Agenda
City of Minnetonka
City Council Regular Meeting
Monday, August 11, 2025
6:00 PM
Council Chambers
14600 Minnetonka Blvd.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Foster-Bolton, Schack, Wilburn, Calvert, Ramaley, Coakley, Wiersum
4. Approval of Agenda
   - A. August 11, 2025 addenda
5. Approval of Minutes: None
6. Special Matters:
   - A. Strategic Plan quarter two report
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. Metropolitan Council Community Tree Planting Grant Agreement
    - B. Joint Powers Agreement (JPA) with City of Minneapolis (City Attorney's Office)
    - C. Resolution for a Hopkins Crossroad and T.H. 394 North Ramp Signal Agreement with Hennepin County and the Minnesota Department of Transportation (MnDOT)
11. Consent Agenda - Items Requiring Five Votes: None
12. Introduction of Ordinances: None
13. Public Hearings:
    - A. Temporary amendment to an on-sale liquor license for D&D of Minnesota, Inc. dba Famous Dave's at 14601 Hwy 7
14. Other Business:
    - A. Floodplain alteration permit, with a tree variance, for construction of a new home at 3440 Larchwood Drive

B. Items concerning Marsh Run III, a rental apartment development at 11800 Wayzata Blvd

15. Appointments and Reappointments: None

16. Adjournment

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

City Council
Agenda Item 4.A
Meeting of August 11, 2025

Title:	August 11, 2025 addenda
Presenter:	Mike Funk

Form of Action:	Other

Summary Statement
ITEM 14B - Items concerning Marsh Run III at 11800 Wayzata Blvd

Written comments were received after publication of the report. They are attached under item 14B.

Recommended Action
Motion to approve agenda as amended.

City Council
Agenda Item 6.A
Meeting of August 11, 2025

Title:	Strategic Plan quarter two report
Report from:	Sarissa Falk, Senior Management Coordinator
Submitted Through:	Erik Nilsson, City Attorney Moranda Dammann, Assistant City Manager Mike Funk, City Manager
Presenter:	Mike Funk, City Manager

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

Summary Statement
The strategic plan is an instrumental and living document that guides the work of the city. Quarterly updates keep the city council and community informed on the efforts of the city's six strategic priorities. Quarter two ended June 30, 2025 and the progress report for the 2025-2027 Strategic Plan can be found here or in the attachment below.

Recommended Action
Motion to accept the report.

Strategic Plan Relatability
N/A

Financial Consideration
No

Background
At the end of 2023, staff recommended that the city council revisit the strategic profile that was developed in 2020 and participate in a strategic planning session with an outside consultant. In 2024, the city hired Craig R. Rapp with Rapp Consulting Group to conduct the strategic plan update during the April 19-20, 2024, special study sessions. During the sessions, city council affirmed the six priorities: Financial Strength and Operational Excellence, Safe and Healthy Community, Sustainability and Natural Environment, Livable and Well-Planned Development, Infrastructure and Asset Management, and Community Inclusiveness. City council and leadership also discussed the second level of the plan during the special study sessions, which are now referred to as desired outcomes.

Throughout 2024 each strategic priority was brought forth to city council during a study session to further the conversations from the April strategic planning sessions. Some strategic priorities, definitions, desired outcomes, metrics and targets were adjusted after those conversations. Those updates are

reflected in the current Strategic Plan. To develop the 2025 actions steps, city staff held two separate workshops on Oct. 31 and Nov. 1. About 40 city staff members attended those workshops which allowed for collaboration and discussion across city departments.

The Strategic Plan was imported into the city's strategic planning software, Envisio. This software tracks the progress of all other three levels of the plan and generates a community dashboard. The top level of the plan includes six strategic priorities. Each priority is led by a team lead who oversees the development and progress of the two levels below, desired outcomes and action steps. The team lead pulled in a variety of staff who have expertise in specific areas and were assigned as the owner or contributor to the action steps. Additionally, the groups also identified performance metrics to help visually support the desired outcomes.

The 2025 action items were accepted by city council during the Jan. 13, 2025 meeting and the second quarter of the year has been completed. The quarter two plan progress report can be found here or in the attachment below. Written updates for the top two levels, strategic priorities and desired outcomes, are included in the report. Written updates for the action steps can be found on the community dashboard. Additionally, there are multiple progress indicators throughout the report. Total plan progress is summarized on the second page of the report by indicating the percentage of action steps that are "complete," "on track," "some disruption" or "major disruption." Similar indicators are available throughout the report for the progress of each strategic priority and desired outcome.

A few of the performance metrics identified by staff are included in the progress report, however, more performance metrics can be viewed on each strategic priority's page within the community dashboard:

- Financial Strength
- Safe and Healthy Community
- Sustainability, Resilience and Natural Environment
- Livable and Well-Planned Development
- Infrastructure and Asset Management
- Community Inclusiveness

City staff will continue to enhance performance metrics and add more throughout the year. Additionally, performance metrics from the 2025 community survey results have been added to the community dashboard.

ATTACHMENTS:
Quarter two plan progress report

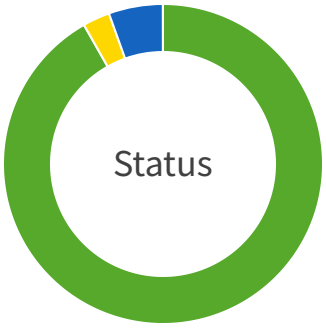
Plan progress report

2025-2027 Strategic Plan

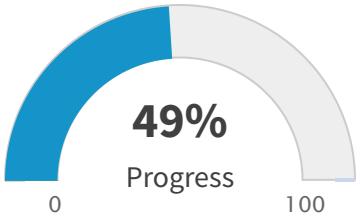
Report Created On: Jul 30, 2025

6	18
Strategic Priority	Desired Outcome

Overall Summary



	%
On Track	92
Some Disruption	3
Completed	5



Report Legend **Priority** No Update Overdue

Strategic Priority 1 Progress 63%

FINANCIAL STRENGTH

A financially responsible organization that delivers results

	%	#
On Track	67	6
Completed	33	3

Owner: Darin Nelson

Update provided by Darin Nelson on Jun 30, 2025 05:00:01

High Level Creditworthiness (100% Completed) **Accomplishments:**

- Moody's fund balance rating maintained at "Very Strong," with 2024 governmental fund balance exceeding 30% of revenues, supporting the AAA rating.
- Moody's net direct debt rating sustained at "Very Strong," with net direct debt at 0.20% of taxable market value as of December 31, 2024.
- Water and Sewer Utility Fund cash balance reached $21.1 million (101% of target) as of December 31, 2024.

Roadblocks:

- No significant roadblocks reported.

Next Steps:

- Continue monitoring financial metrics to maintain strong ratings and fund balances.

Improve Alignment Between Service Expenditures and Identified Priorities (30% Completed) **Accomplishments:**

- Finance Director and City Manager participating in a national cohort on reengineering government budgeting, focusing on strategic priorities and program prioritization.
- Agreement executed with Tyler Technologies to implement Priority Based Budgeting (PBB) application, with rollout planned for the second half of 2025.
- Pre-implementation planning for PBB underway, including data migration and project timeline development.

Roadblocks:

- Final project timeline for PBB implementation and training pending approval.
- Program identification by departments pending completion of system setup and data conversion.

Next Steps:

- Complete pre-implementation planning and data migration with Tyler Technologies.
- Conduct PBB methodology training session with all department users (anticipated Q3 2025).
- Initiate program identification process across departments following system setup.

Expand Sources of Revenue for Capital Improvement Projects (60% Completed) **Accomplishments:**

- Consultant AE2S engaged to perform updated utility rate analysis; study scheduled for city council presentation on October 27.
- $5.33 million state bonding request submitted for Fire Station No. 2 reconstruction; city council resolution of support passed June 23, 2025.
- Grant applications tracked in Smartsheet; fourteen grants applied for in 2025 (six awarded, one denied, seven pending).

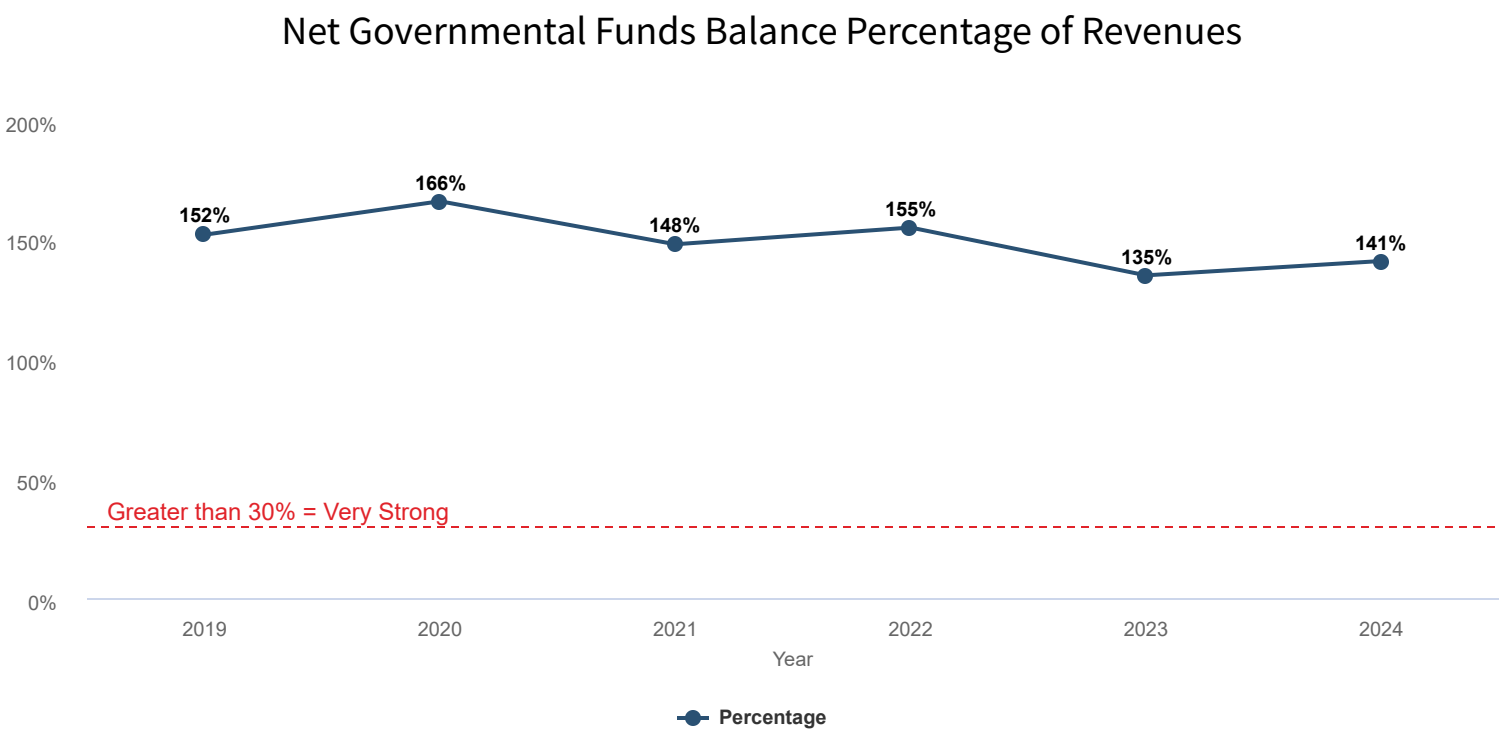
Roadblocks:

- State bonding requests are not guaranteed; previous requests were not funded, and no local municipality requests have been approved in the past two years.

Next Steps:

- Complete utility rate study with AE2S and present findings to city council.
- Monitor progress of state bonding request through the legislative process.
- Continue searching for, applying for, and tracking grants aligned with the city's strategic plan.

Last Update: May 12, 2025 16:30:34



Desired Outcome 1.1 Progress 100%

High level creditworthiness

	%	#
Completed	100	3

Owner: Darin Nelson

Update provided by Darin Nelson on Jun 30, 2025 05:00:01

Accomplishments:

- Maintained a Moody's fund balance rating of "Very Strong," with the 2024 governmental fund balance exceeding 30% of revenues, supporting the city's AAA rating.
- Maintained a Moody's net direct debt rating of "Very Strong," with net direct debt at 0.20% of taxable market value as of December 31, 2024.
- Exceeded the Water and Sewer Utility Fund minimum cash balance, reaching $21.1 million (101% of the target) as of December 31, 2024.

Roadblocks:

- No significant roadblocks reported.

Next Steps:

- Continue monitoring financial metrics to sustain strong ratings and fund balances.

Desired Outcome 1.2 Progress 30%

Improve alignment between service expenditures and identified priorities

	%	#
On Track	100	3

Owner: Darin Nelson

Update provided by Darin Nelson on Jun 30, 2025 05:00:01

Accomplishments:

- Finance Director and City Manager are actively participating in a national cohort focused on reengineering government budgeting, emphasizing strategic priorities and program prioritization.
- Agreement executed with Tyler Technologies to implement the Priority Based Budgeting (PBB) application, with rollout planned for the second half of 2025.
- Pre-implementation planning for PBB underway, including data migration and project timeline development.
- Initial steps taken to establish and track city programs using the new software solution.

Roadblocks:

- Final project timeline for PBB implementation and training has not yet been approved.
- Program identification by departments is pending completion of system setup and data conversion.

Next Steps:

- Complete pre-implementation planning and data migration with Tyler Technologies.
- Conduct PBB methodology training session with all department users, anticipated in Q3 2025.
- Initiate program identification process across departments following system setup.

Desired Outcome 1.3 Progress 60%

Expand sources of revenue for Capital Improvement Projects

	%	#
On Track	100	3

Owner: Darin Nelson

Update provided by Darin Nelson on Jun 30, 2025 05:00:01

Accomplishments:

- Engaged consultant AE2S to perform an updated utility rate analysis. The study is scheduled to be completed and presented to the city council on October 27.
- Submitted a $5.33 million state bonding request for the reconstruction of Fire Station No. 2. The city council passed a resolution of support on June 23, 2025.
- Tracked and managed grant applications in Smartsheet; fourteen grants were applied for in 2025, with six awarded, one denied, and seven pending.

Roadblocks:

- State bonding requests are not guaranteed; previous requests were not funded, and no local municipality requests have been approved in the past two years.

Next Steps:

- Complete the utility rate study with AE2S and present findings to the city council.
- Monitor progress of the state bonding request through the legislative process.
- Continue searching for, applying for, and tracking grants aligned with the city's strategic plan.

Strategic Priority 2 Progress 58%

SAFE AND HEALTHY COMMUNITY

	%	#
On Track	100	18

Create initiatives to enhance community well-being, engage residents to build trust, and prioritize programs, education, hazard mitigation, and emergency response

Owner: Scott Boerboom

Update provided by Scott Boerboom on Jul 24, 2025 15:49:51

Summary of Public Safety Master Plan Implementation Progress Implement Service Delivery Models & New Technologies

Accomplishments:

- Expanded Draft One AI report writing department-wide.
- Secured approval for Drones as First Responders initiative.
- Initiated planning and construction of a real-time operations center.

Challenges:

- Ongoing work required for successful implementation of the Drones as First Responders project.

Next Steps:

- Continue development and deployment of the real-time operations center.
- Monitor and support integration of AI report writing and drone technologies.
- Address challenges during implementation phases.

Enhance Patrol Division Operational Efficiency

Accomplishments:

- Expanded AI reporting for non-criminal reports, reducing documentation time and increasing engagement.
- Expanded Bike Patrol program with additional officers and E-Bikes.
- Conducted outreach with senior residents on traffic safety.
- Developed a traffic complaint tracking system.

Challenges:

- Additional E-Bikes needed; pending grant funding.

Next Steps:

- Pursue grant funding for two additional E-Bikes.

Investigative Division Structure & Staffing Evaluation

Accomplishments:

- Submitted renovation plan for Retail Detective space at Ridgedale Mall.
- Developed and submitted proposal for Crime Analyst Unit’s Real-Time Crime Center.
- Capital funding request submitted and funding for Real-Time Crime Center approved and received.
- Completed purchasing of required equipment.

Challenges:

- Awaiting final approval on capital funding for Ridgedale renovation.
- Awaiting delivery of Real-Time Operations Center equipment (expected August).

Next Steps:

- Maintain communication regarding capital funding status.
- Plan for equipment installation upon delivery.
- Continue interdepartmental coordination for operational readiness.
- Monitor project timelines and adjust contingency plans as needed.

AXON Public Safety System Implementation

Accomplishments:

- Several Axon suite components fully implemented and in use.
- Project remains on schedule.

Challenges:

- No significant roadblocks reported.

Next Steps:

- Continue focused efforts on Axon records management project.
- Monitor progress for timeline alignment.

Year Three Public Safety Master Plan & Firefighter Hiring

Accomplishments:

- Nine firefighters onboarded; academy to begin July 18, 2025, followed by staffing of fire station 5.

Challenges:

- No significant roadblocks reported.

Next Steps:

- Prepare for academy start and shift work at fire station 5.

Increase Apparatus Coverage

Accomplishments:

- Initiated hiring process for nine new full-time personnel; target start July 18, 2025.

Challenges:

- No significant roadblocks reported.

Next Steps:

- Continue hiring process and prepare for onboarding.

Closest Unit Dispatching with Hennepin County

Accomplishments:

- Initial meetings held; timelines and goals set; draft plan and redesigned zone map developed.

Challenges:

- Awaiting new meeting dates from Hennepin dispatch.

Next Steps:

- Continue coordination and finalize implementation plans.

Real-Time Analytics Software Implementation

Accomplishments:

- Analytics software launched and dashboards in development.

Roadblocks:

- Additional work needed on public-facing dashboard.

Challenges:

- Continue vendor collaboration to refine dashboards.
- Advance public-facing dashboard development.

Opus Area Redevelopment Public Safety Readiness

Accomplishments:

- Early park planning and bonding requirements underway, including substation consideration.

Challenges:

- None.

Next Steps:

- Continue planning and coordination as redevelopment progresses.

Public Safety Mental Health Response Enhancement

Accomplishments:

- Axon workflows in development for mental health program.
- Social worker attended national conference for best practices.
- New consent forms created and implemented.

Challenges:

- Analytics capabilities within Axon in early development, limiting data tracking.

Next Steps:

- Continue Axon workflow and analytics development.
- Monitor and refine consent forms.

Alternative Mental Health Response Models

Accomplishments:

- Social worker attended International Co-Responder Conference; co-response models initiated.
- Collaboration with Fire Department for potential roles and training.
- Engaged with Minnesota State University, Mankato for intern integration.
- Partnered with regional agencies for mental health roundtable and ongoing collaboration.

Challenges:

- Further assessment needed for Fire Department's role and training.
- Internship integration in preliminary stages.

Next Steps:

- Continue implementing and evaluating co-response strategies.
- Define and formalize Fire Department's involvement and training.
- Attend internship fair for recruitment.
- Prepare for next quarterly collaboration meeting.

Officer Wellness Program Enhancement

Accomplishments:

- Launched Mentorship and Buddy Program for new employees.
- Structured support for new sworn officers and cadets.
- Established consistent mentor-mentee relationships.

Challenges:

- No significant roadblocks; ongoing monitoring for challenges.

Next Steps:

- Continue monthly check-ins for program effectiveness.
- Finalize planning for department-sponsored family event in fall.

Fire Department Mental Health Training Enhancement

Accomplishments:

- Coordination underway to add mental health calls to Q4 training schedule.

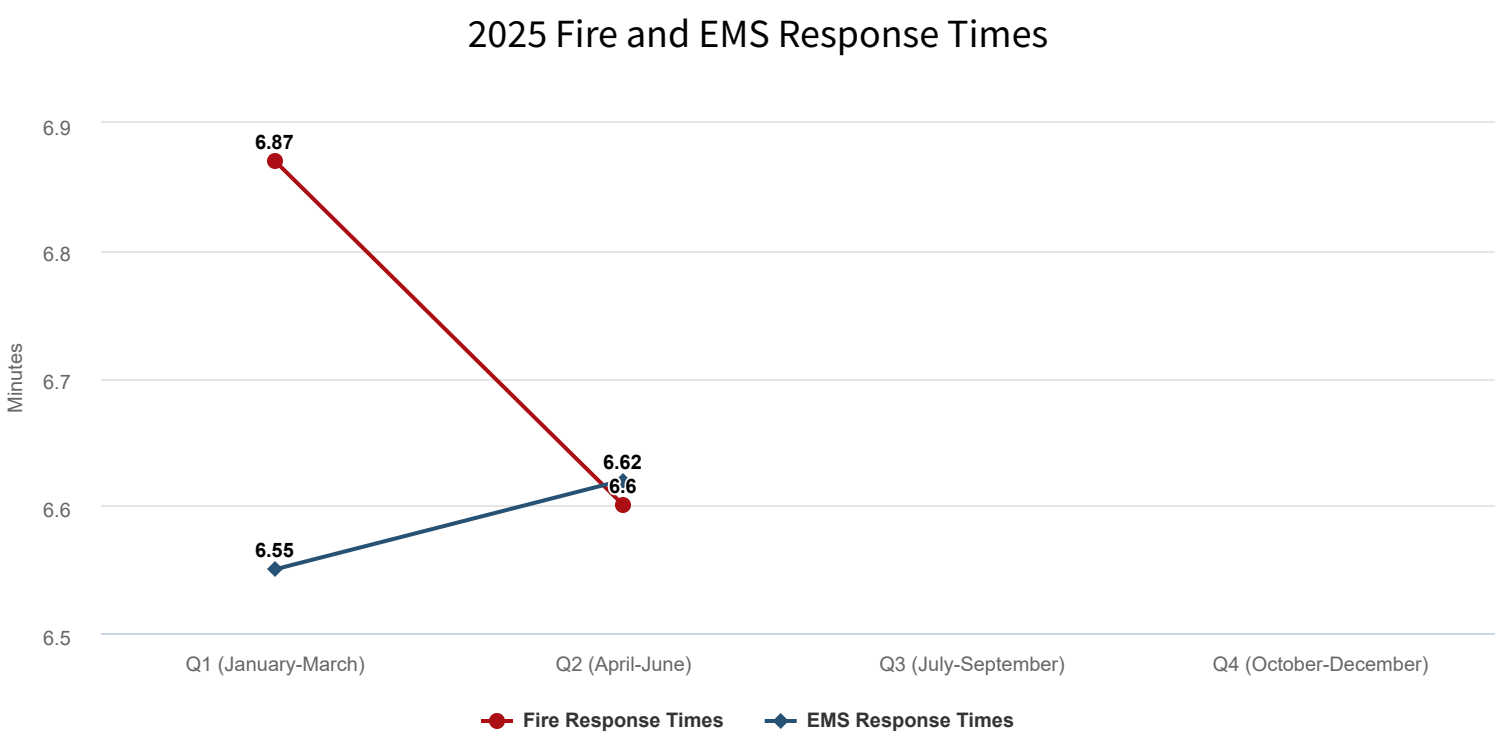
Challenges:

- None.

Next Steps:

- Finalize and implement expanded mental health training modules in Q4.

Last Update: Jul 15, 2025 21:35:25



EMS = Emergency Medical Services

Desired Outcome 2.1 Progress 72%

Implement service delivery models outlined in the Public Safety Master Plan

	%	#
On Track	100	8

Owner: Scott Boerboom

Update provided by Scott Boerboom on Jun 30, 2025 05:00:01

Identify and implement new technologies that can be used to manage resources more efficiently to prevent, detect, and solve crimes (75% completed) **Accomplishments:**

- Expanded Draft One AI report writing from a pilot program to department-wide use in applicable scenarios.
- Secured approval for the Drones as First Responders initiative, further advancing the drone program.
- Initiated planning and construction of a real-time operations center to support new technology deployments.

Challenges:

- Ongoing work is required to ensure the successful implementation of the Drones as First Responders project.

Next Steps:

- Continue development and deployment of the real-time operations center.
- Monitor and support the integration of AI report writing and drone technologies across the department.

- Address any challenges encountered during the implementation phases to ensure project success.

Enhance operational efficiency of the patrol division by ensuring optimal resource allocation (50% completed)

Accomplishments:

- Expanded Draft One AI reporting program department-wide for non-criminal reports, reducing documentation time and increasing community engagement and proactive patrols.
- Expanded Bike Patrol program with additional officers and E-Bikes, improving presence, response times, and community connections.
- Conducted outreach with senior residents on traffic safety and provided resources for safe driving and mobility.
- Developed a traffic complaint tracking system to improve responsiveness, accountability, and guide enforcement and engineering solutions.

Challenges:

- Additional E-Bikes needed to further expand the Bike Patrol program, pending grant funding.

Next Steps:

- Pursue grant funding for two additional E-Bikes to support continued growth of the Bike Patrol program.

Evaluate the current structure and staffing of the investigative division to ensure the team is well positioned to meet future demands (52% completed)

Accomplishments:

- Submitted renovation plan for the Retail Detective space at Ridgedale Mall.
- Developed and submitted a detailed proposal for the Crime Analyst Unit's Real-Time Crime Center.
- Brookfield Management has formally submitted the capital funding request for the Ridgedale renovation project.
- Funding for the Crime Analyst Unit's Real-Time Crime Center has been approved and received.
- Coordinated with multiple city departments to identify necessary equipment for the Real-Time Crime Center.
- Completed purchasing of all required equipment for the Real-Time Crime Center project.

Challenges:

- Awaiting final approval on capital funding from Brookfield Management for the Ridgedale renovation.
- Awaiting delivery of Real-Time Crime Center equipment; delivery is expected in August.

Next Steps:

- Maintain communication with Brookfield Management to track the status of the capital funding request.
- Begin planning for equipment installation and setup upon delivery in August.
- Continue interdepartmental coordination to ensure operational readiness for the Real-Time Crime Center.
- Monitor project timelines and adjust contingency plans as needed based on equipment delivery and installation schedules.

Establish a detailed project plan for the AXON public safety system implementation, involving multiple work groups across police divisions (75% completed)

Accomplishments:

- Several components of the Axon suite have been fully implemented and are now in use across the department.
- The overall project remains on schedule.

Challenges:

- No significant roadblocks reported at this time.

Next Steps:

- Continue focused efforts on the Axon records management project within the work groups.
- Monitor progress to ensure continued alignment with the project timeline.

Complete the year three recommendations in the public safety master plan and hire nine career firefighters to staff a station on the north side of the city 24 hours a day (85% completed)

Accomplishments:

- Nine firefighters have been onboarded and will begin their academy on July 18th, 2025. Upon completion, staffing of fire station 5 will commence.

Challenges:

- No significant roadblocks reported at this time.

Next Steps:

- Prepare for the start of the academy and subsequent shift work to staff fire station 5.

Utilizing career and paid on call firefighters, increase the minimum number of apparatus on duty to three (33% completed)

Accomplishments:

- Initiated hiring process for nine new full-time personnel to support increased apparatus coverage. Target start date is July 18th, 2025.

Challenges:

- No significant roadblocks reported at this time.

Next Steps:

- Continue hiring process and prepare for onboarding of new personnel.

Work with Hennepin County Sheriff Communications to implement closest unit dispatching (40% completed)

Accomplishments:

- Held initial meetings with Hennepin dispatch on the overall unit dispatching project.
- Set timelines and goals for implementation.
- Developed initial draft plan for zone changes and unit dispatch call types.
- Redesigned zone map for mutual aid response.

Challenges:

- Awaiting new meeting dates from Hennepin dispatch for ongoing check-ins.

Next Steps:

- Continue coordination with Hennepin dispatch and finalize implementation plans.

Implement a new analytics software online to provide real time tracking of call data and response metrics (70% completed)

Accomplishments:

- Analytics software has been launched and is being refined to develop dashboards.

Challenges:

- Additional work needed on public-facing dashboard.

Next Steps:

- Continue collaborating with the vendor to refine dashboards for Chief's view and operations.
- Advance development of the public-facing dashboard.

Desired Outcome 2.2 Progress 43%

Ensure public safety readiness for the Opus area redevelopment

	%	#
On Track	100	6

Owner: Scott Boerboom

Update provided by Matt Kumka on Jun 30, 2025 05:00:01

Early park planning in Opus and related bonding requirements continues which includes consideration of potential substation.

Desired Outcome 2.3 Progress 50%

Enhance public safety mental health response

	%	#
On Track	100	4

Owner: Scott Boerboom

Update provided by Scott Boerboom on Jun 30, 2025 05:00:01

Establish a system for securely tracking and managing mental health data in compliance with HIPAA requirements and privacy regulations (50% completed)

Accomplishments:

- Workflows within the Axon records management system are being developed to address the requirements of the mental health program.
- A social worker attended a national conference to identify best practices for mental health program management.
- New consent forms have been created and implemented to support both the social worker and clients.

Challenges:

- Analytics capabilities within Axon are in the early stages of development, limiting current data tracking for mental health services.

Next Steps:

- Continue development and refinement of Axon workflows to fully meet program needs.
- Advance analytics functionality within Axon to enable comprehensive tracking and reporting of mental health data.
- Monitor the effectiveness of new consent forms and gather feedback for potential improvements.

Research and develop alternative mental health response models (50% completed)

Accomplishments:

- The department’s embedded social worker attended the International Co-Responder Conference, gaining insights into global best practices and initiating the implementation of co-response models locally.
- Internal collaboration was initiated with the Fire Department to explore their potential roles, training needs, and integration into multi-disciplinary mental health response teams.
- Staff engaged with Minnesota State University, Mankato, reviewing a sample contract for integrating interns into the mental health response program, and staff is planning to attend the university's internship fair for recruitment and partnership opportunities.
- Partnered with regional agencies for a mental health roundtable, resulting in ongoing quarterly collaborations focused on knowledge sharing and regional strategy development.

Challenges:

- Further assessment is needed to determine the Fire Department’s specific roles and training requirements within mental health response efforts.
- Internship integration is in the preliminary stages, pending formal agreements and successful recruitment.

Next Steps:

- Continue implementing and evaluating co-response strategies informed by conference learnings.
- Define and formalize the Fire Department’s involvement in mental health response teams, including necessary training.
- Attend the Minnesota State University, Mankato internship fair in August to pursue recruitment and partnership opportunities.
- Participate in and prepare for the next quarterly regional mental health collaboration meeting.

Enhance existing officer wellness systems by implementing new programming focused on mental health, stress management, and family support (49% completed)

Accomplishments:

- Launched a Mentorship and Buddy Program to enhance integration, wellness, and professional growth for new employees.
- Each new sworn officer is paired with a mentor who provides structured support throughout probation and beyond, with regular monthly check-ins.
- Cadets are paired with sworn officer buddies who help them navigate training, build confidence, stay engaged, and gain a deeper understanding of the policing profession.
- Established consistent mentor-mentee and buddy relationships that strengthen early support systems, promote professional development, and foster a connected, inclusive work environment.

Challenges:

- No significant roadblocks identified at this stage; ongoing monitoring for potential challenges as the programs progress.

Next Steps:

- Continue monthly check-ins between mentors, buddies, and new employees to ensure program effectiveness.
- Finalize planning and logistics for the first department-sponsored family event scheduled for the fall.

Enhance the training of fire department personnel to better recognize and respond to mental health related calls (25% completed)

Accomplishments:

- Coordination underway with the training division and Hennepin EMS to add additional mental health calls to the Q4 training schedule.

Challenges:

- None specified at this time.

Next Steps:

- Finalize and implement the expanded mental health training modules for fire department personnel in Q4.

Strategic Priority 3 Progress 48%

SUSTAINABILITY, RESILIENCE AND NATURAL ENVIRONMENT

	%	#
On Track	100	10

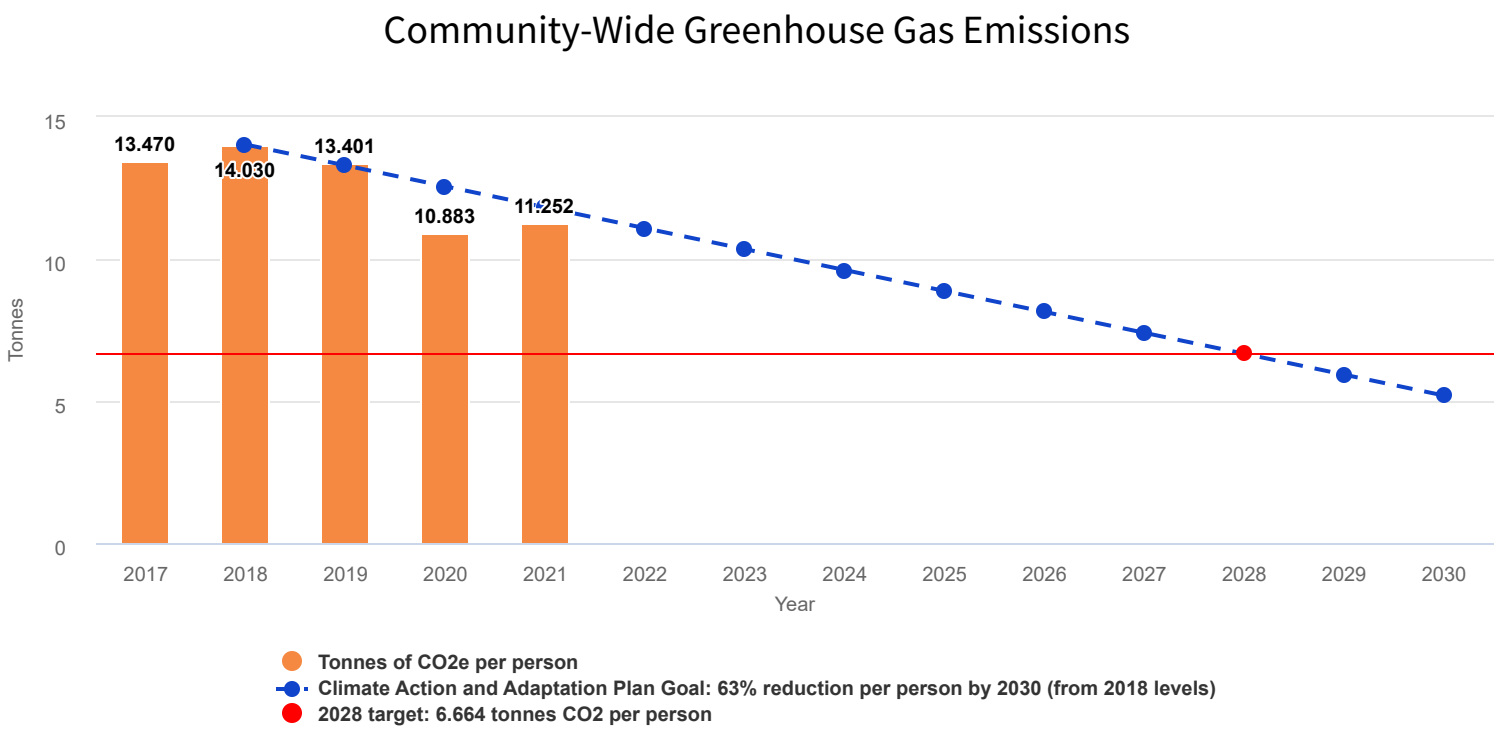
Be a community that values the natural environment, sustainability, and actions that lead to a more climate resilient community

Owner: Leslie Yetka

Update provided by Leslie Yetka on Jul 24, 2025 15:14:53

Staff are working to initiate programs to reach goals of the strategic plan. Sustainability actions include hosting electric and solar events, offering water conservation rebates to residents, conducting home energy audits, promoting resilient landscaping practices on private property, planting trees to replace those lost to pests and disease, and initiating large scale invasive species removal and habitat restoration efforts in city parks.

Last Update: Jul 02, 2025 20:30:48



*2022-2025 data not available.

Desired Outcome 3.1 Progress 45%

A more resilient community that both mitigates and adapts to Minnesota's changing climate

	%	#
On Track	100	3

Owner: Ally Sutherland

Update provided by Ally Sutherland on Jun 30, 2025 05:00:01

Updates:

- Staff and Sustainability Commission have developed a 2025 Climate Action and Adaptation Plan outreach plan and have completed Q1 and Q2 implementation, including a Free Home Energy Squad campaign and Everything Electric Exhibit.
- Resilient Minnetonka flyers have been prepared for distribution to all tree and shrub sale participants at the fall tree pick-up event, targeting many residents in the priority area. Programming later this year may include collaboration with the Police Department and tabling at a park or neighborhood.

- An open house is being planned for late-July to educate residents about mitigating personal flood risk.

Desired Outcome 3.2 Progress 43%

Protect, manage and enhance the natural environment

	%	#
On Track	100	3

Owner: Leslie Yetka

Update provided by Leslie Yetka on Jun 25, 2025 19:27:50

Significant progress has been made on several action items, including hosting the 2025 annual tree sale, implementing a raingarden maintenance workshop for local residents interested in learning more about proper maintenance activities, and promotion of the Resilient Minnetonka program and water efficiency grants that are available to residents.

Desired Outcome 3.3 Progress 54%

Community-wide adoption of sustainability and conservation best practices

	%	#
On Track	100	4

Owner: Ally Sutherland

Update provided by Ally Sutherland on Jun 30, 2025 05:00:01

Accomplishments:

- ~355 free Home Energy Squad visits completed by residents since October 2024 with grant funding.
- ~$10,750 allocated to residents for eligible water efficiency projects since July 2024 with grant funding.
- ~400 residents directly engaged at the Everything Electric Exhibit.

Next Steps:

- Planning for an Everything Electric Exhibit at the city open house.
- Planning for an on-site solar education event.
- Continuing to promote residential water efficiency grants.

Strategic Priority 4 Progress 35%

LIVABLE AND WELL-PLANNED DEVELOPMENT

	%	#
On Track	100	10

Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment

Owner: Julie Wischnack, FAICP

Update provided by Julie Wischnack, FAICP on Jul 16, 2025 05:00:01

Accomplishments:

- Minnetonka's application to the Minnesota Housing Local Housing Trust Fund was approved, resulting in a $150,000 grant (three-year contract) to support ongoing rental assistance. Minnetonka was one of 36 communities selected.
- Legacy Housing Initiative prepared for presentation at the City Council study session, aimed at encouraging preservation of naturally occurring affordable housing.
- Exploration of affordable homeownership options underway, including a site visit to a manufactured home producer to assess feasibility and production processes.
- Amani Construction signed an agreement with the city in May 2025; remaining permitting items are being addressed prior to construction commencement.
- Business sector outreach conducted through the Minnetonka Business Council, with promotion of Elevate Hennepin and MCCD technical assistance resources.
- Canvassing of Ridgedale area businesses completed, with resources promoted for compliance with regulatory changes (e.g., fluorescent light bulb ban, family leave policy).
- Ongoing communication maintained with brokers and representatives of major corporations, including Boston Scientific, Opus Corporate, CSM, and United Health Care.
- Commercial market analysis and survey results shared with City Council and EDAC; engagement with nonprofits to assess resident financial health.
- Continued engagement with diverse businesses, featuring resource partners at council meetings and joint business canvassing efforts.
- Finalized agreements with state bonding agency for Opus Area transformation.
- Initial discussions held with potential consultants for public space design and outreach in the Opus Area.

Next Steps:

- Complete due diligence on manufactured home ownership models and advance planning for new affordable housing options.
- Continue outreach and resource promotion to support businesses in adapting to regulatory changes.
- Maintain engagement with large corporations and diverse local businesses.
- Advance design of Opus trail wayfinding and lighting for 2025/26 implementation.
- Initiate public engagement for public space design and multi-modal connectivity as outlined in the state bonding agreement.
- Develop and implement a public outreach strategy, including engagement of area property owners and residents.

Last Update: Jul 15, 2025 20:12:59

Businesses in Minnetonka

5,930 businesses

Zero large corporate businesses lost in **2025**

98% of Minnetonka business owners surveyed rate the business climate **positively**

Desired Outcome 4.1 Progress 50%

Increase number of affordable housing units in the city

	%	#
On Track	100	3

Owner: Julie Wischnack, FAICP

Update provided by Julie Wischnack, FAICP on Jul 16, 2025 05:00:01

Minnetonka has been actively pursuing opportunities to strengthen housing investments for existing and new housing, including construction and creation of affordable housing.

Minnetonka's application to the Minnesota Housing's Local Housing Trust Fund was selected for approval, and the city was awarded a grant of $150,000 (3-year contract). The grant will be used to continue providing rental assistance to the community. Minnetonka was one of 36 selected for approval.

Additionally, staff is presenting a Legacy Housing Initiative at the City Council study session on July 21. The Legacy Housing Initiative encourages property owners to preserve naturally occurring affordable housing.

Staff is in the process of exploring a new form of affordable homeownership through the construction of manufactured homes. Staff toured a manufacturer of these homes to gain a deeper understanding of the production process. The next steps include completing due diligence regarding obtaining and creating these new homes.

Amani Construction signed an agreement with the city in May 2025. There are a few additional items that need to be completed as part of the permitting process before they can start construction.

Desired Outcome 4.2 Progress 50%

Enhance vitality across the business sector focusing on large corporate businesses

	%	#
On Track	100	4

Owner: Julie Wischnack, FAICP

Update provided by Julie Wischnack, FAICP on Jul 22, 2025 18:01:56

Accomplishments:

- Conducted outreach through the Minnetonka Business Council, highlighting Elevate Hennepin and MCCD technical assistance resources.
- Canvassed businesses in the Ridgedale area and promoted resources for new business needs, including compliance with the fluorescent light bulb ban and upcoming family leave policy.
- Maintained ongoing communication with brokers and representatives of major corporations, such as Boston Scientific, Opus Corporate, CSM, and United Health Care.
- Shared commercial market analysis and survey results with City Council, and engaged nonprofits to assess the financial health of Minnetonka residents. Results were presented to the EDAC and City Council.
- Continued engagement with diverse businesses, featuring Elevate Hennepin and MCCD at recent council meetings and joint business canvassing efforts.
- Adapting to evolving business needs, including regulatory changes like the fluorescent light bulb ban and new family leave policy requirements.

Next Steps:

- Continue outreach and resource promotion to support businesses in adapting to regulatory changes.
- Maintain engagement with large corporations and diverse local businesses

Desired Outcome 4.3 Progress 0%

Continue to support Opus Area transformation as a vital and connected part of Minnetonka

	%	#
On Track	100	3

Owner: Julie Wischnack, FAICP

Update provided by Julie Wischnack, FAICP on Jul 16, 2025 05:00:01

Accomplishments:

- Agreements finalized with state bonding agency.
- Initial discussions held with potential consultants for public space design and outreach.

Next Steps:

- Current and planned improvements are in early design phases and work continues.
- Public outreach strategy and multi-modal connectivity planning will begin.
- Advance design of Opus trail wayfinding and lighting for 2025/26 implementation.
- Initiate public engagement for public space design and multi-modal connectivity as outlined in the state bonding agreement.
- Develop and implement a public outreach strategy, including engagement of area property owners and residents.

Strategic Priority 5 Progress 44%

INFRASTRUCTURE AND ASSET MANAGEMENT

	%	#
On Track	100	10

Reliable, high-quality infrastructure

Owner: Will Manchester

Update provided by Will Manchester on Jul 24, 2025 16:44:50

Accomplishments:

- Utility replacement program is 70% completed, with ongoing work on long-term city infrastructure and asset management.
- Mill and overlay roadway projects are in progress (37.5% completed).
- Quarterly meetings with Metro Transit are ongoing; new transit options are planned ahead of the Green Line Extension opening in 2027.
- Active coordination with regional and state agencies on transportation initiatives, including regional trail projects and the Highway 7 corridor study.
- Collaboration with police and engineering to address traffic complaints, emphasizing education, engineering, and enforcement; initiated e-bike regulation education.
- Final design for the Minnetonka Boulevard Trail project is underway, with private utility construction in progress.
- Trail lighting feasibility and cost estimate for the Opus area completed; final design scoping is in progress.

