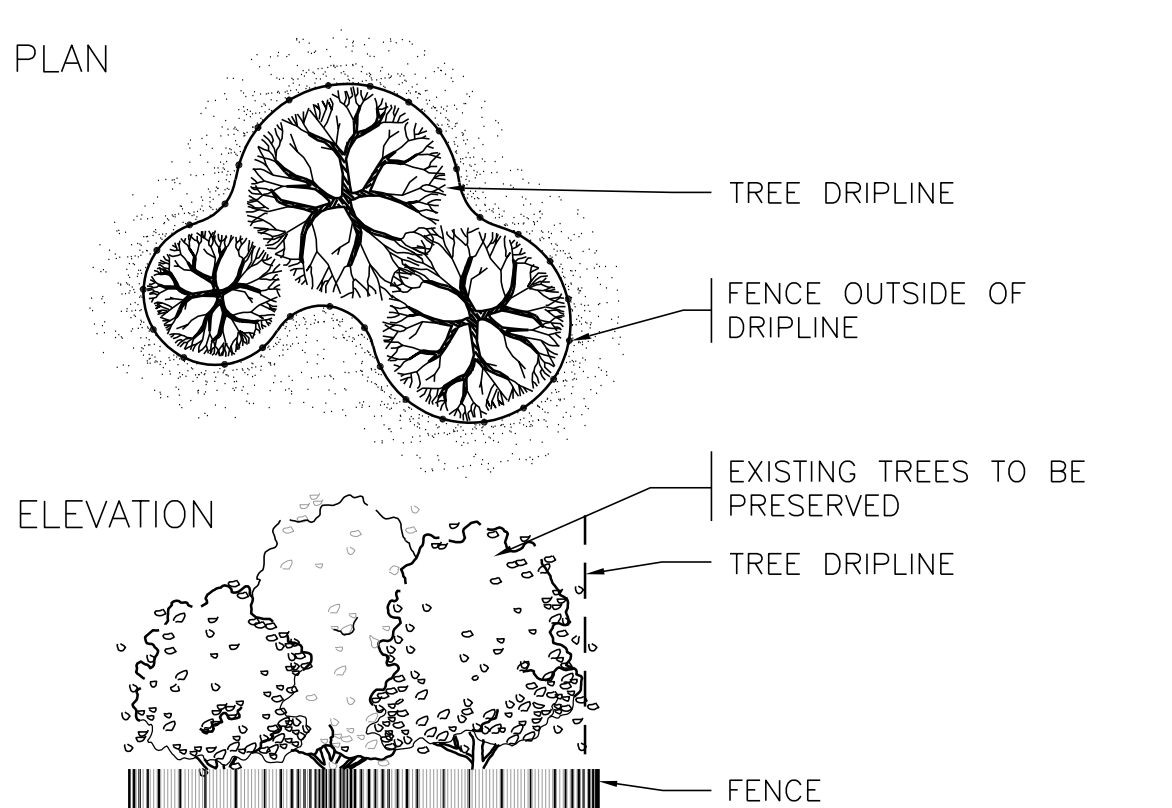
LANDSCAPE CONTRACTOR SHALL KEEP ALL PAVEMENT AREAS CLEAN (INCLUDING TIRE MARKS) AND WORK AREA IN AN ORDERLY CONDITION DURING PLANTING OPERATIONS.

IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.

SODDING, SEEDING AND MATERIALS SCHEDULE

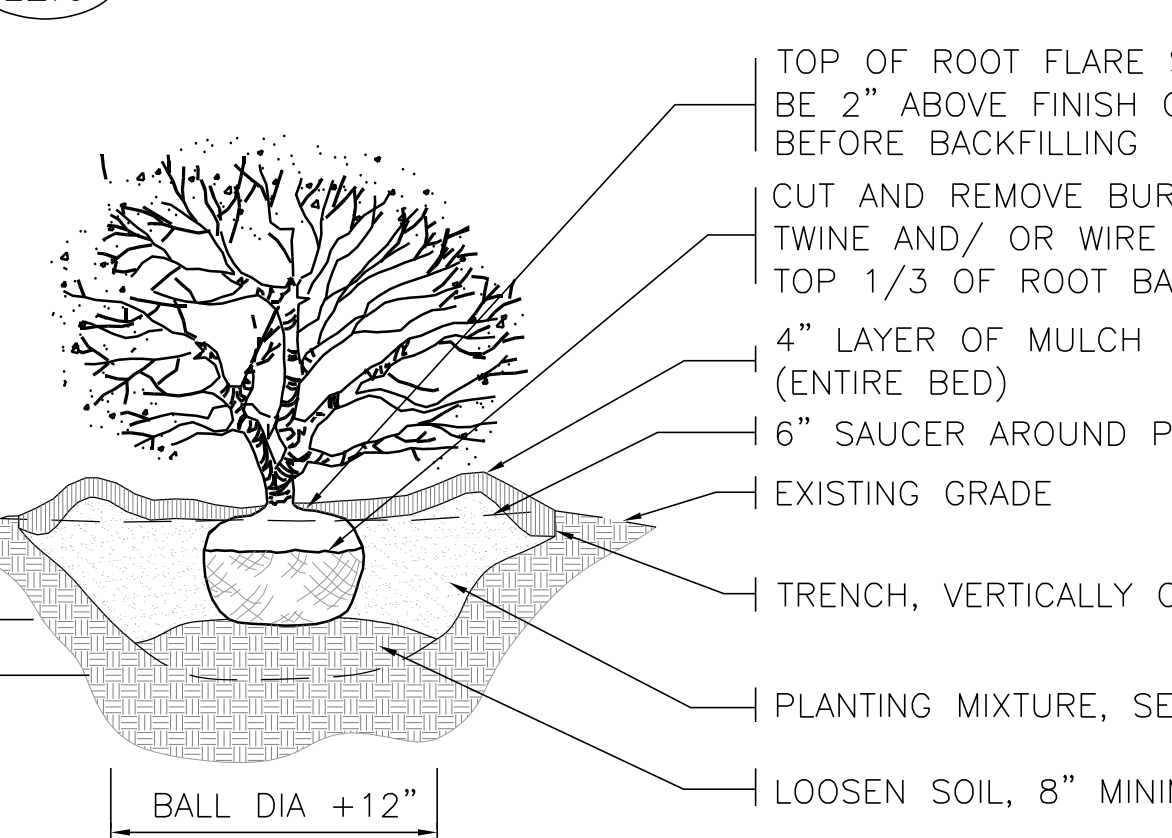
	SOD - BLEND OF A MINIMUM OF 60-PERCENT KENTUCKY BLUEGRASS, WITH PERENNIAL RYE GRASS, AND CREEPING RED FESCUE
	SHREDDED HARDWOOD BARK MULCH: - BARK MULCH SHALL MATCH 50's STANDARD RED TONE IN COLOR. PLACE BARK MULCH A MIN. 4-INCH THICK & BEING PULLED AWAY FROM PLANTS AND TREE TRUNKS.
	BEE LAWN SEED MIXTURE: - CONSISTING OF A MINIMUM OF 40-PERCENT CREEPING RED FESCUE, WITH THE REMAINING A BLEND OF CHEWING FESCUE, SHEEP FESCUE, HARD FESCUE, AND 10-PERCENT WHITE CLOVER.

NOTE:
CONTRACTOR SHALL PROVIDE AS PART OF THE PROJECT THE PROPER REINSTALLATION OF AN IRRIGATION SYSTEM THAT APPROPRIATELY SUPPLIES WATER TO THE RECONSTRUCTED SITES LAWN AND PLANTING BED AREAS. IRRIGATION SYSTEM IS REQUIRED IN AREAS WHERE AN IRRIGATION SYSTEM HAD BEEN REMOVED. CONSULT WITH THE OWNER IF AN IRRIGATION SYSTEM IS DESIRED FOR ANY PREVIOUSLY UN-IRRIGATED AREAS.