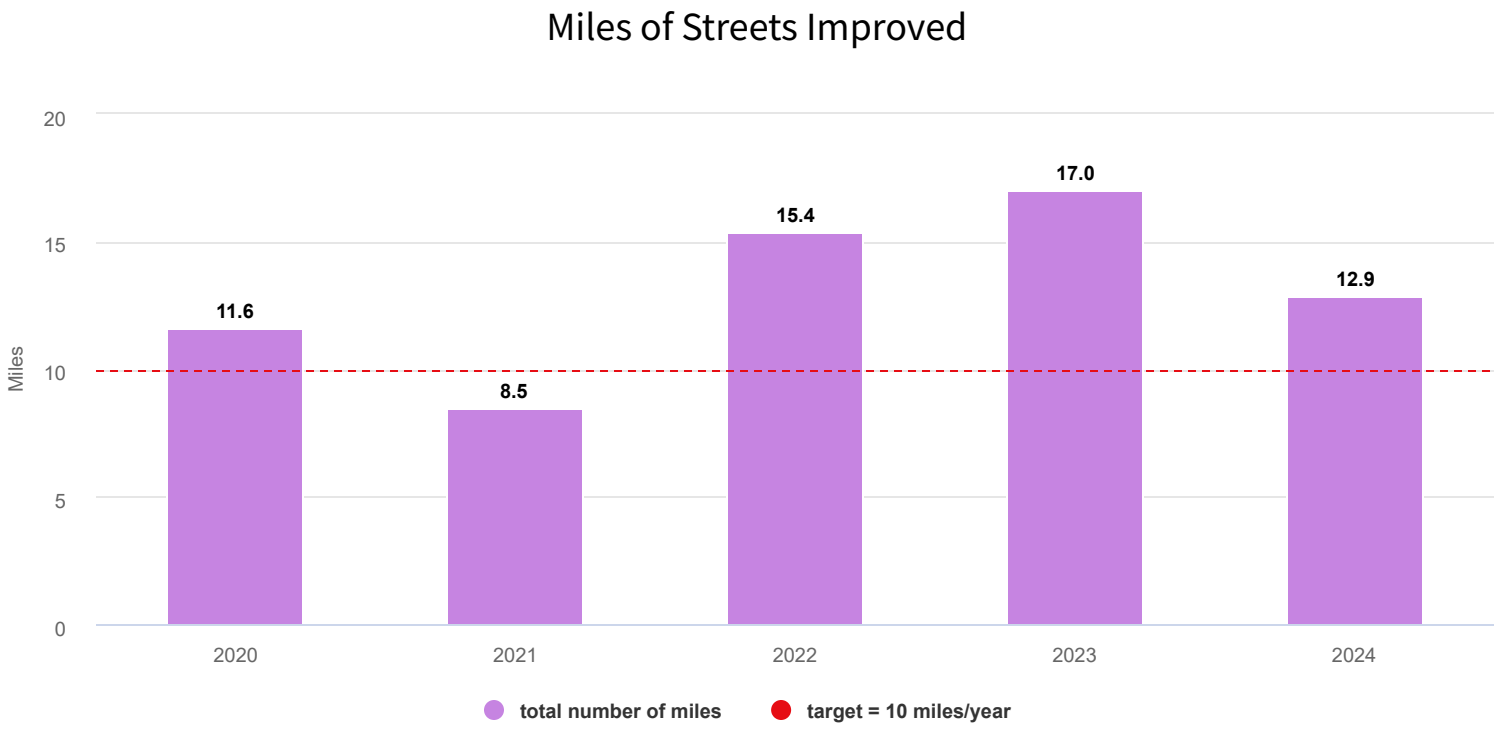
Roadblocks:

- Completion of long-term utility replacements and asset management planning remains in progress.
- Trail system enhancements and lighting projects are still in the design and scoping phases.

Next Steps:

- Advance utility replacement and asset management initiatives toward completion.
- Continue mill and overlay projects and maintain coordination with Metro Transit and regional partners.
- Finalize design and initiate construction for trail and lighting projects.
- Expand education and enforcement efforts related to traffic safety and e-bike regulations.

Last Update: Apr 28, 2025 15:16:35



Desired Outcome 5.1 Progress 70%

Improve reliability and efficiency of utilities and facilities

	%	#
On Track	100	3

Owner: Will Manchester

Update provided by Will Manchester on Jun 30, 2025 05:00:01

Utility replacement program needs and future long-term utility replacements in progress, including city infrastructure and asset management.

Desired Outcome 5.2 Progress 38%

Safe, quality, well-maintained roadway system

	%	#
On Track	100	4

Owner: Will Manchester

Update provided by Will Manchester on Jun 30, 2025 05:00:01

Accomplishments:

- The city's mill and overlay projects are in progress.
- Quarterly meetings with Metro Transit are ongoing, with new transit options anticipated before the Green Line Extension opening in 2027.
- Coordination with regional and state agencies on various transportation projects is underway, including regional trail projects and the Highway 7 corridor study.

Desired Outcome 5.3 Progress 25%

Enhance safety, walkability and connectivity of trail system

	%	#
On Track	100	3

Owner: Will Manchester

Update provided by Will Manchester on Jun 30, 2025 05:00:01

- Partnered with police and engineering to address traffic complaints, focusing on education, engineering, and enforcement. Initiated education efforts for e-bike state regulations.
- Final design for the Minnetonka Boulevard Trail project is in progress with private utility company construction underway.
- Completed the trail lighting feasibility document and cost estimate for the Opus area trail lighting plan, with final design scoping underway.

Strategic Priority 6 Progress 42%

COMMUNITY INCLUSIVENESS

Build an engaged, accepting, and compassionate community that embraces diversity and varied perspectives to create an inclusive and equitable city for everyone

	%	#
On Track	81	13
Some Disruption	13	2
Completed	6	1

Owner: Jayce Alexander

Update provided by Jayce Alexander on Jun 30, 2025 05:00:01

Accomplishments

- Hosted or sponsored inclusive cultural events such as Tonka Pride and Juneteenth with community partners.
- Facilitated a Boards & Commissions dinner with DEI expert Jodi Pfarr.
- Interns began a citywide artwork audit and created a database of current artists.
- Initiated contact with local schools to explore community art partnerships.
- Youth Leadership Academy exceeded expectations, engaging 38 diverse youth.
- Launched a youth literacy initiative with police, YMCA, and local housing partners.
- Offered new summer programming for all age groups (youth, teen, adult, senior).
- Hosted low- and no-cost events like the Spring Eggstravaganza, Farmers Market, and Music in the Park.
- Approved scholarships for all eligible applicants.
- Initiated collaboration with city departments to collect demographic data.
- Began researching best practices for surveying community participation barriers.

Challenges

- Determining the most effective metrics for collecting community feedback is still in progress.
- Coordination across departments is required for demographic data collection and analysis.
- Schools are currently out of session, delaying further engagement on art partnerships.
- Community survey development on participation barriers requires additional planning.

Next Steps

- Finalize and implement community feedback metrics using best practices.
- Expand sensory room facilitation training to non-DEI staff.
- Continue the artwork audit and prepare a summary report for leadership.
- Reconnect with schools in the fall to advance community art initiatives.
- Increase intentional outreach to diverse artists.
- Complete demographic data collection and begin analysis.
- Convene teams to identify best practices for community surveys.
- Maintain engagement with Youth Leadership Academy participants.
- Launch and monitor outcomes of the youth literacy initiative.
- Finalize and distribute promotional brochures for the Marsh, including updated spa lobby artwork.
- Continue offering and evaluating financial assistance and scholarship programs.
- Use feedback from past events to shape future community engagement efforts.
- Encourage commissioners to apply DEI concepts and consider follow-up learning opportunities.

Last Update: Jul 29, 2025 16:09:06

Advancing Careers and Employment (ACE) Participation

13 interns

in **2025** across City of Minnetonka, City of Hopkins and Nine Mile Creek Watershed District

increase from **11 interns** in **2024**

Learn more about the ACE program

Desired Outcome 6.1 Progress 50%

All people feel welcome and engaged

	%	#
On Track	100	4

Owner: Jayce Alexander

Update provided by Jayce Alexander on Jun 30, 2025 05:00:01

Accomplishments:

- Organized and sponsored cultural festivals, including Tonka Pride and a Juneteenth celebration, featuring diverse food, music, and performances in collaboration with multiple community partners.
- Hosted Jodi Pfarr to facilitate the presentation for our Boards & Commissions dinner based on her book, *The Urgency of Awareness*, sharing international expertise in fostering community connections.
- Initiated the process of selecting key metrics for community feedback on inclusive initiatives, with research underway on best practices from other municipalities.
- Completed sensory room facilitation training for all DEI staff members to support inclusive city events.

Roadblocks:

- Ongoing review to determine the most effective and relevant metrics for community feedback collection.

Next Steps:

- Gather and analyze feedback from recent event attendees and partners to assess impact and identify improvement areas.
- Leverage insights from recent events to plan future community engagement activities.
- Encourage Commissioners to apply DEI concepts in their roles and consider follow-up workshops to reinforce learning.
- Finalize the selection of feedback metrics and adopt best practices based on research findings.
- Expand sensory room facilitation training to include staff members outside the DEI team.

Desired Outcome 6.2 Progress 42%

Enhance community representation through art and imagery

Owner: Jayce Alexander

	%	#
On Track	67	2
Some Disruption	33	1

Update provided by Jayce Alexander on Jun 30, 2025 05:00:01

Accomplishments:

- DEI interns have initiated an audit of the artwork displayed in all Minnetonka government buildings.
- Initial contact was established with some local schools to discuss community art program partnerships.
- Interns are conducting an art audit to establish a baseline of current works and artists being showcased for the artist database.

Challenges:

- Awaiting the end of the summer break to reconnect with local schools, as they are currently not in session.

Next Steps:

- Continue the comprehensive review of artwork, document findings, and prepare a summary report for leadership review.
- Re-engage with local schools once the academic year resumes to further develop community art program partnerships.
- Initiate more intentional outreach efforts to diverse artists based on audit findings.

Desired Outcome 6.3 Progress 39%

Create and expand equitable opportunities for accessing programs, services and facilities

Owner: Jayce Alexander

	%	#
On Track	78	7
Some Disruption	11	1
Completed	11	1

Update provided by Jayce Alexander on Jun 30, 2025 05:00:01

Accomplishments:

- Initiated collaboration with city departments to gather existing demographic data for both the population database and program/service access tracking.
- Youth Leadership Academy exceeded participation goals, engaging 38 diverse youth and fostering positive relationships with law enforcement.
- Established a partnership among the police department, local apartment complex, and YMCA to launch a youth literacy initiative.
- New class offerings provided across all age groups, including youth, teen, adult, and senior programs for summer 2025.
- Low and no cost special events held, such as Spring Eggstravaganza, Farmers Market, Burwell House Tours, and Music in the Park, to build community engagement.
- Scholarships approved for all eligible applicants as part of financial assistance programs.
- Research initiated on best practices for surveying community members to identify barriers to participation in city programs and services.

Challenges:

- Data collection and analysis for demographic databases and program access tracking are ongoing and may require continued coordination across departments.

Next Steps:

- Continue coordinating with relevant departments to complete demographic data collection and begin analysis upon completion.
- Hold team meetings to discuss and determine best practices for community surveys regarding participation barriers.
- Plan future sessions to maintain engagement with Youth Leadership Academy participants.
- Implement the youth literacy initiative in July, with ongoing evaluation of outcomes.
- Work with Communications to finalize and distribute a tri-fold brochure promoting rental spaces and spa packages at the Marsh, and expand artwork in the spa lobby.
- Continue providing and evaluating scholarship and financial assistance programs.

City Council
Agenda Item 10.A
Meeting of August 11, 2025

Title:	Metropolitan Council Community Tree Planting Grant Agreement
Report from:	Leslie Yetka, Natural Resources Manager
Submitted Through:	Josh Obermeyer, City Forester Will Manchester, P.E., Public Works Director Darin Nelson, Finance Director Erik Nilsson, City Attorney Mike Funk, City Manager
Presenter:	Leslie Yetka, Natural Resources Manager

Action Requested:	Motion
Form of Action:	Contract/Agreement
Votes needed:	4 votes

Summary Statement
The city's forestry staff applied for and received a $277,215 grant from the Metropolitan Council's Community Tree Planting Grant Program to provide assistance with ash removal and replanting efforts on public property and road right-of-way.

Recommended Action
Motion to authorize the city manager to execute the 2025 Community Tree Planting Grant Agreement with the Metropolitan Council, subject to non-material changes as approved by the city attorney.

Strategic Plan Relatability
Sustainability, Resilience & Natural Environment

Following desired outcome 3.1, resilient community that both mitigates and adapts to Minnesota's changing climate, implementation of the work described will result in a healthier community forest by removing dead ash trees and replanting with more diverse and climate-resilient tree species that will enhance the urban canopy.

Financial Consideration
No

The grant will provide funds for ash tree removal and replacement on public property and road right-of-way. There are no matching funds required to implement the work described under this grant.

Background
Minnetonka's Tree Planting Program will remove approximately 475 hazardous ash trees already identified in vulnerable areas, replace them with 2,840 climate resilient trees, and engage the

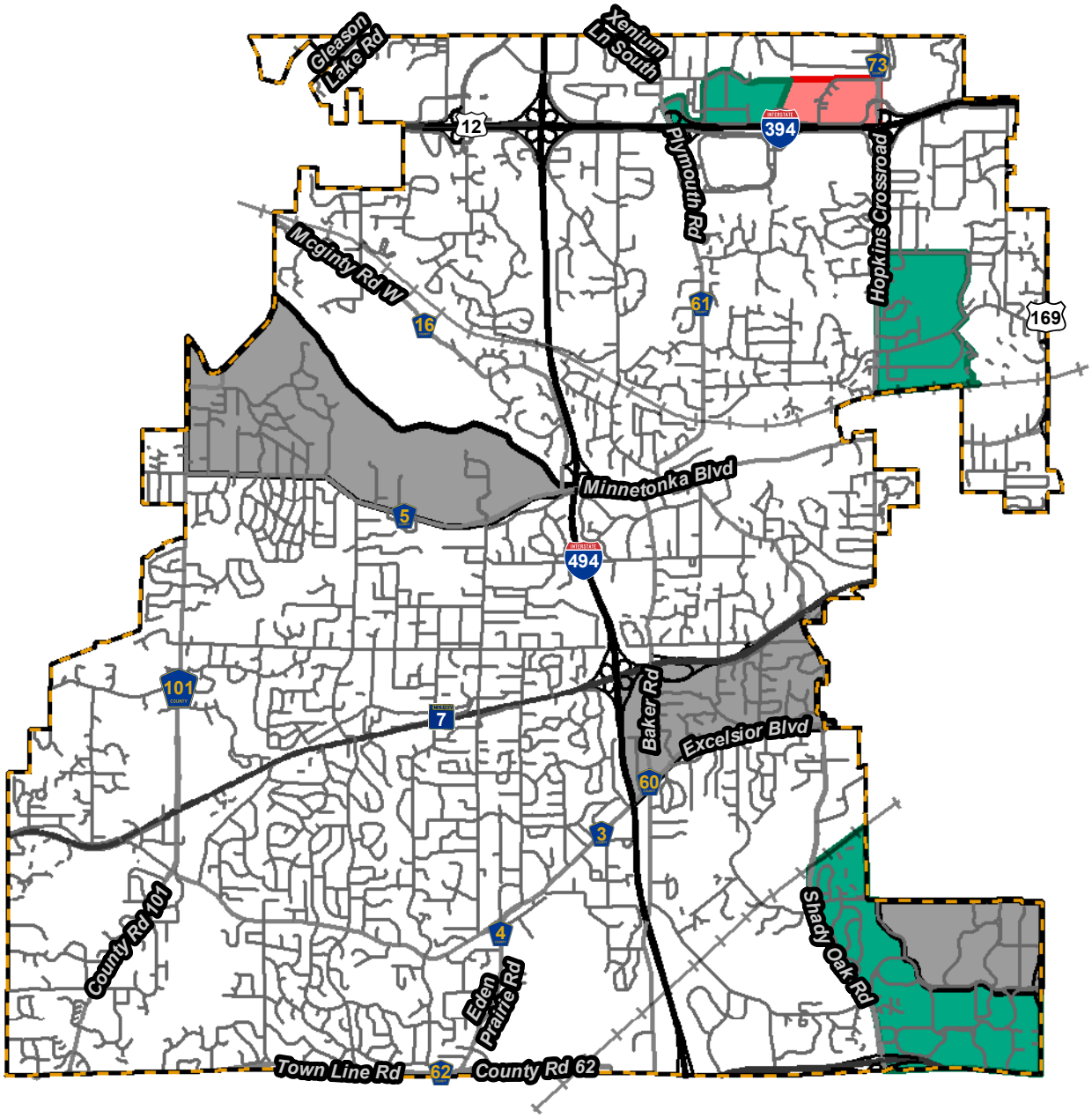
community. The effort improves safety, equity, and canopy health in areas most impacted by the emerald ash borer.

The grant received will fund tree removal and planting in the groups identified in the attached map (as highlighted in bold color). Four neighborhoods—Knollway, Hopkins High School, Shady Oak, and OPUS—fall within or adjacent to prioritized census block groups scoring in the 70th percentile or higher, which allow funds to be prioritized to these areas.These areas include 270 infested ash trees and will be replaced at a 1:1.5 ratio with 405 trees.

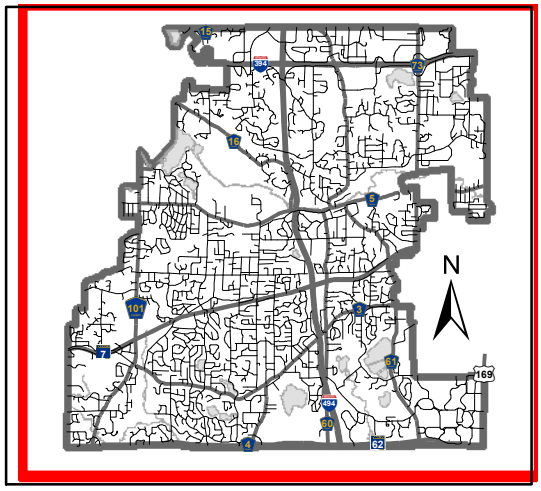
The fifth area is Prospect Place Trail, a six-acre corridor near a school and aging population. This area includes 267 infested ash trees and will undergo full-scope restoration, including site prep, mowing of buckthorn and tree planting. That site will receive 2,400 replacement trees (2,190 seedlings and 210 bare root) at a 1:9 ratio. Site prep is required for safe tree removal and to promote tree establishment.

Volunteers, including residents and groups such as the Rotary Club and Minnesota Society of American Foresters, will be involved in outreach and planting. The city will provide planting support and maintenance until trees are established using previously allocated forestry budget funds.

ATTACHMENTS:
Location Map
Grant Agreement



2025 Community Tree Planting Grant Areas



This map is for illustrative purposes only.

CITY OF MINNETONKA

COMMUNITY TREE PLANTING GRANT PROGRAM

GRANTEE: City of Minnetonka	**GRANT NO. SG-25CT-06**
GRANT PROJECT: Minnetonka Tree Planting Program See Grant Project Summary attached hereto as **Attachment A and Attachment B**	
TOTAL GRANT AMOUNT: $ 277,215 **STATE FISCAL YEAR 2025: $ 277,215**	**STATE FISCAL YEAR:** 2025
APPROPRIATION: Minnesota Laws 2024, Regular Session, Chapter 116, Article 1, Section 5	
EFFECTIVE DATE: June 25, 2025	
GRANT PROJECT ACTIVITY PERIOD: May 1, 2025 to June 30, 2027	
COUNCIL AUTHORIZED REPRESENTATIVE: Erin Brueggemann, Grants Administrator (erin.brueggemann@metc.state.mn.us)	
COUNCIL ACTION: June 25, 2025	**BUSINESS ITEM:** 2025-150
EXPIRATION DATE: June 30, 2027	

GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made and entered into on the Effective Date by and between the Metropolitan Council ("Council") and the city, township, county, or Regional Park Implementing Agency identified above as the "Grantee."

RECITALS

1. The Minnesota Legislature, by Minnesota Laws 2024, Regular Session, Chapter 116, Article 1, Section 5 appropriated funds for State Fiscal Year 2025 from the State General Fund ("Appropriation") to the Council for community tree planting grants.

2. Minn. Stat. § 473.355 authorizes the Council to make grants to eligible cities, counties, townships, and implementing agencies wholly or partly within the metropolitan area for the purpose of removing and planting shade trees on public land to provide environmental benefits; replacing trees lost to forest pests, disease, or storms; and establishing a more diverse community forest better able to withstand disease and forest pests..

3. The Grantee sought funding from the Council for its Grant Project from the appropriation. The Grant Project Summary is attached hereto as **Attachment A and Attachment B**.

4. The Council authorized the granting of a portion of the Appropriation to the Grantee for the completion of the Grant Project pursuant to the Business Item referenced on Page 1.

5. The Grantee represents that it is duly qualified and agrees to perform all services described in this Agreement to the satisfaction of the Council during the Grant Project Activity Period.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

1. Definition of Terms.

The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

Council Action. "Council Action" means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded State General Funds.

Effective Date: "Effective Date" means the date this Agreement is fully executed by both parties. Pursuant to Minn. Stat. §16B98, Subd. 7, no payments can be made to the Grantee until this Agreement is fully executed.

Eligible Costs: "Eligible Costs" means and is limited to the Use of Funds described in Attachment A.

Grant Project Activity Period. "Grant Project Activity Period" is identified on Page 1 of this Agreement.

Grant Project Summary. "Grant Project Summary" and "Grant Project Activities" refer to the summary of Council-approved activities, deliverables, locations, and budget as identified and described in **Attachment A and Attachment B**.

Reimbursement. "Reimbursement" means the Grantee will expend its own funds and provide to the Council acceptable documentation that the expenditure has been made before seeking payment under this agreement for the expenditure.

Site Monitoring. "Site Monitoring" means the Council's review of the Grant Project and records pursuant to Minn. Stat. § 16B.98.

Small Disadvantaged Businesses. "Small Disadvantaged Businesses" means small Minnesota-based businesses that are certified as Disadvantaged Business Enterprises (DBEs), Targeted Group Businesses (TGBs), and/or Veteran-Owned Businesses.

2. Survival of Terms.

The following clauses survive the expiration or cancellation of this grant contract agreement: 11. Liability; 12. Audits; 13. Government Data Practices; 15. Governing Law, Jurisdiction, and Venue; 18.2 Publicity; and 18.3 Endorsement.

3. Grantee's Duties or Grant Project.

The Grantee will perform the Grant Project listed on Page 1 during the Grant Project Activity Period identified on Page 1.

4. Time.

The Grantee must comply with all the time requirements described in this Agreement. In the performance of this Agreement, time is of the essence.

5. Eligible Costs.

5.1 Eligible Costs. Eligible costs are those costs directly incurred by the Grantee for Grant Project activities and budget outlined in **Attachment A** taking place during the Grant Project Activity Period that are *solely related* to and necessary for the completion of the Grant Project. This Agreement must be implemented according to Minn. Stat. § 16B.98 and must account for all expenditures.

5.2 Ineligible Costs. The Grantee shall not be reimbursed for in-eligible costs. Any cost not defined as an eligible cost or not included in the Grant Project or approved in writing by the Council is a non-eligible cost. Grant funds may not be used for costs of Project activities that occurred prior to the start of the grant project activity period.

6. Grant Amount, Payment, and Use.

6.1 Grant Amount. The Council will reimburse the Grantee for eligible costs during the Grant Project Activity Period up to the Grant Amount identified on Page 1. This amount is granted for the purpose of performing the Grant Project. In no event will the Council's obligation under this agreement exceed the total grant amount. The Council shall bear no responsibility for any cost overruns that may be incurred by the Grantee in the performance of the Grant Project. Notwithstanding anything to the contrary in this agreement, the payment of State General Fund grant proceeds shall be made by the Council within the time frames specified in this agreement only if the Council has adequate State General Funds on hand at the time that payment is due.

6.2 Reimbursement Requests and Documentation. The Council will disburse grant funds in response to payment requests submitted by the Grantee through the Council's online grant management system and reviewed and approved by the Council's Authorized Representative. Payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment requests and other reporting forms will be provided to the Grantee by the Council. The Council will disburse grant funds on a reimbursement or a "cost incurred" basis. Payment requests must include the specific Grant Project activities conducted or completed during the authorized time-period. Payment requests must include documentation supporting expenses including consultant/contractor invoices showing the time-period covered by the invoice; proof or verification of payment of the invoice, and other supporting documents as the Council deems appropriate. The Council will make the final determination whether the expenditures are eligible for reimbursement under this Agreement, and verify the total amount requested from the Council. The Council shall disburse grant funds for all grant-eligible expenditures within thirty-five (35) days of the receipt of satisfactory documentation from the Grantee.

6.3 Conditions of Payment. All services provided by the Grantee under this Agreement must be performed to the Council's satisfaction, as determined at the sole discretion of the Council's Authorized Representative and in accordance with all applicable federal, Council, and local laws, ordinances, rules, and regulations. The Council will reimburse up to 90 percent of the awarded grant funds. The remaining 10 percent may be

withheld before a final payment is issued until the Grantee: (a) completes the project or grant deliverables; and (b) submits a final request for payment and the Final Report as required under Section 8.2. If the required deliverables are not submitted within the term and closeout period specified in Section 8.2, the Council shall have no obligation to disburse the withheld 10 percent. In such cases, the withheld funds shall revert to the Council's Community Tree Planting Account for redistribution through future funding cycles or as otherwise permitted by law.

6.4 Repayment of Unauthorized Use of Grant Funds. Upon a finding by the Council or the state that Grantee has made an unauthorized or undocumented use of grant funds, and upon a demand for repayment issued by the Council, the Grantee agrees to promptly repay such amounts to the Council. Additionally, if the Grantee is in breach of the requirements of this Agreement, including Minn. Stat. § 16B.98 and MMB's Guidance, the Council may, in its sole discretion, withhold future grants to the Grantee until the breach is cured.

6.5 Contracting and Bidding Requirements. Grantee is expected to follow the contracting and bidding requirements of Minn. Stat. §471.345 and §§177.41 through 177.44 (prevailing wage), if applicable. Grantee may not contract with vendors that are either suspended or debarred in Minnesota: https://mn.gov/admin/osp/government/suspended-debarred/index2.jsp

6.8 Maximum Use of Other Funds. If the Grantee at any time receives funding or reimbursement from another source for amounts charged by the Grantee against this grant, such funds charged against this grant shall be immediately refunded to the Council upon discovery of the duplicate funding or reimbursement.

7. Accounting, Record-keeping, and Site Monitoring.

7.1 Accounting and Record-Keeping. The Grantee agrees to establish and maintain a separate account for the Grant Project and to maintain accurate and complete books, records, documents, and other evidence pertaining to the costs and expenses of implementing this Agreement to the extent and in such detail that will accurately reflect the total cost of the Grant Project. The Grantee shall use generally accepted accounting principles. Pursuant to Minn. Stat. § 16B.98, all records shall be retained for at least six (6) years after the issuance of the final certificate of acceptance by the Council, or such shorter period as may be specified in writing by the Council at the expiration of the Grant Project Activity Period.

7.2 Site Monitoring. Pursuant to Minn. Stat. § 16B.98, subd. 6, the Council shall monitor Grant Project activities and records.

8. Reporting and Grant Closeout.

8.1 Semi-Annual Reporting. Grantee must submit cash flow and semi-annual progress reports to the Council by July 31 and January 31 of each year while the grant

agreement is active. In the cash flow report, the Grantee shall describe the current project spending and projected spending for the periods defined in the report template. The progress report shall include the location and description of any tree removal, site prep, tree planting and/or tree care/maintenance activities taken during the reporting period. The Grantee shall provide sufficient documentation for information the Council reasonably requests.

8.2 Final Report and Closeout. Prior to the final reimbursement, the Grantee shall submit to the Council a final project report that provides the completed project results as detailed in the deliverables in ATTACHMENT A. The Grantee must submit the closeout requirements in a format determined by the Council providing the total Grant Project receipts and expenditures, summarizing all Grant Project activities, and containing a certification by the Grantee's authorized financial representative (e.g.: CFO, Financial Director) that all grant funds were expended in accordance with this Agreement. The Grantee has 120 calendar days after the Expiration Date to provide documentation and information necessary to closeout this Agreement and receive disbursements for eligible grant-funded Project activities as prescribed in Section 5. If the Grantee fails to provide necessary documentation and information during this 120-day closeout period, the Grantee may not be eligible to receive any unpaid grant funds and the Council may not disburse any unpaid grant funds to the Grantee. This 120-day closeout period does not extend any Grantee reporting deadlines established in this Agreement or authorize the Grantee to expend or commit any grant funds after the Expiration Date. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE AND REQUESTED FOR REIMBURSEMENT PRIOR TO THE END OF THE TERM SHALL REVERT TO THE COUNCIL**.

9. Changes in Grant Project and Amendments.

9.1 Changes in Grant Project Activities and Location(s). Project Activities funded by the Appropriation must be substantially consistent in scope, location, and budget with the approved project as described in Attachments A and B. Significant changes to the Grant Project in either scope or location shall require an amendment. Failure to inform the Council of any significant changes to the Grant Project or significant changes to grant-funded components of the Grant Project and any use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee’s eligibility for future funding.

9.2 Budget Variance. The Grantee may reallocate up to twenty percent (20%) of the Grant Amount among the grant-funded activities, provided: (a) the grant funds may be used only for Project activities for which the Council awarded the grant funds; (b) the reallocation does not significantly change the Project deliverables; and (c) the Grantee receives written permission from Council staff prior to reallocating any grant funds. Council staff may administratively approve budget reallocation requests that exceed twenty percent (20%) of the Grant Amount only if the reallocation does not significantly change the Project deliverables. Notwithstanding the aggregate or net effect of any variances, the Council’s obligation to provide grant funds under this Agreement shall not exceed the Grant Amount identified at Page 1 of this Agreement.

9.3 Amendments. The terms of this Agreement may be changed by mutual agreement of the parties if the changes are consistent in both scope and budget with the approved Project Activities as described in Attachments A and Attachment B. Any changes to Project deliverables, scope, budget or locations that Council staff determine are significant changes from what is identified and described in Attachments A and B of this agreement will require an amendment approval by the Council's Community Development Committee. Changes shall be effective only upon execution of written amendment(s) signed by authorized representatives of the Council and the Grantee. Grant funds for the changed Project will not be disbursed prior to execution of an amendment.

9.4 Loss of Grant Funds. Any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement shall revert to the Council for distribution through future application and funding cycles or as otherwise permitted by law. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date.

10. Assignment, Waiver, and Agreement Complete.

10.1 Assignment. The Grantee may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the Council and a fully executed Assignment Agreement.

10.2 Waiver. If the Council fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

10.3 Agreement Complete. This Agreement contains all negotiations and agreements between the Council and the Grantee. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

11. Liability.

The Grantee must indemnify, save, and hold the Council, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the Council, arising from the performance of this Agreement by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the Council's failure to fulfill its obligations under this Agreement.

12. Audits.

Under Minn. Stat. § 16C.05, subd. 5, the Grantee's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the Council and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

13. Government Data Practices.

The Grantee and Council must comply with the Minnesota Government Data Practices Act, Minn. Stat. chapter 13, as it applies to all data provided by the Council under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this Agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Grantee or the Council. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the Council.

14. Workers Compensation.

The Grantee certifies that it is in compliance with Minn. Stat. §176.181, Subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered Council employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the Council's obligation or responsibility.

15. Governing Law, Jurisdiction, and Venue.

Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. Termination.

The Council may cancel this Agreement at any time, with or without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

17. Use of Small Disadvantaged Businesses.

The Council maintains a list of Small Disadvantaged Businesses that the Grantee and its contractors are encouraged to use. This list and technical assistance are available through the Council's Office of Equal Opportunity at http://mcub.metc.state.mn.us. The Grantee and its contractors are also encouraged to use Small Disadvantaged Businesses that are certified through other government programs. The Council expects the Grantee and Grantee's contractors to make reasonable efforts to solicit and include Small Disadvantaged Businesses in economic activities that arise from the Grantee's use of grant funds.

18. Miscellaneous.

18.1 Minnesota Conservation Corps. The Grantee shall give consideration to contracting with the Minnesota Conservation Corps for contract restoration, maintenance, and other activities.

18.2 Publicity. Any publicity regarding the Grant must identify the Council as the sponsoring agency and must not be released without prior written approval from the

Council's Authorized Representative. For the purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant contract. All projects primarily funded by state grant appropriations must publicly credit the State of Minnesota, including on the grantee's website when practicable.

18.3 Endorsement. The Grantee must not claim that the Council endorses its products or services.

[The remainder of this page has been left intentionally blank]

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives on or as of the Effective Date.

CITY OF MINNETONKA

By:_____

Title: _____

Date: _____

By:_____

Title: _____

Date: _____

By:_____

Title: _____

Date: _____

By:_____

Title: _____

Date: _____

Approved as to form:

By:_____

Title: _____

Date: _____

METROPOLITAN COUNCIL

By:_____
LisaBeth Barajas, Executive Director
Community Development Division

Date: _____

COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENT A

Community Tree Planting Grant Project Summary

Grant #	**SG-25CT-06**
Funding Type:	State General Fund
Grantee:	**City of Minnetonka**
Project Name:	Minnetonka Tree Planting Program
Project Location(s)	*See Project Map in ATTACHMENT B*
City:	Minnetonka
County:	Hennepin
Council District:	3 - Dr. Tyronne Carter

Project Description
The Minnetonka Tree Planting Program will remove 467 hazardous ash trees in vulnerable areas, replace them with 2,836 climate resilient trees, and engage the community. The effort improves safety, equity, and canopy health in areas most impacted by EAB.

Deliverables	
Trees Removed	
467	Number of Ash trees or stumps removed
Trees Planted in Census Block Groups…	
366	…***only*** experiencing extreme heat
	…***only*** experiencing high community vulnerability levels (SDI>70th percentile)
37	… facing ***both*** issues above
2433	… experiencing ***neither*** of these issues
2836	**TOTAL TREES PLANTED** (sum of categories above)

Use of Funds	
$49,790	Materials: Trees
$12,840	Materials: Planting Supplies
	Equipment
	Internal Labor
$214,585	External Labor
$277,215	**TOTAL AWARD AMOUNT**

Grant will reimburse the above costs associated with the removal of ash and planting of trees with more diverse, climate-adapted species on public land.

Tree Species eligibility: Any trees planted must be climate-adapted species to Minnesota. Specific species (genera) excluded from eligibility for this grantee: Picea (Spruce), Maple (Acer), Fraxinus (Ash)

Any labor expenses must be directly for site preparation, or planting, removing and maintaining trees that are funded by this grant.

COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENT B

Community Tree Planting Summary of Project Location(s)

Tree removal and planting will occur in the census block groups identified below (as highlighted in bold color).

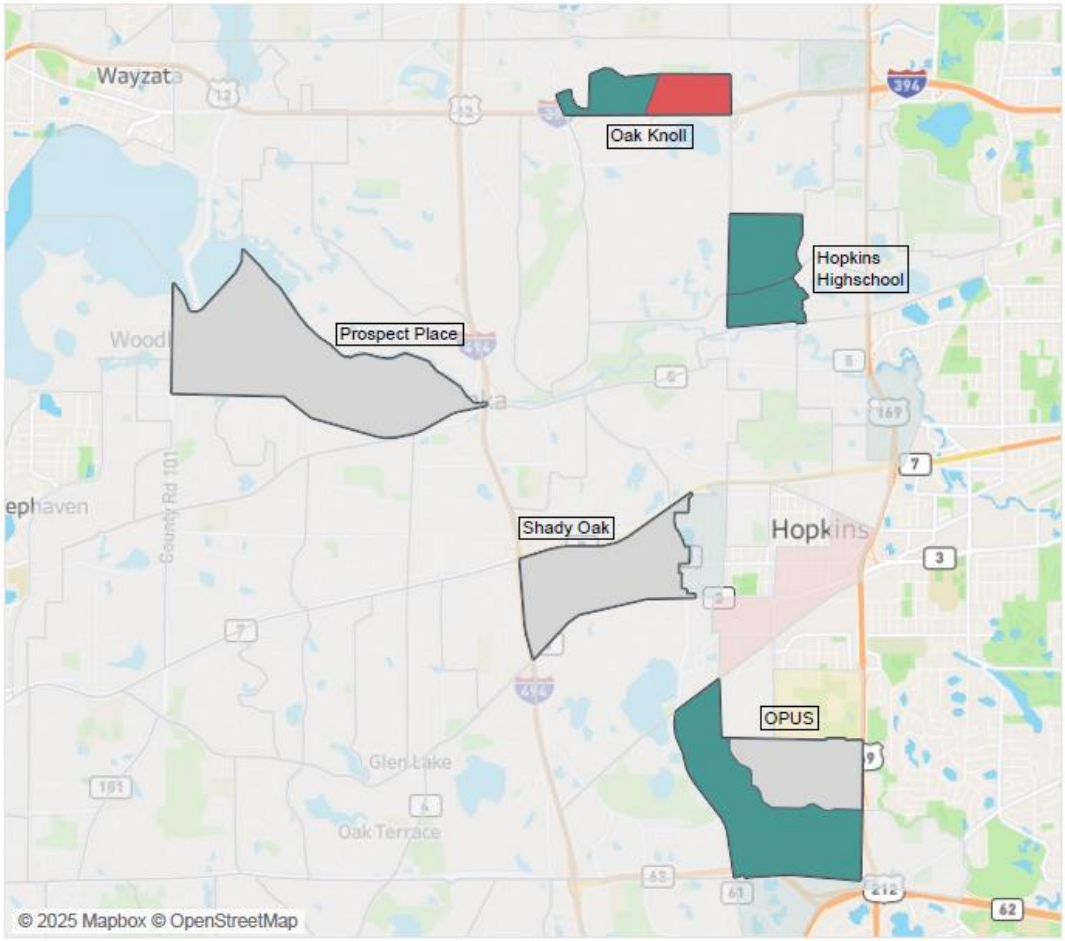
SCORING FACTORS

- Both scoring factors elevated
- Elevated Supplemental Demographic Index (SDI)
- Elevated Land Surface Temperature (LST)
- Neither scoring factor elevated

ZOOM TO CITY OR TOWNSHIP

Minnetonka

Use the dropdown menu above to zoom to a city or township's census block groups (some adjacent block groups may be included). Reset the map by selecting "All." Additional map controls are available in the top left corner of the map (hover to view).



City Council
Agenda Item 10.B
Meeting of August 11, 2025

Title:	Joint Powers Agreement (JPA) with City of Minneapolis (City Attorney's Office)
Report from:	Erik Nilsson, City Attorney
Submitted Through:	Mike Funk, City Manager
Presenter:	Erik Nilsson, City Attorney

Action Requested:	Motion
Form of Action:	Contract/Agreement
Votes needed:	4 votes

Summary Statement
The Minnetonka Legal Department seeks authority to enter a JPA with the Minneapolis City Attorney's Office for legal services related to probable cause determinations, conditional release requests, and bail requests taking place on weekends and legal holidays.

Recommended Action
Motion to authorize the Mayor and City Manager to execute the Joint Powers Agreement with the City of Minneapolis through its City Attorney's Office, subject to non-material changes as approved by the city manager and city attorney.

Strategic Plan Relatability
N/A

Financial Consideration
Yes

The JPA provides for compensation to the City of Minneapolis in the amount of $300 per month, from August 16, 2025, through December 31, 2026, renewable in one-year increments, up to a maximum term of five years by mutual consent. The month of August 2025 will be pro-rated to reflect the mid-month effective date.

Background
The City of Minnetonka Legal Department requests authority to execute the necessary document(s) to enter into a Joint Powers Agreement pursuant to Minnesota Statutes Section 471.59 for the City of Minneapolis to provide legal services to the City of Minnetonka. The Minneapolis City Attorney's Office will represent the City of Minnetonka in its non-felony matters for the specific and sole purpose of probable cause determinations, conditional release requests, and bail requests taking place during weekends (Saturday and Sunday) and legal holidays at the Hennepin County Public Safety Facility and Hennepin County Government Center in downtown Minneapolis. This authority may be renewed

annually up to a maximum term of five (5) years by mutual consent and can be revoked by the City of Minnetonka at any time with at least twenty-four (24) hours' notice to the Minneapolis City Attorney's Office.

ATTACHMENTS:
Legal Joint Powers Agreement

JOINT POWERS AGREEMENT
FOR LEGAL SERVICES

THIS JOINT POWERS AGREEMENT FOR LEGAL SERVICES ("Agreement") is entered into by and between the City of Minnetonka and the City of Minneapolis ("Minneapolis"), both being governmental units and municipal corporations of the State of Minnesota (collectively the "parties").

RECITALS

WHEREAS, Minnesota Rule of Criminal Procedure 4.03 requires that when a person is arrested without a warrant, a judge must make a probable cause determination within 48 hours from the time of that individual's arrest, inclusive of Saturdays, Sundays, and legal holidays; and

WHEREAS, Minnetonka employs full-time attorneys who practice criminal law in order to discharge its duty under Minnesota Statutes Section 484.87 to prosecute gross misdemeanors and misdemeanors committed within Minnetonka limits; and

WHEREAS, the Minnetonka City Attorney's Office is required to approve probable cause determinations for crimes committed within Minnetonka per Minnesota Rule of Criminal Procedure 4.03 Subd. 3; and

WHEREAS, the Minnetonka City Attorney's Office may present argument to the court regarding conditions of release and bail regarding an individual being presented for a probable cause determination for crimes committed within Minnetonka per with Minnesota Rule of Criminal Procedure 4.03; and

WHEREAS, Minneapolis employs full-time attorneys who practice criminal law and are familiar with the crimes prosecuted by the Minnetonka City Attorney's Office; and

WHEREAS, Minneapolis is willing to assist Minnetonka by providing the criminal law services of the City of Minneapolis Attorney's Office to Minnetonka on weekends and holidays.

NOW, THEREFORE, based on the foregoing recitals hereby incorporated by reference, the cities of Minnetonka and Minneapolis, pursuant to the authority contained in Minnesota Statutes Section 471.59, commonly known as the Joint Powers Act, in order to accomplish the foregoing purposes, agree as follows:

1. MINNEAPOLIS TO ASSIST

The Minneapolis City Attorney's Office will represent Minnetonka in its non-felony matters for the specific purpose of probable cause determinations, conditional release requests, and bail requests taking place during Saturdays, Sundays, and legal holidays at the Hennepin County Public Safety Facility and Hennepin County Government Center. This authority will be provided annually to the Minneapolis City Attorney's office and can be revoked by the City of Minnetonka at any time with at least twenty-four (24) hours' notice to the Minneapolis City Attorney's office. This Agreement is not assignable.

2. ATTORNEYS TO REPRESENT OWN JURISDICTION

It is the express understanding of the parties hereto that the first and foremost priority of the Minneapolis City Attorney's Office is to provide legal services to Minneapolis. Notwithstanding, the parties similarly expressly understand, based on the representations of the City of Minneapolis, that the Minneapolis City Attorney's Office can provide such assistance to the City of Minnetonka without unduly jeopardizing the protection and needs of Minneapolis.

3. DELEGATION OF AUTHORITY

The Minnetonka City Attorney's Office delegates its authority to approve probable cause determinations and present argument to the court regarding conditions of release and bail requests for crimes committed within Minnetonka when such issues are before the court on Saturdays, Sundays, and legal holidays.

4. MINNEAPOLIS EMPLOYEES

All attorneys and staff in the Minneapolis City Attorney's Office providing assistance to Minnetonka pursuant to this Agreement will remain employees of Minneapolis for all purposes, obligations, and extents and will be paid by Minneapolis, not Minnetonka.

5. PAYMENT TO MINNEAPOLIS

Minnetonka will pay Minneapolis $300.00 per month for the assistance of the Minneapolis City Attorney's Office. Payments will be made to Minneapolis quarterly ($1600.00 by the end of each March, June, September, and December) during each year of this Agreement. Minneapolis agrees to provide Minnetonka with payment instructions within thirty (30) days of the Effective Date, as subsequently defined. Following termination of this Agreement this payment may be prorated based on the date of termination.

6. NO LIABILITY TO ASSISTING JURISDICTION

7. It is expressly understood and agreed that Minnetonka will fully indemnify and hold harmless Minneapolis, its officers, agents and employees against all claims, losses, damage, liability, suits, judgments, costs, and expenses by reason of the action or inaction of Minneapolis employees assisting Minnetonka pursuant to this Agreement, provided that any such claim, loss, damage, liability, suit, judgment, cost, or expenses is not attributable or caused in whole or in part by any negligent act, omission, or willful misconduct by Minneapolis. This Agreement to indemnify and hold harmless does not constitute a waiver by either party of its limitations of any immunity or on liability provided by Minnesota Statutes, Chapter 466.

8. DURATION

This Agreement shall commence upon approval of the governing body of each party. This Agreement will become effective on August 16, 2024 ("Effective Date") and until December 31, 2026, and remain in full force until it is otherwise terminated in the manner provided herein. This Agreement is renewable in 1-year increments, up to a maximum term of 5 years by mutual consent. This Agreement supersedes and replaces all prior agreements between Minneapolis and Minnetonka relating to the provision of legal services to Minnetonka.

9. AUTHORIZED AGENT

Minnetonka's authorized agent for purposes of administration of this Agreement is the Deputy City Attorney. Minneapolis' authorized agent for purposes of administration of this Agreement is the Deputy City Attorney – Criminal Division.

10. MISCELLANEOUS

This Agreement shall be interpreted in accordance with the laws of Minnesota. This Agreement may be executed in any number of counterparts and electronically, each of which shall constitute one and the same instrument. This Agreement may be amended only by a written instrument executed by the parties with the same formalities as this Agreement.

11. TERMINATION

Either party upon one hundred eighty (180) days written mailed notice to the other party may terminate this Agreement. Such mailed notice will be delivered to the City Attorney of the respective party. A convenience copy may be provided electronically, delivery receipt required to acrabb@minnetonkamn.gov and david.bernstein@minneapolismn.gov.

[*signature page follows*]

IN WITNESS WHEREOF, the cities of Minnetonka and Minneapolis have caused this Joint Powers Agreement for Legal Services to be executed in accordance with the authority of Minnesota Statutes Section 471.59.