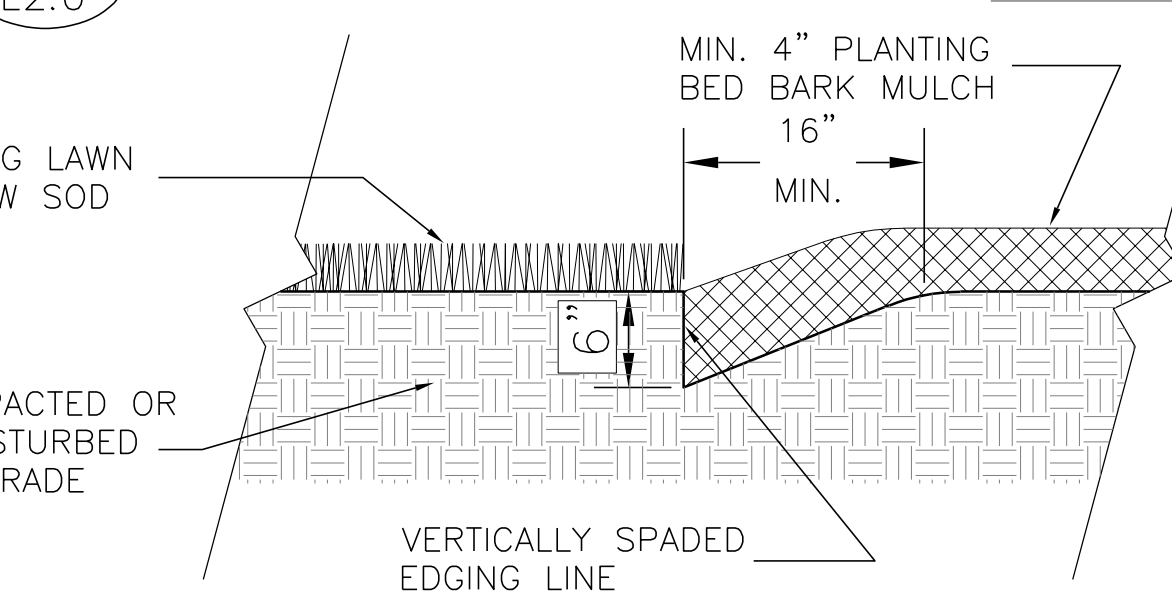


ERECT PROTECTIVE FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTED AREA. REMOVE THE FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

3 TREE PROTECTION



4 SHRUB PLANTING



5 SPADE EDGE LINE

1 SITE LANDSCAPE PLAN
SCALE: 1" = 20'
0' 10' 20' 40'

PLANT SCHEDULE

TREES	QTY	SYM	COMMON / BOTANICAL NAMES	SIZE	ROOT	REMARKS	POLLINATOR
	9	PN	NORTH STAR CHERRY Prunus 'North Star'	1.75" CAL.	BB	WELL FORMED CROWN	☼☼
	15	AP	CRIMSON SENTRY MAPLE Acer platanoides 'Crimson Sentry'	2.5" CAL.	BB	STRAIGHT LEADER	☼
	9	SB	BLOOMERANG DARK PURPLE TREE Syringa x 'SMSJBP7' (PP26,549)	42" HEAD	BB	SIMILAR & WELL FORMED CROWN	☼
	35		TOTAL TREES				

NOTE: CONTRACTOR SHALL REFER TO PLANTING DETAILS ON SHEET L2.0
☼ POLLINATOR PLANT
☼☼ POLLINATOR PLANT PER THE CITY OF MINNETONKA'S "POLLINATOR PLANT SPECIES" LIST