Approved by the City Council

_____, 2025

CITY OF MINNETONKA

BY _____
Its Mayor

BY _____
Its City Manager

Reviewed and Approved by the City Attorney

_____

CITY OF MINNEAPOLIS:

Approved by Council Action and Mayoral Signature:

_____, 2025

Approved:

By: _____
Deputy City Attorney – Criminal Division

Countersigned:

By: _____
Finance Officer Designee

City Council
Agenda Item 10.C
Meeting of August 11, 2025

Title:	Resolution for a Hopkins Crossroad and T.H. 394 North Ramp Signal Agreement with Hennepin County and the Minnesota Department of Transportation (MnDOT)
Report from:	Chris Long, P.E., Assistant City Engineer
Submitted Through:	Phil Olson, P.E., City Engineer 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:	Contract/Agreement
Votes needed:	4 votes

Summary Statement
The Minnesota Department of Transportation (MnDOT) plans to replace the traffic signal at the north ramp of Hopkins Crossroad and Trunk Highway 394 in 2026. This traffic signal agreement defines city, MnDOT and Hennepin County responsibilities for the replacement and to effectively operate and maintain this traffic signal system.

Recommended Action
Motion to adopt the resolution.

Strategic Plan Relatability
Infrastructure & Asset Management

The cooperative agreement establishes maintenance and cost-share responsibilities for the traffic signal to ensure safe and reliable infrastructure, in- line with desired outcome desired outcome 5.2, providing a safe, quality and well maintained roadway system.

Financial Consideration
Yes

The signal replacement city cost portion, painting, is budgeted in 2026 of the 2025-2029 Capital Improvements Program (CIP).

Background
See attached Supplemental Background Report.

ATTACHMENTS:
Supplemental Background Report
Resolution
Location Map
Agreement

Supplemental Background Report

Background

The traffic signal at the north ramp of Hopkins Crossroad and T.H. 394 has reached the end of its service life and has been identified by MnDOT for replacement in 2026. As part of the traffic signal replacement, the associated painting costs are the responsibility of the city. The traffic signal will be painted bronze, which is the standard color used for signals in Minnetonka.

A cooperative agreement between MnDOT, Hennepin County, and Minnetonka has been prepared in regards to the installation the new traffic signal. The agreement also establishes conditions of ownership, maintenance and financial responsibilities.

Proposed Improvements

The proposed improvements will replace the traffic signal and includes grading, bituminous surfacing, and Americans with Disabilities Act (ADA) sidewalk improvements. Improvements have been coordinated with all agencies, including MnDOT, Hennepin County, and Three Rivers Park District to align with the Eagle Lake Regional Trail project planned for 2027 construction.

Estimated Project Costs and Funding

The total estimated city share for construction cost, including engineering, administration, and contingency, is $30,000. The table below shows the city costs and funding necessary for the project, which is identified for 2026 in the 2025-2029 CIP.

	Budget Amount	Proposed Funding	Expense
Construction Costs			$20,000
Contingency			$5,000
Engineering, Admin, and Indirect Costs			$5,000
Municipal State Aid (MSA) Fund	$30,000	$30,000	
Total Budget	$30,000	$30,000	$30,000

Schedule

If the recommended actions are approved by council, bids will be received by MnDOT and construction would occur in 2026.

Resolution No. 2025-XXX

Resolution that the City of Minnetonka enter into MnDOT Agreement No. 1058641 with the State of Minnesota, Department of Transportation

---

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

Section 1. Background.

1.01. The Minnesota Department of Transportation (MnDOT) plans to replace the traffic signal system adjacent to Trunk Highway No. 394 at County State Aid Highway No. 73 (Hopkins Crossroad).

1.02 The City of Minnetonka will provide payment to the State for the city's share of costs of signal system painting and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 394 at County State Aid Highway No. 73 (Hopkins Crossroad) within the corporate limits of the City of Minnetonka under State Project No. 2789-137 (T.H. 394-010).

Section 2. Council Action.

2.01. The mayor and city manager are hereby authorized to execute such agreements as are necessary to implement the project(s) on behalf of the City of Minnetonka.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 11, 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:

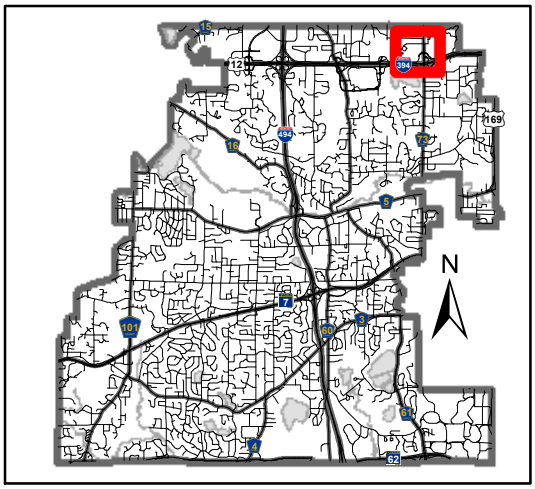
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Aug. 11, 2025.

_____
Becky Koosman, City Clerk

Traffic Signal Agreement
Hopkins Crossroad & T.H. 394 North Ramp

Signal Location

CITY OF MINNETONKA



This map is for illustrative purposes only.

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
AND
MINNETONKA
AND
HENNEPIN COUNTY
COOPERATIVE CONSTRUCTION
AGREEMENT

State Project Number (S.P.):	**2789-137**	**Estimated City Amount Receivable**
Trunk Highway Number (T.H.):	**394 = 010**	**$13,899.60**
Federal Project Number:	**NHPP I394 (006)**	**Estimated County Amount Receivable**
		$317,734.22

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and the City of Minnetonka acting through its City Council ("City") and Hennepin County acting through its Board of Commissioners ("County").

Recitals

1. The State will perform grading, bituminous surfacing, ADA improvements and signal replacement construction and other associated construction upon, along, and adjacent to Trunk Highway No. 394 at County State Aid Highway (C.S.A.H.) No. 73 (Hopkins Crossroad) north ramp in Minnetonka according to State-prepared plans, specifications, and special provisions designated by the State as State Project No. 2789-137 (T.H. 394=010) ("Project"); and
2. The City wishes to participate in signal system painting costs and associated construction engineering; and
3. The City wishes to participate in trail and signal maintenance; and
4. The County wishes to participate in the costs of the signal system construction and associated construction engineering; and
5. A Limited Use Permit between the State and Three Rivers Park District ("TRPD") will address Trail liability responsibilities; and
6. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits

1.1. ***Effective Date.*** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.

1.2. ***Expiration Date.*** This Agreement will expire when all obligations have been satisfactorily fulfilled.

1.3. ***Survival of Terms.*** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement,

including, without limitation, the following clauses: 3. Maintenance by the City; 11. Liability; Worker Compensation Claims; 13. State Audits; 14. Government Data Practices; 15. Governing Law; Jurisdiction; Venue; and 17. Force Majeure. The terms and conditions set forth in Article 4. Signal System and Emergency Vehicle Preemption System Operation and Maintenance will survive the expiration of this Agreement, but may be terminated by another Agreement between the parties.

1.4. ***Plans, Specifications, and Special Provisions.*** Plans, specifications, and special provisions designated by the State as State Project No. 2789-137 (T.H. 394=010) are on file in the office of the Commissioner of Transportation at St. Paul, Minnesota, and incorporated into this Agreement by reference ("Project Plans").

1.5. ***Exhibits.*** Preliminary Schedule "I" is on file in the office of the City Engineer and the County's Senior Project Engineer - Traffic Design and attached and incorporated into this Agreement.

2. Construction by the State

2.1. ***Contract Award.*** The State will advertise for bids and award a construction contract to the lowest responsible bidder according to the Project Plans.

2.2. ***Direction, Supervision, and Inspection of Construction.***

A. ***Supervision and Inspection by the State.*** The State will direct and supervise all construction activities performed under the construction contract, and perform all construction engineering and inspection functions in connection with the contract construction. All contract construction will be performed according to the Project Plans.

B. ***Inspection by the City and the County.*** The City and County participation construction covered under this Agreement will be open to inspection by the City and the County. If the City or the County believes the City or County participation construction covered under this Agreement has not been properly performed or that the construction is defective, the City or the County will inform the State District Engineer's authorized representative in writing of those defects. Any recommendations made by the City or the County are not binding on the State. The State will have the exclusive right to determine whether the State's contractor has satisfactorily performed the City and County participation construction covered under this Agreement.

2.3. ***Plan Changes, Additional Construction, Etc.***

A. The State will make changes in the Project Plans and contract construction, which may include the City participation construction covered under this Agreement, and will enter into any necessary addenda and change orders with the State's contractor that are necessary to cause the contract construction to be performed and completed in a satisfactory manner. The State District Engineer's authorized representative will inform the appropriate City officials of any proposed addenda and change orders to the construction contract that will affect the City participation construction covered under this Agreement.

B. Subject to the approval provisions of this Section 2.3.B., the County agrees that the State may make changes in the Project Plans and contract construction that are reasonably necessary to cause the contract construction to be in all things performed and completed in a satisfactory manner. Except in cases of emergency, to ensure safety, or to comply with environmental laws and regulations, the County shall have the right to review and approve any material changes to Project Plans and specifications related to the County's infrastructure or cost participation prior to the work being performed. The County shall respond to the State's request for approval, which the County shall not

unreasonably withhold, to authorize the issuance of any negotiated change orders or supplemental agreements within a reasonable time frame that accounts for Project construction deadlines. The County will be responsible for any delay claims from State's Contractor due to the County's failure to provide such timely response. Deviations from the Project Plans for County-Owned facilities will be documented, and record drawing information will be provided to the County upon completion of The Project. The County approval provisions set forth herein shall not otherwise alter or affect the State's authority to direct and supervise the construction contract under Section 2.3.A.

C. The City or the County may request additional work or changes to the work in the plans as part of the construction contract. Such request will be made by an exchange of letter(s) with the State. If the State determines that the requested additional work or plan changes are necessary or desirable and can be accommodated without undue disruption to the Project, the State will cause the additional work or plan changes to be made.

2.4. ***Satisfactory Completion of Contract.*** The State will perform all other acts and functions necessary to cause the construction contract to be completed in a satisfactory manner.

2.5. ***Limited Use Permit No. 2789-0276.*** The TRPD has obtained, through the District's Right-of-Way Area Manager, a Limited Use Permit to cover the TRPD's liability responsibilities of the trail to be constructed upon the State Right-of-Way.

2.6. ***Utility Adjustments.*** Adjustments to certain City and County-owned facilities, including but not limited to, valve boxes and frame and ring castings, may be performed by the State's contractor under the construction contract. The City or the County will furnish the contractor with new units and/or parts for those in place City or County-owned facilities when replacements are required and not covered by a contract pay item, without cost or expense to the State or the contractor, except for replacement of units and/or parts broken or damaged by the contractor.

3. Maintenance by the City

Upon completion of the project, the City will provide the following without cost or expense to the State:

3.1. ***Municipal Utilities.*** Maintenance of any municipal-owned utilities construction, without cost or expense to the State.

3.2. ***Sidewalks.*** Maintenance of any sidewalk construction, including stamped and colored concrete sidewalk (if any) and pedestrian ramps. Maintenance includes, but is not limited to, snow, ice and debris removal, patching, crack repair, panel replacement, cross street pedestrian crosswalk markings, vegetation control of boulevards (if any), and any other maintenance activities necessary to perpetuate the sidewalks in a safe, useable, and aesthetically acceptable condition.

The State will maintain crosswalk markings on the Trunk Highway at ramps which intersect with City or County roads.

3.3. ***Trail.*** Maintenance of any trail construction on behalf of the TRPD. Maintenance includes, but is not limited to, snow and ice control/removal, sweeping and debris removal, patching, crack repair, pavement replacement, vegetation control, signing, pavement markings, and any other maintenance activities necessary to perpetuate the bikeways and shared use paths in a safe and usable condition.

3.4. ***Additional Drainage.*** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the construction contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the other party.

4. Signal System and Emergency Vehicle Preemption System Operation and Maintenance

Operation and maintenance responsibilities will be as follows for the Signal System and Emergency Vehicle Preemption (EVP) System on C.S.A.H. 73 (Hopkins Crossroad) at T.H. 394 at North Ramp – Park and Ride Lot, and for the Interconnect.

4.1. ***City Responsibilities.***

A. ***Power.*** The City will be responsible for the hook-up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the Signal System, EVP System, and Interconnect.

B. ***Minor Signal System Maintenance.*** The City will provide for the following, without cost to the State.

i. The City will provide for the following, without cost to the State. Clean and paint the Signal System and luminaire mast arm extensions. Painting will be in accordance with MnDOT Standard Specification 2565.3U, unless approved by the State's District Traffic Engineer

ii. Maintain the signal pole mounted Light-emitting Diode (LED) luminaires, including replacing the luminaires when necessary. The LED luminaire must be replaced when it fails or when light levels drop below recommended American Association of State Highway and Transportation Officials (AASHTO) levels for the installation.

iii. Replace the Signal System(s) LED indications. Replacing LED indications consists of replacing each LED indication when it reaches end of life per the MnDOT Traffic Engineering Manual or fails or no longer meets Institute of Traffic Engineers (ITE) standards for light output.

iv. Clean the Signal System controller cabinet and service cabinet exteriors.

v. Paint and maintain the C.S.A.H. 73 (Hopkins Crossroad) pedestrian crosswalk markings

4.2. ***State Responsibilities.***

A. ***Interconnect; Timing; Other Maintenance.*** The State will maintain the Interconnect and signing, and perform all other Signal System, Accessible Pedestrian Signals (APS), and signal pole luminaire circuit maintenance without cost to the City or County. All Signal System timing will be determined by the State, and no changes will be made without the State's approval.

B. ***EVP System Operation.*** The EVP System will be installed, operated, maintained, and removed according to the following conditions and requirements:

i. All maintenance of the EVP System must be done by State forces.

ii. Emitter units may be installed only on authorized emergency vehicles, as defined in Minnesota Statutes § 169.011, Subdivision 3. Authorized emergency vehicles may use emitter units only when responding to an emergency. The City and County will provide the State's District Engineer or their designated representative a list of all vehicles with emitter units, if requested by the State.

iii. Malfunction of the EVP System must be reported to the State immediately.

iv. In the event the EVP System or its components are, in the opinion of the State, being misused or the conditions set forth in Paragraph ii. above are violated, and such misuse or violation continues after the City or County receives written notice from the State, the State may remove the EVP System. Upon removal of the EVP System pursuant to this Paragraph, all of its parts and components become the property of the State.

v. All timing of the EVP System will be determined by the State.

4.3. ***Right-of-Way Access.*** Each party authorizes the other party to enter upon their respective public right-of-way to perform the maintenance activities described in this Agreement.

4.4. ***Related Agreements.*** This Agreement will supersede and terminate the traffic signal operation and maintenance terms of Agreement No. 75311, dated December 12th, 1996, between the State and the City for the intersection of C.S.A.H. 73 (Hopkins Crossroad) and T.H. 394 North Ramps - Park and Ride Lot.

5. Basis of City Cost

5.1. ***Schedule "I".*** The Preliminary Schedule "I" includes anticipated City participation construction items and the construction engineering cost share covered under this Agreement, and is based on engineer's estimated unit prices.

5.2. ***City Participation Construction.*** The City will participate in the following lump amount.

A. ***$*12,480.00** will be the City's lump sum cost participation in all of the signal system painting construction. The construction includes, but is not limited to, those construction items tabulated on Sheet No. 1 of the Preliminary Schedule "I".

5.3. ***Construction Engineering Costs.*** The City will pay a construction engineering charge equal to 8 percent of the total City participation construction covered under this Agreement.

5.4. ***Plan Changes, Additional Construction, Etc.*** The City will share in the costs of construction contract addenda and change orders that are necessary to complete the City participation construction covered under this Agreement, including any City requested additional work and plan changes.

The State reserves the right to invoice the City for the cost of any additional City requested work and plan changes, construction contract addenda, change orders, and associated construction engineering before the completion of the contract construction.

5.5. ***Liquidated Damages.*** All liquidated damages assessed the State's contractor in connection with the construction contract will result in a credit shared by each party in the same proportion as their total construction cost share covered under this Agreement is to the total contract construction cost before any deduction for liquidated damages.

6. City Cost and Payment by the City

6.1. ***City Cost.*** **$13,899.60** is the City's full and complete lump sum share of the costs of the signal system painting and the 8 percent construction engineering cost share as shown in the Preliminary Schedule "I". The Preliminary Schedule "I" was prepared using anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon award of the construction contract, the State will prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.

6.2. ***Conditions of Payment.*** The City will pay the State the City's full and complete lump sum share of the signal system painting and construction engineering cost share, as shown in the Revised Schedule "I", after the following conditions have been met:

A. Execution of this Agreement and transmittal to the City, including a copy of the Revised Schedule "I".

B. The City's receipt of a written request from the State for the advancement of funds.

6.3. ***Acceptance of the City's Cost and Completed Construction.*** The computation by the State of the amount due from the City will be final, binding and conclusive. Acceptance by the State of the completed contract construction will be final, binding, and conclusive upon the City as to the satisfactory completion of the contract construction.

6.4. ***Additional City Requested Work.*** Upon completion of all contract construction and upon computation of the final amount due the State's contractor and only if additional work has been requested under Article 2.3 of this Agreement, the State will prepare an invoice and submit a copy to the City. The invoice will be based on final quantities of any additional City requested participation construction items and the construction engineering cost share due to additional requested work. The computation by the State of the amount due from the City will be final, binding and conclusive.

The State and the City waive claims for any payments or refunds less than $5.00 according to Minnesota Statutes § 15.415.

7. Basis of County Cost

7.1. ***Schedule "I".*** The Preliminary Schedule "I" includes anticipated County participation construction items, State Furnished Materials lump sum amounts and the construction engineering cost share covered under this Agreement, and is based on engineer's estimated unit prices.

7.2. ***County Participation Construction.*** The County will participate in the following at the percentages indicated. The construction includes the County's proportionate share of item costs for mobilization and traffic control.

A. 100 Percent will be the County's rate of cost participation in all of the signal system construction. The construction includes, but is not limited to, those construction items tabulated on Sheet No. 2 of the Preliminary Schedule "I".

7.3. ***State Furnished Materials.*** The State will furnish an ATC 350 Cabinet, Gridsmart Vehicle Detection Equipment with an additional detection camera, a PTZ Camera, and Fiber ("State Furnished Materials"), according to the Project Plans, to operate the traffic control signal system covered under this Agreement. The County's lump sum share for State Furnished Materials is **$48,609.86**. The County's cost share for State Furnished Materials will be added to the County's total construction cost share as shown in the Schedule "I".

7.4. ***Signal System Painting Credit.*** The City requested signal system painting. The County will receive a credit for 50% of signal system painting costs. The County's lump sum credit for signal system painting will be **$6,435.00**.

7.5. ***Construction Engineering Costs.*** The County will pay a construction engineering charge equal to 8 percent of the total County participation construction covered under this Agreement.

7.6. ***Plan Changes, Additional Construction, Etc.*** The County will share in the costs of construction contract addenda and change orders that are necessary to complete the County participation construction covered under this Agreement, including any County requested additional work and plan changes.

The State reserves the right to invoice the County for the cost of any additional County requested work and plan changes, construction contract addenda, change orders, and associated construction engineering before the completion of the contract construction.

7.7. ***Liquidated Damages.*** All liquidated damages assessed the State's contractor in connection with the construction contract will result in a credit shared by each party in the same proportion as their total

construction cost share covered under this Agreement is to the total contract construction cost before any deduction for liquidated damages.

8. County Cost and Payment by the County

8.1. ***County Cost.*** **$317,734.22** is the County's estimated share of the costs of the contract construction, State Furnished Materials, and the 8 percent construction engineering cost share as shown in the Preliminary Schedule "I". The Preliminary Schedule "I" was prepared using anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon award of the construction contract, the State will prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.

8.2. ***Conditions of Payment.*** The County will pay the State the County's total estimated construction and construction engineering cost share, as shown in the Revised Schedule "I", after the following conditions have been met:

A. Execution of this Agreement and transmittal to the County, including a copy of the Revised Schedule "I".

B. The County's receipt of a written request from the State for the advancement of funds.

8.3. ***Acceptance of the County's Cost and Completed Construction.*** The computation by the State of the amount due from the County will be final, binding and conclusive. Acceptance by the State of the completed contract construction will be final, binding, and conclusive upon the County as to the satisfactory completion of the contract construction.

8.4. ***Final Payment by the County.*** Upon completion of all contract construction and upon computation of the final amount due the State's contractor, the State will prepare a Final Schedule "I" and submit a copy to the County. The Final Schedule "I" will be based on final quantities, and include all County participation construction items and the construction engineering cost share covered under this Agreement. If the final cost of the County participation construction exceeds the amount of funds advanced by the County, the County will pay the difference to the State without interest. If the final cost of the County participation construction is less than the amount of funds advanced by the County, the State will refund the difference to the County without interest.

The State and the County waive claims for any payments or refunds less than $5.00 according to Minnesota Statutes § 15.415.

9. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

9.1. The State's Authorized Representative will be:

Name, Title:	Malaki Ruranika, Cooperative Agreements Engineer (or successor)
Address:	395 John Ireland Boulevard, Mailstop 682, St. Paul, MN 55155
Telephone:	(651) 366-4634
E-Mail:	malaki.ruranika@state.mn.us

9.2. The City's Authorized Representative will be:

Name, Title:	Chris Long, City Engineer (or successor)
Address:	14600 Minnetonka Boulevard, Minnetonka, MN 55345
Telephone:	(952) 939-8241
E-Mail:	clong@minnetonkamn.gov

9.3. The County's Authorized Representative will be:

Name, Title:	Carla Stueve, County Highway Engineer (or successor)
Address:	1600 Prairie Drive, Medina, MN 55340
Telephone:	(612) 596-0356
E-Mail:	carla.stueve@hennepin.us

10. Assignment; Amendments; Waiver; Contract Complete

10.1. ***Assignment.*** No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not prohibit the City or the County from contracting with a third-party to perform City or County maintenance responsibilities covered under this Agreement.

10.2. ***Amendments.*** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

10.3. ***Waiver.*** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.

10.4. ***Contract Complete.*** This Agreement contains all prior negotiations and agreements between the State, the City, and the County. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

11. Liability; Worker Compensation Claims

11.1. Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City and the County.

11.2. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

11.3. The State's Project construction contract will include clauses that will: 1) Require the State's contractor to indemnify and hold the County, its commissioners, officers, agents, and employees harmless from any liability, claim, demand, judgments, expenses, action or cause of action of any kind or character arising out of any act or omission of the contractor, its officers, employees, agents or subcontractors; and 2) Require the State's contractor to name the County as an additional insured for the required liability insurance coverages, (except for Workers' Compensation, Employers' Liability, and Professional Errors & Omissions) with respect to operations covered under the construction contract.

12. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

13. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City and the County's books, records, documents, accounting procedures, and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

14. Government Data Practices

The City and the County and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City and the County under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the County or the State.

15. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation, and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. Termination; Suspension

16.1. ***By Mutual Agreement.*** This Agreement may be terminated by mutual agreement of the parties.

16.2. ***Termination for Insufficient Funding.*** The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the performance of contract construction under the Project. Termination must be by written or fax notice to the City and the County.

16.3. ***Suspension.*** In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, and performance of work authorized through this Agreement.

17. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance) if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

[The remainder of this page has been intentionally left blank]

CITY OF MINNETONKA

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

COUNTY OF HENNEPIN

ATTEST:

By: Maria Rose
Deputy/Clerk of the County Board
Date: 07/24/2025

By: Irene Fernando
Chair of its County Board
Date: 07/24/2025

REVIEWED BY
THE COUNTY ATTORNEY'S OFFICE:

By: Heli Hennessey
Assistant County Attorney
Date: 06/24/2025

And:
County Administrator
Date: 07/24/2025

And: Lisa K Cerney
Lisa K Cerney (Jul 19, 2025 09:52 CDT)
Assistant County Administrator,
Public Works
Date: 07/19/2025

REVIEWED

By: Grace Helgerson
Grace Helgerson (Jul 23, 2025 14:37:56 CDT)
County Administration Clerk
Date: 07/23/2025

RECOMMENDED FOR APPROVAL

By: Cara Steuve
County Highway Engineer
Date: 07/19/2025

RECOMMENDED FOR APPROVAL

By: Lisa K. Cerney
Acting Department Director,
Transportation Operations
Date: 06/24/2025

Resolution No. 2025-XXX

Resolution that the City of Minnetonka enter into MnDOT Agreement No. 1058641 with the State of Minnesota, Department of Transportation

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

Section 1. Background.

1.01. The Minnesota Department of Transportation (MnDOT) plans to replace the traffic signal system adjacent to Trunk Highway No. 394 at County State Aid Highway No. 73 (Hopkins Crossroad).

1.02 The City of Minnetonka will provide payment to the State for the city's share of costs of signal system painting and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 394 at County State Aid Highway No. 73 (Hopkins Crossroad) within the corporate limits of the City of Minnetonka under State Project No. 2789-137 (T.H. 394-010).

Section 2. Council Action.

2.01. The mayor and city manager are hereby authorized to execute such agreements as are necessary to implement the project(s) on behalf of the City of Minnetonka.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 11, 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:

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 Aug. 11, 2025.

_____

Becky Koosman, City Clerk

HENNEPIN COUNTY
MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

RESOLUTION

Board of Hennepin County Commissioners
RESOLUTION: 25-0227

At a meeting of the Board of Hennepin County Commissioners, a motion was made by Commissioner Lunde, and seconded by Commissioner Conley, that the Resolution be adopted. The motion passed.

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 19-40-25 with the Minnesota Department of Transportation for signal replacement and pedestrian ramp upgrades on County State Aid Highway 73 (Hopkins Crossroad) at the Interstate 394 westbound ramps, project 2201118, a subproject of capital project 2201100, at an estimated cost of $317,734; that following review and approval by the County Attorney's Office, the Chair of the County Board be authorized to sign the agreement on behalf of the county; and that the Controller be authorized to disburse funds as directed.

RESOLUTION ADOPTED ON 6/10/2025

The question was on the adoption of the resolution with the votes as follows:

Aye: 7 Commissioner Fernando, Commissioner Greene, Commissioner Conley, Commissioner Lunde, Commissioner Edelson, Commissioner Anderson, and Commissioner Goettel

Maria Rose M. Rose

Maria Rose

City Council
Agenda Item 13.A
Meeting of August 11, 2025

Title:	Temporary amendment to an on-sale liquor license for D&D of Minnesota, Inc. dba Famous Dave's at 14601 Hwy 7
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

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Action Requested:	Public Hearing and Motion
Form of Action:	License
Votes needed:	5 votes

Summary Statement
The city has received an application for a temporary amendment to the on-sale intoxicating liquor license for a one-day event at Famous Dave's. The outdoor BBQ event will take place in the parking lot at their restaurant located at 14601 Highway 7 on Saturday, Aug. 16, 2025. A public hearing is required.

Recommended Action
Motion to grant the temporary amendment to the on-sale liquor license.

Strategic Plan Relatability
N/A

Financial Consideration
N/A

Background

Event
Famous Dave's is requesting approval for an outdoor BBQ block party on Saturday, Aug. 16, 2025. The free event will be held in the southwest area of the parking lot from 11 am – 4 pm. Several activities are planned, including:

- Free BBQ samples
- BBQ giveaways & prizes
- A meet & greet with "Famous Dave"
- BBQ wing competition
- Pie-eating contest

Barricades will be erected to section off the area where the event will take place. Trained staff will ID everyone entering the area, and guests over 21 will be wrist-banded. All alcoholic beverages will be served in glassware that identifies drinks that contain alcohol.

As part of the public hearing, Famous Dave's has notified businesses and residents within 400 ft. of the event. At the time of writing this report, staff has not received any comments.

600.065 temporary amendments to liquor licenses

City liquor ordinances allow up to three temporary amendments to existing on-sale liquor licenses for special events per year. The amendment is subject to application, public hearing, and approval by the city council.

The temporary amendment meets the conditions of the code by:

- The area is immediately adjacent to the licensed premise
- Adequate measures have been taken to control access to the temporary area where liquor is served, and alcoholic beverages are not permitted outside of the approved licensed area. "No alcoholic beverages beyond this point" signs will be posted on the barricade.
- The additional area will not unreasonably impede traffic circulation
- The licensee has obtained adequate liability insurance for the additional area

Staff recommends granting the temporary amendment to Famous Dave's on-sale liquor license.

ATTACHMENTS:

Event information

DESCRIPTION OF EVENT

Include safeguards to guarantee that no alcohol will be sold or consumed by minors

(Provide on a separate sheet of paper if necessary)

We are hosting a BBQ competition in our parking lot, and will have samples, activites, and games in Block party style.

We will have barricades to section off the portion of our parking lot where we are holiding the event.

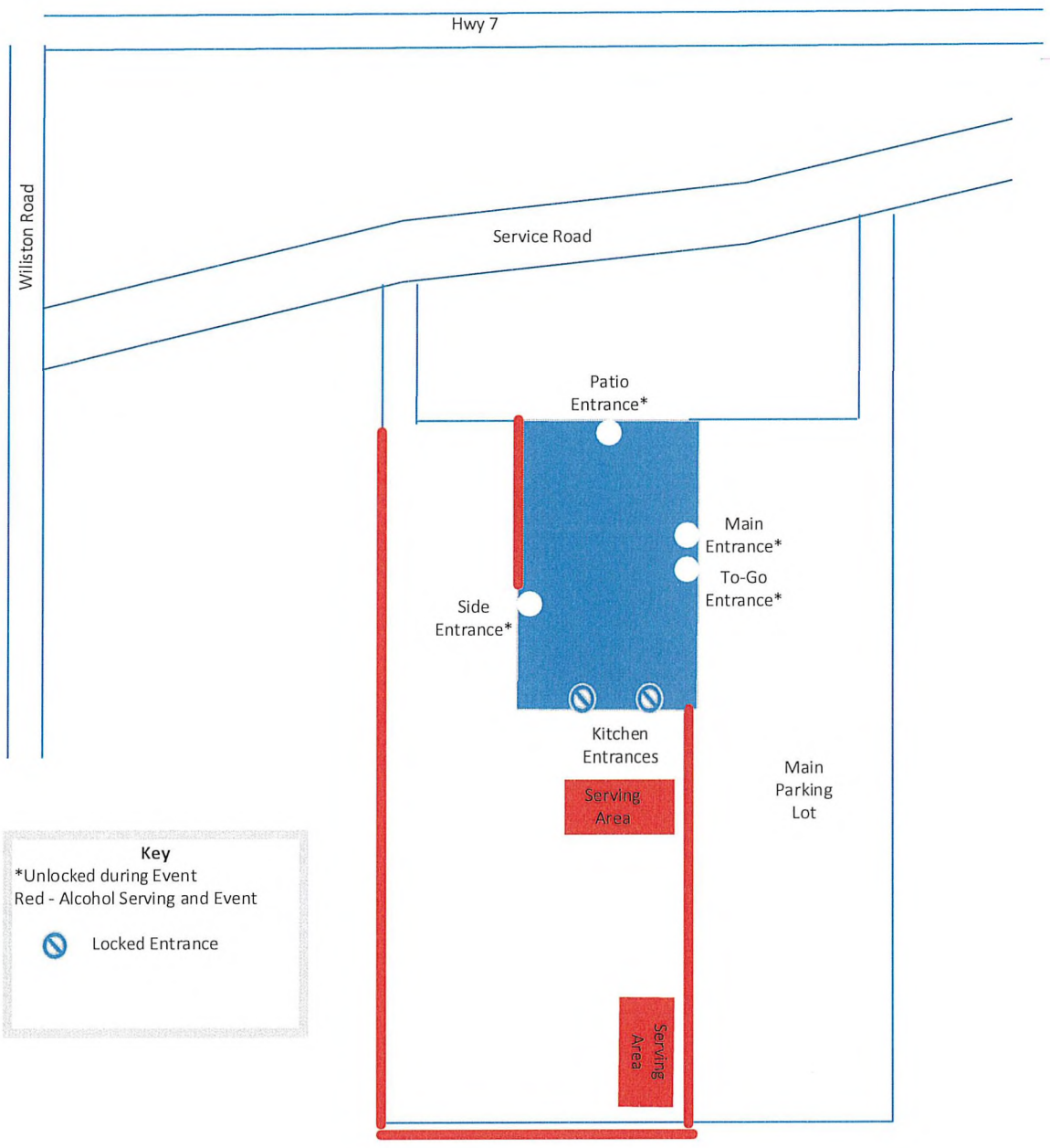
We will be IDing guests when they arrive and wristbanding those who are over 21 and would like to purchase/sample alochol.

We will put signage up on barricades with "NO ALCOHOL BEYOND THIS POINT"

We will have designated cups/glassware to easily identify drinks that would contain alcohol.

All staff who will be IDing guests will be those who are trained to bartend/serve and are used to IDing guests for alcohol purchases.

Famous Dave's Site & Floor Plan



12701 Whitewater Drive, Suite 100
Minnetonka, MN 55343
T 952-294-1300 | bbq-holdings.com

July 11, 2025

Dear Neighbor,

This letter is to inform you of a request that we, Famous Dave's BBQ Shack, have made an application to the City of Minnetonka for an event at the address of 14601 HWY 7, 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 includes the serving or sale of liquor as described below:

Name of event: ALL Star BBQ Series
Date(s) of event: 08/16/2025
Time of event: 11:00 AM - 10:00 PM Restaurant Hours (5PM is end time for outdoor activities)

Type of liquor served: Beer – Wine - Liquor

Outdoor activities planned:
Food Samples (pork, coleslaw, wings, bread pudding)
Popcorn + SnoCones
Facepainting
Raffle
Pie Eating Contest
Kid's Games
Giveaway Tent
Beer Tent

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 Aug 11, 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.

Sincerely,

Eric Clements
General Manager

City Council
Agenda Item 14.A
Meeting of August 11, 2025

Title:	Floodplain alteration permit, with a tree variance, for construction of a new home at 3440 Larchwood Drive
Report from:	Bria Raines, Planner
Submitted Through:	Julie Wischnack, FAICP, 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:	Other

Summary Statement
Property owner Chase Polk is requesting a floodplain alteration permit, along with a variance to the tree protection ordinance, to construct a new home on the subject property.

Staff has included two resolutions in the event that the city council is inclined to approve either the staff or planning commission recommendation.

- **Staff's recommendation:** Adopt the resolution approving a floodplain alteration permit and denying the tree variance. (4 votes)
- **Planning commission recommendation:** Adopt the resolution approving a floodplain alteration permit and tree variance with conditions. (5 votes)

Recommended Action
Motion to adopt the resolution approving a floodplain alteration permit and denying the tree variance.

Strategic Plan Relatability
N/A

Financial Consideration
No

Background

Planning commission hearing
The planning commission considered the proposal on July 24, 2025. The planning commission staff report, proposed plans, public comments, change memo, and unofficial meeting minutes are attached.

At the meeting, staff recommended approval of the floodplain alteration permit and denial of the variance

to the tree protection ordinance due to the request not meeting all of the variance standards. Specifically, the variance is based on a unique circumstance, but rather it is due to the design preference of the property owner. The floodplain alteration could be reduced, and the tree ordinance could be met if the footprint of the home were reduced to meet the tree protection ordinance.

Following the staff report, the applicant presented to the planning commission. A public hearing was then held to receive comments. No comments were provided at the meeting. However, four written comments were submitted via the change memo attached. The public hearing was then closed, and the commission discussed the request. Commissioners noted:

- Understanding of staff's position. Staff is required to make a recommendation strictly based on the variance standard.
- Communication between staff and the owner may have been misunderstood.
- Some commissioners noted that they were receptive to an additional tree removal if it allowed the home to be built, and the new home would be a positive addition. Others noted that the request would alter the neighborhood.

Planning commission recommendation
The commission held two votes on the subject request.

First, the commission made a motion to recommend that the city council deny the staff-drafted resolution, which approved the floodplain alteration permit and denied the tree variance. This motion failed on a 2-3 vote.

Second, the commission made a motion to recommend that the city council adopt a resolution approving the floodplain alteration permit and tree variance. A condition of approval was included to require the planting of two maple trees to compensate for the tree removal variance.

Findings for this motion were that:
- The request is reasonable, as it is for the removal of one boxelder tree, and the property is unique in that it has natural resource constraints; and
- The neighborhood character would not be altered due to the property having an existing single-family home.

This motion passed by a 4-1 vote.

City council decision
Staff has included two resolutions in the event that the city council is inclined to approve either the staff or planning commission recommendation.

- Staff's recommendation: Adopt the resolution approving a floodplain alteration permit and denying the tree variance. (4 votes)
- Planning commission recommendation: Adopt the resolution approving a floodplain alteration permit and tree variance with conditions. (5 votes)

ATTACHMENTS:
Project Information
Resolution: deny variance
Resolution: approve variance

MINNETONKA PLANNING COMMISSION
July 24, 2025

Brief Description	Floodplain alteration permit, with a tree variance, for a new home at 3440 Larchwood Drive
Recommendation	Recommend the city council adopt the resolution approving the floodplain alteration and denying the tree variance.

Background

The subject property is nearly half an acre in size, featuring wetlands, floodplains, and conservation, drainage, and utility easements. The site was improved with the construction of a single-family home in 1981. The house does not meet the required floodplain setback of 20 feet and is considered nonconforming as it predates the establishment of the floodplain ordinance. See Fig. 1.

Per City Code, nonconforming properties in the floodplain district are not permitted to change or increase the intensity of the nonconformity by more than 50 percent of the current market value of the structure alone over the life of the structure. This means that the current home may have undergone structural alterations up to $117,700; anything beyond this investment requires compliance with current code standards. Staff explained the options available to the property owners, such as building in/near the available buildable area (highlighted in green in Fig. 1). This could be accomplished by building a second story above the existing footprint.

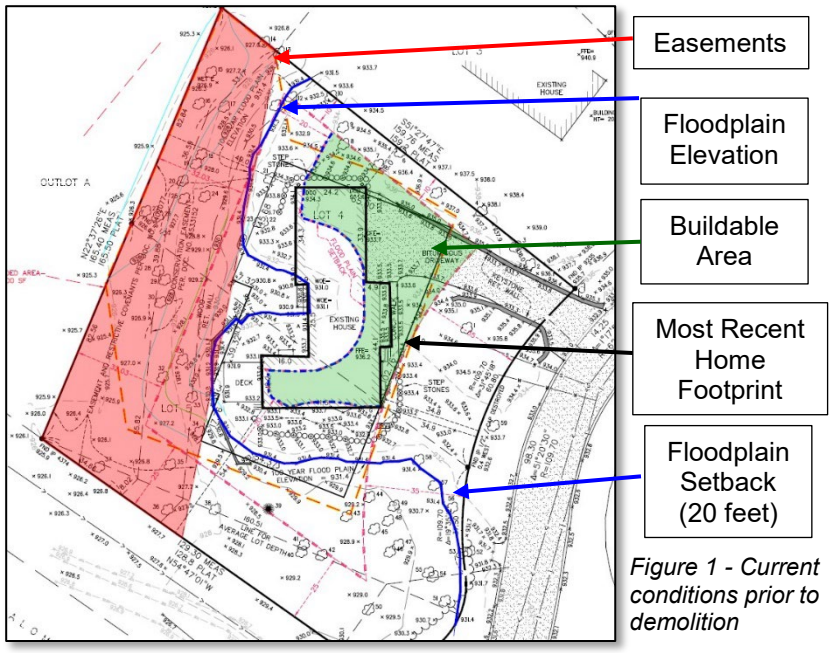


Figure 1 - Current conditions prior to demolition

The property owner elected to proceed with the design of a new home, including floodplain alterations to meet the current floodplain ordinance. As long as the proposal meets the floodplain ordinance standards, the structural alteration limit of $117,700 would not apply.

Proposal Summary

Property owner Chase Polk is requesting a floodplain alteration permit, along with a variance to the tree protection ordinance, to construct a new home on the subject property. The following is intended to summarize the applicant's proposal:

- **Existing Site Conditions**

  The 0.54-acre property has been vacant since December 2024. This property contains a floodplain on its western and southern portions. As existing, the buildable area is 2,885 square feet, as shown in Fig. 1.

  The existing home has a footprint of 2,242 square feet and a gross floor area of approximately 2,400 square feet.

  There are 29 regulated trees on the property: 15 significant and 14 high-priority trees.

- **Proposal and Site Impacts**

  The applicant proposes to demolish the existing home, construct a new, larger home, remove 11 protected trees, and alter the floodplain behind and south of the proposed home. The proposed home would have a footprint of 4,172 square feet and a gross floor area of approximately 4,750 square feet.[1]. The new home is roughly twice the footprint and gross floor area of the existing home.

  Floodplain Alteration. Grading and floodplain alteration would be necessary for the construction of the proposed home, retaining wall, and floodplain basin. The grading and floodplain alteration would occur at the time of the building permit.

  Earthwork would relocate the floodplain, creating additional buildable area for the proposed home while increasing the floodplain storage capacity in those lower southern and western portions of the property. The proposed plans would meet all provisions of the city's floodplain ordinances. For more information on floodplain alteration, see the "Supporting Information" section of the report.

  Trees. The subject property is not located within a woodland preservation area. However, it contains many mature trees. The following chart summarizes the proposed tree removals:

	Existing Trees	Removal allowed by code*	Removal based on plans*
High priority	14 trees	4 trees = 35%	5 trees = 35.7%
Significant	15 trees	7 tree = 50%	6 trees = 40%
* By city code, a tree is considered removed if 30 percent or more of the critical root zone is compacted, cut, filled, or paved.			

  For more information on trees, see the "Supporting Information" section of the report.

Staff Analysis

A land-use proposal comprises many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. These details are then aggregated into a few primary

[1] For a walkout basement, the gross floor area is calculated at half. For this home, the lower level is 3,250 square feet. The gross floor area of the upper level is 3,127 square feet, and the lower level is 1,625 square feet; the total gross floor area is 4,752 square feet.

questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Are the anticipated site impacts, including floodplain alteration, reasonable?**

  Yes. Staff finds that while these improvements would change the site, the impacts are reasonable. Site work, grading, and floodplain alteration would be the initial steps to create a compliant buildable area, thereby increasing the buildable area for a home. These site impacts are reasonable in achieving a livable and well-planned development.[2]

  While staff are supportive of the floodplain alteration permit, staff find that the applicant's tree removal variance request does not meet the criteria for practical difficulties.

  A variance may be granted from the literal provisions of the ordinance when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the property owner proposes to use the property in a reasonable manner not permitted by this ordinance. The plight of the landowner is due to circumstances unique to the property, not created by the landowner, and the variance, if granted, would not alter the essential character of the neighborhood. Economic considerations alone do not constitute practical difficulties.

- **Is the proposed variance in harmony with the general purpose and intent of the zoning ordinance?**

  No. The tree protection ordinance aims to promote tree preservation by reasonably limiting the removal of trees during construction, site work, and land development activities, while also mitigating the loss of trees resulting from these activities and upholding the rights of existing homeowners to use their private property. The proposal would not meet the intent of the tree protection ordinance.

- **Is the proposed variance consistent with the comprehensive plan?**

  No. The property owner has the right to the reasonable development of the property. However, reasonable development does not mean the maximum or highest use of the property. A home that meets all ordinances may have a smaller footprint or total area, but it would still be a reasonable use of the property. Such a home could be designed to fit within property constraints.

- **Has the applicant established that there are practical difficulties in meeting the tree protection ordinance?**

  - **Reasonableness:** Staff finds this proposal is not reasonable, as the city code could be met. Specifically, the proposal could be revised to meet the tree protection ordinance, as the request is based on the design preference for a larger home.

[2] Livable and well-planned development is one of Minnetonka's six strategic priorities. This priority is intended to "balance community-wide interests and respect Minnetonka's unique neighborhoods while continuing community reinvestment."

- **Circumstances Unique to the Property:** According to state statute and city code, unique circumstances are defined as those not caused by the landowner, not solely for the landowner's convenience, and not solely due to economic considerations. There is no unique circumstance preventing the property from meeting the tree protection ordinance. Instead, in the staff's opinion, the requested tree protection variance is solely for the landowner's convenience and preferred home design.

- **Neighborhood Character:** A new home would not alter the appearance or character of the existing neighborhood. However, the variance request could set a precedent, allowing other similar properties to exceed the tree protection ordinance based purely on house size and design preference. This means that if this project is approved, a property within this general neighborhood that shows evidence of a similar request for tree removals could use this project as justification for a tree protection variance as well.

Summary Comments

Staff finds that the floodplain alteration permit meets the city code standards, and staff recommends approval. However, the variance to the tree protection ordinance does not align with the intention of the code or the comprehensive plan, nor does it demonstrate practical difficulties. Staff recommends denying the variance request.

As a condition of approval, staff has included language stating that, should the applicant provide a revised plan that meets the tree protection variance, staff reserves the authority to review the proposed plan changes administratively. This means that so long as the revised plans have floodplain alteration in substantial conformance with the approved floodplain alteration permit, and save one more high-priority tree on the property – effectively meeting the tree protection ordinance − city staff could administratively review the revised plans and approve the revised plans. With this condition, the applicant would not be required to attend public meetings with the planning commission and city council.

Staff Recommendation

Recommend that the city council adopt the resolution approving a floodplain alteration permit and denying a tree variance for a new home at 3440 Larchwood Drive.

Originator: Bria Raines, Planner
Through: Susan Thomas, AICP, City Planner

Supporting Information

Surrounding Land Use

The properties to the west, east, and south are R-1, single-family residential. The property immediately to the north is zoned PUD and guided for open space.

Planning

Guide Plan designation: low-density residential
Zoning: R-1, single-family residential

Floodplain Alteration

The applicant proposes 65 cubic yards of floodplain alteration on the subject property. The proposed floodplain alteration plan would meet basic engineering principles and city code standards.

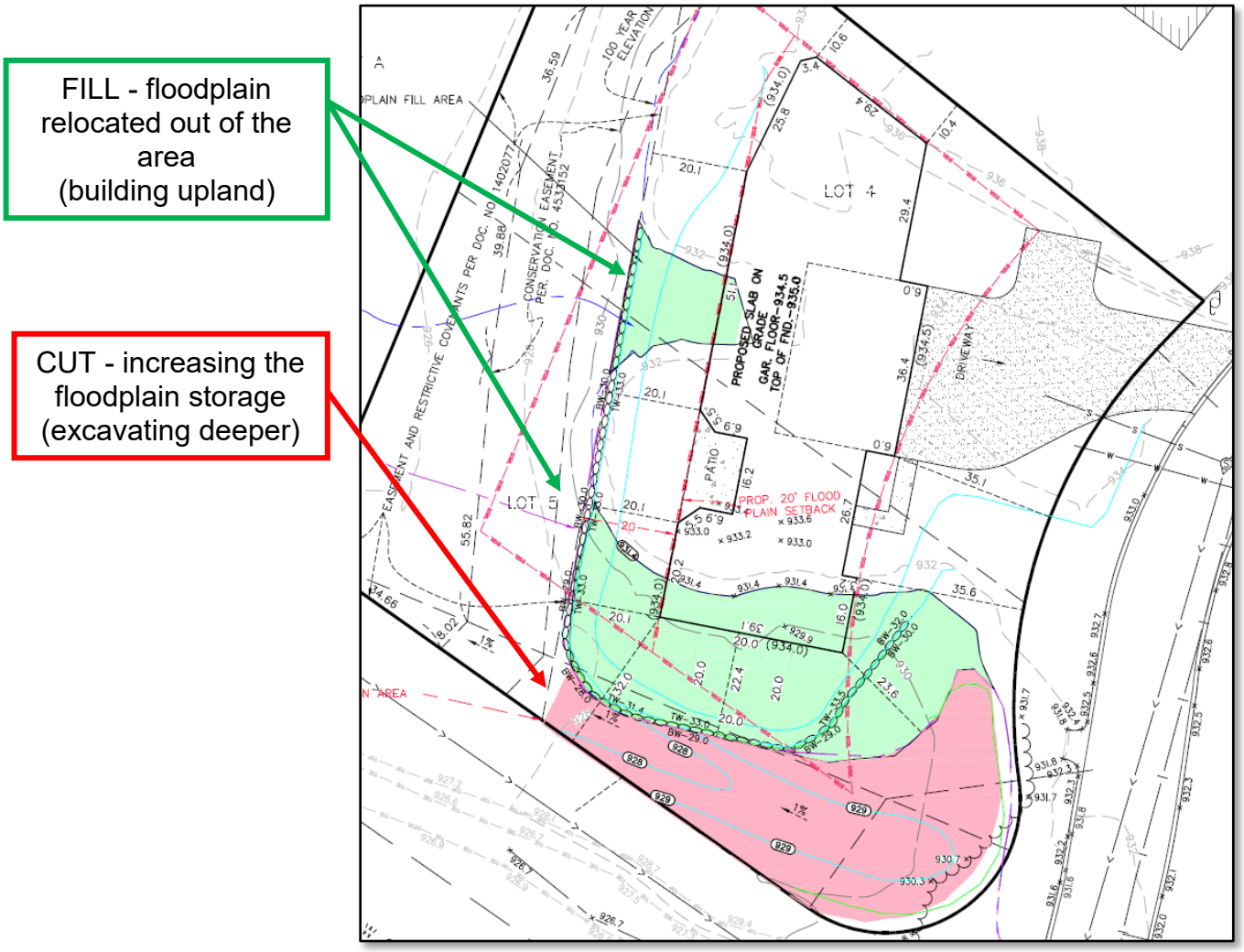


Figure 2 - Proposed floodplain alteration

Tree Protection Ordinance

The subject property has 29 regulated trees. The applicant is proposing to remove six significant trees and five high-priority trees. The proposed removal of high-priority trees does not meet the tree protection ordinance. To meet the tree protection ordinance, one

additional high-priority tree must be saved, meaning no more than four high-priority trees can be removed from the site.

The high-priority trees proposed for removal are circled in green, as shown in Figure 3 below. These trees are generally south of the proposed new home, in the floodplain alteration area. However, to maintain the home design/extend the southern building area, the plan could be revised to modify the floodplain area and meet the tree protection ordinance.

Additionally, staff has suggested reducing the footprint of the home, specifically to the south, to modify the floodplain alteration area towards the west and away from the front yard area along Larchwood, thereby saving trees number 45 or 50; the easterly two trees circled in green in Figure 3.

The applicant did provide a revision attempt demonstrating that the tree protection ordinance could not be met. The proposal altered the location of the retaining wall; it did not attempt to reduce the footprint of the proposed home.

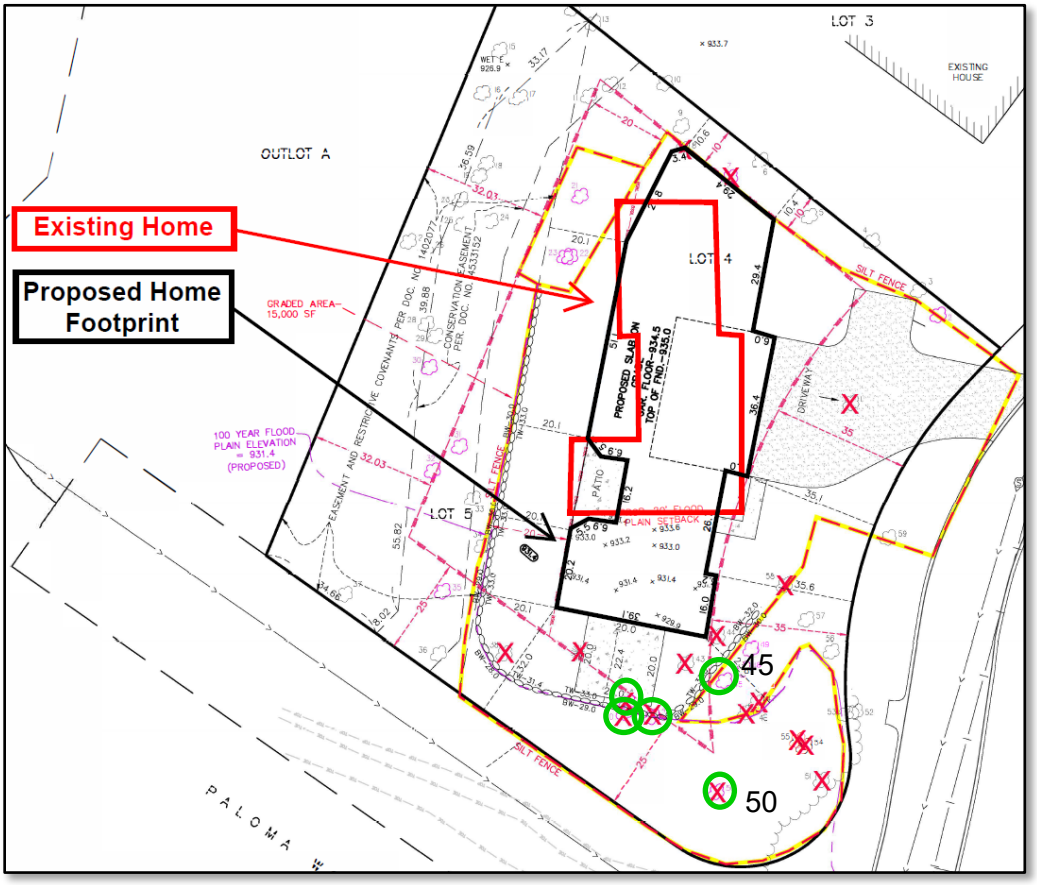


Figure 3 - Home footprint and proposed tree removals

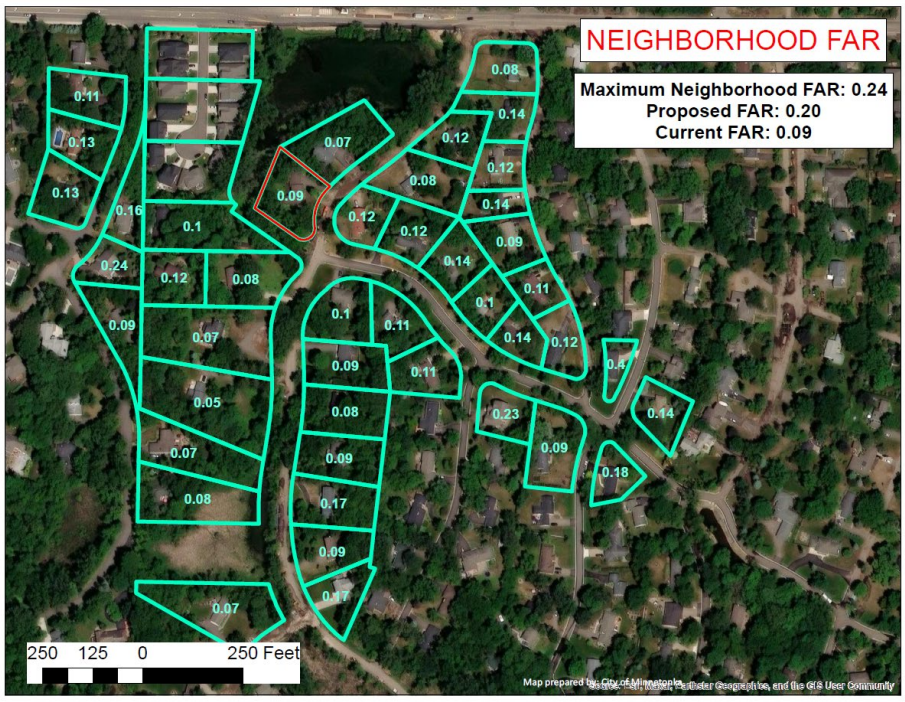
McMansion Policy

The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the

character of the existing homes within the neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street and a distance of 400 feet from the subject property.

The largest FAR in the defined area is 0.24. The proposed home would have a FAR of 0.20, meeting the McMansion Policy.

This policy would only be enforced if the city approved the requested variances. This policy does not apply to existing properties or buildings without a variance.



Natural Resources

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

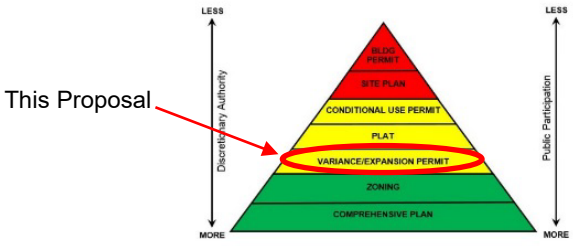
Neighborhood Comments

The city sent notices to 47 area property owners and received no comments.

Minnetonka Matters Comments

There were no comments posted through the Minnetonka Matters project page as of July 15, 2025.

Pyramid of Discretion



Motion Options

The planning commission will make a recommendation to the city council. A recommendation requires the affirmative vote of a simple majority. The planning commission has three options:

1) Concur with the staff recommendation. In this case, a motion should be made recommending that the city council adopt the resolution denying the variance request.

2) Disagree with the staff recommendation. In this case, a motion should be made to recommend that the city council deny the resolution. The motion should include findings for approving the variance request.

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.

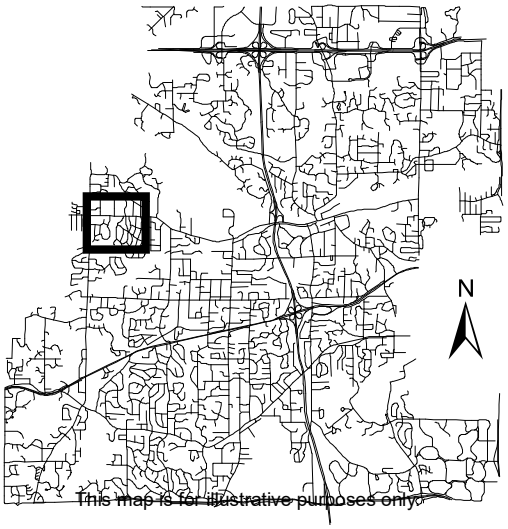
Deadline for Decision

Aug. 7, 2025. This item must go to the city council by Aug. 25, 2025.

CITY OF MINNETONKA

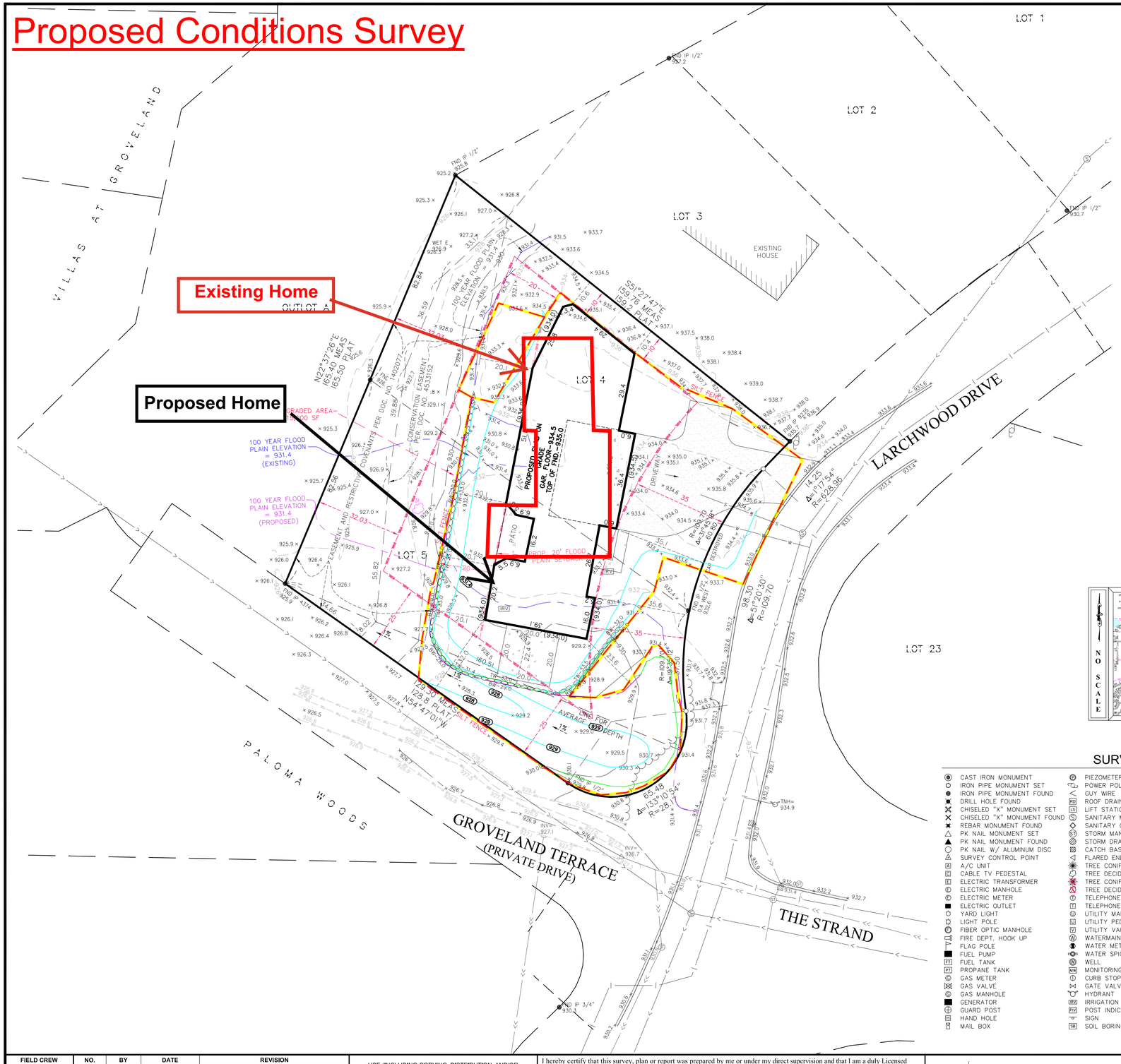
Location Map

Project: Polk Residence
Address: 3440 Larchwood Drive



A1

Proposed Conditions Survey


Existing Home
OUTLOT A
Proposed Home
LOT 1
LOT 2
LOT 3
EXISTING HOUSE
LOT 4
LOT 5
LOT 23
LARCHWOOD DRIVE
GROVELAND TERRACE
(PRIVATE DRIVE)
PALOMA WOODS
THE STRAND
VILLAS AT GROVELAND
FND IP 1/2"
930.2
FND IP 1/2"
930.7
FND IP 3/4"
930.0
S51°27'47"E
159.76 MEAS
159.2 PLAT
N22°37'26"E
165.40 MEAS
165.30 PLAT
N54°47'01"W
128.8 MEAS
PLAT
GRADED AREA
4,200 SF
100 YEAR FLOOD PLAIN ELEVATION = 931.4 (EXISTING)
100 YEAR FLOOD PLAIN ELEVATION = 931.4 (PROPOSED)
PROPOSED DRIVEWAY GRADE FF FOR=934.5 TOP OF FND=935.0
GAR. FF=934.5
TOP OF FND=935.0
PROPOSED 20' FLOOD PLAIN SETBACK
EXISTING 20' FLOOD PLAIN SETBACK
LINE OF AVERAGE LOT DEPTH
CONSERVATION EASEMENT PER DOC NO. 1402027
CONSERVATION EASEMENT DOC NO. 4853152
EASEMENT AND RESTRICTIVE COVENANTS PER DOC NO. 1402027
FENCE ENCROACHMENT
SILT FENCE
RETAINING WALL
DRIVEWAY
PATIO
WET E
926.9
928.3
100 YEAR FLOOD ELEVATION = 931.4
INV=
927.1
INV=
926.7
TNH=
934.9
R=109.70'
Δ=52°30'30"
98.30
R=109.70
Δ=52°30'30"
65.48
R=28.15'
Δ=133°10'54"
14.25
R=628.96
Δ=1°17'54"
R=109.70'
Δ=37°45'
60.80
82.84
36.59
39.86
55.82
36.66
19.30
32.03
36.4
35.6
29.4
29.9
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936.9
937.5
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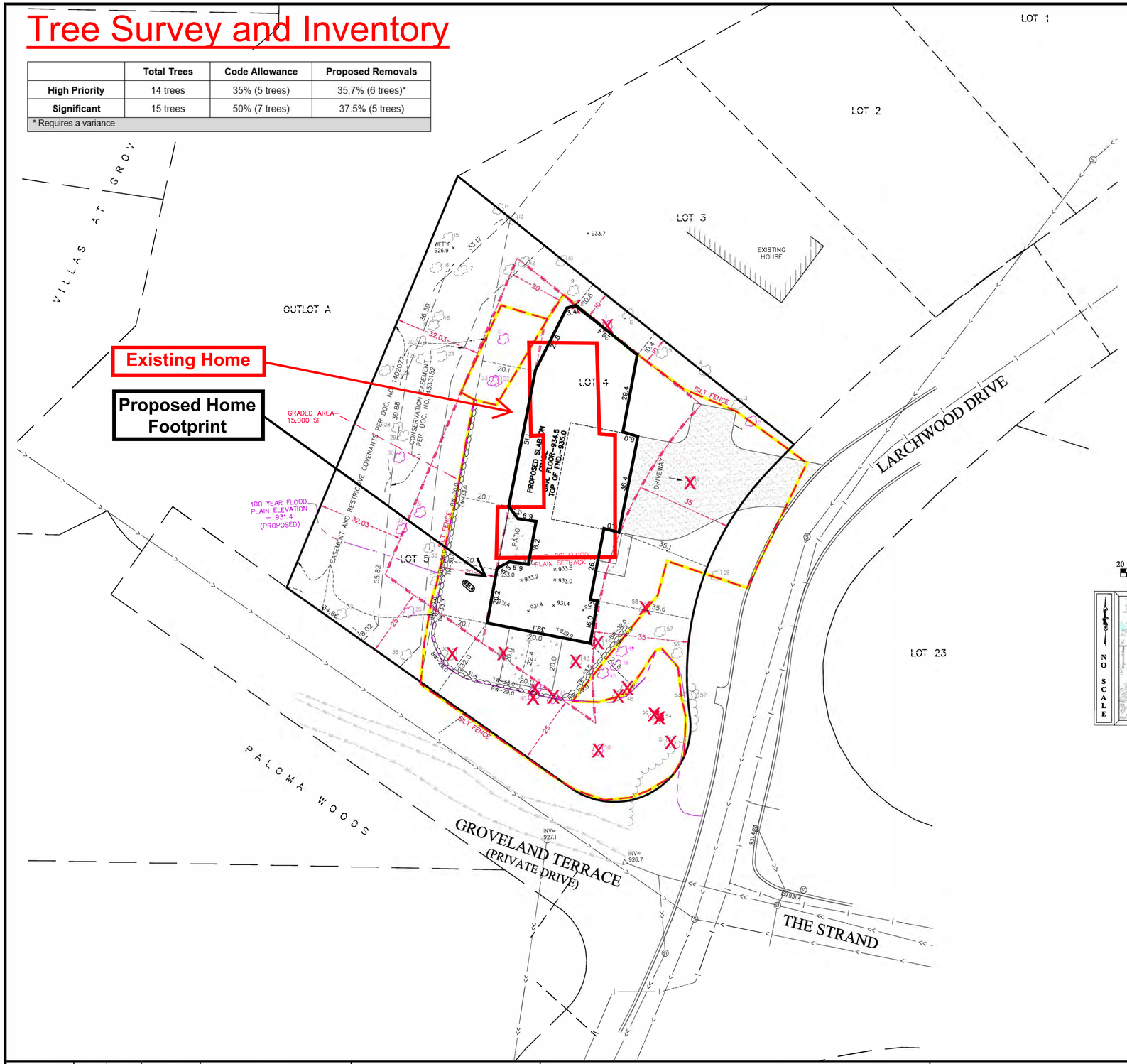
938.4
938.7
939.0

Tree Survey and Inventory

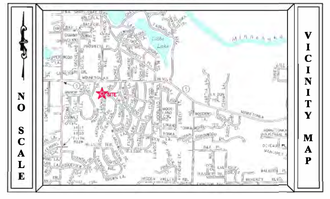
	Total Trees	Code Allowance	Proposed Removals
High Priority	14 trees	35% (5 trees)	35.7% (6 trees)*
Significant	15 trees	50% (7 trees)	37.5% (5 trees)
* Requires a variance			



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

20 10 0 10 20 40

SCALE IN FEET



TREE LEGEND

TREE

X REMOVED TREE

HIGH PRIORITY TREE

Tree #	Species	DBH	Condition	Stems	Significant	High Priority	EAB	Removed High Priority
1	Basswood	9.0	Good	1	Yes	No		
2	Oak, bur	11.0	Good	1	Yes	Yes		NO
3	Elm, American	6.0	Good	1	Yes	No		
4	Ash, green	7.0	Dead	1	No	No	Yes	
5	Ash, green	5.0	Poor	1	No	No	Yes	
6	Ash, green	12.0	Poor	1	No	No	Yes	
7	Elm, Siberian	18.5	Fair	1	Yes	Yes		YES
8	Ash, green	7.5	Poor	1	No	No	Yes	
9	Ash, green	6.5	Poor	1	No	No	Yes	
10	Ash, green	10.0	Poor	1	No	No	Yes	
11	Basswood	6.5	Good	1	Yes	No		
12	Basswood	7.5	Fair	1	Yes	No		
13	Ash, green	11.0	Poor	1	No	No	Yes	
14	Ash, green	12.0	Poor	1	No	No	Yes	
15	Ash, green	10.5	Poor	1	No	No	Yes	
16	Ash, green	5.0	Poor	1	No	No	Yes	
17	Ash, green	8.5	Poor	1	No	No	Yes	
18	Ash, green	11.0	Fair	1	Yes	Yes		NO
19	Ash, green	22.0	Poor	1	No	No	Yes	
20	Ash, green	6.0	Poor	1	No	No	Yes	
21	Hackberry	19.0	Fair	1	Yes	Yes		NO
22	Basswood	22.0	Fair	1	Yes	Yes		NO
23	Basswood	16.0	Good	1	Yes	Yes		NO
24	Ash, green	6.0	Dead	1	No	No	Yes	
25	Ash, green	12.5	Poor	1	No	No	Yes	
26	Ash, green	16.5	Poor	1	No	No	Yes	
27	Ash, green	7.5	Poor	1	No	No	Yes	
28	Ash, green	10.5	Poor	1	No	No	Yes	
29	Ash, green	22.0	Poor	1	No	No	Yes	
30	Elm, American	10.0	Good	1	Yes	Yes		NO
31	Elm, American	8.5	Fair	1	Yes	No		NO
32	Elm, American	13.0	Good	1	Yes	Yes		NO
33	Ash, green	50.0	Poor	1	No	No	Yes	
34	Boxelder	7.5	Good	1	Yes	No		
35	Maple, silver	19.0	Good	1	Yes	Yes		NO
36	Boxelder	7.5	Fair	1	Yes	No		
37	Ash, green	7.0	Fair	1	Yes	No		
38	Boxelder	8.0	Good	1	Yes	No		
39	Spruce, white, 12 foot	2.5	Fair	1	Yes	No		
40	Boxelder	19.0	Good	1	Yes	Yes		YES
41	Boxelder	14.0	Good	1	Yes	Yes		YES
42	Boxelder	12.5	Fair	1	Yes	Yes		YES
43	Maple, sugar	4.5	Good	1	Yes	No		
44	Elm, American	8.5	Good	1	Yes	No		
45	Boxelder	22.0	Good	1	Yes	Yes		NO
46	Maple, sugar	4.0	Fair	1	Yes	No		
47	Ash, green	5.0	Poor	1	No	No	Yes	
48	Elm, American	16.5	Good	1	Yes	Yes		NO
49	Elm, American	16.5	Good	1	Yes	Yes		NO
50	Maple, silver	15.0	Good	1	Yes	Yes		YES
51	Ash, green	5.5	Poor	1	No	No	Yes	
52	Elm, American	7.5	Good	1	Yes	No		
53	Boxelder	9.0	Good	1	Yes	No		
54	Ash, green	5.0	Poor	1	No	No	Yes	
55	Ash, green	7.5	Fair	1	Yes	No		
56	Boxelder	5.5	Good	1	Yes	No		
57	Ash, green	5.0	Poor	1	No	No	Yes	
58	Ash, green	12.5	Poor	1	No	No	Yes	
59	Crabapple	8.5	Fair	1	Yes	No		

FIELD CREW	NO.	BY	DATE	REVISION
DM SO	1	DLS	6/6/2024	CITY COMMENTS
DRAWN	2	DLS	6/13/2024	FLOODPLAIN SETBACK
JPR	3	DLS	7/10/2024	CITY COMMENTS/NEW HOME
CHECKED	4	DLS	7/24/2024	CITY COMMENTS
DLS	5	DLS	10/2/2024	NEW HOUSE
DATE	6	DLS	2/21/2025	NEW HOUSE
5/8/24	7	DLS	4/16/2025	REVISED TREE SURVEY

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

Dated this 17th day of May, 2024.

Daniel L. Schmidt, PLS Minnesota License No. 26147

schmidt@sathre.com

A3

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

TWP:117-RGE.22-SEC.17
Hennepin County

MINNETONKA, MINNESOTA

TREE SURVEY

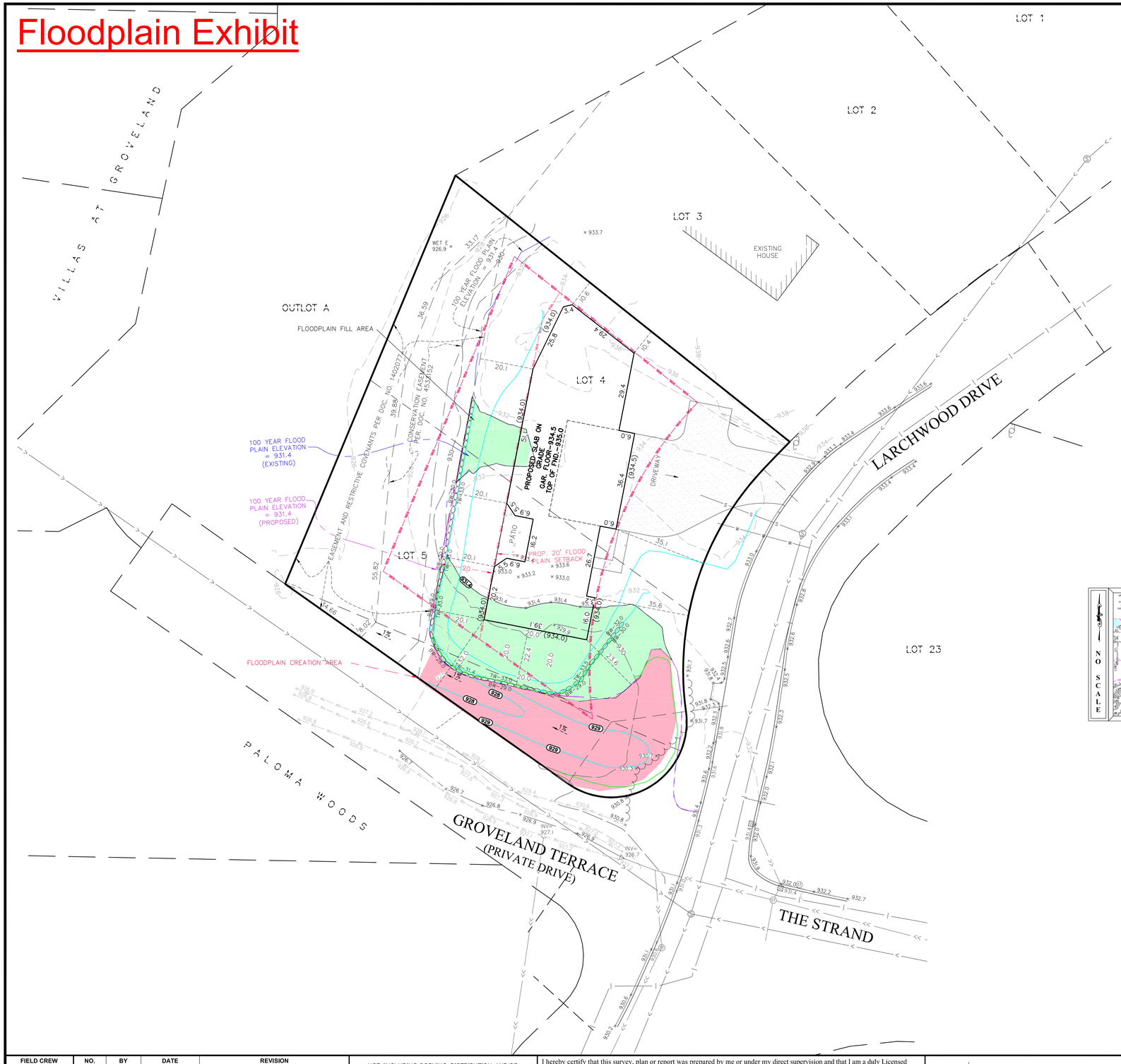
PREPARED FOR:

STEINER & KOPPELMAN

FILE NO. 87910-012

1/1

Floodplain Exhibit



FLOOD PLAIN VOLUME CALCULATIONS

FILL AREAS

FLOOD PLAIN FILL NORTH- 10 C.Y.
AVERAGE DEPTH - 0.6 FEET
FLOOD PLAIN FILL AREA NORTH- 470 S.F.

FLOOD PLAIN FILL SOUTH- 55 C.Y
AVERAGE DEPTH - 0.55 FEET
FLOOD PLAIN FILL AREA SOUTH- 2,690
TOTAL FLOOD PLAIN FILL - 65 C.Y.
TOTAL FLOOD PLAIN FILL AREA - 3,170

CUT AREAS

FLOOD PLAIN CUT AREA- 70 C.Y.
AVERAGE DEPTH - 0.80 FEET
FLOOD PLAIN CUT AREA- 2,370 S.F.

NORTH

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

FIELD CREW	NO.	BY	DATE	REVISION
DM SO	1	DLS	6/6/2024	CITY COMMENTS
DRAWN	2	DLS	6/13/2024	FLOODPLAIN SETBACK REVISIONS
JPR	3	DLS	7/10/2024	CITY COMMENTS/NEW HOME
CHECKED	4	DLS	7/24/2024	CITY COMMENTS
DLS	5	DLS	10/2/2024	NEW HOUSE
DATE	6	DLS	2/21/2025	NEW HOUSE
5/8/24	7	DLS	4/18/2025	CITY COMMENTS

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

Dated this 17th day of May, 2024.

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

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TWP:117-RGE.22-SEC.17
Hennepin County

MINNETONKA, MINNESOTA

FLOOD PLAIN CALULATION

PREPARED FOR:
STEINER & KOPPELMAN

FILE NO.
87910-012

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1

PRACTICAL DIFFICULTIES

(#1)

In September 2023 we were made aware by city staff that the maximum allowable amount of money that could be spent to remodel the existing structure was $113,700 due to the fact the structure was out of compliance. There was substantial mold in the attic, the roof had significant rot and it was deemed the structure could not be properly updated due to the monetary constraints of the city. We have worked diligently w/city staff since September ,2023 to create a buildable site on this lot that conformed to all height, area, setbacks, floodplain, covenants, easements, and Tree requirements. In August of 2024 we finally had come up with a site that complied with all setbacks, floodplain, covenants, easements, and Tree requirements (See attached email). All that was necessary was a floodplain alteration variance supported by city staff.

(#2)

Since that date and based on the above confirmation from city staff our client has spent considerable time and money designing a house that not only complies with the lot constraints but also fulfills their needs and requirements. On June 10th 2025 we were informed that after another review meeting by City Staff, we in fact did have a tree issue that they deemed would put us out of compliance,(see attached email). The trees in question are not being removed, we feel they will survive the impact of the proposed project due to the fact they are Elms and a Box elder, this is a condition based solely on Staffs speculation that the trees will not survive. Had we been informed in the year prior about the Root zone issue we would have worked through it, or altered the buildable pad site. At this time all of the compliance work is completed, the site and design of the new structure completed, the existing structure has been prepared for removal.

We are more than willing to make any alterations that comply to try and save the trees, we feel we can modify the retaining wall and grading enough to ease the root zone impact on the two elms. We are more than willing to put in new trees to make up for any deficit if it even occurs, (entirely speculation that the trees will not survive) but feel we have fulfilled our obligations to comply, with the help of City Staff and should be granted this variance.

(#3)

The lot and neighborhood will be greatly improved aesthetically by the removal of the old dilapidated out of compliance existing structure, and replaced with a compliant, beautiful new structure.

Outlook

RE: Tree inventory update

From Bria Raines <braines@minnetonkamn.gov>
Date Tue 8/20/2024 2:11 PM
To Jack Mirchurski <jack@steinerkoppelman.com>
Cc Paul Schiller <pschiller@minnetonkamn.gov>

1 attachment (103 KB)
FW: Larchwood;

Thank you for catching this.

A tree variance is not required. Any changes to the proposed removals will require another review of the inventory.

When you have your entire floodplain alteration permit completed, please submit it to zoning@minnetonkamn.gov

As previously mentioned, city staff is not supportive of a variance to the front yard setback. If you would like to proceed with an option that staff will support, please either meet the front yard setback (35 feet) or apply for an expansion permit. The expansion permit would mean using the existing nonconforming building setback of 34.9 feet.

Thank you,

Bria Raines | She, Her, Hers
Planner
City of Minnetonka | minnetonkamn.gov
14600 Minnetonka Blvd. | Minnetonka, MN 55345
Direct: 952-939-8295 | General: 952-939-8200

City of Minnetonka Summer Office Hours
Monday-Thursday: 8am-4:30pm
Friday: 8am-12pm

From: Jack Mirchurski <jack@steinerkoppelman.com>
Sent: Tuesday, August 20, 2024 1:27 PM
To: Bria Raines <braines@minnetonkamn.gov>
Cc: Paul Schiller <pschiller@minnetonkamn.gov>; bill baycliffhomes.com <bill@baycliffhomes.com>
Subject: Re: Tree inventory update

Thank you for the detailed response.

Outlook

RE: Tree Impacts - 3440 Larchwood Drive - REQUIRES DECISION

From Bria Raines <braines@minnetonkamn.gov>
Date Thu 6/12/2025 8:18 AM
To Rolly Reidhead <rolly@steinerkoppelman.com>; Luke Menden <lmenden@minnetonkamn.gov>

1 attachment (20 KB)
Practical Difficulties Sheet.pdf;

Good morning,

Staff would not be supportive because the variance is caused by the proposed addition, meaning you can lessen the scope of the project to fix the self-created issue. This conversation was previously had with the last architect in the fall. We required that Jack rework the plan so that staff would be supportive of the plan.

You have a few options for how to proceed:

1. Apply for a variance and proceed with the existing plan; however, I will need a variance application, the attached practical difficulties sheet, and a fee before this item may proceed to the planning commission.
2. Revise the plan to meet the tree protection ordinance

I apologize that this issue was noticed so close to the planning commission meeting; however, since the plans currently require a variance, we are missing the required variance practical difficulties sheet and the variance application fee ($650). This means that I will have to hold the project from going to the planning commission until you have either provided the items for the variance (option one above) or a revised plan (option two above).

*If you choose to proceed with the plan as-is, I can keep you on the current meeting **ONLY IF** I receive the practical difficulties worksheet and application fee by tomorrow, Friday, June 13, 2025, at noon. City hall is closed for summer hours, so noon is a hard deadline. If you miss it, we would have to schedule your project for the planning commission as soon as July 10, 2025.*

Once I get the revised plan and Luke confirms that the plans meet the tree protection ordinance, I can reschedule you for the next available meeting.

Please work with Luke to confirm the revised plan meets the tree protection ordinance.

Thank you,

Bria Raines | She, Her, Hers
Planner
City of Minnetonka | minnetonkamn.gov
14600 Minnetonka Blvd. | Minnetonka, MN 55345
Direct: 952-939-8295 | General: 952-939-8200

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

TO: Planning Commission and City Council Members

FROM: Planner, Bria Raines

DATE: July 3, 2025

SUBJECT: Staff response to application materials

Staff has prepared a memo to add context to the information provided.

Staff began communication with the property owner, Eskuche Design Group, and builder Baycliff Homes in Sept. 2023. However, there was a lull in communication from November 2023 to May 2024. Staff was introduced to Steiner and Koppelman in May 2024 as the new representative of the property owner.

An existing conditions survey was provided to staff, and staff confirmed the information needed for creating the proposed conditions survey; structure setbacks, floodplain elevations and setbacks, easement information, and code standards regarding the nonconforming structural alteration limits. The code has been included below.

> **13. Non-Conforming Uses.**
> d) The cost of all structural alterations or additions to a non-conforming structure over the life of the structure must not exceed 50 percent of the market value of the structure unless the conditions of this paragraph are satisfied. The cost of all structural alterations and additions constructed after the adoption of the city's initial floodplain controls must be calculated into today's current cost, including all costs such as construction materials and a reasonable amount for labor. If the current cost of all previous and proposed alterations and additions exceeds 50 percent of the current market value of the structure, then the structure must meet the standards of this section 300.24 for new structures.

Based on the calculations from July 15, 2024, when the first proposed conditions survey was provided, the amount of investment allowed into the non-conforming property was $113,700. Staff confirmed that the proposal met the floodplain alteration standards (no net fill), but did not meet the tree protection ordinance or setback requirements due to the proposed home design. Staff suggested meeting the ordinances or apply for a variance, which staff would not support.

In August 20, 2024, when staff sent the aforementioned email, the plan had been revised to meet the tree protection ordinance by designing the home into the front yard setback. As the design created the non-conforming front yard setback. Staff reiterated they would not support a project where the variance was due to the design preferences of the property owner.

There was another lull in communication until December 18, 2024, when planning staff reached out to Steiner and Koppelman to check in on the project. The designer stated that they met all ordinances with their revised plan and would be submitting it for permit revieas only required a building permit. Staff explained the review process and that the formal review would confirm if any land use permit would be required.

Communication went back into a lull until March 2025, when staff received complaints regarding the property. Materials had been removed from the home by a salvaging company in preparation of demolition. Unfortunately, the window and door opening were left unsecured; the windows and doors had been removed but not boarded up. The house had some debris still on the site and graffiti on the home exterior and interior. Staff contacted the property owner and Steiner and Koppelman to request the home be secured and requested an update on the permit application as one had not been received. The salvager addressed the complaint in May 2025.

During this time, staff was provided the current proposal on April 16, 2025, through our online building permit system; ProjectDox. The new contact for the project has been Rolly Reidhead of Steiner and Koppelman from that date forward. Staff confirmed that the revised plan did not meet the tree protection ordinance and provided the new designer with the latest correspondence so he was up to date with the requested corrections to meet the tree protection ordinance. Staff stayed consistent with their position on requesting variances due to the design preferences. Staff provided the options of saving one tree for the proposal to meet all ordinances, or applying for a variance to the tree protection ordinance.

In May 2025 another revised proposal was provided, adjusting the retaining wall location. This proposal did not meet the tree protection ordinance. This proposal was meant as a demonstration that redesigning the lot could not save one more tree. The trees mentioned for saving do not all meet the critical root zone code. Per City Code, if more than 30 percent of the critical root zone will be impacted, the tree is likely to decline in health until lost. Therefore, tree number 45, shown in Figures 1 and 2, is proposed 52 percent critical root zone impact and is counted as a loss. *Staff does not agree with the attempt to meet the tree protection ordinance, when no attempt was made to change the configuration of the home design.*

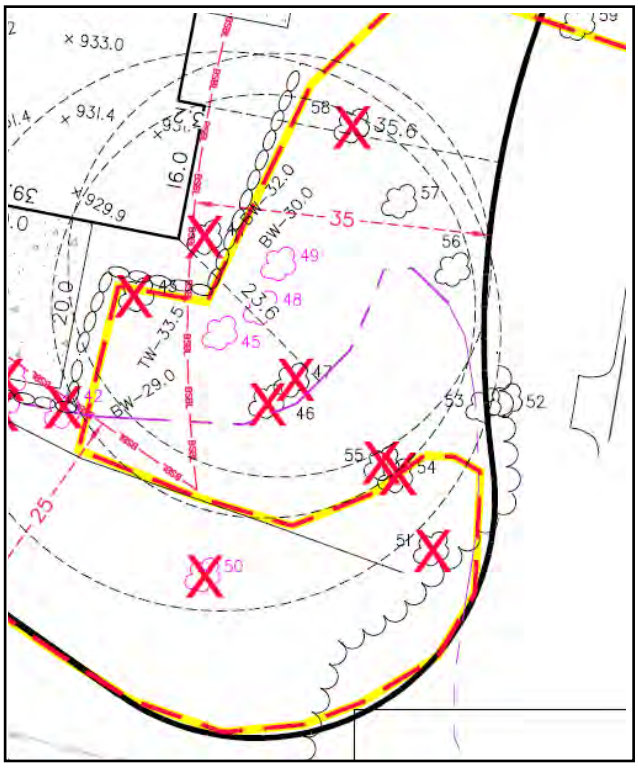


Fig. 1 - May 2025 retaining wall adjustment

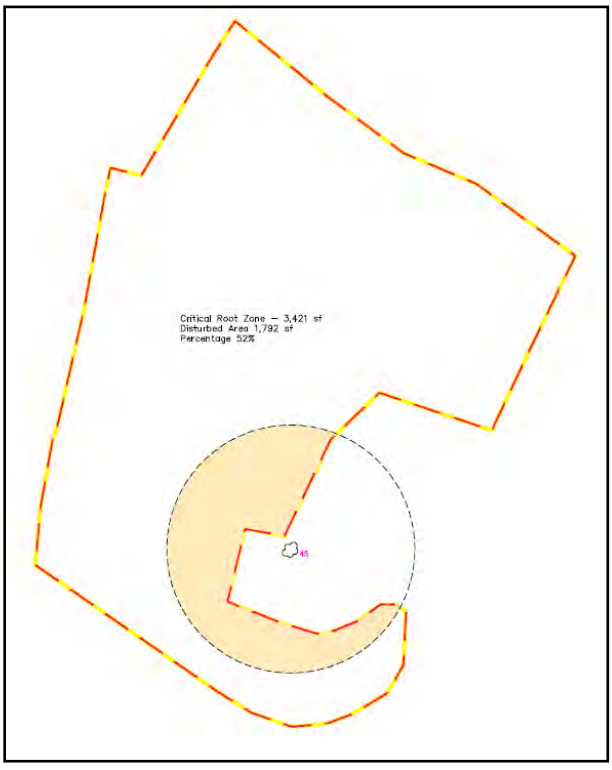


Fig. 2 - Critical root zone outline

As aforementioned, staff originally calculated he structural alteration limit based on the first submittal in 2024. As it is now 2025, staff will use the adjusted calculation based on market rate changes. The calculation is shown below; $117,700.