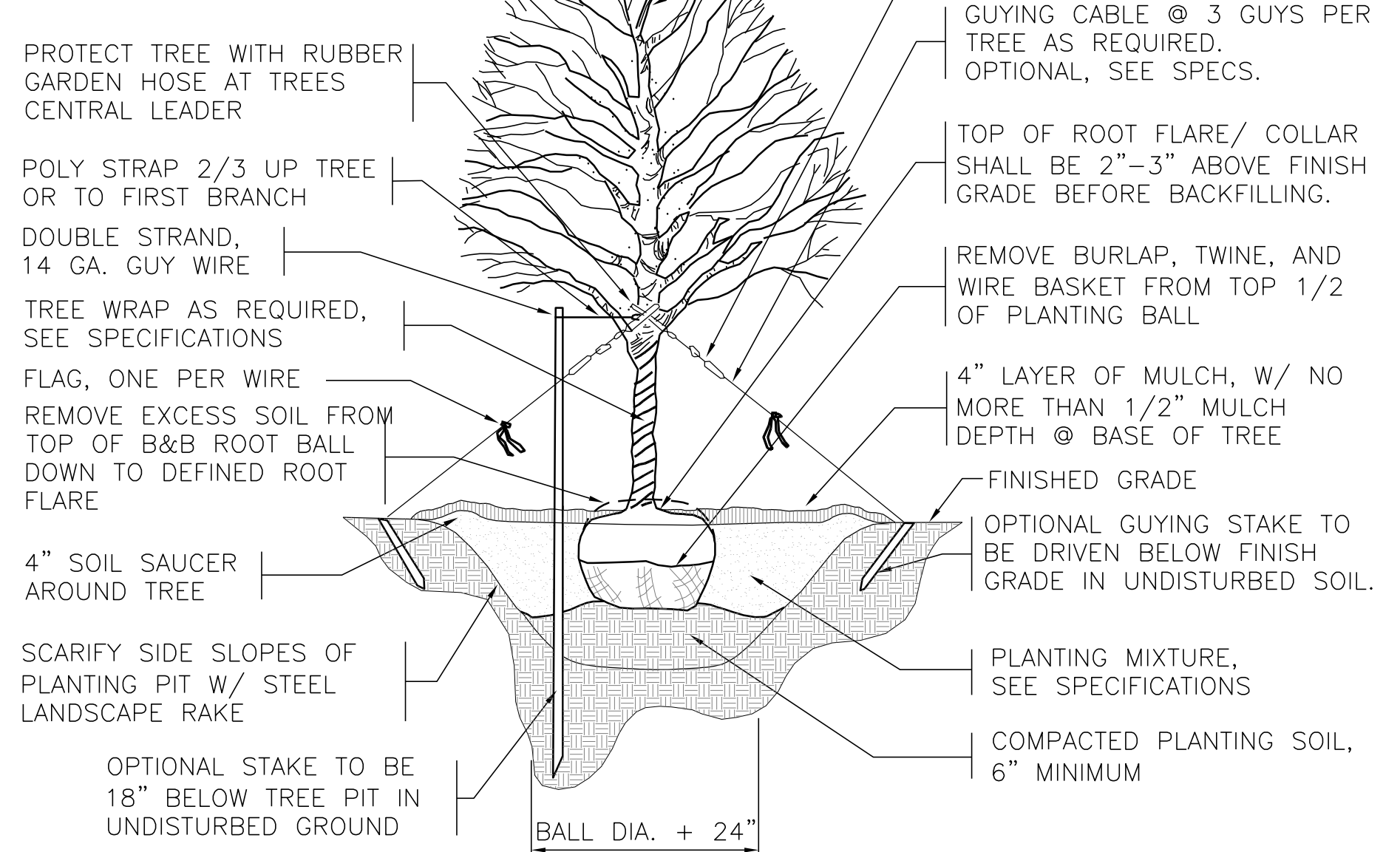
SHRUBS	QTY	SYM	COMMON / BOTANICAL NAMES	SIZE	ROOT	REMARKS	POLLINATOR
	32	DL	DWARF BUSH HONEYSUCKLE Diervilla lonicera	15"± HGT.	#2 CONT.	WELL/EVEN FORM	☼☼
	9	PP	JADE PARADE SANDCHERRY Prunus pumila 'UCONNPP002' (PP33,014)	18"± HGT.	#5 CONT.	WELL/EVEN FORM	☼