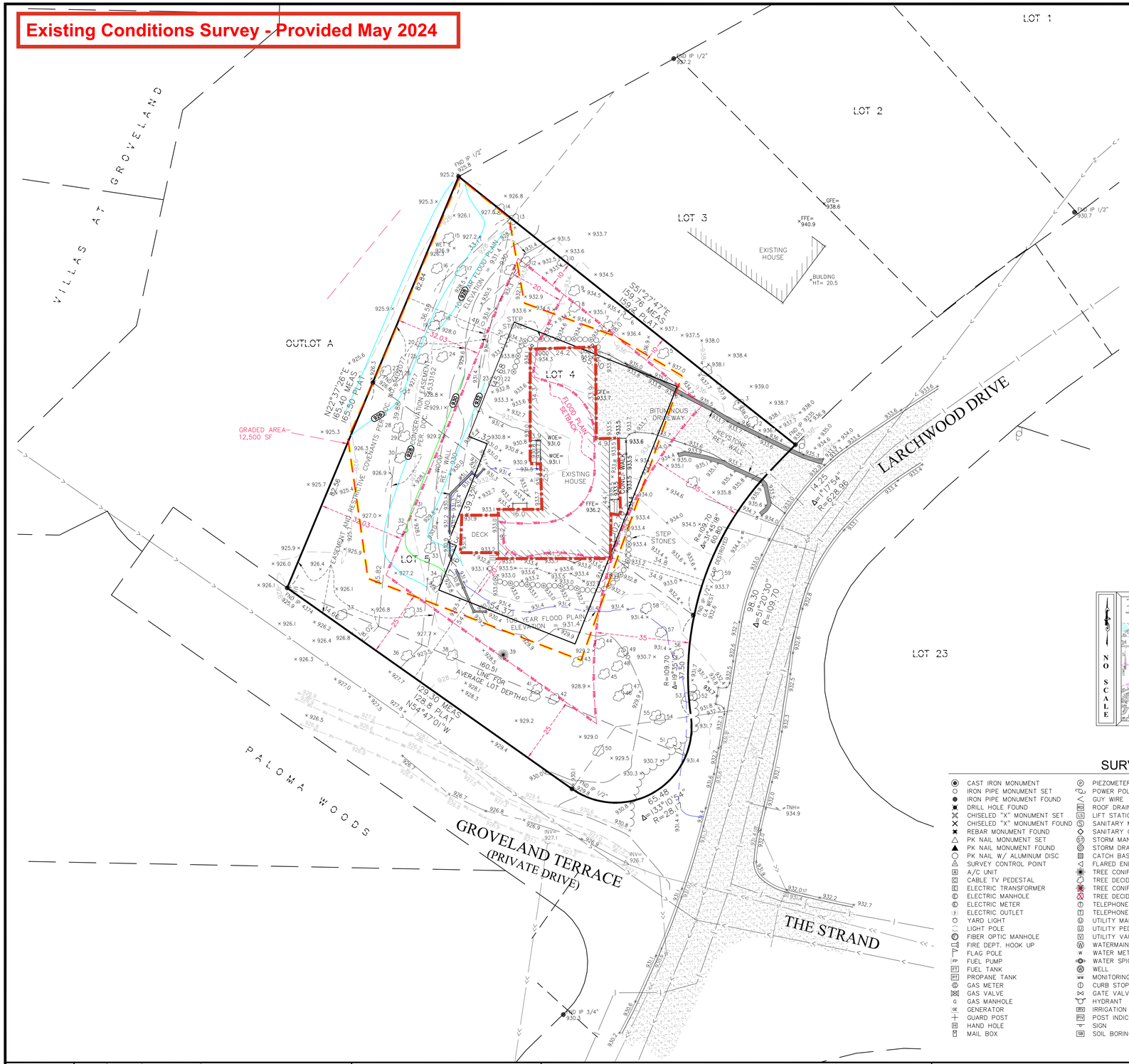
	Market building value	50% of building value	Deductions from previous structural alterations	Total
2024	$289,300	$144,650	$15,000 – Porch 2008 $15,000 – Third stall 2011	**$114,650**
2025	$295,400	$147,700	$15,000 – Porch 2008 $15,000 – Third stall 2011	**$117,700**

A deck addition was previously calculated at a reduced rate into the original quote in 2024. Staff have discussed and adjusted the amount to only include habitable alterations. The structural alteration limit would be a condition of approval to ensure the city ordinance is met.

At this time, the proposal meets the floodplain alteration standards (no net fill), the R-1 ordinance (setbacks), but requires a variance to the tree protection ordinance for the removal of one additional significant tree.

	Total Trees	**Code Allowance**	**Proposed Removals**
High Priority	14 trees	35% (5 trees)	35.7% (6 trees)*
Significant	15 trees	50% (7 trees)	37.5% (5 trees)
* Requires a variance			

Existing Conditions Survey - Provided May 2024



FLOOD PLAIN VOLUME CALCULATIONS
FLOOD PLAIN FILL - 140 C.Y.
FLOOD PLAIN CREATION - 160 C.Y.

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

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

DESCRIPTION OF PROPERTY SURVEYED

Lot 4 & 5, Block 23, STARING'S TONKA WOOD-CROFT, according to the recorded plat thereof, Hennepin County, Minnesota.

STANDARD NOTES

1) **Site Address**: 3440 Larchwood Drive, Minnetonka, Minnesota 55345

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0328F, effective date of November 4th, 2016.

4) **Parcel Area Information**: Gross Area: 23,885 s.f. ~ 0.548 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on TNH @ Lot 23, Block 22, STARING'S TONKA WOOD-CROFT which has an elevation of: 934.88 feet (NAVD88).

6) **Zoning Information**: The current Zoning for the subject property is R-1 (Low Density Residential) per the City of Minnetonka's zoning Application accessed May 8th 2024. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks -
Front Street: 35 feet (Larchwood Drive)
Corner Street: 25 feet (Private Drive)
Side: 10 feet
Rear: 32.03 feet (20 percent of the depth)
Height: 35 feet
Hardcover: 30 percent of lot area

Average Lot Depth

Northeast lot depth	=	159.76 feet
Southwest lot depth	=	160.51 feet
Total lot depth	=	320.27 feet
Average lot depth	=	160.14 feet
20% of average lot depth	=	32.03 feet

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

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

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

Tree #	Species	DBH	Condition	Stems	Significant	High Priority	EAB
1	Basswood	9.0	Good	1	Yes	No	
2	Oak, bur	11.0	Good	1	Yes	Yes	
3	Elm, American	6.0	Good	1	Yes	No	
4	Ash, green	7.0	Dead	1	No	No	Yes
5	Ash, green	5.0	Poor	1	No	No	Yes
6	Ash, green	12.0	Poor	1	No	No	Yes
7	Elm, Siberian	18.5	Fair	1	Yes	Yes	
8	Ash, green	7.5	Poor	1	No	No	Yes
9	Ash, green	6.5	Poor	1	No	No	Yes
10	Ash, green	10.0	Poor	1	No	No	Yes
11	Basswood	6.5	Good	1	Yes	No	
12	Basswood	7.5	Fair	1	Yes	No	
13	Ash, green	11.0	Poor	1	No	No	Yes
14	Ash, green	12.0	Poor	1	No	No	Yes
15	Ash, green	10.5	Poor	1	No	No	Yes
16	Ash, green	5.0	Poor	1	No	No	Yes
17	Ash, green	8.5	Poor	1	No	No	Yes
18	Ash, green	11.0	Fair	1	Yes	Yes	
19	Ash, green	22.0	Poor	1	No	No	Yes
20	Ash, green	6.0	Poor	1	No	No	Yes
21	Hackberry	19.0	Fair	1	Yes	Yes	
22	Basswood	22.0	Fair	1	Yes	Yes	
23	Basswood	16.0	Good	1	Yes	Yes	
24	Ash, green	6.0	Dead	1	No	No	Yes
25	Ash, green	12.5	Poor	1	No	No	Yes
26	Ash, green	16.5	Poor	1	No	No	Yes
27	Ash, green	7.5	Poor	1	No	No	Yes
28	Ash, green	10.5	Poor	1	No	No	Yes
29	Ash, green	22.0	Poor	1	No	No	Yes
30	Elm, American	10.0	Good	1	Yes	Yes	
31	Elm, American	8.5	Fair	1	Yes	No	
32	Elm, American	13.0	Good	1	Yes	Yes	
33	Ash, green	50.0	Poor	1	No	No	Yes
34	Boxelder	7.5	Good	1	Yes	No	
35	Maple, silver	19.0	Good	1	Yes	Yes	
36	Boxelder	7.5	Fair	1	Yes	No	
37	Ash, green	7.0	Fair	1	Yes	No	
38	Boxelder	8.0	Good	1	Yes	No	
39	Spruce, white	2.5	Fair	1	Yes	No	
40	Boxelder	19.0	Good	1	Yes	Yes	
41	Boxelder	14.0	Good	1	Yes	Yes	
42	Boxelder	12.5	Fair	1	Yes	Yes	
43	Maple, sugar	4.5	Good	1	Yes	No	
44	Elm, American	8.5	Good	1	Yes	No	
45	Boxelder	22.0	Good	1	Yes	Yes	
46	Maple, sugar	4.0	Fair	1	Yes	No	
47	Ash, green	5.0	Poor	1	No	No	Yes
48	Elm, American	16.5	Good	1	Yes	Yes	
49	Elm, American	16.5	Good	1	Yes	Yes	
50	Maple, silver	15.0	Good	1	Yes	Yes	
51	Ash, green	5.5	Poor	1	No	No	Yes
52	Elm, American	7.5	Good	1	Yes	No	
53	Boxelder	9.0	Good	1	Yes	No	
54	Ash, green	5.0	Poor	1	No	No	Yes
55	Ash, green	7.5	Fair	1	Yes	No	
56	Boxelder	5.5	Good	1	Yes	No	
57	Ash, green	5.0	Poor	1	No	No	Yes
58	Ash, green	12.5	Poor	1	No	No	Yes
59	Crabapple	8.5	Fair	1	Yes	No	

FIELD CREW	NO.	BY	DATE	REVISION
DM SO				
DRAWN				
JPR				
CHECKED				
DLS				
DATE				
5/8/24				

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

Dated this 17th day of May, 2024.

Daniel L. Schmidt

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

A11

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

TWP:117-RGE.22-SEC.17
Hennepin County

MINNETONKA, MINNESOTA

CERTIFICATE OF SURVEY

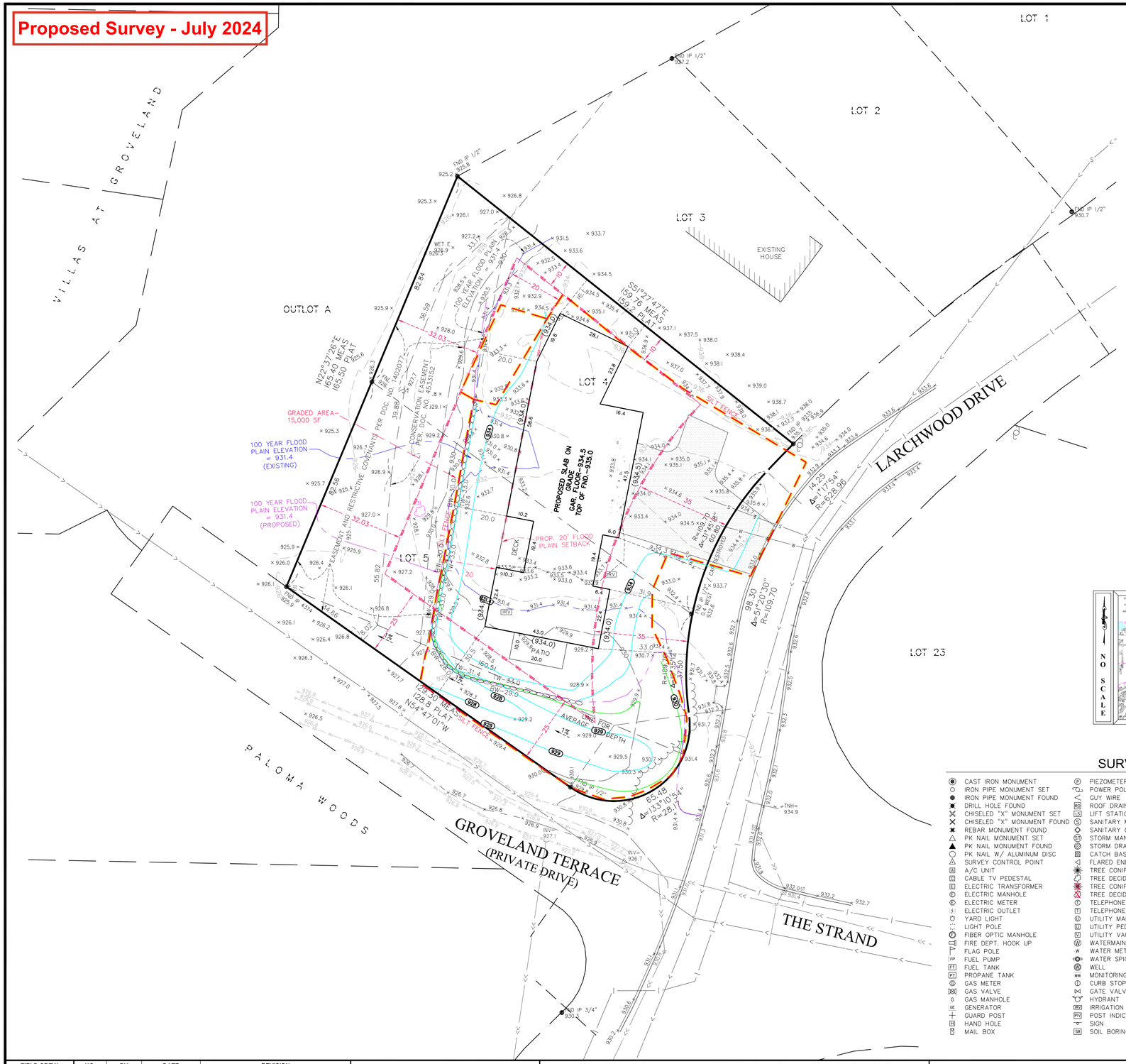
PREPARED FOR:

STEINER & KOPPELMAN

FILE NO. 87910-012

1 / 1

Proposed Survey - July 2024



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Existing Hardcover

Lot Area	=	23,885 S.F.
House Area	=	2,242 S.F.
Concrete Walk	=	104 S.F.
Driveway Area	=	1,314 S.F.
Deck	=	194 S.F.
Pavers Area	=	100 S.F.
Ret. Wall Area	=	212 S.F.
Total Area	=	4,116 S.F.
Coverage = 17.44 %		

Existing Hardcover

Lot Area	=	23,885 S.F.
House Area	=	4,251 S.F.
Concrete Walk	=	100 S.F.
Driveway Area	=	1,500 S.F.
Deck	=	200 S.F.
Patio	=	200 S.F.
Ret. Wall Area	=	75 S.F.
Total Area	=	6,326 S.F.
Coverage = 26.48 %		

SURVEY LEGEND

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

FIELD CREW	NO.	BY	DATE	REVISION
DM SO	1	DLS	6/6/2024	CITY COMMENTS
DRAWN	2	DLS	6/13/2024	FLOODPLAIN SETBACK REVISIONS
JPR	3	DLS	7/10/2024	CITY COMMENTS/NEW HOME
CHECKED				
DLS				
DATE				
5/8/24				

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Dated this 17th day of May, 2024.

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

A12

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TWP:117-RGE.22-SEC.17
Hennepin County

MINNETONKA, MINNESOTA

PROPOSED CERTIFICATE OF SURVEY
PREPARED FOR:
STEINER & KOPPELMAN

FILE NO. 87910-012

1/1

ABBREVIATIONS SCHEDULE

A

A.B.	Anchor Bolt
ABV.	Above
A.F.F	Above Finished Floor
AC.FL.	Access Floor
A.P.	Access Panel
ACT.	Acoustical Tile
ADD.	Addendum
ADH.	Adhesive
ADJ.	Adjacent
ADJT.	Adjustable
A/C	Air Conditioning
ALT.	Alternate, Alternative
AL.	Aluminum
ANC.	Anchor, Anchorage
A.B.	Anchor Bolt
∠	Angle
ANOD.	Anodized
APPROX.	Approximate
ARCH.	Architect, (ural)
A.S.I.	Architect's Supplemental Instructions
ASPH.	Asphalt
@	At
AUTO.	Automatic

B

BSMT.	Basement
BRG.	Bearing
B.PL.	Bearing Plate
BM.	Beam
B.W.	Below
BTWN.	Between
BIT.	Bituminous
BLK.	Block
BLKG.	Blocking
BD.	Board
B.L.T.	Borrowed Light
B.S.	Both Sides
BOT.	Bottom
BLDG.	Building
B.A.	Building Accessories
B.U.R.	Built-Up Roofing
B.O.F.	By Owner Future
B.O.	By Owner

C

CAB.	Cabinet
CPT.	Carpet (ed)
C.C.A.	Construction Change Authorization
C.C.D.	Construction Change Directive
CLG.	Ceiling
C.HT.	Ceiling height
CL.	Center line
CER.	Ceramic
CRC.	Ceramic Tile
CIRC.	Circumference
C.O.	Change Order
CLR.	Clear(ance)
CLO.	Closet
COL.	Column
COMB.	Combination
COMP.	Compress (ed), (ion), (ible)
CONC.	Concrete
C.M.U.	Concrete Masonry Unit
CONST.	Construction
CONT.	Continuous, Continue
CONTR.	Contract (or)
C.J.	Contraction Joint Line
C.J.	Control Joint
C.G.	Corner Guard
CORR.	Corridor, Corrugated
CTR.	Counter

D

DKG.	Decking
DEM.	Demolition, Demolish
DET.	Detail
DIAG.	Diagonal
DIAM.	Diameter
DIFF.	Diffuser
DIM.	Dimension
DO.	Ditto
DR.	Door
DBL.	Double
DN.	Down
DS.	Down spout
D.	Drain, down
DWG.	Drawing
D.F.	Drinking Fountain

E

EA.	Each
ELEC.	Electric (al)
E.W.C.	Electric Water Cooler
EL.	Elevation
ELEV.	Elevator
ENGR.	Engineer
EQ.	Equal
EQUIP.	Equipment
ESC.	Escalator
EXIST.	Existing
(E)	Existing
E.B.	Expansion Bolt
E.J.	Expansion Joint
EXT.	Exterior
E.I.F.S.	Exterior Insulation and Finish System

F

F.D.	Floor Drain, Fire Damper
F.R.P.	Fiberglass Reinforced Plastic
FIN.	Finish
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.S.	Fire Hose Cabinet
F.R.	Fire-Resistive, Fire-Retardant
FIXT.	Fixture
FLR.	Floor (ing)
F.M.R.	Flexible Membrane Roofing
F.O.	Face Of
F.O.F.	Face Of Finish
FT.	Foot/Feet
FTG.	Footing
FND.	Foundation
FR.	Frame (d), (ing)
F.A.I.	Fresh Air Intake

G

GA.	Gage, Gauge
GALV.	Galvanized
GKT.	Gasket (ed)
G.C.	General Contractor
GL.	Glass, Glazing
GL.BLK.	Glass Block
G.F.R.G.	Glass Fiber Reinforced Gypsum
G.W.T.	Glass Wall Tile
G.M.U.	Glazed Masonry Unit
G.B.	Grab Bar
GYP.	Gypsum
G.BD.	Gypsum Board

H

HC.	Handicapped
H.R.	Handrail
HDW.	Hardware
H.V.A.C.	Heating/Ventilating/Air Conditioning
HT.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
HOR.	Horizontal

I

IN.	Inches
INSUL.	Insulate (d), (ion)
INT.	Interior
I.D.	Interior Diameter

J

JAN.	Janitor
JT.	Joint
JST.	Joist

K

KIT.	Kitchen
K.D.	knockdown
K.O.	Knockout

L

LBL.	Label
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LIN.	Linen
LIN.	Liner
L.L.V.	Long Leg Vertical
L.L.H.	Long Leg Horizontal
LTL.	Lintel
L.VR.	Louver
L.PT.	Low Point

M

M.H.	Man Hole
MFR.	Manufacture (r)
MK.BD.	Marker Board
MAS.	Masonry
M.O.	Masonry Opening
MAT.	Material (s)
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MEZZ.	Mezzanine
MWK.	Millwork
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.R.	Moisture Resistant
M.S.	Mop Sink
MULL.	Mullion

N

(N)	New
NOM.	Nominal
N.A.	Not Applicable
N.	North
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NO.	Number

O

OFF.	Office
O.C.	On center
O.F.C.I.	Owner Furnished/Contractor Installed
O.F.O.I.	Owner Furnished/Owner Installed
OPG.	Opening
OPP.	Opposite
O.D.	Outside Diameter
OA.	Overall
O.H.	Overhead
O.F.R.D.	Over Flow Roof Drain

P

PNT.	Paint (ed)
PNL.	Panel
P.T.C.	Paper Towel Cabinet
P.T.D.	Paper Towel Dispenser
P.T.R.	Paper Towel Receptor
PTN.	Partition
PVMT.	Pavement
PLAS.	Plaster
P.LAM.	Plastic Laminate
PL.	Plate
PLBG.	Plumbing
P.WD.	Plywood
PT.	Point
P.E.	Professional Engineer, Porcelain Enamel
P.R.V.	Power Roof Ventilator
PWR.	Power
P.A.C.	Previously Awarded Contract
PROJ.	Project, Projection
P.R.	Proposal Request
P.L.	Property Line

Q

Q.T.	Quarry tile

R

RAD.	Radius
R.W.L.	Rainwater Leader
REC.	Recess (ed)
REF.	Refer (ence)
RFL.	Reflect (ed), (ive), (or)
R.C.P.	Reflected Ceiling Plan
REINF.	Reinforce (d), (ing)
REQ'D.	Required
RES.	Resilient
RF.	Resilient Flooring
REV.	Revise (d), Revision
R.	Riser
R.D.	Roof Drain
RM.	Room
R.O.	Rough Opening

S

S.N.C.	Sanitary Napkin Cabinet
S.N.D.	Sanitary Napkin Disposal
S.N.R.	Sanitary Napkin Receptor
SCH.	Schedule
SEC.	Section
SHTH.	Sheathing
SHT.	Sheet
SIM.	Similar
SK.	Sink
S.R.	Soap Dish
S.DISP.	Soap Dispenser
S.C.	Solid Core
SOL.S.	Solid Surface
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
STL.	Steel
STO.	Storage
ST—	Stone floor tile
STN—	Stain
STONE	Stone top
STRUC.	Structural
SUSP.	Suspended
SYM.	Symmetry (ical)
SYS.	System

T

TEL.	Telephone
TEMP.	Tempered, Temperature
T.W.C.	Textile Wall Covering
THK.	Thick (ness)
THR.	Threshold
T.O.F.	Top Of Footing
T.PTN.	Toilet Partition
T.P.H.	Toilet Paper Holder
T.	Tread
TYP.	Typical
T.B.D.	To Be Determined

U

U.L.	Underwriters Laboratories
U.C.	Undercut
U.N.O.	Unless Noted Otherwise
U.	Urinal

V

VP.B.	Vapor Barrier
VER.	Verify
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify in field
VIN.	Vinyl
V.B.	Vinyl Base
V.C.T.	Vinyl Composition Tile
V.F.	Vinyl Fabric
V.S.F.	Vinyl Sheet Flooring
V.T.	Vinyl Tile
V.W.C.	Vinyl Wall Covering

W

WSCT.	Wainscot
W.C.	Water Closet
W.R.	Water Resistant
WP.	Waterproof
W/S	Weather-stripping
W.W.M.	Welded Wire Mesh
W.F.	Wide Flange (Beam)
WIN.	Window
W.GL.	Wire Glass
W/	With
W/O	Without
WD.	Wood
W.P.T.	Working Point

X

(No abbreviations begin with X)

Y

(No abbreviations begin with Y)

Z

(No abbreviations begin with Z)

Discipline → A5.4 ← Sheet

↑ Drawing Group

PERMIT SET 2/17/25

CONSTRUCTION SET 4/4/25

POLK FAMILY
3440 LARCHWOOD DR.
MINNETONKA, MN 55345
PR #24015

DRAWING SHEET SCHEDULE

ARCHITECTURAL

A0.0	TITLE SHEET
A0.1	XXX
A1.0	FOUNDATION PLAN
A1.00	XXX
A1.1	FIRST FLOOR PLAN
A1.10	XXX
A1.2	SECOND FLOOR PLAN
A2.1	WALL SECTIONS
A2.2	HOUSE SECTIONS
A2.3	HOUSE SECTIONS
A2.4	XXX
A2.5	XXX
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	XXX
A3.4	XXX
A3.5	XXX
A4.1	ROOF PLAN
A4.2	XXXXXXXXX
A5.1	XXX
A5.3	XXX
ST.1	STUDIO

PLUMBING:

PM1.1	PLUMBING PLANS
P1.2	XXXX
P1.3	N.A.

STRUCTURAL: (See A1. series)

S1.0	XXX
S1.1	XXXX
S1.2	XXXX
S1.3	XXX
S1.4	XXXX
S1.5	XXXX
S1.6	XXXX

ELECTRICAL:

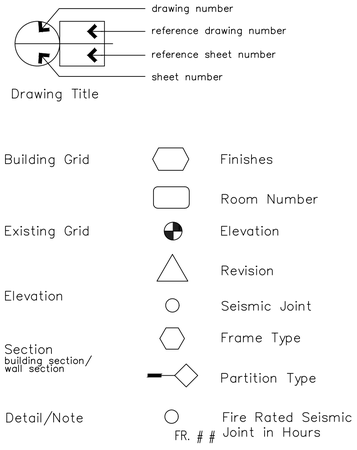
PM1.1	ELECTRICAL PLANS
E1.2	XXXX
E1.3	XXXX

MECHANICAL:

PM1.1	MECHANICAL PLANS
M1.2	XXXX
M1.3	N.A.

CIVIL: N.A.

REFERENCE SYMBOLS



GENERAL NOTES

1. The drawing set consists of Construction Documents only. This drawing set is intended to aid the Sub-Contractors with plan concepts.
2. See drawings for additional general notes.
3. G.C. and all Sub-Contractors to follow all local and state building codes adopted. IRC 2020 & MN CODES
4. POLY & SEAL BEHIND ALL WALLS, SOFFITS, TUBS WHEN THEY MEET AT EXTERIOR WALLS.
5. Tape & seal interior vapor barrier.
6. House wrap behind all siding, per manu.
7. Seal electric boxes @ exterior walls.
8. ~~REFER TO RESCHECK DOCUMENT.~~
9. ~~Air exchanger ventilation system.~~
10. Follow all manufacturers products installation guidlines.
11. Caulk back of window flange & then tape over flanges & wrap.
12. Seal all exterior penetrations.
13. Caulk & seal all interior & exterior vertical joints where ext. wall panels meet or wall panels meet foundation wall.
14.

BUILDING CODE DATA

Applicable Codes:	2020 Minnesota Residential Code
Construction Type:	V
Fire Resistive Requirements:	
Occupancy Class:	One Family Dwelling
Existing Building Area:	XXX SF
New Building Area:	932 S.F. (Garage)
New Building Area First LVL:	3250 S.F.
New Building Area 2ND LVL:	3127 S.F.
Allowable Area:	N/A
Escape/Rescue Openings:	Per MN Code 2020

PROJECT DIRECTORY

Owner:	Polk Family 3440 Larchwood Dr. Minnetonka, MN 55345
Architect:	BAYCLIFF HOMES, LLC 18340 Mtka Blvd Wayzata, MN 55391
Civil Engineer:	N.A. XX XX
Structural Engineer:	Matt Hogan, P.E. Mattson MacDonald Young, Inc 105 5th Ave S. Ste 100 Mpls, MN 55401
Fire Protection Engineer:	N.A. XX XX

BAYCLIFF HOMES
G.C. #BC454492
18340 MTKA BLVD.
WAYZATA, MN. 55391
PH 952 401-8830

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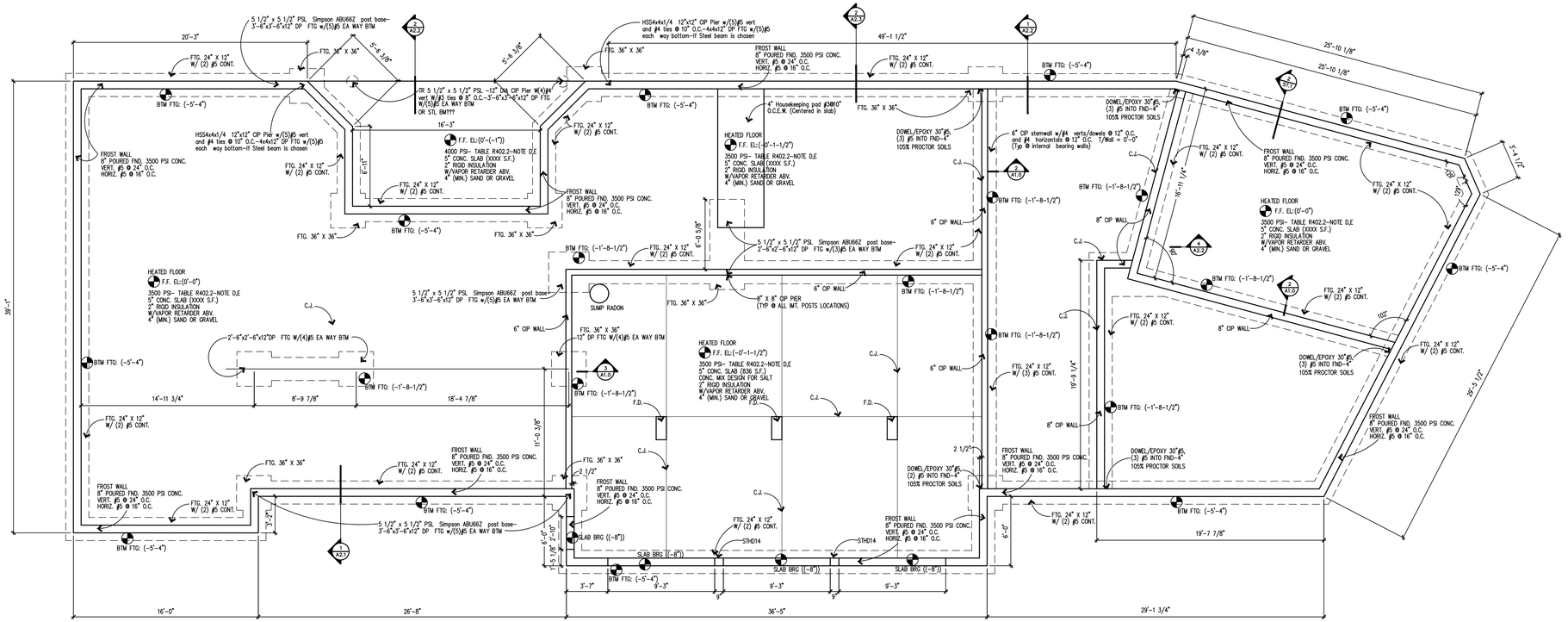
DATE:

FEBRUARY 17, 2025

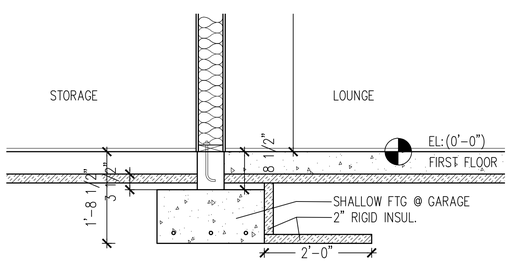
SHEET:

A0.0



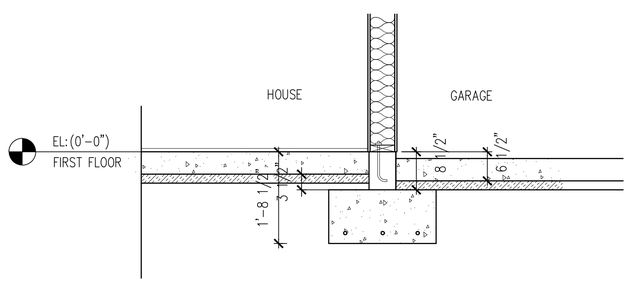
1 A1.0 FOUNDATION PLAN

1/4"=1'–0"



2 A1.0 FND SECTION STUDIO

3/4"=1'–0"



3 A1.0 FND SECTION GARAGE

3/4"=1'–0"

NOTES: FOUNDATION

1) REINFORCING TO BE CONT. AROUND ALL CORNERS.
2) TOP OF FND. MIN. 6" ABV. GRADE. IRC (R404.1.6)
3) 1/2" GALV. ANCHOR BOLTS EMBEDDED 7", MAX. SPACE 6'–0" (U.N.O.) APART AND 12" FROM ENDS. IRC (R403.1.6) A.B.
4) MECH. PENETRATIONS BY MECH. CONTRACTOR.
5) ELEV. FROM FF CONC. FL. EL: 0'–0"
6) FIRE BLOCKING PER IRC (R602.8)(302.11)
7) ALL REBAR MAX 2" FROM INSIDE FACE CONC.
8) FOUNDATION/MASONRY PER IRC (R404 & R606,R607,R611)
9) SHOULD "COLD WEATHER" EXIST–CONC. WORK, FOLLOW ACI–318
10) FOOTING: 24" X 12" DP. W/(2) #5 CONT. (TYP.) U.N.O.
11) ALL PERIMETER FND 0'–0" U.N.O. (INTERIOR FTGS ONLY) U.N.O.
12) CONCRETE TO BE 5000 PSI MIN. @ FTG AND GARAGE SLAB, EXTERIOR CONC 3500 PSI MIN. AND FND WALLS IRC (T–R402.2)
13) THE OWNER DID NOT SUBMIT NOR CONTRACT SOIL BORING LOGS TO BCH. FOOTINGS WERE DESIGNED WITH 1500# SOIL BEARING CAPACITY. BCH RECOMMENDED 12/10/24 BORINGS BE CONDUCTED.
14) FOLLOW MIN. SPEC. STRENGTH OF CONCRETE TABLE (R402.2)

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G.C. # BC454492
18340 MTKA BLVD. WAYZATA, MN. 55391
T952 401-8830

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Typed or Printed Name:

Date: Reg. No.

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REVISIONS: (REQUIRE FW INITIALS)

1. 4/4/25 CONSTRUCTION SET
2. 7/2/18
3. 7/16/18
4. 12/18/20
5. 2/12/21
6. 3/1/21
7. 6/11/21
8. 9/7/21
9. 6/10/XX
10. 8/24/XX
11. 9/7/XX
12. 9/16/XX
13. 11/10/XX
14. 11/16/XX
15. 11/22/XX
16. 12/12/XX
17. 12/22/XX
18. 1/13/XX
19. 1/31/XX
20. __/__/18
21. __/__/18
22. __/__/13

CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

FOUNDATION PLAN

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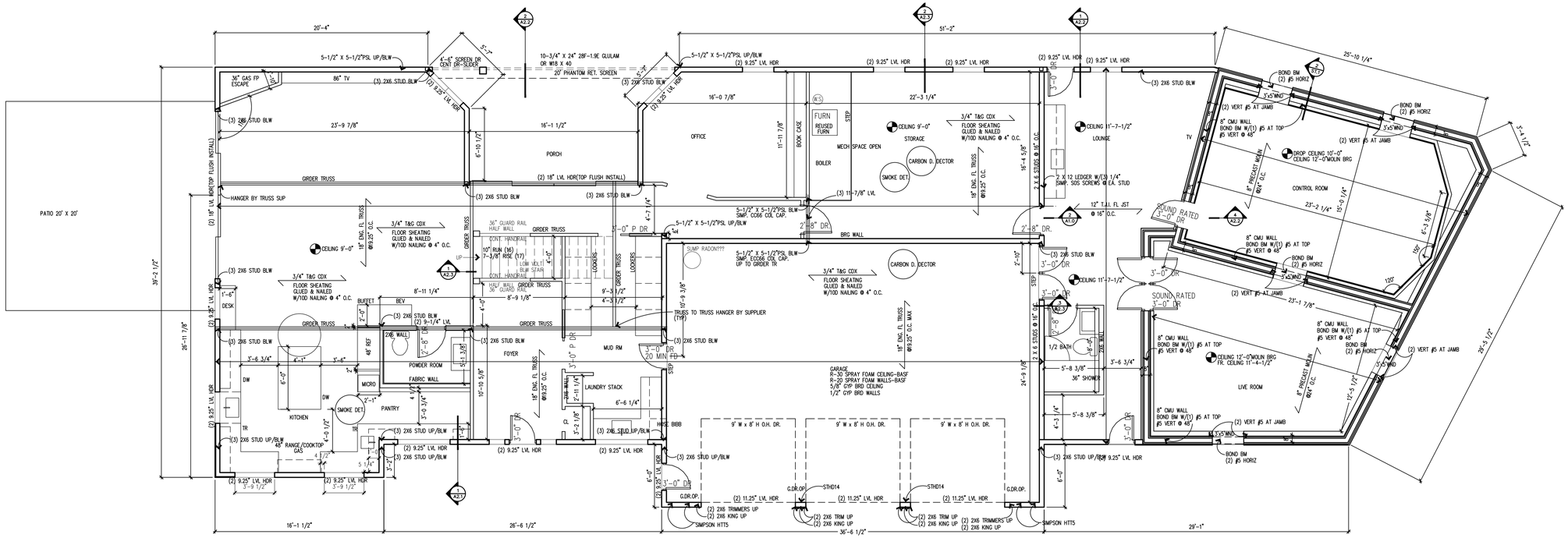
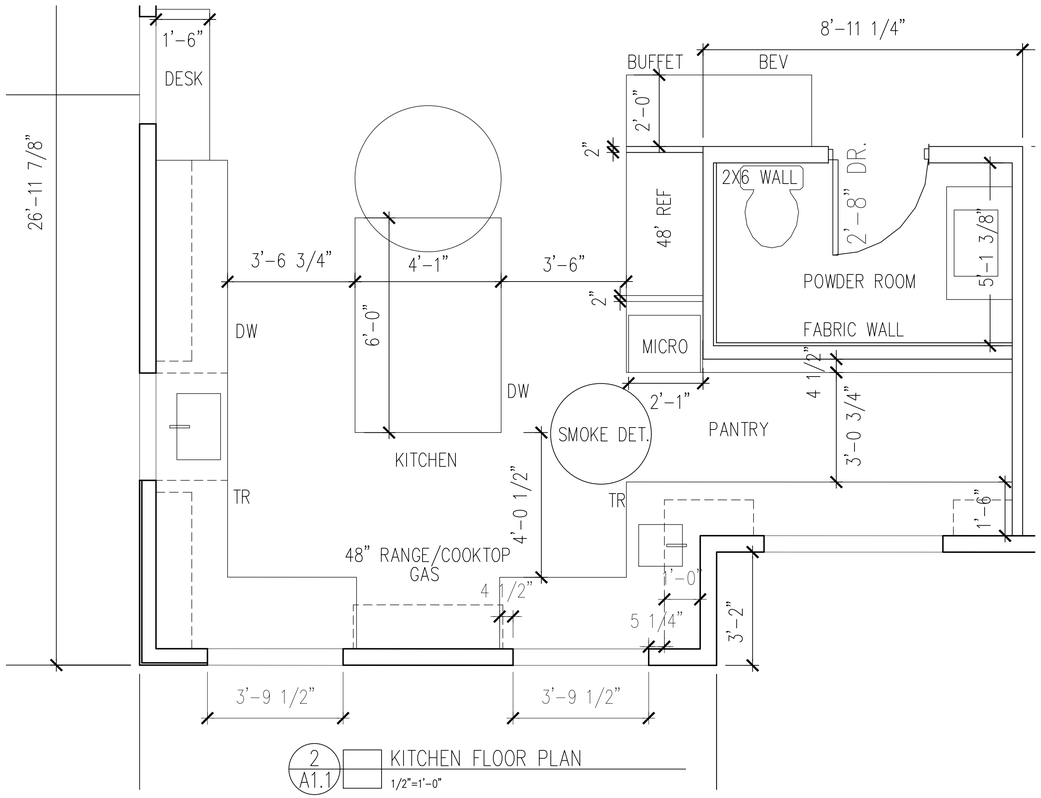
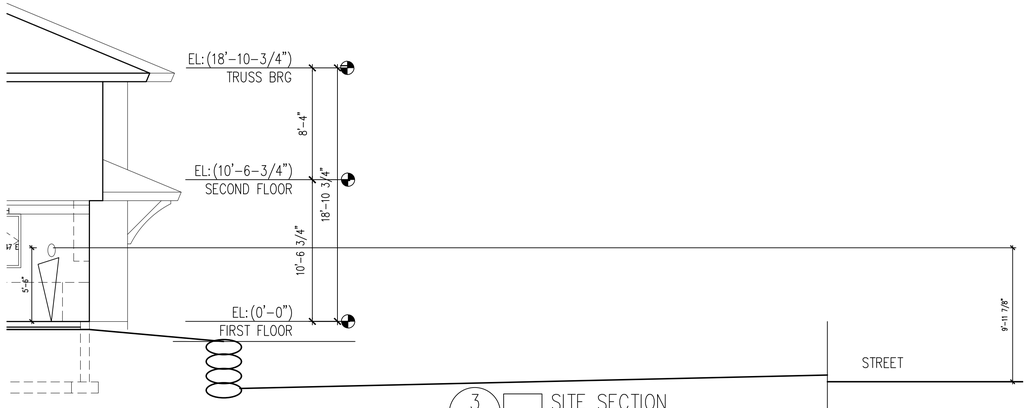
A1.0



1 A1.1 FIRST FLOOR PLAN
3/16"=1'-0"



2 A1.1 KITCHEN FLOOR PLAN
1/2"=1'-0"



3 A1.1 SITE SECTION
NO SCALE

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13. 11/10/XX
14. 11/16/XX
15. 11/22/XX
16. 12/12/XX
17. 12/22/XX
18. 1/13/XX
19. 1/31/XX
20. __/__/18
21. __/__/18
22. __/__/13

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FIRST FLOOR PLAN

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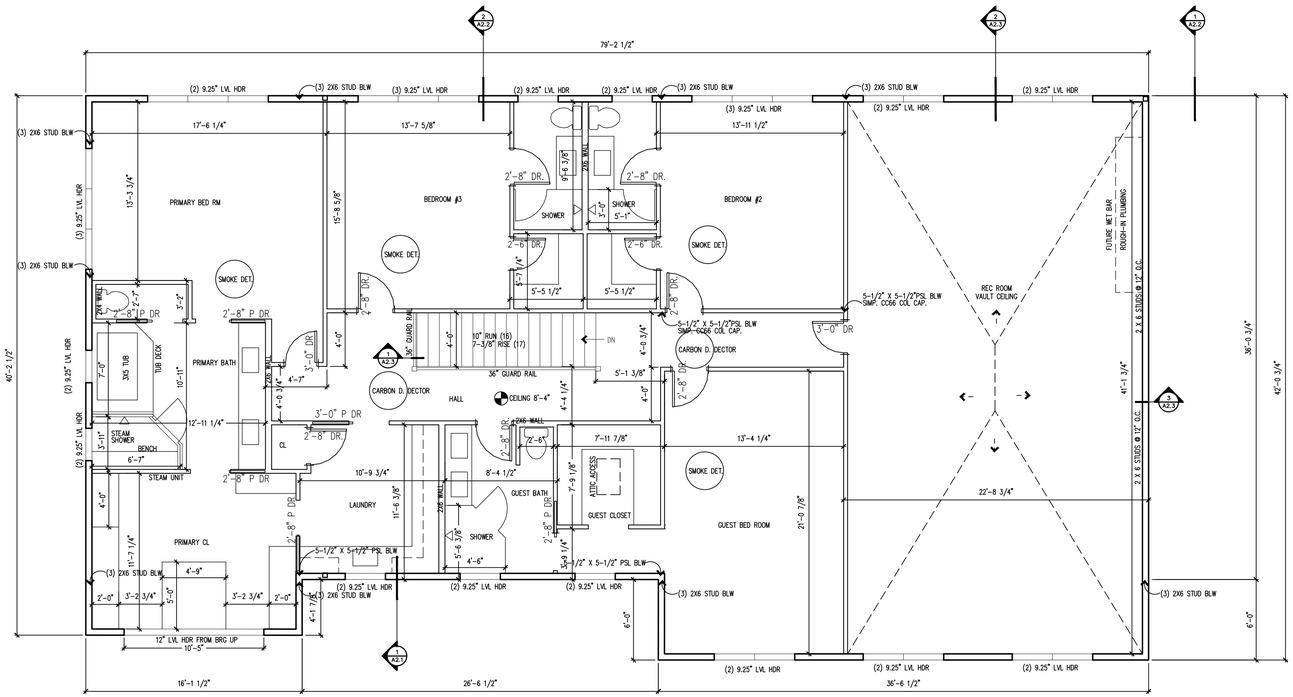

1 A1.2 SECOND FLOOR PLAN
3/16"=1'-0"

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17. 12/22/XX
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21. __/__/18
22. __/__/13

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SECOND FLOOR

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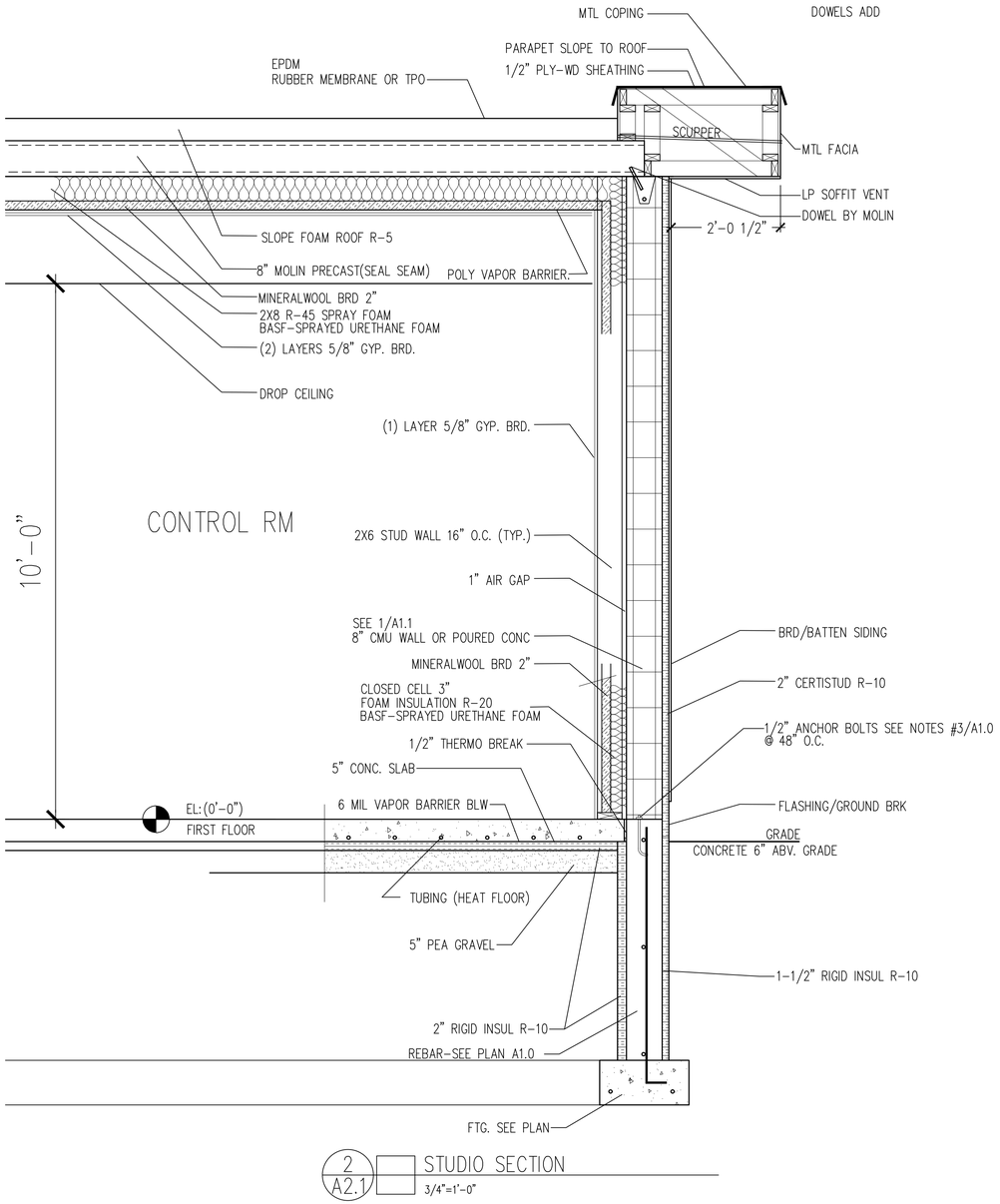

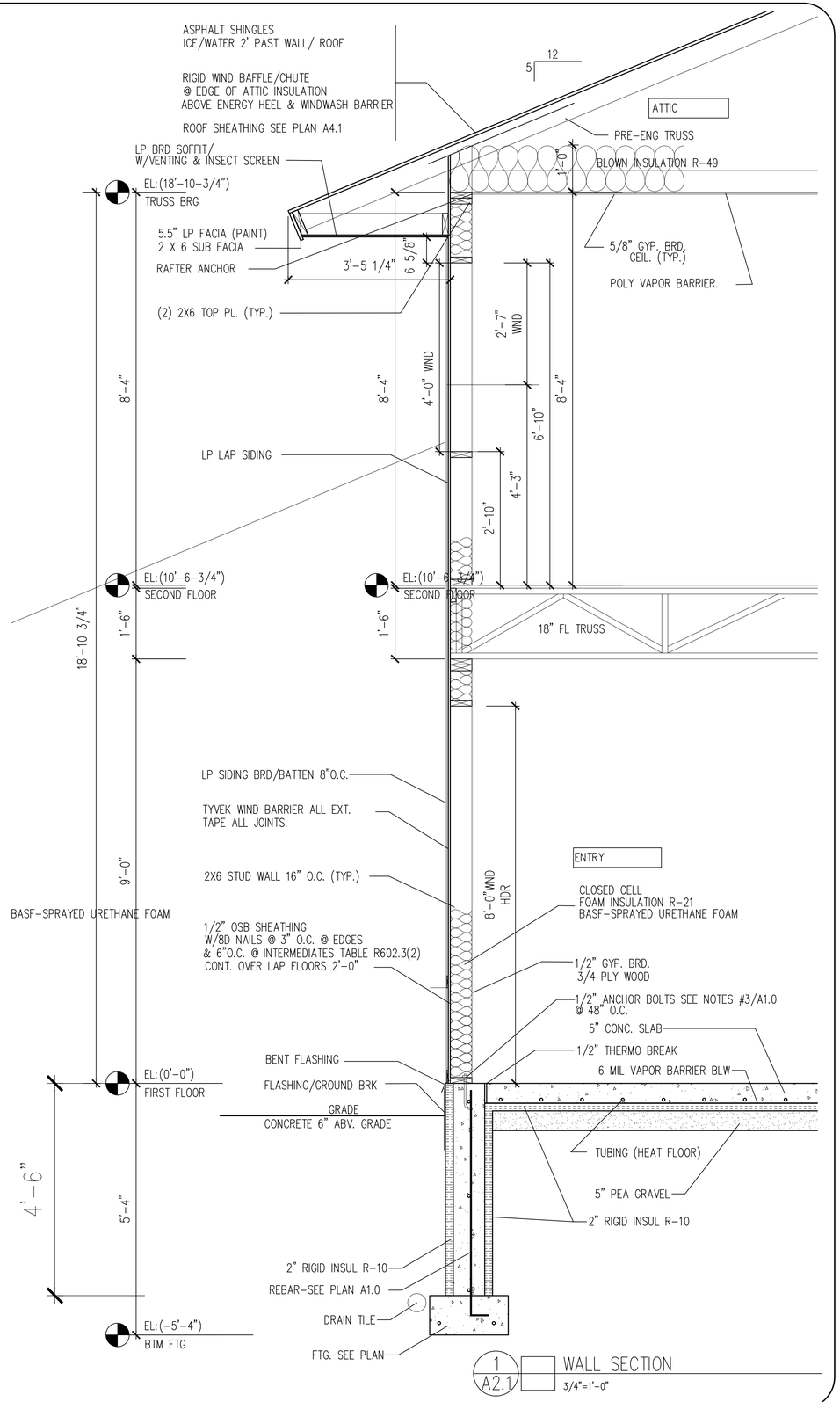

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22. __/__/13

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MINNETONKA, MN. 55345

PROJECT:

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SHEET TITLE:

WALL SECTIONS

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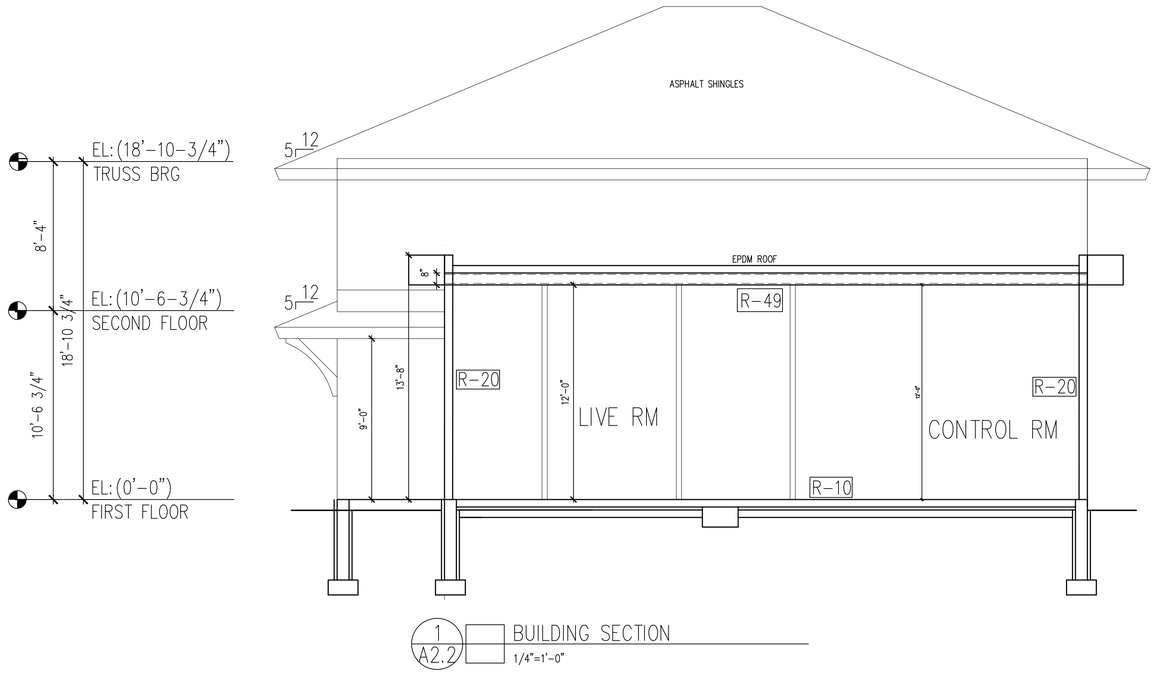
DO NOT SCALE DRAWINGS

DATE:

FEBRUARY 17, 2025

SHEET:

A2.1



1 A2.2 BUILDING SECTION
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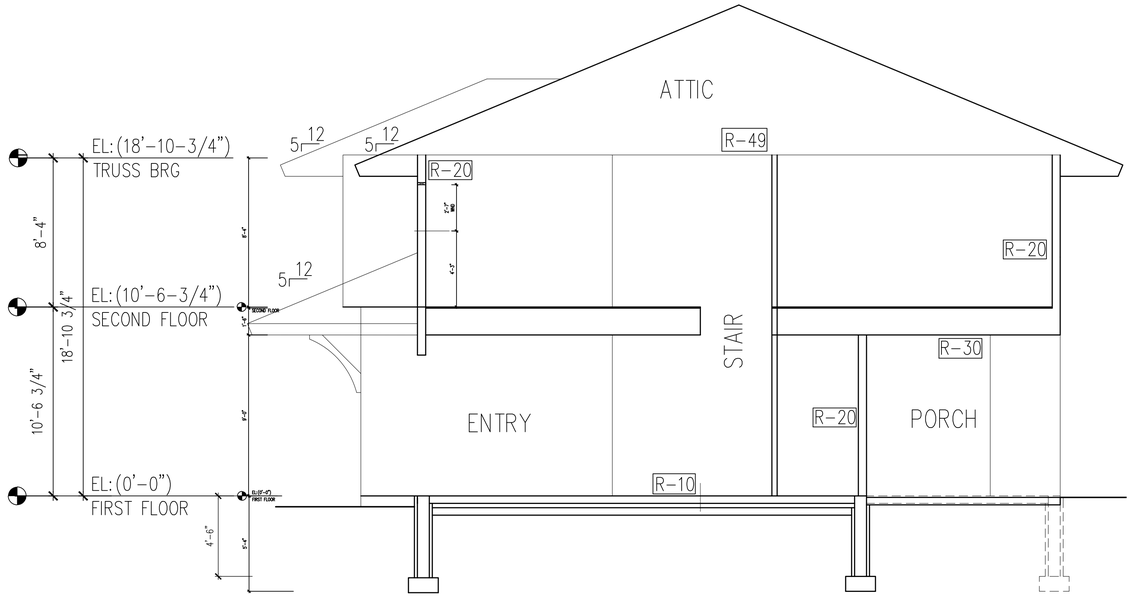

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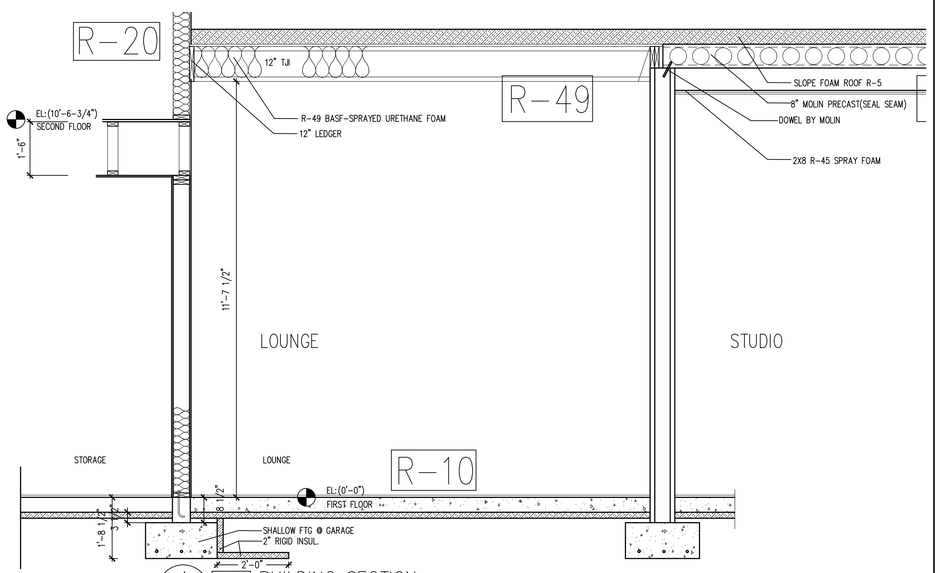

4 A2.2 BUILDING SECTION
1/2"=1'-0"

BAYCLIFF HOMES

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T952 401-8830

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Date: Reg. No.

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

BUILDING SECTIONS

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DATE:

FEBRUARY 17, 2025

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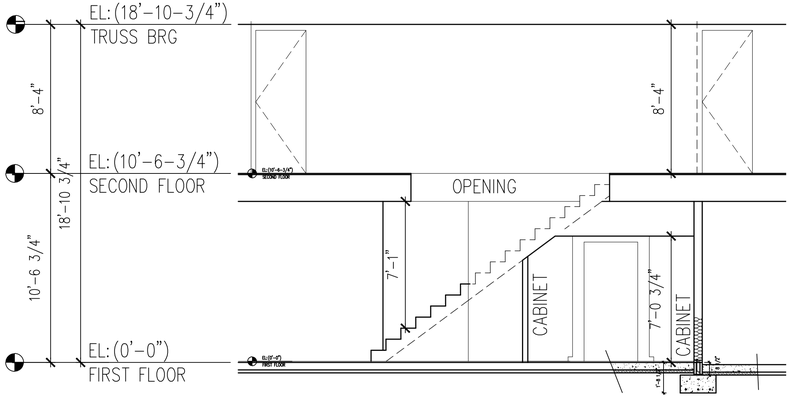
A2.2



1 A2.3 STAIR SECTION
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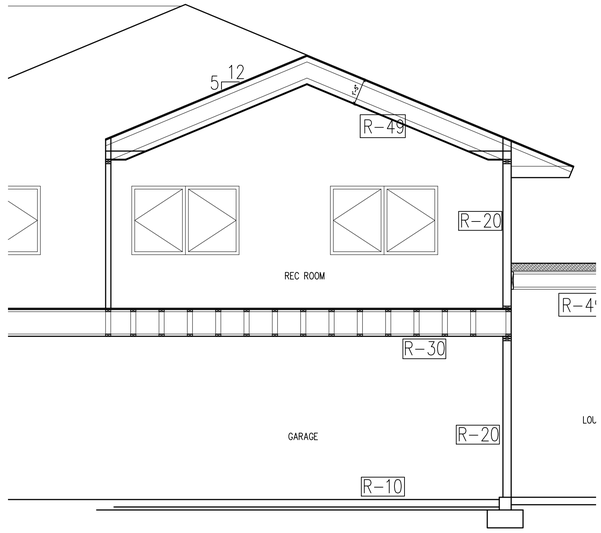

3 A2.3 BUILDING SECTION REC RM
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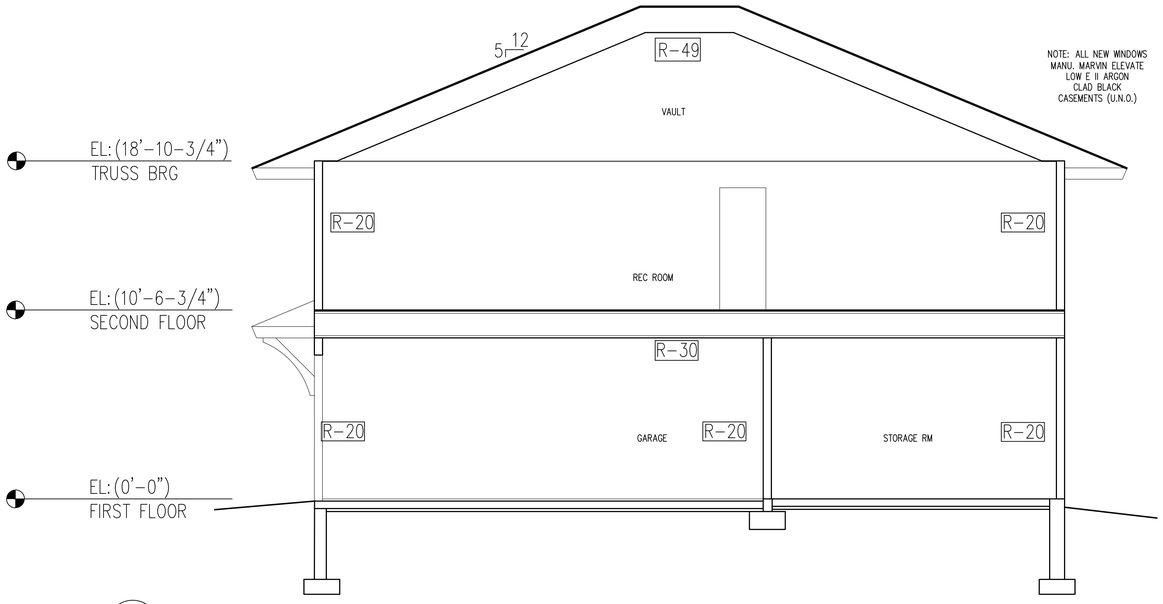

2 A2.3 BUILDING SECTION REC RM
1/4"=1'-0"

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

BUILDING SECTIONS

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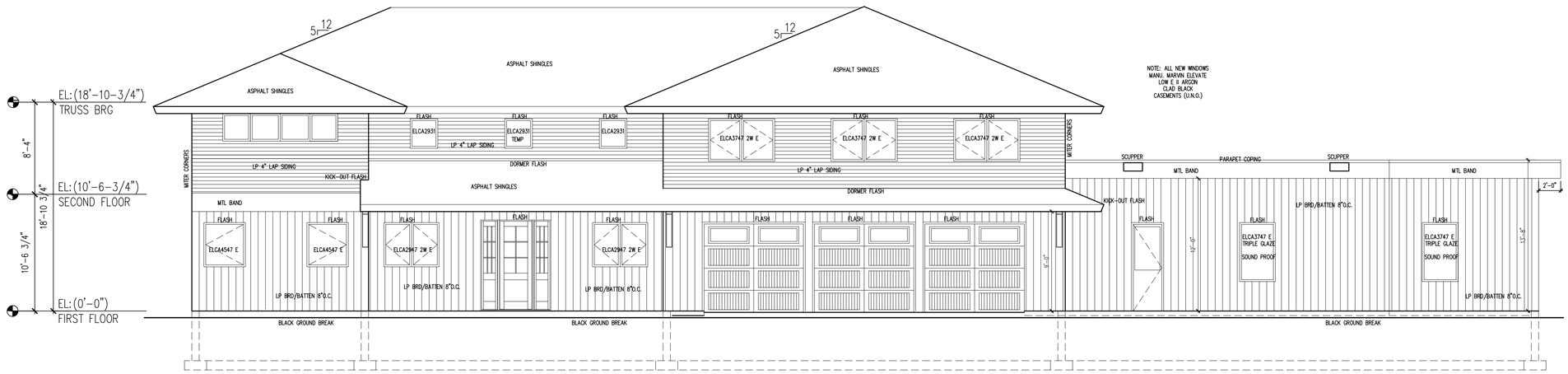
A2.3



1 A3.1 EAST ELEVATION

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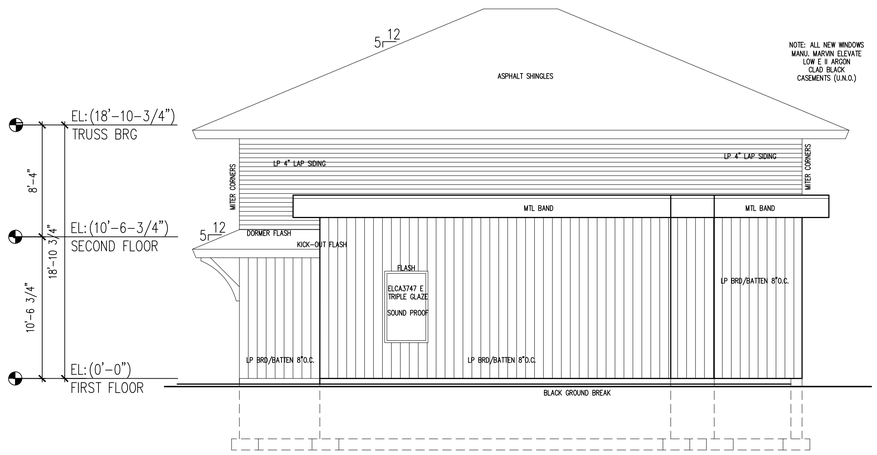

2 A3.1 NORTH ELEVATION

3/16"=1'-0"

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T952 401-8830

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Date: _____ Reg. No. _____

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

ELEVATIONS

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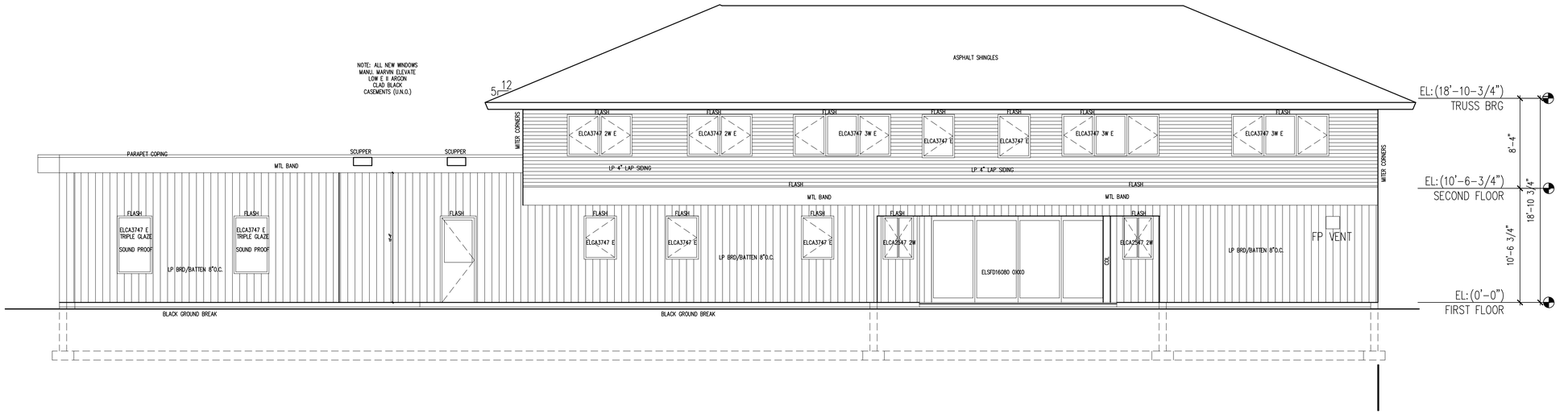
FEBRUARY 17, 2025

SHEET:

A3.1



1 / A3.2 WEST ELEVATION

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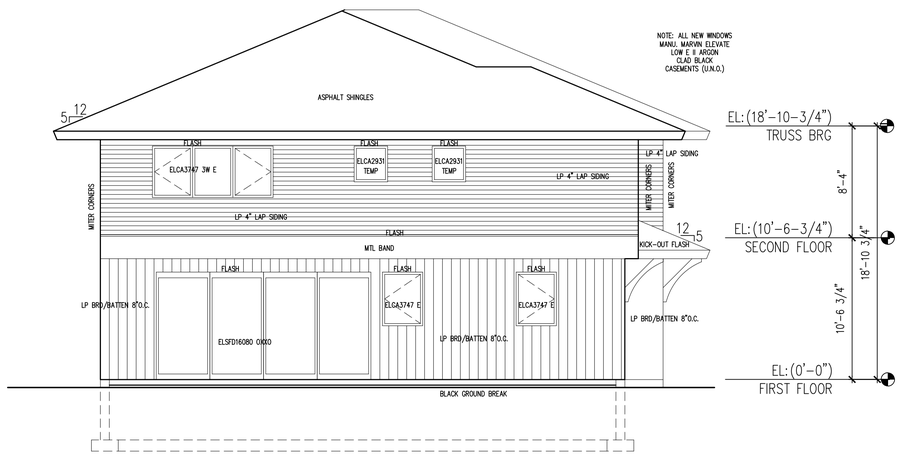

2 / A3.2 SOUTH ELEVATION

3/16"=1'-0"

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

ELEVATIONS

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DATE:

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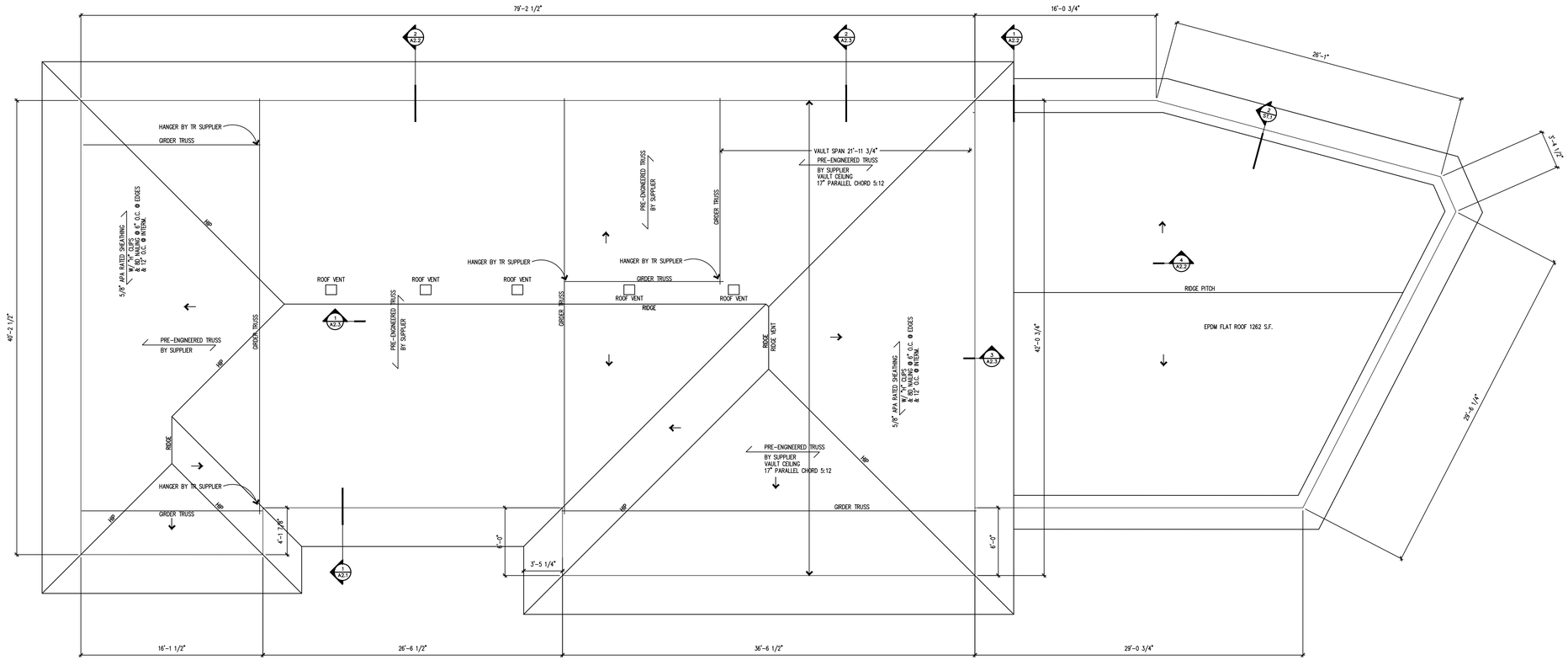
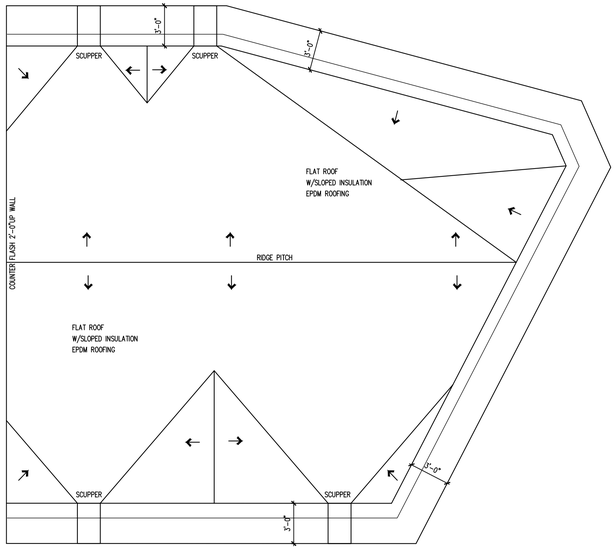
A3.2



1 A4.1 UPPER ROOF PLAN FRAMING

3/16"=1'-0"



2 A4.1 LOWER ROOF PLAN FRAMING

3/16"=1'-0"

BAYCLIFF HOMES

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Signature:

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24015

SHEET TITLE:

ROOF PLAN

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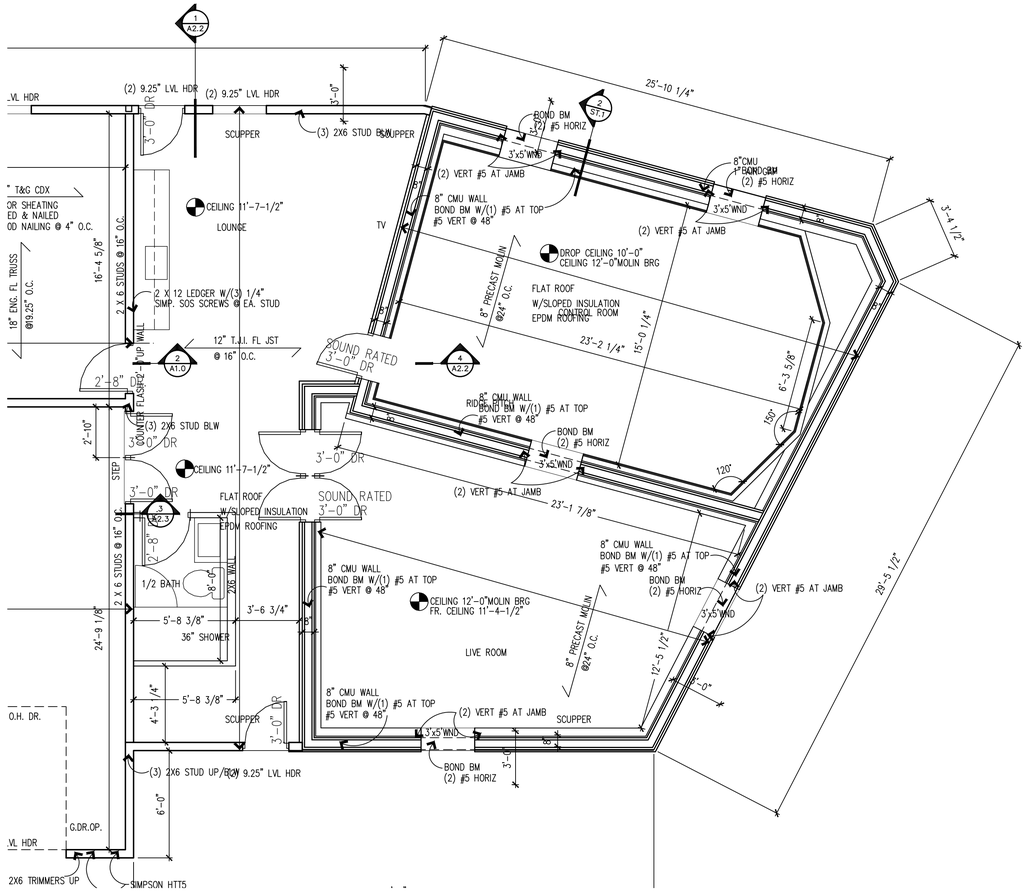
DATE:

FEBRUARY 17, 2025

SHEET:

A4.1



1 ST.1 FIRST FLOOR PLAN–STUDIO

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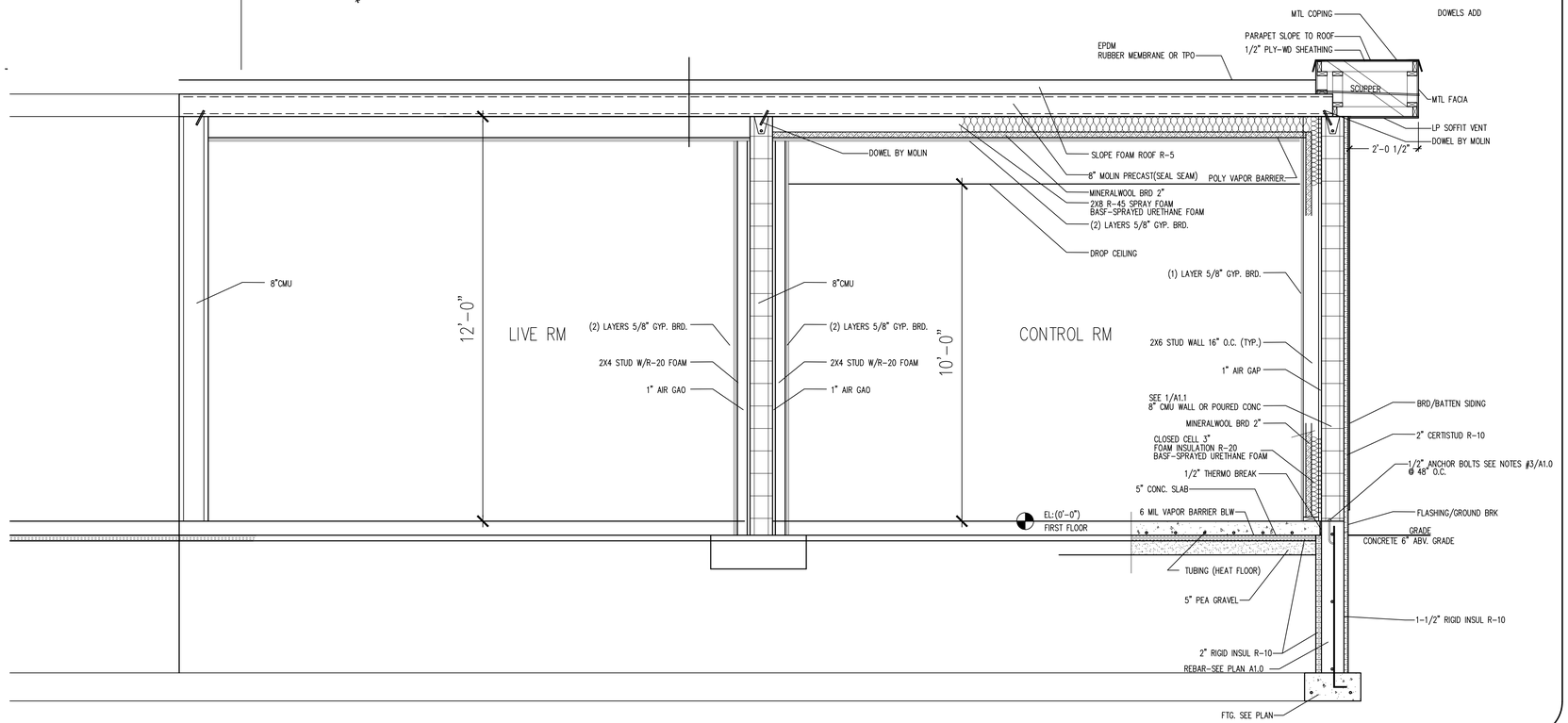

2 ST.1 SECTION–STUDIO

1/2"=1'-0"

BAYCLIFF HOMES

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18340 MTKA BLVD. WAYZATA, MN. 55391
T952 401-8830

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CLIENT:

POLK FAMILY
3440 LARCHWOOD DR
MINNETONKA, MN. 55345

PROJECT:

24005

SHEET TITLE:

STUDIO

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DATE:

FEBRUARY 17, 2025

SHEET:

ST.1

CITY OF MINNETONKA

14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: Planning Commission

From: Susan Thomas, AICP, City Planner

Date: July 24, 2025

Subject: Addenda for the July 24, 2025 Planning Commission meeting

---

Item 8A **Floodplain alteration permit, with a tree variance, for a new home at 3440 Larchwood Drive**

The applicant provided four neighborhood comments. The comments are attached.

Item 8B **Items concerning Marsh Run III at 11800 Wayzata Blvd**

Additional comments were received after publication of the commission packet. The comments are attached.

Proposed House at 3440 Larchwood Dr, Minnetonka, MN

I have seen the image for the proposed house, have discussed it with Chase Polk and his family and I do not disapprove.

Signature: Jim Skarie

Printed Name: JIM SKARIE

Date: 7/19/25

Address: 3504 LARCHWOOD DR.

Proposed House at 3440 Larchwood Dr, Minnetonka, MN

I have seen the image for the proposed house, have discussed it with Chase Polk and his family and I do not disapprove.

Signature: _____

Printed Name: KYLE FIELDS

Date: 7/19/25

Address: 17019 THE STRAND

Proposed House at 3440 Larchwood Dr, Minnetonka, MN

I have seen the image for the proposed house, have discussed it with Chase Polk and his family and I do not disapprove.

Signature: Iryna Shapin

Printed Name: Iryna Shapin

Date: 7.19.25

Address: 3502 Larchwood Dr, 55345

Proposed House at 3440 Larchwood Dr, Minnetonka, MN

I have seen the image for the proposed house, have discussed it with Chase Polk and his family and I do not disapprove.

Signature: [signature]

Printed Name: Jack Langford

Date: 7-19-25

Address: 3430 Larchwood Dr

The next planning commission meeting is scheduled to be held August 7, 2024.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda: None

8. Public Hearings: Non-Consent Agenda

A. Floodplain alteration permit and tree variance for a new home at 3440 Larchwood Drive.

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

Raines reported. She recommended approval of the floodplain alteration permit part of the application based on the findings and subject to the conditions listed in the staff report, but denial of the request for a tree variance.

In response to Acting Chair Waterman's question, Raines answered that four out of 179 new-single-family-residence-building permits issued in the last five years received variances to the tree protection ordinance.

David Steingass of Steiner and Koppelman Holmes and Chase Polk, applicant, introduced themselves. Mr. Steingass stated that:

- Mr. Polk purchased the property nine years ago. The roof leaked and mold grew. The property owner is not allowed to spend more than $115,000 to repair the damage since the residence is located in a floodplain, so the existing house must be torn down and a new house that would meet floodplain requirements constructed.
- The applicant would like to maintain having a three-car garage.
- The floodplain prevents the proposed house from having a basement.
- Staff has guided the applicant well for two years.
- He wants to find a resolution to be able to keep the proposed footprint of the house by replacing the boxelder tree with another tree in a different location.
- A permit would be obtained from the Purgatory Creek Watershed District.

Mr. Polk stated that:

- He would be happy to replace the boxelder tree with one to four maple trees on the property or in a park.

In response to Henry's question, Mr. Steingass explained that he was notified in June that the proposal was in violation of the tree protection ordinance because a retaining wall would cause root damage to a tree.

In response to Minion's question, Mr. Steingass explained the need for the retaining wall to build the grade up and preserve trees. Mr. Polk said he would be happy to plant a new maple tree.

Hanson read from the staff report that the first conditions survey provided from July 15, 2024 stated that staff confirmed that the proposed plan met the floodplain alteration standards, but did not meet the tree protection ordinance or setback requirements due to the proposed home design.

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

In response to Hanson's question, Raines and Thomas confirmed that the plans reviewed in July 2024 did not meet the tree protection ordinance or setback requirements; a plan submitted in April 2025 did not meet tree protection ordinance requirements; and a diagram submitted in May of 2025 did not meet tree protection ordinance requirements. Each time natural resources staff visited the site and made the determination and the entity that submitted the plan was notified that the plan did not meet tree protection ordinance requirements.

Henry stated that:

- There was evidence in the packet that shows that the applicant knew the proposal would not meet the regulations of the tree protection ordinance.
- He was inclined to deny the proposal's request for a variance to the tree protection ordinance.
- He likes the proposal. It would be an improvement to the neighborhood.
- He encouraged the applicant to add a condition that would provide tree mitigation or change the footprint.
- He wants the proposal to happen, but believes in adhering to the tree protection ordinance.
- He wished the applicant luck with the city council review of the application.

Minion stated that:

- He appreciates the work put into addressing the floodplain.
- He does think a box elder tree is a good tree, but the loss of one box elder tree in comparison to the number of trees that would be preserved is not a big deal.
- He supports approving the proposal including the tree variance.

Hanson stated that:

- He would support a variance to the tree protection ordinance for one tree, but would also be o.k. with denial of the tree variance.
- He was comfortable with the footprint and floodplain management.
- He wants the proposal to succeed.

Banks stated that:

- He was inclined to agree with Minion and Hanson.
- The project is good.
- The tree protection ordinance means a lot to the city.
- He would approve the tree variance.

Acting Chair Waterman stated that:

- The project looks good.
- A full tear down is necessary since the damage to the residence make it inhabitable and the needed repairs cost more than what is allowed for a residence located in a floodplain to put into repairs.
- A lot of work has been done to comply with the easements and requirements to build a house in a floodplain.
- He believes in the tree protection ordinance. This may be one of the exceptions for redevelopment of a single-family residential property that is unable to meet the tree protection ordinance requirements.
- The tree has the potential to survive the project.
- All other ordinance requirements would be met.
- He understood how staff is unable to recommend approval without a variance to the tree protection ordinance.
- The property has unique circumstances including that the damage to the residence makes it inhabitable and the needed repairs cost more than what is allowed for a residence located in a floodplain to put into repairs, so the homeowner must tear it down and construct a new one in compliance with floodplain regulations and the property is constrained by easements and floodplain.
- The proposed single-family residence would replace an existing single-family residence which would not negatively impact the character of the neighborhood.
- The current house has a three-car garage and that is unique for the site to be able to maintain the site's current usefulness.

Minion stated that:

- The floodplain preventing a basement from being constructed creates a unique circumstance to justify a larger footprint and maintain the same usefulness to the residence.

Minion moved, second by Hanson, to recommend that the city council adopt the resolution approving a floodplain alteration permit and denying a tree variance for a new house at 3440 Larchwood Drive.

Banks and Henry voted yes. Hanson, Minion and Waterman voted no. Brink and Maxwell were absent. Motion failed.