NOTE: CONTRACTOR SHALL REFER TO PLANTING DETAILS ON SHEET L2.0
☼ POLLINATOR PLANT
☼☼ POLLINATOR PLANT PER THE CITY OF MINNETONKA'S "POLLINATOR PLANT SPECIES" LIST

PERENNIALS	QTY	SYM	COMMON / BOTANICAL NAMES	SIZE	ROOT	REMARKS	POLLINATOR
	6	EW	POW-WOW WHITE CONEFLOWER Echinacea purpurea 'PAST02918'	1 GAL.	CONT.		☼☼
	3	SN	PURPLE DOME ASTER Symphyotrichum novae-angliae 'Purple Dome'	1 GAL.	CONT.		☼☼

☼ POLLINATOR PLANT
☼☼ POLLINATOR PLANT PER THE CITY OF MINNETONKA'S "POLLINATOR PLANT SPECIES" LIST

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE TOP OF ROOT FLARE OF EACH INDIVIDUAL TREE PRIOR TO PLACEMENT IN PLANTING PIT.



NOTE:
CONTRACTOR IS RESPONSIBLE FOR DETERMINING EACH INDIVIDUAL TREES TOP OF ROOT FLARE/COLLAR FOR PROPER PLANTING DEPTH IN THE FIELD. CONTRACTOR IS NOT TO USE THE TOP OF B&B ROOT BALL RECEIVED FROM NURSERY AS AN INDICATOR OF THE TOP OF ROOT FLARE/COLLAR.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLUMBNESS OF TREES THROUGHOUT THE GUARANTEE PERIOD, THEREFORE STAKING IS AT THE CONTRACTOR'S DISCRETION.
CONTRACTOR IS TO MULCH AROUND TREE TO A MINIMUM OF THE TREE DRIP LINE

2 DECIDUOUS TREE PLANTING

5 SPADE EDGE LINE

L:\land\2025\25015 Minnetonka_HS Veterans Field Ret-Wall-New Restroom-Concessions Bldg.dwg\City-Watermarked Submittals\25015_Land.dwg 6/12/2025 2:32:09 PM

REVISIONS

**Minnetonka High School
Veterans Field Retaining Wall /
New Restroom Concessions Building**
Minnetonka Public Schools District 276
18301 Minnesota Highway 7
Minnetonka, MN 55345

SIGNATURE / SEAL

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

Ronald J. Spoden
SIGNATURE
Ronald J. Spoden
TYPED OR PRINTED NAME
JUNE 10, 2025
DATE
42988
LICENSE NUMBER

KEYPLAN
FOR REVIEW ONLY

NOT FOR CONSTRUCTION

DRAWN BY
RJS
CHECKED BY
DMM
ISSUED FOR
CITY SUBMITTAL

ISSUE DATE
JUNE 10, 2025

SHEET NAME
SITE
LANDSCAPE
PLANS

AT&R PROJECT NO.
25015

REVISION NO.

SHEET NUMBER

L2.0

A. Interim use permit for a portable classroom at Glen Lake Elementary School at 4801 Woodridge Road.

Recommend that the city council adopt the resolution approving the request for an interim use permit for a portable classroom at Glen Lake Elementary School at 4801 Woodridge Road.

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

This item is scheduled to be reviewed by the city council at its meeting on July 14, 2025.

8. Public Hearings

A. Conditional use permit and site and building plan review for a concession stand with bathroom facilities for Veterans Field at the Minnetonka High School Campus at 18301 Hwy 7.

Acting Chair Waterman introduced the proposal and called for the staff report.