Hanson moved, second by Minion, to recommend that the city council adopt the resolution approving a floodplain alteration permit and tree variance with a condition of approval requiring the applicant to comply with staff's tree mitigation requirement for a new house at 3440 Larchwood Drive. The property has unique circumstances including that the cost of repairs to make the house habitable exceed the allowed limit since the house is located in a floodplain which makes the only option to tear down and rebuild a house that meets floodplain regulations; the buildable area of the site is constrained by easements and floodplain requirements; and replacing a single-family residence with a new single-family residence would not negatively impact the character of the neighborhood.

Banks, Hanson, Minion and Waterman voted yes. Henry voted no. Brink 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 August 11, 2025.

B. Items concerning Marsh Run III at 11800 Wayzata Blvd.

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

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

In response to Henry's question, Thomas explained that a construction management plan and site management plan would be created to address the placement of construction vehicles, materials and equipment including cranes.

In response to Minion's question, Wischnack explained that 20 percent of the units would meet affordable housing guidelines at 50 percent area median income (AMI). There would be nine affordable housing units consisting of five one-bedroom units and four two-bedroom units. The rent for a market-rate-one-bedroom unit would be $1,800. The rent for an affordable one-bedroom unit would be $1,241.

Tom Dillon of Inland Development Partners and architect Matt Zilmer, representing the applicant, introduced themselves. Mr. Dillon stated that:

- Thomas did a great job on the staff presentation.

Resolution No. 2025-

Resolution approving a floodplain alteration permit, and denying a tree variance, for a new home at 3440 Larchwood Drive

---

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

1.01 Lots 4 and 5, block 23, Staring's Tonka Wood-Croft, Hennepin County, Minnesota.

Torrens Certificate No. 1414179

1.02 The property owner, Chase Polk, is requesting a floodplain alteration permit and variance to the tree protection ordinance to construct a new home on the subject property. The proposal includes the removal of one more high-priority tree than allowed by ordinance.

1.03 On July 24, 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.

Section 2. Standards.

2.01 By City Code §300.07, Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) the proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

2.02 City Code §300.24 Subd. 9(c) states that in reviewing alteration permits, the city will consider whether the following general standards are met:

1. The magnitude of the alteration is appropriate relative to the size of the floodplain district.

2. The amount of any increase in buildable area is appropriate in comparison to the amount of buildable area before alteration.

3. The alteration will not negatively impact the hydrology of the floodplain.

4. Floodplain mitigation areas will not negatively impact adjacent properties.

5. The alteration will meet the intent of the city's water resources management plan and the subdivision and zoning ordinances;

6. The alteration will not adversely impact governmental facilities, utilities, services, or existing or proposed public improvements; and

7. The alteration will not have an undue adverse impact on public health, safety, or welfare.

2.03 City Code §300.24 Subd. 9(d) states that an alteration permit will not be granted unless the following specific standards are met.

1. Water storage must be maintained and provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer indicating that conditions have changed such that the floodplain characteristics will be maintained even with the proposed floodplain fill.

2. Floodplain fill area must be located no more than 20 feet from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route.

3. Where floodplain alteration is required for the construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact on the floodplain.

4. Floodplain alteration, including the creation of compensatory water storage, must not result in the removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve existing site conditions.

Section 3. Findings.

3.01 The proposal would not meet the variance standard outlined in the City Code §300.07 Subd. 1. Specifically, the tree variance is not based on practical difficulties:

1. Reasonableness. The proposal is not reasonable. The proposed tree removal is based on floodplain alteration and this alteration is due to the proposed footprint of the home. The footprint would be over double the size of the existing house. This does not constitute reasonable use, but maximum use of the property.

2. Unique Circumstance. By state statute and city code, unique circumstances are defined as not caused by the landowner, not solely for the landowner's convenience, and not solely because of economic considerations. There is no unique circumstance preventing the property from meeting the zoning ordinance. Instead, the requested tree protection variance is solely for the landowner's convenience and preferred home design.

3. Neighborhood Character: A new home would not alter the appearance or character of the existing neighborhood. However, the variance request could set a precedent, allowing other similar properties to exceed the tree protection ordinance based purely on house size and design preference.

3.02 The proposal would meet the general standards outlined in City Code §300.24, Subd. 9(c):

1. The proposed alteration is minimal, given the size and volume of the floodplain.

2. The increased buildable area resulting from the floodplain alteration is appropriate.

3. Engineering staff have reviewed this proposal. A negative impact on hydrology is not anticipated.

4. A negative impact on adjacent properties is not anticipated.

5. The proposal would result in no net fill of floodplain, consistent with provisions of the city's water resources management plan and subdivision and zoning ordinances.

6. The proposed alteration is not anticipated to have an adverse impact on governmental facilities, utilities, services, or existing or proposed public improvements.

7. The proposed alteration is not anticipated to have an undue impact on public health, safety, or welfare.

3.03 The proposal would generally meet the standards outlined in City Code §300.24, Subd. 9(d):

1. The proposal would result in no net fill of the floodplain.

2. All fill would be within 20 feet of the proposed new home.

3. A driveway changes are not within the area of floodplain alteration.

4. The floodplain alteration would require the removal of trees. Staff has recommended the denial of the tree protection variance, which would mean a limited amount of tree removal.

Section 4. City Council Action.

4.01 The requested tree variance is denied based on the findings outlined in Section 3 of this resolution.

4.02 The above-described floodplain alteration permit is approved based on the

findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

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

    - Floodplain Calculations survey, revised April 18, 2025.

2. A permit is required from the Nine Mile Creek Watershed District (NMCWD). It is the applicant's or property owner's responsibility to obtain any necessary permits from outside organizations.

3. A building permit is required. Prior to the issuance of a building permit:

    a) This resolution must be recorded with Hennepin County.

    b) A revised proposed survey meeting the tree protection ordinance and the floodplain alteration in substantial conformance with the approved plan referred to in 4.02.1.

    c) Documents for the city attorney’s review and approval. These documents must be prepared by an attorney knowledgeable in real estate law.

        - Drainage and utility easements over wetlands, 100-year floodplains, and stormwater management facilities, as determined by the city engineer.

    d) Final stormwater management plan is required for the entire site's impervious surface. The plan must demonstrate conformance with the following criteria:

        - 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.

        - Volume: provide for onsite retention of 1.1-inch of runoff from the entire site’s impervious surface.

        - 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.

    e) A tree mitigation plan. The plan must meet mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased.

f) Install a temporary rock driveway, erosion control, tree protection fencing, and any other measures as identified by the SWPPP for staff inspection. These items must be maintained throughout the course of construction.

g) The minimum lowest floor elevation is 933.4'.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 11, 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 Aug. 11, 2025.

_____
Becky Koosman, City Clerk

Resolution No. 2025-

Resolution approving a floodplain alteration permit and a tree variance for construction of a new house at 3440 Larchwood Drive

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

1.01 Lots 4 and 5, block 23, Staring's Tonka Wood-Croft, Hennepin County, Minnesota.

Torrens Certificate No. 1414179

1.02 The property owner, Chase Polk, is requesting a floodplain alteration permit and variance to the tree protection ordinance to construct a new home on the subject property. The proposal includes the removal of one more high-priority tree than allowed by ordinance.

1.03 On July 24, 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 council approve the floodplain alteration permit and tree removal variance.

Section 2. Standards.

2.01 By City Code §300.07, Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) the proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

2.02 City Code §300.24 Subd. 9(c) states that in reviewing alteration permits, the city will consider whether the following general standards are met:

1. The magnitude of the alteration is appropriate relative to the size of the floodplain district.

2. The amount of any increase in buildable area is appropriate in comparison to the amount of buildable area before alteration.

3. The alteration will not negatively impact the hydrology of the floodplain.

4. Floodplain mitigation areas will not negatively impact adjacent properties.

5. The alteration will meet the intent of the city's water resources

management plan and the subdivision and zoning ordinances;

6. The alteration will not adversely impact governmental facilities, utilities, services, or existing or proposed public improvements; and

7. The alteration will not have an undue adverse impact on public health, safety, or welfare.

2.03 City Code §300.24 Subd. 9(d) states that an alteration permit will not be granted unless the following specific standards are met.

1. Water storage must be maintained and provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer indicating that conditions have changed such that the floodplain characteristics will be maintained even with the proposed floodplain fill.

2. Floodplain fill area must be located no more than 20 feet from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route.

3. Where floodplain alteration is required for the construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact on the floodplain.

4. Floodplain alteration, including the creation of compensatory water storage, must not result in the removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve existing site conditions.

Section 3. Findings.

3.01 The proposal would meet the variance standard outlined in the City Code §300.07 Subd. 1:

1. Comprehensive Plan.

2. Intent of the Ordinance. The intent of the tree protection ordinance is to encourage tree preservation by reasonably limiting the removal of trees during construction, site work, and land development activities, as well as to mitigate for the loss of trees due to these activities while maintaining the rights of existing homeowners to use their private property. The additional tree mitigation proposed by the property owner, two maple trees, would increase tree cultivation while balancing property owner rights

3. Practical Difficulties. The tree protection variance are based on practical difficulties:

a) Reasonableness. A single-family home currently exists on the property. A new single-family home is reasonable as the property is zoned and guided for such.

b) Unique Circumstance. Existing easements, required setbacks, and floodplain area constrain the buildable area of the site.

c) Neighborhood Character. A new home would not alter the appearance or character of the existing neighborhood, as a house already exists on the site.

3.02 The proposal would meet the general standards outlined in City Code §300.24, Subd. 9(c):

1. The proposed alteration is minimal, given the size and volume of the floodplain.

2. The increased buildable area resulting from the floodplain alteration is appropriate.

3. Engineering staff have reviewed this proposal. A negative impact on hydrology is not anticipated.

4. A negative impact on adjacent properties is not anticipated.

5. The proposal would result in no net fill of floodplain, consistent with provisions of the city's water resources management plan and subdivision and zoning ordinances.

6. The proposed alteration is not anticipated to have an adverse impact on governmental facilities, utilities, services, or existing or proposed public improvements.

7. The proposed alteration is not anticipated to have an undue impact on public health, safety, or welfare.

3.03 The proposal would generally meet the standards outlined in City Code §300.24, Subd. 9(d):

1. The proposal would result in no net fill of the floodplain.

2. All fill would be within 20 feet of the proposed new home.

3. A driveway changes are not within the area of floodplain alteration.

4. The floodplain alteration would require the removal of trees. Staff has recommended the denial of the tree protection variance, which would mean a limited amount of tree removal.

Section 4. City Council Action.

4.01 The requested tree variance is denied based on the findings outlined in Section 3 of this resolution.

4.02 The above-described floodplain alteration permit is approved based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

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

    - Floodplain Calculations survey, revised April 18, 2025.

2. A permit is required from the Nine Mile Creek Watershed District (NMCWD). It is the applicant's or property owner's responsibility to obtain any necessary permits from outside organizations.

3. A building permit is required. Prior to the issuance of a building permit:

    a) This resolution must be recorded with Hennepin County.

    b) A revised proposed survey meeting the tree protection ordinance and the floodplain alteration in substantial conformance with the approved plan referred to in 4.02.1.

    c) Documents for the city attorney’s review and approval. These documents must be prepared by an attorney knowledgeable in real estate law.

        - Drainage and utility easements over wetlands, 100-year floodplains, and stormwater management facilities, as determined by the city engineer.

    d) Final stormwater management plan is required for the entire site's impervious surface. The plan must demonstrate conformance with the following criteria:

        - 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.

        - Volume: provide for onsite retention of 1.1-inch of runoff from the entire site’s impervious surface.

        - 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.

e) A tree mitigation plan. The plan must meet mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. In addition to code required tree mitigation, two maple trees must be planted. Each maple tree must be at least 1.25 inches, but not more than 3 inches, diameter at standard height.

f) Install a temporary rock driveway, erosion control, tree protection fencing, and any other measures as identified by the SWPPP for staff inspection. These items must be maintained throughout the course of construction.

g) The minimum lowest floor elevation is 933.4’.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 11, 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 Aug. 11, 2025.

_____
Becky Koosman, City Clerk

City Council
Agenda Item 14.B
Meeting of August 11, 2025

Title:	Items concerning Marsh Run III, a rental apartment development at 11800 Wayzata Blvd
Report from:	Susan Thomas, AICP, City Planner
Submitted Through:	Julie Wischnack, FAICP, Community Development Director Erik Nilsson, City Attorney Mike Funk, City Manager
Presenter:	Susan Thomas, AICP, City Planner

Action Requested:	Motion
Form of Action:	Ordinance and Resolution
Votes needed:	5 votes

Summary Statement
Inland Development Partners is proposing the redevelopment of the existing property at 11800 Wayzata Blvd. As proposed, the existing office building would be removed and a 44-unit, four-story apartment building would be constructed. (The first floor of the building would be occupied by enclosed parking and the three stories above by rental units.) The proposal requires: (1) a master development plan; and (2) site and building plan review, with expansion permits and variances.

Recommended Action
Motion to adopt the ordinance and resolution approving the project.

Strategic Plan Relatability
Livable & Well-Planned Development

Increase number of affordable housing units in the city.

Financial Consideration
No

Background
See Supplemental Background Report.

ATTACHMENTS:
Supplemental Background Report
Project Information
Ordinance
Resolution
addendum

Supplemental Background Report

Economic development advisory commission meeting

The economic development advisory commission considered the proposal on July 17, 2025. The staff report and minutes of that meeting are attached. At the meeting, staff indicated that under the affordable housing policy, the applicant would be required to provide five percent of the units at or below 50 percent area median income (AMI) and five percent of the units at 60 percent AMI. However, in return for financial assistance and based on previous EDAC feedback, the applicant is now proposing 20 percent of the units (9 units) at 50 percent AMI.

In discussing the proposal, commissioners generally noted that:

- Providing affordable units at 60 percent AMI would decrease the number of affordable units, whereas this proposal increases total affordable units.

- The proposal would "round out other improvements being done, replace a blighted office building," and "would be a great use of the space and provide more affordable housing units".

On a 4-0 vote, the commission recommended that the council approve the proposal as proposed.

Planning commission meeting

The planning commission considered the proposal on July 24, 2025. The staff report and minutes of that meeting are attached. Staff recommended approval, noting:

- **The proposed high-density residential land use is appropriate.** It is consistent with the comprehensive plan, reflects surrounding high-density residential uses, and continues residential redevelopment activities that began in the area 30 years ago.

- **The proposed site design is reasonable.**

  - ✓ The proposed apartment building would be set back further from floodplain and wetland areas than the existing office building, and the front yard setback would reflect the same setback approved for existing townhomes and condominium buildings in the area.

  - ✓ The proposed parking would meet the city's parking ordinance and would exceed the parking demand anticipated by the Institute of Transportation Engineers (ITE).

  - ✓ The proposal would include more greenspace than required by city code and include outdoor and indoor amenity spaces. Further, the site is within a five-minute walk of 14-acre Oberlin Park.

- **The proposed building design is reasonable.** The proposed variety of façade materials and colors would complement and incorporate elements from the most recent developments in the area.

- **The requested expansion permits and variances are appropriate.**

  - ✓ The proposal would improve upon existing setbacks from natural features and would reflect the setbacks and floor area ratio of the surrounding residential uses.

  - ✓ The size, configuration, and resulting buildable area of the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed-use designation, create a unique situation that is not common among similarly zoned properties.

  - ✓ The expansion permits and variances would allow for redevelopment similar to that of the surrounding areas.

Planning commission public hearing

At the meeting, a public hearing was conducted. Four area residents addressed the commission. Full comments are outlined in the attachment meeting minutes and submitted correspondence. In general, the speakers expressed:

- While a concept plan process was used and neighborhood meetings were held about the previous townhome proposal, a similar process was not followed for the current proposal. Speakers suggested they had not been given an opportunity to provide comments or feedback.

- The existing parking situation at the Birke and the anticipated parking situation at the Vale projects have resulted in a parking crisis in the neighborhood, with on-street parking and parking on the subject property.

- New residents in the Birke and their pets have negatively impacted trails and greenspaces in the neighborhood.

- The proposed building:

  - ✓ Is too large;

  - ✓ Should not include the level of affordable housing proposed. There is too much in the areas already. (Note, one speaker disagreed with this statement.)

  - ✓ Should have more architectural cohesion with the existing residential buildings.

  - ✓ Should maintain required setbacks.

- Preferred site uses would include a dog park or pickleball courts.

Planning commission discussion and vote

Following the public hearing, the planning commission discussed the applicant's proposal. Comments varied, with some commissioners opposing the proposal and some in support. Those opposing the redevelopment, as presented, indicated:

- The proposal needs more discussion; “it is not as good as it could be.”
- A step-down building design similar to the nearby apartment buildings would be preferred.
- Commenters felt the neighbors' parking concerns should be considered.

Other commissioners indicated:

- The high-density residential use and four-story building design seems reasonable.
- On a site visit, “[I] did not see as much vehicle or pedestrian traffic as [I] was expecting. “

A motion was made to support the staff recommendation and recommend that the council approve the proposal. The vote failed 2-3.

A motion was made to recommend that the council deny the proposal. The motion passed 3-2.

City council action

Staff continues to recommend approval of the proposal. Due to the variances, approval requires the affirmative vote of five councilmembers. In the event the council is inclined to deny the proposal, staff requests the council articulate its reasons for denial and direct staff to prepare a resolution outlining these findings and action. The resolution would be brought back to the council.

Since the planning commission meeting

In the days following the planning commission meeting, planning staff have received many emails with questions and comments related to the proposal. Those items that the senders requested be submitted to the city council are attached to this report.

- **Birke Parking.** At the request of an area resident, staff asked the Birke’s management company about guest parking policies. They indicated:
    - ✓ An electronic system, Parking Boss, is used. When a resident is expecting a guest, the guest must register with Parking Boss and include license plate information. They then receive a code on their cellular device, which is used to gain entry to the garage.
    - ✓ The Parking Boss system is used to set parameters for guest parking; these parameters can be changed by the management company if necessary. Currently, a resident may have a maximum of two guest vehicles at any one time, and guests can park for a maximum of three consecutive days.

- ✓ If someone has a frequent guest (partner, parent, child, etc.) who stays for seven or more nights, they are no longer considered a guest and must be added to the lease. This includes a full application process and assignment of a parking stall outside of the guest parking area.

- ✓ The Birke is currently experiencing high occupancy, but still has 13 resident stalls available for lease.

- **On-street parking**. Some area residents have reported concerns by submitting photos showing delivery and vendor vehicles temporarily parked on Fairfield Road and Wayzata Boulevard. In response, city staff have explained that this kind of short-term parking is common across the community. Staff also emphasized that if a situation seems to create a safety hazard, residents should contact the police department at the time of the occurrence. The police can respond to these calls in real time.

MINNETONKA PLANNING COMMISSION
July 24, 2025

Brief Description

Items concerning Marsh Run III, a multi-unit residential development at 11800 Wayzata Blvd:

- Master development plan; and
- Site and building plan review, with expansion permits and variances.

Recommendation

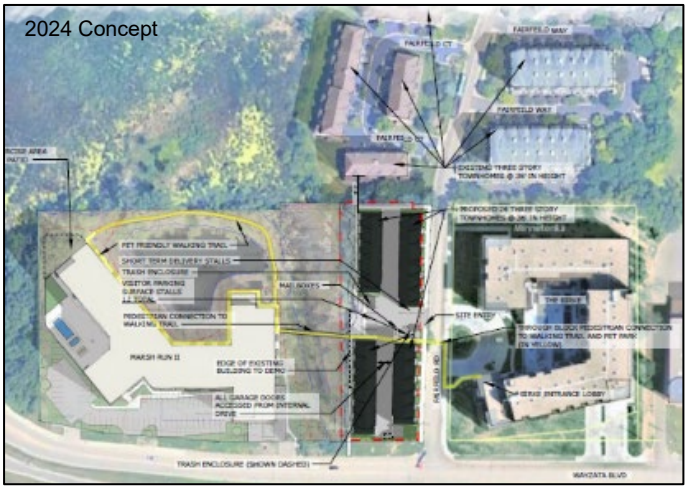
Recommend the city council:

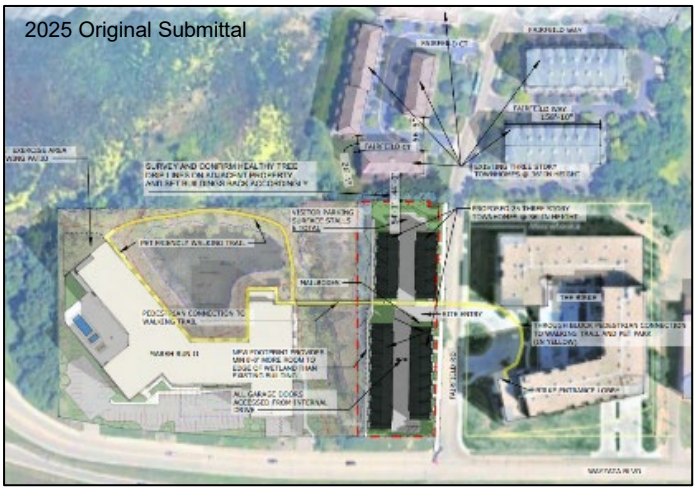
- Adopt the ordinance approving the master development plan; and
- Adopt the resolution approving final site and building plans, with expansion permits and variances.

Background

In the summer of 2024, Inland Development Partners submitted a concept plan for redevelopment of the property at 11800 Wayzata Blvd. The concept contemplated the removal of an existing office building and the construction of four three-story buildings, each containing a total of 26 townhomes.

In February 2025, Inland Development Partners submitted a formal redevelopment proposal. The associated applications and plans again suggested the removal of the existing office building and the construction of four, three-story residential buildings. However, the number of townhome units was reduced to 25, and these units were reallocated between the buildings.



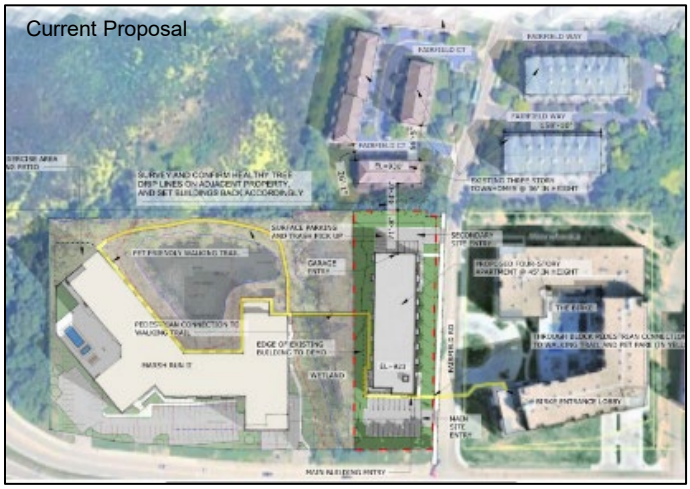


The proposal required several city actions, including the approval of: (1) a rezoning from Planned I-394 District (PID) to planned unit development (PUD); (2) a master development plan;

and (3) final site and building plans. Following the project introduction to the city council, the applicant paused the development review process and reconsidered their proposal.

Current Proposal

Inland Development Partners has now submitted a revised proposal. As proposed, the existing office building would be removed and a 44-unit, four-story apartment building would be constructed. The revised proposal requires: (1) a master development plan; and (2) site and building plan review, with expansion permits and variances. A rezoning is no longer requested.



Proposal Summary

The following is intended to summarize the Inland Development Partners proposal. Additional information associated with the proposal can be found in the “Supporting Information” section of this report.

- **Existing Site Conditions**

  The 1.2-acre subject property is located in the northwest quadrant of the Wayzata Blvd / Fairfield Road intersection. A roughly 13,000-square-foot office building was constructed on the west portion of the site in 1984. Surface parking is situated north and east of the building. In addition to these constructed features, the property contains a small area within the 100-year floodplain and several mature trees.

- **Proposed Building and Parking**

  As proposed, the existing building and parking lot would be removed, and a 44-unit apartment building would be constructed. The first floor of the building would be occupied by enclosed parking, a lobby, and leasing office space. Residential units would occupy the second, third, and fourth floors; nine of the units would be dedicated as affordable. The proposed building façade would feature elements that complement the existing apartment buildings to the east (The Birke) and west (Vale). These include: gray/black brick, light-hued horizontal siding, dark siding panels, and dark metal trim work at windows and parapet.

  Seventy parking stalls would serve the proposed buildings. Forty-four stalls would be located in the enclosed parking area, which would be accessed from the north side of the site. A total of twenty-six surface parking stalls would be located north and south of the building.

- **Proposed Site Work**

  Grading and tree impacts would occur to accommodate the proposed building and parking lots. Generally, fill would be added throughout the site to raise the grade; in various areas, two to four feet of soil would be placed. The grading would likely result in

the removal or impact on four high-priority trees and one significant tree.[1] The level of impact would meet the tree protection.

- **Required Actions**

  The proposal requires the following:

  ✓ **Master development plan.** A master development plan is required for redevelopment of properties in the planned I-394 district (PID).

  ✓ **Site and building plan review, with expansion permits and variances.** Site and building plan review is required for the construction of multi-family residential buildings. Several expansion permits and variances are required from the site plan standards.

	Standard	Code Required	Existing	Proposed
Expansion Permits	Floodplain setback	20 ft, horizontal	0 ft	5 ft
	Wetland setback	35 ft	12 ft	27 ft
Variances	Front yard setback	35 ft	66 ft	30 ft
	Floor area ratio	0.75	0.25	0.95

Primary Questions and Analysis

A land use proposal is comprised of many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, police, and public works departments and divisions. The details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Is the proposed high-density residential land use appropriate?**

  Yes. The proposed high-density residential use is both reasonable and appropriate, it:

  ✓ Continues residential redevelopment activities in the I-394/Hopkins Crossroad area, which began in the mid-1990s. At that time, over 60 single-unit residential properties were redeveloped into retail buildings, senior housing, apartments, condominiums, and townhomes. (See the "Area History" in the "Supporting Information" section of this report.)

  ✓ Reflects existing, surrounding high-density residential uses.

  ✓ Is consistent with the comprehensive guide plan.

- **Is the proposed site design reasonable?**

  Yes. Site design encompasses various components, including the arrangement of buildings and associated parking areas, vehicle and pedestrian access and circulation,

[1] The property contains a total of 41 trees. Of these, over half are green ash, Siberian elm, and Amur maple and are not regulated by the tree protection ordinance.

as well as the quantity and location of open space. In the opinion of staff, the proposed site design is reasonable.

✓ **Building.** The proposed building is centrally located on the site, improving the existing setbacks from floodplain and wetland areas and reflecting the setbacks of existing structures in the immediate area. For more discussion on necessary setback expansion permits and variances, see the primary questions section.

✓ **Parking.** The proposed parking amound would meet the city's parking ordinance and would exceed the parking demand anticipated by the Institute of Transportation Engineers (ITE). By ordinance, one parking stall is required per bedroom in a multi-unit building. Based on the total unit count, visitor parking is required at a rate of 1 stall for 10% of the units.

	Number	Required Parking
Total Units	44	4.4 = 5 visitor spaces
Total Bedrooms	65	65
Total Required Parking		70

As proposed, 44 parking stalls would be provided in an enclosed parking area, and 26 stalls would be located in surface parking lots north and south of the building, totaling 70 stalls.

Staff recognizes that some residents and visitors of the Birke, located east of the subject property, have occasionally opted to park either on Fairfield Road or in the parking lot of the subject property. This choice appears to stem from the convenience of these options compared to the underground parking accessible via Wayzata Blvd. Staff believes that the preference for these parking areas is not based on a lack of parking spaces, as several recently approved and constructed apartments have been built with a lower unit-to-stall parking rate and have not encountered similar off-site parking issues.

Understanding that cross-parking will likely occur naturally between the Vale, proposed Marsh Run III, and the Birke, representatives from Inland Partners have indicated that a cross-parking agreement will be established amound the three multi-unit sites. This has been included as a condition of approval.

✓ **Access.** Driveway access to the site has been reviewed by both the city's engineering staff and its traffic engineering consultant. Both groups find the driveway access points to be reasonable. Pedestrian access into and around the site, and by extension to the Vale property to the west, would be via a combination of public and private sidewalks and trails.

✓ **Greenspace.** The proposal includes more greenspace than required by city regulations; 45 percent of the surface area is pervious, while only 40 percent is required. Additionally, the redevelopment will only increase the site's impervious surface by approximately 2.2 percent, or around 1,074 square feet. From a broader perspective, the Fairfield Road area is generally surrounded by wetland areas and has easy access to the nearly 14-acre Oberlin Park.

✓ **Amenity Space**. The proposal includes an outdoor grilling/dining space, a fire pit, and pedestrian access to the trail adjacent to the Vale apartment building. While the proposal does not have any amenity space specifically designed for children, neither do the recently constructed apartment buildings in the area, nor the older townhomes and condominium buildings nearby. Oberlin Park is just over 1,000 feet or roughly 0.2 miles from the site. A person walking at a leisurely pace of 2.5 miles per hour from the subject property could arrive at the park in 5 minutes. In addition, representatives from Doran – the owner of both the Birke and the Vale – have indicated that residents of Marsh Run III will have access to amenities at the existing apartment buildings. An agreement to this effect has been included as a condition of approval.

- **Is the proposed building design reasonable?**

Yes. In the opinion of staff, the resulting plans are not only reasonable but attractive. The proposed variety of materials and colors complements and incorporates elements from the most recent developments in the area.

Are the requested expansion permits and variances appropriate?

Yes. Staff finds that the expansion permits and variances are appropriate, meeting the practical difficulties standard outlined in both state statute and city code.

✓ **Reasonableness.** The proposed floodplain and wetland setbacks would exceed the non-conforming setbacks of the existing building by more than double. The proposed front yard setback and FAR would be comparable to those of neighboring properties in the immediate area. (See “Supporting Information” section.)

✓ **Unique Circumstance.** The size, configuration, and resulting buildable area of

the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed-use designation, create a unique situation that is not common among similarly zoned properties.

Within the city, there are 60 properties zoned as PID and guided for mixed use. The average lot size of these properties is 2.6 acres, which is more than twice the size of the 1.2-acre subject property. Additionally, the site's narrow configuration − where its north-south dimension is over three times longer than its east-west dimension − and the presence of floodplain and wetland areas further limit redevelopment opportunities. Required setbacks from property lines and natural features reduce the buildable area of the site by more than half, resulting in approximately 21,000 square feet being considered buildable.

✓ **Neighborhood Character.** The removal of the existing building, constructed over 40 years ago, and the construction of any new building on the site would affect the visual character of both the property and the surrounding area. The front yard setback and FAR variance would not, in and of themselves.

Summary Comments

The subject property was developed in the 1980s; all of the surrounding parcels have since been redeveloped, and redevelopment of this site is inevitable. While other land uses could be proposed for the property in the future by other landowners or developers, these uses would bring with them their own series of considerations. In the opinion of staff, the applicant's proposal is reasonable and appropriate. It would continue the redevelopment activities in the area and reflect the land use pattern that began over thirty years ago with the first high-density redevelopment in the area.

Staff Recommendation

Staff recommends that the commission recommend the city council adopt the following related Marsh Run III, a multi-unit residential development at 11800 Wayzata Blvd:

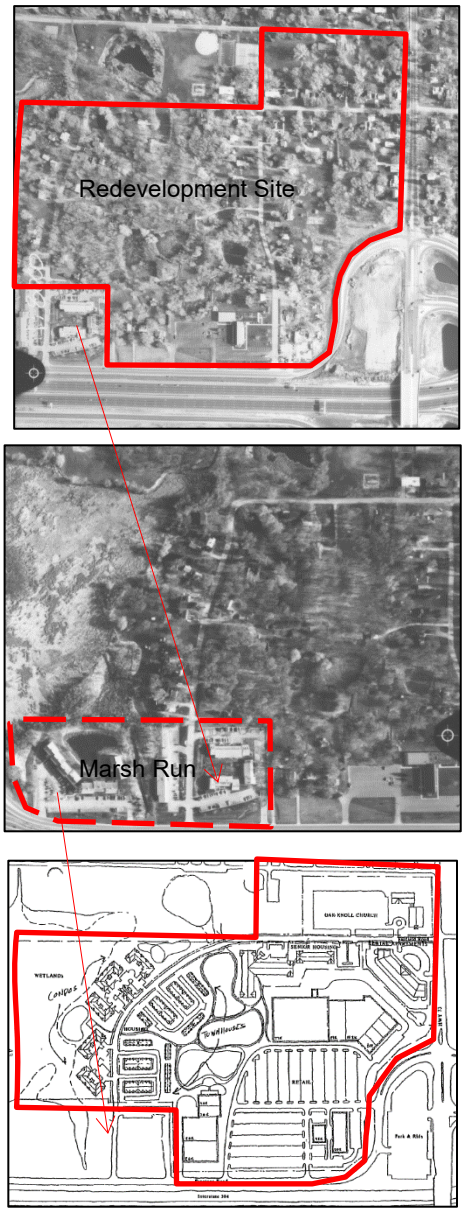
- Ordinance adopting a master development plan; and
- Resolution approving final site and building plans, with expansion permits and variances.

Originator: Susan Thomas, AICP, City Planner
Through: Julie Wischnack, FAICP, Community Development Director

Supporting Information

Surrounding Land Uses	North:	townhomes, zoned PUD
	South:	Interstate I-384
	East:	apartment building, zoned PUD
	West:	apartment building, zoned PUD
Planning	Guide Plan designation:	mixed-use
	Existing Zoning:	PID

Area History



Over the course of two years in the mid-1990s (1993-1995), the city reviewed and approved the Boulevard Gardens redevelopment project. The project encompassed 62.6 acres of property in the northwest quadrant of the I-394/Hopkins Crossroad interchange. The site was not vacant at the time, but contained 63 developed properties: 62 single-residential lots and a church property. The redevelopment project included construction of a retail center, senior housing, apartments, condominiums, and townhomes.

To accommodate the redevelopment, all existing structures were removed, the existing Oak Knoll Lutheran Church was relocated, 1.6 acres of wetland were filled and recreated elsewhere within the larger development site, and "the vast majority of existing vegetation [was] removed." [2]

It is interesting to note that, although the Marsh Run I, II, and III sites existed at the time, they were not included in the redevelopment project.

Staff reports from the 1995 approval include the following information related to townhome and condominium components of the redevelopment:

	Proposed/Approved
Land Area	10.4 acres
Building Area	488,624 sq. ft. = 0.93 FAR
Total Units	212 units
Total Parking	556 stalls*
Front Yard Setback	30 ft from Fairfield Road (buildings)

* The parking ordinance at that time required 2 stalls per unit. No specific requirement for visitor stalls

In 1998, the approved master development plan was amended to change the residential type on the far southwest to the development (immediately north of the subject property) from

[2] From City Council Staff report dated Sept. 25, 1995. The report goes on to state, "Only 1.22 acres out of 17.5 acres of woodland will remain after development."

two condominium buildings to four townhome buildings. The amendment included the following variances:

	Proposed/Approved
Front Yard Setback	30 ft from Fairfield Road
Parking Setback	15 ft from Fairfield Road
Wetland Setback	25 ft for porches

Aside from “planning” related reviews and approvals, the project includes significant levels of affordability. Note, different mechanisms were used in the 1990s to create affordability. As approved, 24 townhomes were to be sold to first-time homebuyers and indexed for affordable resale, and 24 other townhomes were simply indexed for affordable purchase and resale.

The project was the first Livable Community Act-funded by the Metropolitan Council project in the Twin Cities Metro area.

Unit Mix

The unit mix within the building is proposed as follows:

	Units	Total Bedrooms
1 Bedroom	21	21
1 Bedroom + Den	2	2
2 Bedroom	21	42
TOTAL UNITS	44 units	65

Nine of the units − or 20 percent – will be designated as affordable to households earning 50 percent of the area median income (AMI). This meets the city’s affordable housing policy. Affordable housing and the contracts, agreements and financing necessary to ensure affordability are the purview of the economic development advisory commission and the city council.

In addition to individual units, the building would contain indoor and outdoor amenity spaces, including an entertainment room, a co-working space, an outdoor grilling/dining area, and an outdoor fire pit.

Grading

The highest points of the property are situated in the northeast and southwest corners of the site. In general, the property slopes from these points to its center and then westward to the adjacent floodplain and wetland areas. The maximum grade change over the site is nine feet.

Significant earthwork would be necessary to accommodate the proposed building, parking lots, and other site improvements. Generally, fill would be added throughout the site to raise the grade; in various areas, two to four feet of soil would be placed.

Floodplain Alteration

The existing building is located within the 100-year floodplain. To improve conditions for the proposed building, 3.1 cubic yards of

floodplain would be filled, and 3.6 cubic yards of floodplain would be created, resulting in a net gain in floodplain storage area. By city code, the city engineer can administratively approve via grading permit floodplain alteration that results in no net fill and involves excavation or fill volume of 50 cubic yards or less.

At the time of neighborhood notification and city council introduction, staff incorrectly indicated that a floodplain alteration permit would be required for the applicant's proposal. Such permits are only necessary if excavation or fill volume exceeds 50 cubic yards; the proposal is well under this threshold.

Stormwater

Given that the existing site was developed in the mid-1980s, it contains no existing stormwater management facilities. The city's Water Resources Management Plan outlines standards for managing runoff from newly developed or redeveloped sites. These standards limit the peak runoff flow rates from the site (rate), require onsite retention of a certain amount of runoff (volume), and require treatment for phosphorus and suspended solids in the runoff (quality).

As proposed, stormwater runoff would be directed to several catch basins. Runoff would then be directed via pipe to a stormwater facility located under the proposed parking lot and to the public storm sewer system.

Engineering staff has reviewed the stormwater plan associated with the proposal and finds it to be generally acceptable. As a condition of approval, a final stormwater plan must be submitted in conjunction with the required site development permit. In other words, the plan would again be reviewed by engineering staff for conformance with stormwater regulations before any permit is issued.

Utilities

Public water and sewer facilities are available at the site. Water would be extended to the building from an existing main within the Wayzata Blvd right-of-way, and a connection would be made to the existing sanitary sewer in Fairfield Road.

Engineering and public works utility staff have reviewed the plans associated with the proposal and find them to be generally acceptable. As a condition of approval, final plans must be submitted in conjunction with the required site development permit.

Tree Impact

The property contains a total of 41 trees. Of these, over half are green ash, Siberian elm, and Amur maple. The tree protection ordinance does not regulate these trees, as the ash is affected by emerald ash borer infestation within the city, and the specific elm and maple species are considered invasive.

The proposed level of tree removal/impact would be allowed under the tree protection ordinance.

	Existing	Allowed Removal	Proposed Removed
High Priority	14	35%	4 or 29%
Significant	3	50%	1 or 33%*
* One of the trees would be removed entirely and two Ivory Silk Lilac trees would be relocated on the site.			

Traffic Study

The city commissioned a traffic study to evaluate the applicant's proposal. In general, traffic studies: (1) review existing roadway and intersection operations; (2) evaluate the impacts a proposal may have on operations; and (3) recommend any necessary improvements to provide safe and efficient operations.

Traffic counts were taken the last week of January 2025 at three intersections: (1) Wayzata Blvd/Fairfield Road; (2) Fairfield Road and Birke driveway accesses; and (3) Wayzata Blvd and Birke garage accesses. Traffic counts taken in 2023 at Wayzata Blvd/Fairfield Road and seven other intersections were also utilized. The 2023 counts were equal to or less than the 2025 counts, and so the 2023 numbers were used in the impact analysis to provide a conservative estimate.

The traffic analysis concluded:

- All of the surrounding intersections currently function at acceptable levels of service under current conditions. Notably, average delay at the Wayzata Blvd/Fairfield Road intersection is four seconds in the a.m. peak hour and eight seconds in the p.m. peak hour.

- Under a "no build" scenario – meaning if the applicant's proposal were not built – surrounding intersections would continue to function at acceptable levels of service in the year 2027. At some intersections, delays may increase due to an anticipated annual growth rate in peak-hour traffic. However, the average delay at the Wayzata Blvd/Fairfield Road intersection is forecast to be five seconds in the a.m. peak hour and eight seconds in the p.m. peak hour.[3]

- The proposed 44-unit apartment is anticipated to generate a total of 200 daily vehicle trips, including 16 in the a.m. peak hour and 17 in the p.m. peak hour. This trip generation is based on average trip generation rate data from the Institute of Transportation Engineers (ITE).[4]

[3] The "no build" scenario presumes full occupancy of tenant spaces in West Ridge Market.

[4] Data from the Birke was specifically evaluated to determine if it is generating trips higher than ITE estimates. The data indicates the existing apartment is actually generating trips similar or less than ITE data. Given this, ITE was used to present a conservative estimate for the proposed building.

- Under a “build” scenario – meaning if the applicant’s proposal were built – surrounding intersections would continue to operate at the level of service, and would continue to function at acceptable levels of service in the year 2027. The average delay at the Wayzata Blvd/Fairfield Road intersection is forecast to be four seconds in the a.m. peak hour and eight seconds in the p.m. peak hour.[5]

  Note, the difference at this intersection under the “no build” and “build” scenarios is based on the trip generation of the existing office building. The number of trips generated by the apartment would actually be fewer than the number generated where the existing office building is fully occupied.

- Under the “build” scenario, no changes would be required to existing roadway configurations, and no new traffic controls would be needed. Intersection capacity would not be impacted.

The full traffic study is included as an attachment to this report.

Parking: Study

The city commissioned a parking study to evaluate the applicant’s proposal. In general, parking studies: (1) review a proposal for compliance with city code requirements; (2) review a proposal relative to ITE average and 85th percentile parking demand data; and (3) recommend any necessary site improvements to provide safe and efficient operations.

The parking analysis concluded:

- The proposal would meet both city code standards and the parking demand anticipated by ITE.

- Signage should be installed to indicate dedicated visitor parking.

- Understanding that residents and visitors to the Birke occasionally choose to park on the subject property, a parking agreement would be appropriate between the Vale, Birke, and Marsh Run III properties.

Parking: Convenience

Staff believe that convenience, rather than a lack of parking stalls, has resulted in some residents and visitors to the Birke parking on the subject property. Several recently approved and constructed apartments have been built with a lower unit-to-parking rate, but have not encountered similar off-site parking issues.

This is particularly apparent in the Opus area, where on-street parking is prohibited. The city has not had significant on-street parking issues

[5] The “build” scenario presumes full occupancy of tenant spaces in West Ridge Market.

or complaints from Opus property owners about residents parking in non-residential parking lots.

	Total Units	Total Bedrooms	Parking Stalls Required*	Parking Stalls Provided**	Parking Rate per Unit
Marsh Run III	44	65	70	70	1.6 stalls
Alcott (Opus)	356	439	475	487	1.4 stalls
Minnetonka Station (Opus)	275	307	335	306	1.1 stalls
Marlow (Opus) – under construction	269	377	404	344	1.3 stalls
Townline (Opus)	223	268	290	295	1.3 stalls
Birke (I-394)	175	219	237	255	1.5 stalls
Vale (I-394)	197	256	276	314	1.6 stalls

*Calculated per current parking ordinance requirement
** As per approved construction plans

Parking: Occupancy

The zoning ordinance does not restrict the number of people who can occupy a residence, nor should it consider whether those occupants own automobiles or possess driver's licenses. For instance, a two-bedroom apartment could be occupied by two adult drivers, an adult with two non-driving children, or an adult who wants an extra bedroom for occasional guests. Additionally, occupancy in a multi-unit rental building often changes. Therefore, staff do not make assumptions about occupancy when reviewing parking data. Instead, for multi-unit residential buildings, parking requirements are determined based on a fixed factor: the number of bedrooms in the building.

City Code Standards

The following outlines city code standards applicable to the proposal and staff's findings.

PID Development Standards. These standards are outlined in City Codes §300.31 Subd. 5 and §300.31 Subd. 7:

		Required	Existing	Townhome Submittal	Current Proposal
Building Setbacks	North	45 ft	156 ft	52 ft	70 ft
	South	50 ft	58 ft	12 ft	89 ft
	East	35 ft	66 ft	8 ft	30 ft
	West	N/A^	13 ft	32 ft	12 ft
Parking Setbacks	North	20 ft	27 ft	27 ft	27 ft
	South	20 ft	20 ft	8 ft	20 ft
	East	20 ft	20 ft	18 ft	20 ft
	West	20 ft	45 ft	52 ft	20 ft

Parking Screening	Berms and conifers	Existing Vegetation	Existing/new vegetation, including conifers	Existing/new vegetation, including conifers
Wetland Setback	35 ft	12 ft	27 ft	27 ft
Floodplain Setback	20 ft	Located in the floodplain	19 ft	5 ft
Impervious Surface	60%	52.8	66.7%	55%
FAR	0.75	0.25	1.07	0.97
Building Materials	Façade materials like brick, dimension natural or man-made stone, glass, and architectural-grade metal panels	Predates code	Brick, horizontal and panel siding	Brick, horizontal and panel siding, metal trim components
Recreational Space	4,878 sq.ft. (10% of project area)	Not required	Not calculated	> 7,000 sq.ft.

^ Setback is required from property lines exterior of to a proposed development. From staff's perspective the proposal is in essentially an extension of the recent high-density development to the west.

*RED = does not meet requirement.