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

Paul Bourgeois, representing the Minnetonka School District, the applicant, stated that:

- There are geotechnical issues with the existing retaining wall and a new retaining wall is needed.
- The licensed engineers have signed off on using the large blocks to construct the proposed 22-foot-tall retaining wall.
- The proposal would eliminate the need for portable toilet facilities at the site.
- Funds have been donated to construct the concession stand and bathroom facilities.
- The facility would be heated and have air conditioning.
- It could be used for Tour de Tonka, football games and serve as a warming house in the winter.
- He appreciates commissioners considering the proposal.
- The number of proposed bathroom stalls meets code requirements for 600 spectators. There would still be restrooms down the hill. In the past, large events were handled with the same number of portable toilets. The proposal would have the same number of stalls as the field that holds 1,500 spectators and has successfully handled large events.
- Minnetonka does have a town-ball team.
- Additional catch basins would be added, and the curb would be designed to prevent erosion from traveling over the curb.

- The proposal would create a drop-off area.
- The proposal would remain compliant with the Americans with Disabilities Act regulations.

Minion likes the plans and that catch basins would be added to the site.

In response to Acting Chair Waterman's question, Mr. Bourgeois stated that the traffic pattern of the lower parking lot would not be changed and that area is not included in the scope of the proposed project.

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

Henry stated that he lives close to the site. He is happy to hear that the facilities will be improved. He supports the proposal.

Brinks appreciated the presentation. The plans look wonderful. He looks forward to it moving forward.

Minion thanked the staff for the presentation and for the applicant answering questions. The proposal would enhance traffic flow and be a positive addition.

Acting Chair Waterman supports the project and the staff's recommendation.

Minion moved, second by Brink, to recommend that the city council adopt the resolution approving a conditional use permit and final site and building plans for the Veterans Field concession stand with bathroom facilities at the Minnetonka High School Campus at 18301 Hwy 7.

Brink, Henry, Minion and Waterman voted yes. Banks, Hanson and Maxwell were absent. Motion carried.

Acting Chair Waterman stated that this item is scheduled to be reviewed by the city council at its meeting on July 28, 2025.

9. Adjournment

Henry moved, second by Brink, to adjourn the meeting at 6:45 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Resolution No. 2025-

Resolution approving a conditional use permit and final site and building plans for a concession stand with bathroom facilities at the Minnetonka High School Campus, 18301 Hwy 7

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

Section 1. Background.

1.01 Ron Spoden, on behalf of the Minnetonka School District, is proposing to construct a concession stand with bathroom facilities for Veterans (baseball) Field at the Minnetonka High School Campus, 18301 Hwy 7.

1.02 The property is located at 18301 Hwy 7. It is legally described in Exhibit A of this resolution.

Torrens certificate number is 388168.

1.03 By City Code §300.10 Subd.4, educational institutions and facilities are conditionally-permitted land uses. The proposed building would increase the potential use of the Minnetonka High School Campus.

1.04 On July 10, 2025, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the the permit and final site and building plans.

Section 2. General Standards.

2.01 City Code §300.16, Subd.2, states no conditional use permit shall be granted unless the city council determines that all of the following standards will be met:

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies and objectives of the comprehensive plan;
3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and
4. The use does not have an undue adverse impact on the public health, safety or welfare.

2.02 City Code §300.16, Subd.3, states that in addition to the general standards, no conditional use permit shall be granted unless the city council determines that all of the specific standards for a specific use will be met.

1. Direct access limited to a collector or arterial roadway as identified in the comprehensive plan or otherwise located so that access can be provided without conducting significant traffic on local residential streets; the use is not permitted on property that has access only by way of a private road or driveway that is used by more than one lot;
2. Buildings set back 50 feet from all property lines and parking setbacks are subject to section 300.28 of this ordinance;
3. School bus pick-up and drop-off areas are located outside of the public right-of-way and designed to enhance vehicular and pedestrian safety;
4. Recreational areas designed for group outdoor activities set back 25 feet from residential property, suitable buffering provided to protect neighboring properties from noise and adverse visual impacts, and lighted playing fields permitted only upon demonstration that off-site impacts can be mitigated substantially;
5. No more than 60 percent of the site to be covered with impervious surface, and the remainder to be suitably landscaped;
6. Site and building plan subject to review pursuant to section 300.27 of this ordinance; and
7. Not connected to, or part of, any residential dwelling.

2.03 City Code §300.27, Subd.5, states that in evaluating a site and building plan, the city will consider its compliance with the following:

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
2. Consistency with the ordinance;
3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
 - a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors

- and the general community;
- b) the amount and location of open space and landscaping;
 - c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
 - d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.
6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and
7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Section 3. Findings.

3.01 The proposal would meet the general conditional use permit standards outlined in the City Code §300.16, Subd.2.

- 1. The use is consistent with the intent of this ordinance;
- 2. The use is consistent with the goals, policies and objectives of the comprehensive plan;
- 3. The use would not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and
- 4. The use would not have an undue adverse impact on the public health, safety or welfare of the community.

3.02 The proposal would meet the specific conditional use permit standards outlined in the City Code §300.16, Subd.3.

- 1. The Minnetonka High School Campus is accessed via Delton Avenue, a collector roadway. However, the proposed concession stand with a bathroom building would not generate traffic.
- 2. The proposed concession stand with bathrooms building would have setbacks from exterior property lines of the school campus that are

significantly greater than 50 feet.

3. The school bus pick-up and drop-off areas would be unchanged with this request.
4. The proposed recreational area is currently and would remain more than 25 feet from residential properties, and the site provides adequate buffers from neighboring properties in all directions.
5. The proposed building would only minimally increase the impervious surface on the property and would not put the site over 60 percent impervious surface.
6. This standard has been addressed within section 3.03 of this resolution.
7. The proposed concession stand with bathrooms would not be connected to, or any part of, any residential dwelling.

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

1. The proposal has been reviewed by planning, engineering, building, natural resources, fire, and public works and found to be generally consistent with the city's development standards.
2. The proposal would meet all minimum ordinance standards.
3. The proposed building would only slightly increase the impervious surface on the site, and only one tree would be removed.
4. The proposed building would maintain a consistent relationship with the existing development of the site and would complement the uses of these improvements.
5. The proposed storage building would have a functional and harmonious design with existing structures and site features.
 - a) The proposed building is located in a desirable location. The proposed location, adjacent to the existing baseball field, would enhance the use of activities on the site.
 - b) The proposed building is partially on an existing concrete surface and would only slightly reduce the amount of existing green space on the site.
 - c) The building materials and design would be complementary to the adjacent structures, including the existing concession stand/press box building.

- d) The applicant has proposed modifying the drive aisle nearest the proposed construction site to accommodate the concession stand and the building with bathrooms. The proposal includes a new walkway to replace the existing one that is being removed. In addition, as a condition of this resolution, the drive aisles must remain at least 24 feet wide. The proposed changes would maintain appropriate circulation of the site.
- e) The proposed buildings would be appropriately located and designed.
- f) Distance, existing buildings, wetlands, and other site improvements would provide adequate screening.

Section 4. City Council Action.

4.01 The conditional use permit and final site and building plans for a concession stand building with bathrooms at 18301 Hwy 7 are hereby approved. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Demolition and Erosion Control Plan (C1), dated June 10, 2025
 - Grading and Drainage Plan (C2), dated June 10, 2025
 - Floor Plan and Exterior Elevations (A0.0), dated June 10, 2025
 - Site Layout Plan and Site Details (L1.0), dated June 10, 2025
 - Site and Landscape Plans (L2.0), June 10, 2025
2. Prior to the recording of this resolution, the applicant must submit a full legal description of the property.
3. Prior to issuance of a building permit, submit the following items for staff review and approval, or perform the following tasks:
 - a. Submit a site plan that displays a 24-foot drive aisle adjacent to the construction site.
 - b. Submit a revised survey that includes all easements of record within the area of the survey. No buildings or structures are permitted within easements without prior approval from city staff.
 - c. Dedicate a drainage and utility easement over the proposed stormwater management facilities.
 - d. Provide evidence that the underground system will be able to support 83,000 pounds and a 10,800-pound per square foot

outrigger load.

- e. Submit a landscaping plan that meets the minimum landscaping and mitigation requirements as outlined in the ordinance.
 - 1) This plan must include information relating to species, sizes, quantities, locations and landscape values.
 - 2) The plan must include pollinator-friendly species.
 - 3) Only small shrubs, perennials, and grasses may be located in public easements.
- f. Submit the final stormwater management plan for the disturbed area. The plan must demonstrate conformance with the following criteria:
 - 1) Rate: limit peak runoff flow rates to that of existing conditions from the 2-, 10, and 100-year events at all points where stormwater leaves the site.
 - 2) Volume: provide for onsite retention of 1.1-inch of runoff from the entire site's impervious surface.
 - 3) Quality: provide for runoff to be treated to at least 60-percent total phosphorus annual removal efficiency and 90-percent total suspended solid annual removal efficiency.
- g. Submit a stormwater maintenance agreement in the city-approved format for review and approval by city staff.
- h. The applicant must complete and submit a construction management plan to staff for review.
- i. Submit cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading

problems.

- j. The applicant must provide a fencing plan for the area on top of the proposed retaining wall for staff review and approval.
 - k. The applicant must install a temporary rock driveway, erosion control, tree and wetland protection fencing, and any other measures as identified in the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
4. Sewer and water modifications for the concessions stand are subject to the Minnesota Plumbing Code.
 5. The underground facilities must be inspected by a qualified third party during installation to ensure that the pressure requirements are adequately met.
 6. A building permit is required for fences over seven feet in height.
 7. Approval from outside agencies, such as the Riley-Purgatory-Bluff Creek Watershed District, may be required as part of the project. It is the property owner's responsibility to obtain approval from these agencies.
 8. Construction must begin by Dec. 31, 2026, unless the planning commission grants a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on July 28, 2025.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on July 28, 2025.

Becky Koosman, City Clerk

Exhibit A

That part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 117, North Range 22, West of the principal meridian, described as follows: Beginning at a point on the North line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, distant 555.44 feet West of the Northeast corner thereof, thence East to the Northeast corner thereof, then South along the East line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30 to the Southeast corner thereof, thence West along the South line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, distance of 1588.81 feet; thence Northeasterly to the point of beginning. EXCEPT the North 300 feet of the East 363 feet thereof.

**City Council
Agenda Item 14.B
Meeting of July 28, 2025**



Title: Closed meeting to discuss labor negotiation strategies pursuant to Minnesota Statutes section 13D.03.

Report from: Moranda Dammann, Assistant City Manager

Submitted Through: Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Moranda Dammann, Assistant City Manager

Action Requested: Motion

Form of Action: Report

Votes needed: 4 votes

Summary Statement

The City of Minnetonka was notified that the Minnetonka Fire Captains, Lieutenants and Firefighters filed with the Minnesota Bureau of Mediation Services to be represented by the International Association of Firefighters. The Minnesota Open Meeting Law, Minnesota Statutes section 13D.03, allows a public meeting to be closed for the purpose of discussing labor negotiation strategies.

Recommended Action

Motion to close the public meeting pursuant to Minnesota State Statutes 13D.03, Sub. 1B, to consider strategy for labor negotiations for Minnetonka Professional Firefighters IAFF Local 5522.

Strategic Plan Relatability

N/A

Financial Consideration

No

Financial implications will be presented to the city council when the new contract is brought forward for consideration.

Background

The Minnesota Open Meeting Law allows the city council to close a meeting to discuss labor negotiation strategy. To do so, the council must decide, by majority vote in a public meeting, to hold a closed session for the purpose of considering strategy for labor negotiations.

In addition, the time and place of the closed meeting must be announced during the public meeting. For tonight's purposes, the closed session will occur on July 28, 2025, at the time announced by the Mayor, in the Minnehaha Conference Room. Additional requirements also apply, including recording the meeting, retaining the recording for a specified period of time, and maintaining a public record of the

council members and other persons who attend the closed session.

The council may not discuss any business during the closed session other than that announced as the purpose for closing the meeting. Formal approval of a negotiated agreement must occur during an open meeting.