The proposal requires expansion permits for wetland and floodplain setbacks and variances to front yard setback and floor area ratio (FAR).

Site and Building Plan Standards: The proposal would meet the site and building standards as outlined in City Code §300.27 Subd.5:

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

   Finding: The proposed high-density residential development is consistent with the general housing goals of the 2040 Comprehensive Guide Plan and with the sites mixed used guide plan designation. Further, the proposal has been reviewed by city planning, engineering, and natural resources staff and found to be generally consistent with the city's development guides, include the water resources management plan.

2. Consistency with this ordinance.

   Finding: The proposal requires expansion permits and variances from certain zoning ordinance standards. See the "Expansion Permit" and "Variance" sections of this report.

3. Preservation of the site in its natural state to the extent practicable by keeping tree and soil removal and designing grade changes to

be in keeping with the general appearance of neighboring developed or developing properties.

Finding: The proposal would result in grading and tree removal. The subject property is a developed site, with only “natural” areas.

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

   Finding: The site would have more open, green space than required by city code, and the building design would complement the design and materials of new construction in the area.

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

   - 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.

   - The amount and location of open space and landscaping.

   - Materials, textures, colors and details of construction as an expression of the design concept and compatibility of the same with the adjacent and neighboring structures and uses.

   - 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 proposed building has been situated on the property to reasonably balance setbacks from property lines and natural resources, while ensuring appropriate pedestrian and vehicular circulation. The building design would complement the attractive aesthetic of recent construction in the area and include materials.

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.

   Finding: As new construction, the building code would require use of additional energy saving features within the building.

7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and site buffers, preservation of views, light and air and those aspects of

design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Finding: The proposal would visually and physically alter the property and the immediate area. However, this change would occur with any redevelopment of the site, which the comprehensive plan has anticipated.

Expansion Permit Standards. City Code §300.29 Subd. 7(c) states that an expansion permit may be granted, but is not mandated, when an applicant meets the burden of proving that:

1. The proposed expansion is a reasonable use of the property, considering such things as: functional and aesthetic justifications for the expansion; adequacy of off-site parking for the expansion; absence of adverse off-site impacts from such things as traffic, noise, dust, odors, and parking; and improvement to the appearance and stability of the property and neighborhood.

   Finding: The proposed wetland and floodplain setbacks are reasonable. They would *more than double those* of the existing non-conforming building.

2. The circumstances justifying the expansion are unique to the property, are not caused by the landowner, are not solely for the landowner's convenience, and are not solely because of economic considerations; and

   Finding: The size, configuration, and resulting buildable area of the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed-use designation, create a unique situation that is not common among similarly zoned properties.

   Within the city, there are 60 properties zoned as PID and guided for mixed use. The average lot size of these properties is 2.6 acres, which is more than twice the size of the 1.2-acre subject property. Additionally, the site's narrow configuration − where its north-south dimension is over three times longer than its east-west dimension − and the presence of floodplain and wetland areas further limit redevelopment opportunities. Required setbacks from property lines and natural features reduce the buildable area of the site by more than half, resulting in approximately 21,000 square feet being considered buildable.

3. The expansion would not adversely affect or alter the essential character of the neighborhood.

   Finding: The removal of the existing building, constructed over 40 years ago, and the construction of any new building on the site would affect the visual character of both the property and the

surrounding area. The front yard setback and FAR variance would not, in and of themselves.

Variances Standard. By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when:

1. The variance is in harmony with the general purposes and intent of this ordinance;

   Finding: The intent of the front yard setback requirement is to ensure a consistent minimum building line along the street for both aesthetic and safety purposes. The proposed 30-foot setback meets this intent, as it reflects variances approved for other buildings in the area.

   The intent of the maximum floor area ratio is to ensure: (1) a site can accommodate all required greenspace and necessary infrastructure, and (2) a building's size and massing are appropriate in its context. The proposed FAR meets this intent. The site would contain more green space than required by code and all necessary infrastructure would be provided. Further, the FAR proposed is less similar to both the newer (since 2020) and older (since 1995) high-density residential areas surrounding the site.

2. When the variance is consistent with the comprehensive plan, and

   Finding: Both the requested setback and FAR variances would result in the development of a multi-unit residential building, consistent with the site's mixed-use comprehensive guide plan designation and with existing uses in the immediate area.

3. When the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

   Finding:

   a) Reasonableness.

   - The front yard setback variance is reasonable, as it reflects variances approved for other residential buildings in the area.

   - The FAR variance is reasonable, as: (1) the site would contain more greenspace than required by code and all necessary infrastructure would be provided; and (2) the

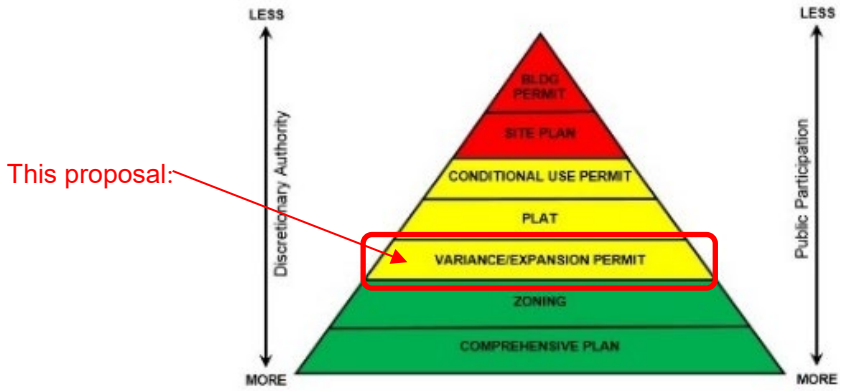
FAR proposed is less or similar to both the newer (since 2020) and older (since 1995) high-density residential areas surrounding the site.

b) Unique Circumstance. The size, configuration, and resulting buildable area of the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed-use designation, create a unique situation that is not common among similarly zoned properties.

Within the city, there are 60 properties zoned as PID and guided for mixed use. The average lot size of these properties is 2.6 acres, which is more than twice the size of the 1.2-acre subject property. Additionally, the site's narrow configuration − where its north-south dimension is over three times longer than its east-west dimension − and the presence of floodplain and wetland areas further limit redevelopment opportunities. Required setbacks from property lines and natural features reduce the buildable area of the site by more than half, resulting in approximately 21,000 square feet being considered buildable.

c) Neighborhood Character. The removal of the existing building, constructed over 40 years ago, and the construction of any new building on the site would affect the visual character of both the property and the surrounding area. The front yard setback and FAR variance would not, in and of themselves.

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the resolution approving the proposal.

2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.

3. Table the requests. 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. The city council's final approval requires an affirmative vote of four members.

Neighborhood Comments The city sent notices to 242 property owners. As of the date of publication of this report, one written comment has been received. It is attached.

Deadline for Action The applicant has waived the statutory 120-day review deadline.

IDP Inland Development Partners

June 12, 2025

Ms. Julie Wischnack, Community Development Director
Ms. Susan Thomas, City Planner
City of Minnetonka
14600 Minnetonka Boulevard
Minnetonka, MN 55345

Re: Marsh Run III Project Redevelopment – Amended Applications
11800 Wayzata Boulevard
Minnetonka, MN.

Dear Julie and Susan:

Inland Development Partners is proposing a new, high quality, apartment project, Marsh Run III, that will be complimentary to both the existing neighborhood, the Birke apartments, and the Vale (Marsh Run II) apartments and is in the 394 Corridor plan area. This project follows the City of Minnetonka's 2040 Comprehensive Plan for the 394 Corridor regional area. The Marsh Run III project will add life and vitality to the north side of 394, enhancing walkability, providing an additional housing option for residents, potentially attracting new residents to the City, and supporting the nearby commercial uses that currently exist in the neighborhood. The project will include an affordable housing opportunity combined with market rate apartments to contribute to the City's need for attainable and affordable housing. The project will provide convenient visitor parking, including twenty-six (26) surface parking stalls located on site. In addition, this project will connect to the nearby City park and trail system, with a walking trail loop and connection to the neighborhoods sidewalks. This is a unique opportunity to redevelop an antiquated and outdated 1.18 acre site to create an exceptional project that will contribute to the City's goals for new market rate and affordable housing, introducing site storm water management/treatment where there is currently none, and a new connection to parks and trails.

The plans for the project anticipate razing the existing circa 1984 office building on the site and constructing one new apartment building with a total of 44 apartment homes, with 20% of the units (9 units) affordable to households earning 50% of the area median income meeting the City's affordable requirement. The building will contain 44 apartment units, 21 one-bedroom units, 2 one bedroom plus den units and 21 two-bedroom units. There will be a total of 44 enclosed parking stalls for residents of the apartment building. The property will provide 26 surface parking stalls for residents and guests of the residents.

The apartment building exterior architecture is attractive and thoughtfully designed around existing neighborhood characteristics and includes design elements collected from neighborhood meetings, Planning Commission and City Council concept review meetings and City staff guidance. From the community and City feedback during the neighborhood open house meetings and the City sketch plan review process, the exterior design seeks to be contextual, timeless, and a strong contributor to the City of Minnetonka's residential community. The design intends to blend in with the existing residential properties to the north of the site, and the east and west of the property.

The site/building design has focused on keeping as many significant and high priority trees on the site to blend in with more mature neighborhood properties and the large wetland nature area to the northwest of the planned development. The proposed development complies with the City of Minnetonka tree ordinance.

The applicant is aware of parking concerns that exist in the neighborhood and has thoughtfully planned for resident parking in this redevelopment that will accommodate the parking needs for the project. The Marsh Run III redevelopment will be managed by White Cap Properties, the same property management company as Vale (Marsh Run II) apartments and the Birke apartments.

The Marsh Run III project will have two points of ingress/egress from Fairfield Road, one at the north end of the property and one at the south end of the property. Residents of Marsh Run III will access the enclosed parking at the north end of the site and visitors/guests will access the property form both the north and south ends of the site.

The Marsh Run III project will offer 44 apartment units in three levels above the enclosed parking garage. The Marsh Run III building is planned to be forty-four (44) feet in height, is an elevatored building and will include interior trash chutes with interior trash room in the garage area. The Marsh Run III building will provide resident amenity spaces including resident lounge/kitchen/dining room, management/leasing office, co-working spaces, exterior grilling & fire pit area including exterior seating area.

Current Office Tenants & Relocation

With the redevelopment of the existing Marsh Run office building the Marsh Run III applicant will assist any businesses with active leases in their relocation efforts. There are currently 13 office tenants occupying the office building. Each office tenant has a lease termination notice period which when exercised by the applicant will provide the tenants ample time to relocate from the existing property. The applicant will keep the existing office tenants aware of the progress of this redevelopment application, so the office tenants have time to prepare to relocate their businesses.

Evolution of the Project Design

The applicant conducted two neighborhood meetings at the Birke Community Room for the neighborhood residents. The first meeting was on Wednesday August 7th, 2024, at 700 pm. At that meeting the applicant displayed the current level of project plans and designs. With the meeting input the design plans were further developed by our

architecture team to provide more site plan and parking details, landscape design and landscape preservation, and unit mix/floor plans. The architecture team also provided proposed building elevations with the intent to receive feedback and input from meeting participants on how the buildings was most reflective of the neighborhood. Most of the neighborhood comments were related to parking, traffic, wildlife, and preservation of landscape. Several attendees thought that the lower density of townhomes was better use than a larger, denser apartment building.

The second neighborhood meeting was held at the Birke apartments on December 9, 2024, at 600 pm. At that meeting updated architectural plans were provided for review and discussion.

The concept review meeting was held with the Planning Commission on August 15, 2024. At that meeting public comment was welcomed. The comments provided by the public and by Planning Commission members focused primarily on traffic, preserving trees and landscape, the timing of construction, neighborhood parking concerns on not just Marsh Run III but for the entire area. At the end of the concept meeting three of the four Planning Commissioners stated that the Marsh Run III project had merit to proceed to City application.

The concept review meeting with the City Council was held on September 9, 2024, and there was no public comment allowed at the concept plan review meeting. The discussion with City Council members included being mindful of property setbacks, maximizing green space, addressing parking concerns, including positive comments on the concept architectural design.

All the above meetings, comments, suggestions, concerns, and ideas have been considered in providing the project design in the redevelopment application.

Governmental Approvals
Below is the summary of redevelopment applications that have been submitted as part of the City of Minnetonka entitlement package and have now been amended to reflect the current redevelopment plan. We request that action on each individual application be taken individually in the order established below which include a Site and Building Plan Review application, a Master Development Plan application, and a Front Yard Variance application. The application also includes an amended Floodplain Alteration Permit Application.

Site and Building Plan Review Application
As required with the Minnetonka zoning code, we have prepared an amended site and building plan review application. This application provides architectural plans and renderings to show the intent of the project. The application also includes civil engineering plans, landscape plans, wetland delineation, tree plans and other information/details to assist the City staff, Planning Commission and City Council in their review, consideration, and approval. Included with the Site and Building Review application are the following materials: the City application fee, the property legal description, the property survey, architectural site plan, grading and drainage plans,

street and utility plan, tree survey and removal plans, the wetland delineation, the landscape plan, the buildings floor plans, and this written project narrative.

Master Development Plan Application
A Master Development Plan amended application is submitted for consideration and approval. This application has the same project information that the Site and Building Plan application contains. The information will provide a larger understanding of the project and assist the City staff to determine if there exist any potential issues with the overall development plan for the site. The approval of the Master Development Plan application will be the legal control governing the development of the property. Attached with the Master Development Plan are the following: the City application fee, the property legal description, the property survey, the architectural site plan, the tree survey and removal plan, the wetland delineation, the grading and drainage plans, the street and utility plans the landscape plan, the building renderings, the buildings floor plans, and the written project narrative.

Front and Rear Yard Variance Application
The current zoning for the property requires a 35-foot setback from the east property line at Fairfield Road. The current design of the proposed apartment building proposes a 30-foot setback from the east property line, or a proposed variance of five (5) feet. The proposed variance allows the building to remain out of the wetland buffer area on the west side of the property. The proposed variance for the application would allow a new building that includes onsite storm water management system where no storm water management system currently exists. In addition, a study of the residential properties to the north of the proposed Marsh Run III project reveals that most residential properties have a 30-foot setback from Fairfield Road. The applicant requests that the Marsh Run III project be treated equally as our northern neighbors so we can provide the wetland setbacks and the onsite storm water management system to benefit the wetlands and our neighbors.

The rear yard setback under current zoning is 50 feet, unless unique circumstances exist which exist at the Marsh Run III property. The only potential impacted property would be the Vale Apartments, a high-density multifamily building, located west of the subject site. The two properties are separated by a wetland and a large stand of trees which provides substantial visual screening between the two properties.

Tax Increment Financing
The Marsh Run III project is a candidate for tax increment financing. The Marsh Run III property is located within an existing tax increment district. The applicant and City of Minnetonka staff have agreed on a proposed tax increment financing model that would allow the applicant to provide 20% of the units (9 units) at 50% of area median income, a 15-year TIF note, 4D tax classification on the affordable units.

Floodplain Alteration Permit Application
The redevelopment project requires a limited amount of floodplain alteration during the redevelopment of the Marsh Run III property. Therefore, we are amending our current

Floodplain/Wetland Alteration permit that had been submitted had been filed with the City of Minnetonka.

Please note that in our original Marsh Run III application we submitted a Rezoning Application which is no Longer required, and we are withdrawing that application.

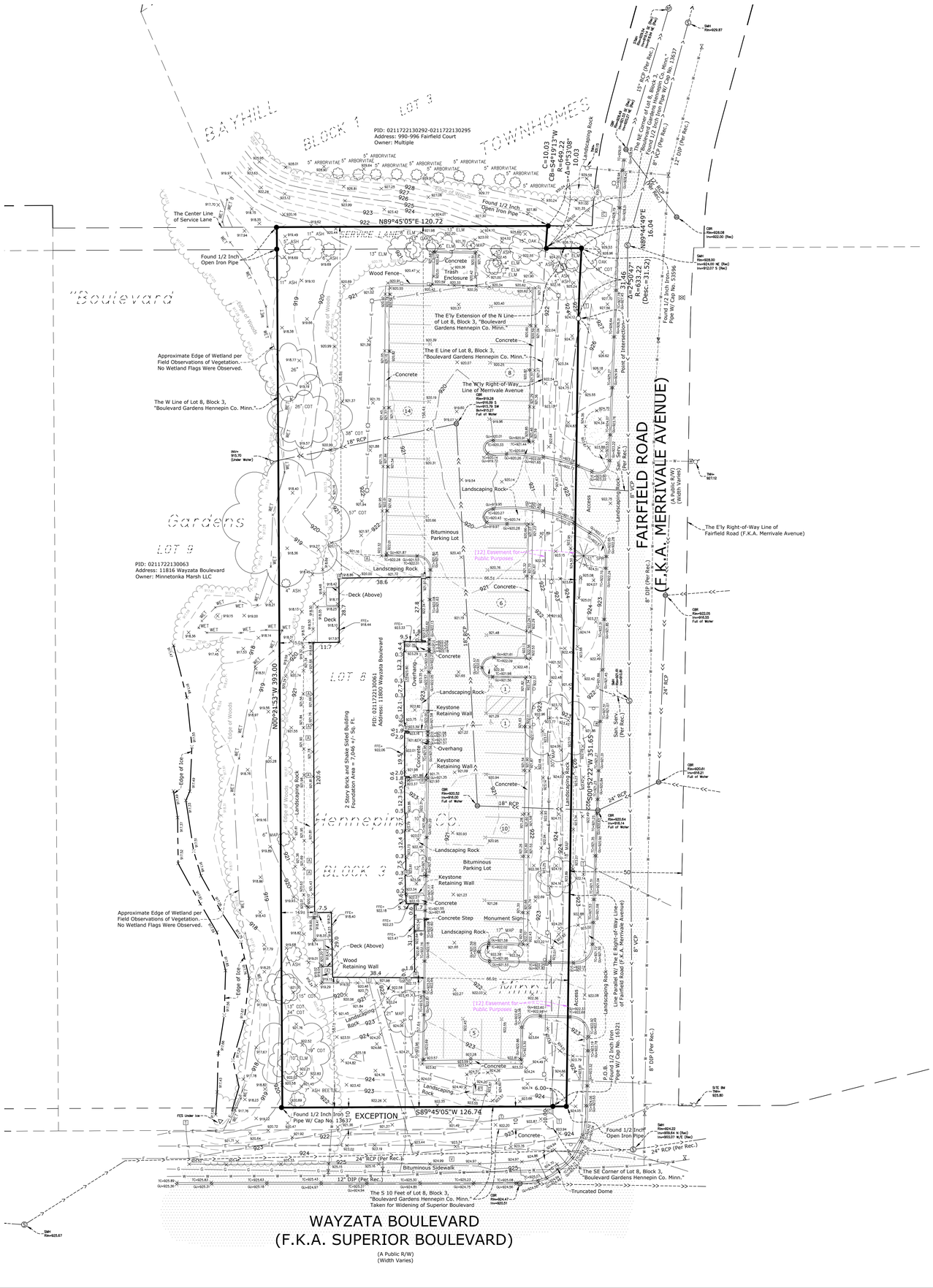
Application Conclusion
This project will significantly contribute to the City's goals and neighborhood needs by providing high quality and affordable housing, a meaningful contribution to the City's parks and trails system, as well as contextual architecture. Please find enclosed the three (3) amended land use applications and supplementary plans/documents for review.

Please feel free to call me with any questions on the enclosed materials.

Sincerely,

Tom Dillon
Inland Development Partners
(612) 388-9432
TDillon@Inlanddp.com

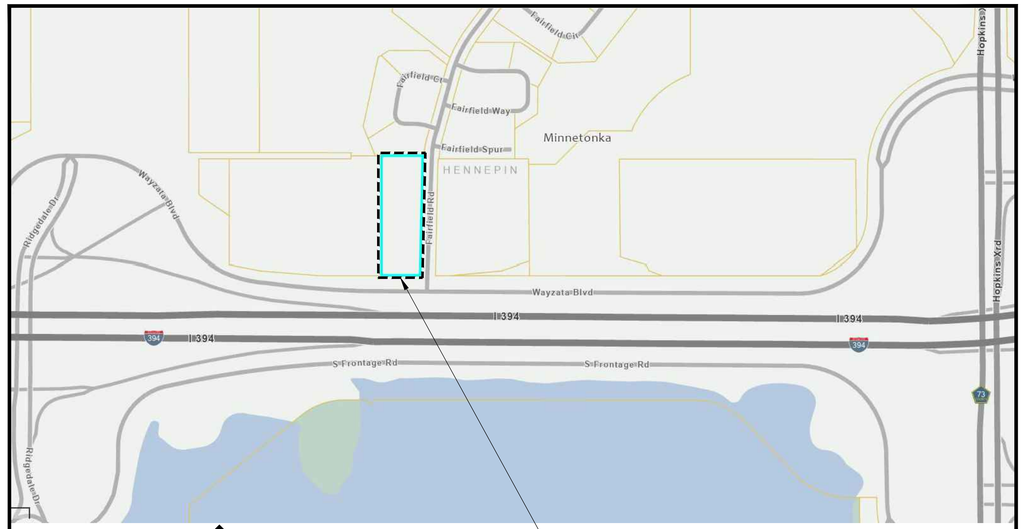
Enclosures


PID: 0211722130292-0211722130295
Address: 990-996 Fairfield Court
Owner: Multiple
PID: 0211722130063
Address: 11816 Wayzata Boulevard
Owner: Minnetonka Marsh LLC
PID: 0211722130061
Address: 11800 Wayzata Boulevard
2-Story Brick and Shake Sided Building
Foundation Area = (Appx. Sq. Ft.)
BAYHILL
BLOCK 1
LOT 3
TOWNHOMES
"Boulevard"
Gardens
LOT 9
Hennepin Lane
FAIRFIELD ROAD
(F.K.A. MERRIVALE AVENUE)
(A Public R/W)
(Width Varies)
WAYZATA BOULEVARD
(F.K.A. SUPERIOR BOULEVARD)
(A Public R/W)
(Width Varies)
The Center Line of Service Lane
Found 1/2 Inch Open Iron Pipe
N89°45'05"E 120.72
Found 1/2 Inch Open Iron Pipe
C=10.03
CB=S4°19'13"W
R=493.22
Δ=01°09'59"
10.03
Landscaping Rock
Found 1/2 Inch Open Iron Pipe W/ Cap No. 53596
N89°44'49"E
16.04
Point of Intersection
R=633.22
(Desc.=31.52)
31.46
Found 1/2 Inch Iron Pipe W/ Cap No. 16321
P.O.B.
S89°45'05"W 126.74
EXCEPTION
Found 1/2 Inch Iron Pipe W/ Cap No. 13637
N00°24'53"W 393.00
The W Line of Lot 8, Block 3, "Boulevard Gardens Hennepin Co. Minn."
The E Line of Lot 8, Block 3, "Boulevard Gardens Hennepin Co. Minn."
The E'ly Extension of the N Line of Lot 8, Block 3, "Boulevard Gardens Hennepin Co. Minn."
The N'ly Right-of-Way Line of Merrivale Avenue
The E'ly Right-of-Way Line of Fairfield Road (F.K.A. Merrivale Avenue)
Approximate Edge of Wetland per Field Observations of Vegetation. No Wetland Flags Were Observed.
[12] Easement for Utility and Public Purposes
The S 10 Feet of Lot 8, Block 3, "Boulevard Gardens Hennepin Co. Minn." Taken for Widening of Superior Boulevard
The SE Corner of Lot 8, Block 3, "Boulevard Gardens Hennepin Co. Minn."
Truncated Dome
Line Parallel W/ The E Right-of-Way Line of Fairfield Road (F.K.A. Merrivale Avenue)
Wood Fence
Concrete Trash Enclosure
Concrete Step
Monument Sign
Keystone Retaining Wall
Wood Retaining Wall
Landscaping Rock
Bituminous Parking Lot
Bituminous Sidewalk
Deck (Above)
Overhang
Access
Edge of Woods
Edge of Ice
Edge of Wetland
Found 1/2 Inch Open Iron Pipe
Found 1/2 Inch Iron Pipe W/ Cap No. 16321
Found 1/2 Inch Open Iron Pipe
Sign
Shed
Shed
Shed
Deck
Deck
Deck

MARSH RUN III

MINNETONKA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



SITE LOCATION MAP N

PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	PATRICK SARVER 612-615-0060 PSARVER@CIVILSITEGROUP.COM
DEVELOPER	INLAND DEVELOPMENT PARTNERS 100 WEST LAKE STREET, #200 WAYZATA, MN 55391	THOMAS DILLON 612-388-9432 TDILLON@INLANDDP.COM
PROPERTY OWNER REPRESENTATIVE	INLAND DEVELOPMENT PARTNERS 100 WEST LAKE STREET, #200 WAYZATA, MN 55391	THOMAS DILLON 612-388-9432 TDILLON@INLANDDP.COM
ARCHITECT	DORAN ARCHITECTURE 7803 GLENROY ROAD, SUITE 200 BLOOMINGTON, MN 55439	MATTHEW ZELLMER 952-288-2078 MATTHEW.ZELLMER@DORANCOMPANIES.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X.712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	BRAUN INTERTEC 11001 HAMPSHIRE AVE S MINNEAPOLIS, MN 55348	RYAN BRAUN 952-995-2000 RBRAUN@BRAUNINTERTEC.COM

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's below. Call before you dig.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
C2.1	FLOODPLAIN IMPACT PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X.703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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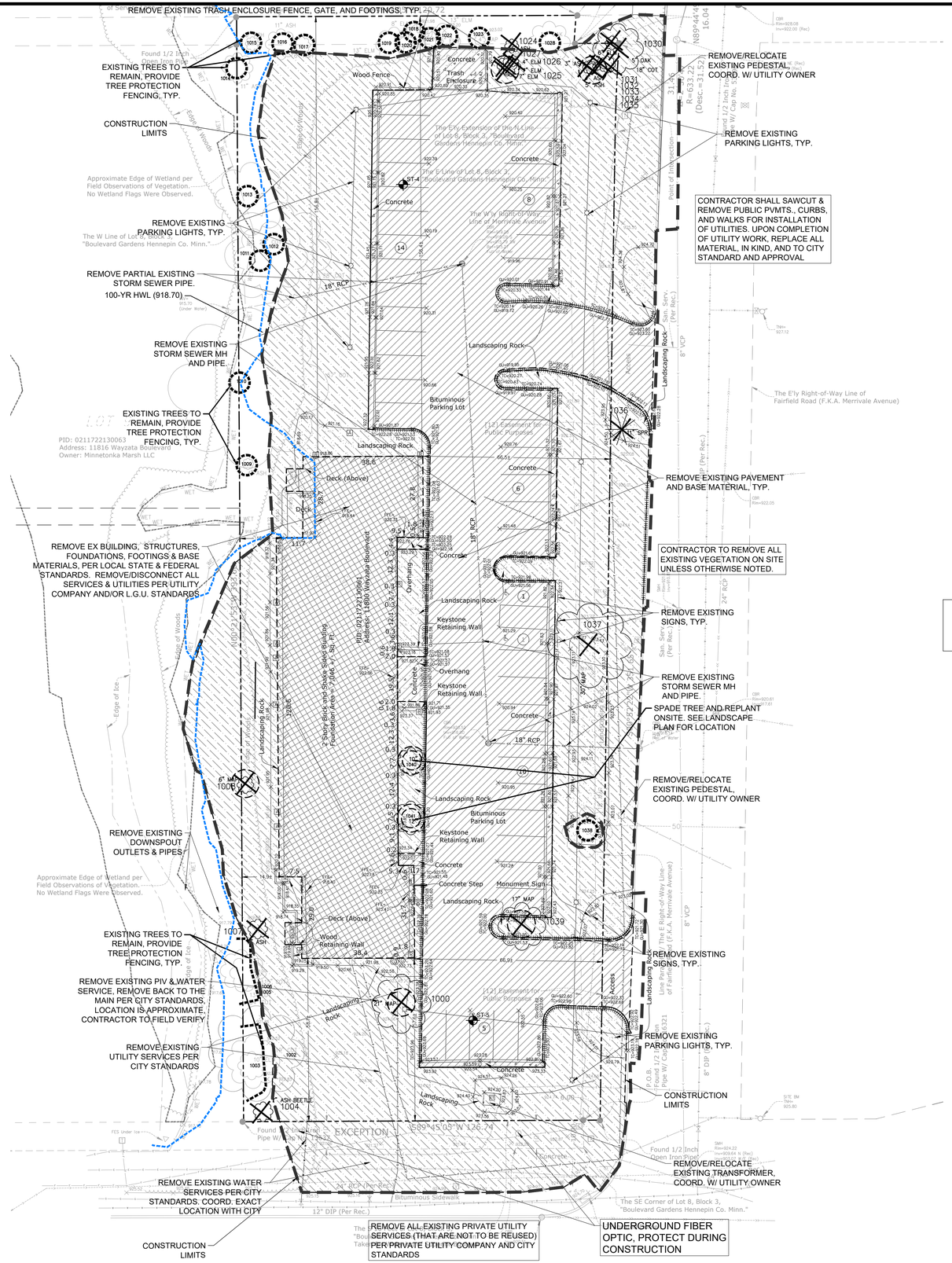

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF MINNETONKA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200
WAYZATA, MN 55391
THOMAS DILLON
612-388-9432
TDILLON@INLANDDP.COM

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS [BASIC TREE REMOVAL AREA]
- TREE SPADE AND RELOCATE
- 100-YR FLOODPLAIN LINE = 918.70

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

MARSH RUN III

11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

PROJECT

INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

OWNER

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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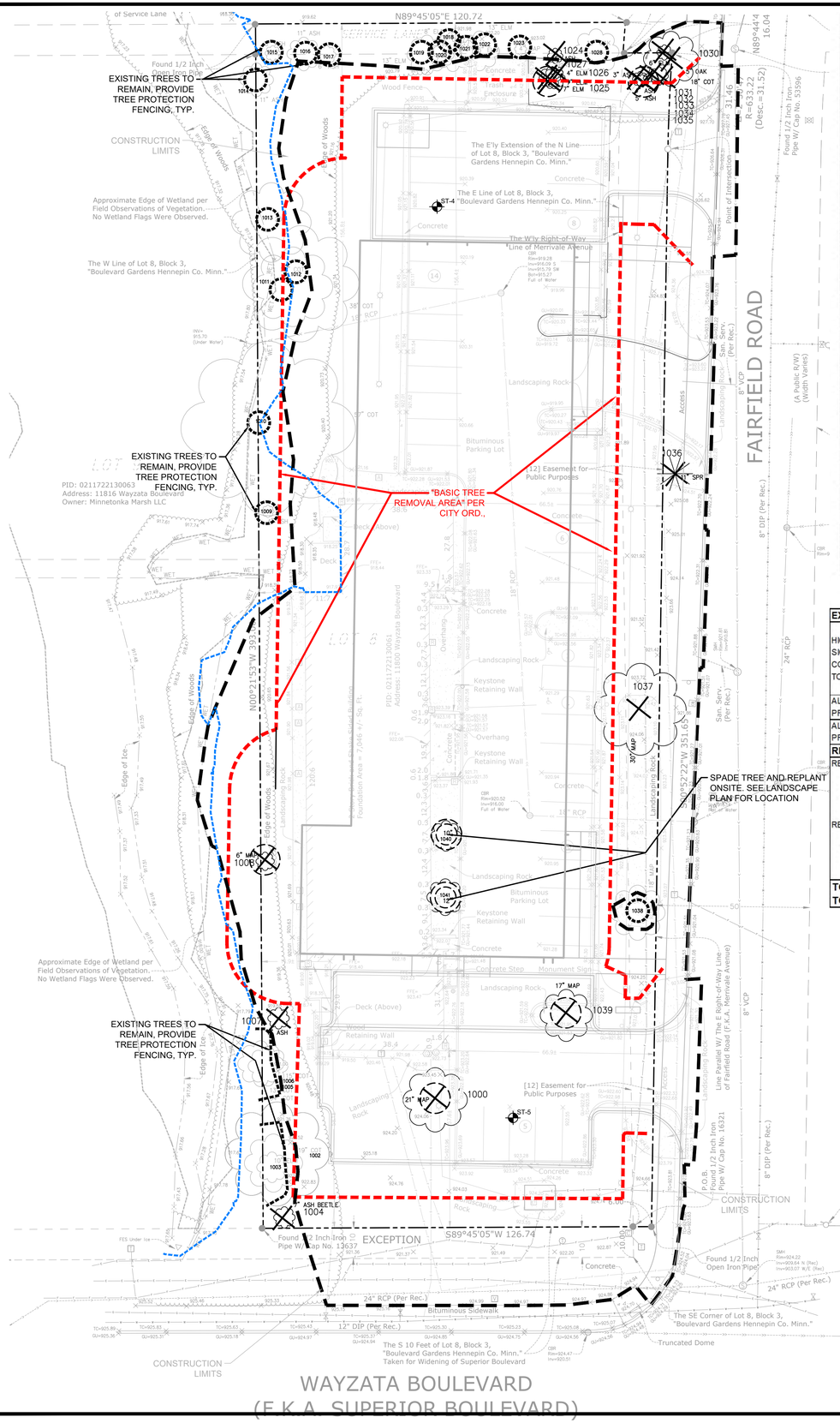
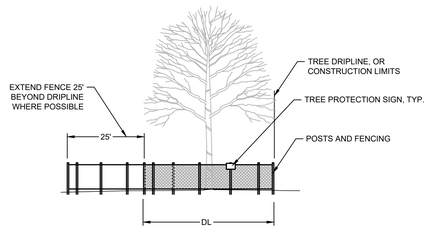


TREE REMOVALS

TREE NO.	GENUS SPECIES	COMMON	TRUNK SIZES 1	2	3	4	5	TOTAL CAL. IN.	TREE HIGHT (FT)	TYPE[1]	REMOVED	SIGNIF.[2]	HIGH PRIORITY[3]	PROTECTIONS TATUS	NOTES
1000	ACER RUBRUM	RED MAPLE						21		TRD	X		X	Y	
1001	POPULUS DELTOIDES	COTTONWOOD						34		TRD			X	Y	
1002	POPULUS DELTOIDES	COTTONWOOD						19		TRD			X	Y	
1003	ULMUS PUMILA	SIBERIAN ELM						10		TRD			X	N	INVASIVE
1004	FRAXINUS PENNSYLVANICA	GREEN ASH						7		TRD	X	X		N	ASH TREE OK TO REMOVE
1005	POPULUS DELTOIDES	COTTONWOOD						13		TRD			X	Y	
1006	POPULUS DELTOIDES	COTTONWOOD						15		TRD			X	Y	
1007	FRAXINUS PENNSYLVANICA	GREEN ASH						9		TRD	X	X		N	ASH TREE OK TO REMOVE
1008	ACER SACCHARINUM	SILVER MAPLE						4		TRD	X	X		Y	WITHIN BASIC TREE REMOVAL AREA
1009	FRAXINUS PENNSYLVANICA	GREEN ASH						4		TRD		X		N	
1010	POPULUS DELTOIDES	COTTONWOOD						57		TRD			X	Y	
1011	POPULUS DELTOIDES	COTTONWOOD						38		TRD			X	Y	
1012	POPULUS DELTOIDES	COTTONWOOD						26		TRD			X	Y	
1013	POPULUS DELTOIDES	COTTONWOOD						26		TRD			X	Y	
1014	FRAXINUS PENNSYLVANICA	GREEN ASH						11		TRD			X	N	ASH TREE OK TO REMOVE
1015	FRAXINUS PENNSYLVANICA	GREEN ASH						5		TRD		X		N	ASH TREE OK TO REMOVE
1016	FRAXINUS PENNSYLVANICA	GREEN ASH						11		TRD			X	N	ASH TREE OK TO REMOVE
1017	FRAXINUS PENNSYLVANICA	GREEN ASH						6		TRD		X		N	ASH TREE OK TO REMOVE
1018	QUERCUS RUBRA	NORTHERN RED MAPLE						13		TRD			X	Y	
1019	ULMUS PUMILA	SIBERIAN ELM						8		TRD		X		N	INVASIVE
1020	ULMUS PUMILA	SIBERIAN ELM								TRD				N	DEAD (13 CAL. IN)
1021	ULMUS PUMILA	SIBERIAN ELM						6		TRD		X		N	INVASIVE
1022	ULMUS PUMILA	SIBERIAN ELM						13		TRD			X	N	INVASIVE
1023	ACER GINNALA	AMUR MAPLE						4		TRD		X		N	
1024	FRAXINUS PENNSYLVANICA	GREEN ASH						5		TRD		X		N	ASH TREE OK TO REMOVE, DEAD
1025	ULMUS PUMILA	SIBERIAN ELM						7		TRD	X	X		N	INVASIVE
1026	ULMUS PUMILA	SIBERIAN ELM						7		TRD	X	X		N	INVASIVE
1027	ULMUS PUMILA	SIBERIAN ELM						4		TRD	X	X		N	INVASIVE
1028	QUERCUS RUBRA	NORTHERN RED MAPLE						15		TRD			X	Y	
1030	POPULUS DELTOIDES	COTTONWOOD						18		TRD	X		X	Y	
1031	QUERCUS RUBRA	NORTHERN RED MAPLE								TRD	X			N	OFFSITE(5 CAL. IN.)
1032	FRAXINUS PENNSYLVANICA	GREEN ASH						5		TRD	X	X		N	ASH TREE OK TO REMOVE
1033	FRAXINUS PENNSYLVANICA	GREEN ASH						4		TRD	X	X		N	ASH TREE OK TO REMOVE
1034	FRAXINUS PENNSYLVANICA	GREEN ASH						3		TRD	X			N	ASH TREE OK TO REMOVE
1035	ULMUS PUMILA	SIBERIAN ELM						6		TRD	X	X		N	DEAD
1036	PICEA GLAUCA	WHITE SPRUCE								TRC	X			N	OFFSITE(26' HT.)
1037	ACER SACCHARINUM	SILVER MAPLE						30		TRD	X		X	Y	
1038	ACER GINNALA	AMUR MAPLE						18		TRD			X	N	
1039	MALUS MALUS SPC.	CRABAPPLE						17		TRD	X		X	Y	
1040	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC						7		TRD		X		Y	RELOCATED ONSITE (7 CAL. IN.)
1041	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC						8		TRD		X		Y	RELOCATED ONSITE (8 CAL. IN.)

EXISTING TREE SUMMARY		NUMBER	CAL. INCHES	HT. IN FT	NOTES
HIGH PRIORITY TREES		14	342	0	
SIGNIFICANT TREES		3	19	0	
COMMON TREES		0			
TOTAL ON-SITE		17	361	0	
ALLOWABLE HIGH PRIORITY TREE REMOVAL	35%	4	119	0	
PROPOSED HIGH PRIORITY TREE REMOVAL		4	86		REQUIREMENT MET
ALLOWABLE SIGNIFICANT TREE REMOVAL	50%	1	9	0	
PROPOSED SIGNIFICANT TREE REMOVAL FOR THE SITE		1	4		REQUIREMENT MET

REPLACEMENT CALCULATIONS			
REMOVED TREES OUTSIDE BASIC TREE REMOVAL AREA	NUMBER	CAL. IN.	HT. IN FT
HIGH PRIORITY	4	86	0
SIGNIFICANT	1	4	0
COMMON	0	0	
REPLACEMENT OBLIGATION	NUMBER	CAL. IN.	HT. IN FT
HIGH PRIORITY (1 CAL. IN. REPLACEMENT / 1 CAL. IN REMOVAL)	4	86	0
SIGNIFICANT (2 CAL. IN. REPLACEMENT / TREE REMOVAL)	1	4	0
COMMON (NO REPLACEMENT REQUIRED)	0	0	0
	5	90	0 TOTAL
TOTAL REPLACEMENT TREES @ 2.5 CAL. IN.		**36**	**SEE LANDSCAPE PLAN/SCHEDULE**
TOTAL REPLACEMENT FEET NEEDED FOR CONIFERS		**0**	



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- TREE REMOVAL - INSIDE 20' BASIC TREE REMOVAL AREA - INCLUDING ROOTS AND STUMPS
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS
- 100-YR FLOODPLAIN LINE = 918.70

Know what's below. Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

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Civil Engineering ˚ Surveying ˚ Landscape Architecture
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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
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Robert L. Binder
DATE 6/18/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

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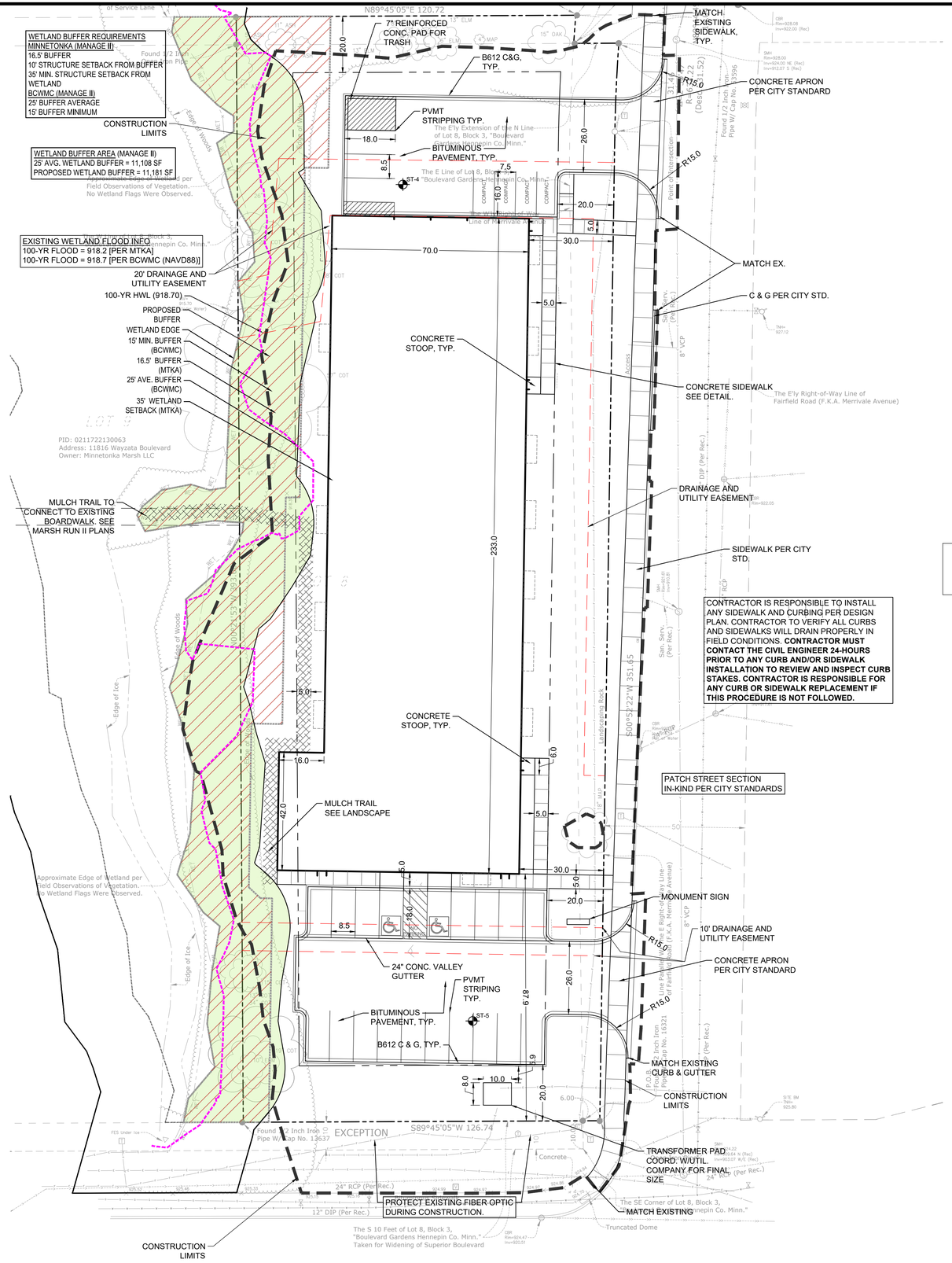

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

CITY OF MINNETONKA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

OWNER INFORMATION

INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200
WAYZATA, MN 55391
THOMAS DILLON
612-388-9432
TDILLON@INLANDDP.COM

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	7,568 SF	14.7%		16,978 SF	33.1%	
PAVEMENT	19,561 SF	38.1%		11,440 SF	22.3%	
TOTAL	27,129 SF	52.8%	0.6 AC	28,418 SF	55.4%	0.7 AC
PERVIOUS SURFACES						
TOTAL	24,211 SF	47.2%	0.6 AC	22,922 SF	44.6%	0.5 AC
TOTAL SITE AREA	51,340 SF	100.0%	1.2 AC	51,340 SF	100.0%	1.2 AC
DIFFERENCE (EX. VS PROP.)	1,289 SF	2.5%				
DISTURBED AREA	58,839 SF	1.4 AC				

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- 25' AVERAGE WETLAND BUFFER AREA
- PROPOSED WETLAND BUFFER AREA
- PROPOSED MULCH TRAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- 100-YR FLOODPLAIN LINE = 918.70
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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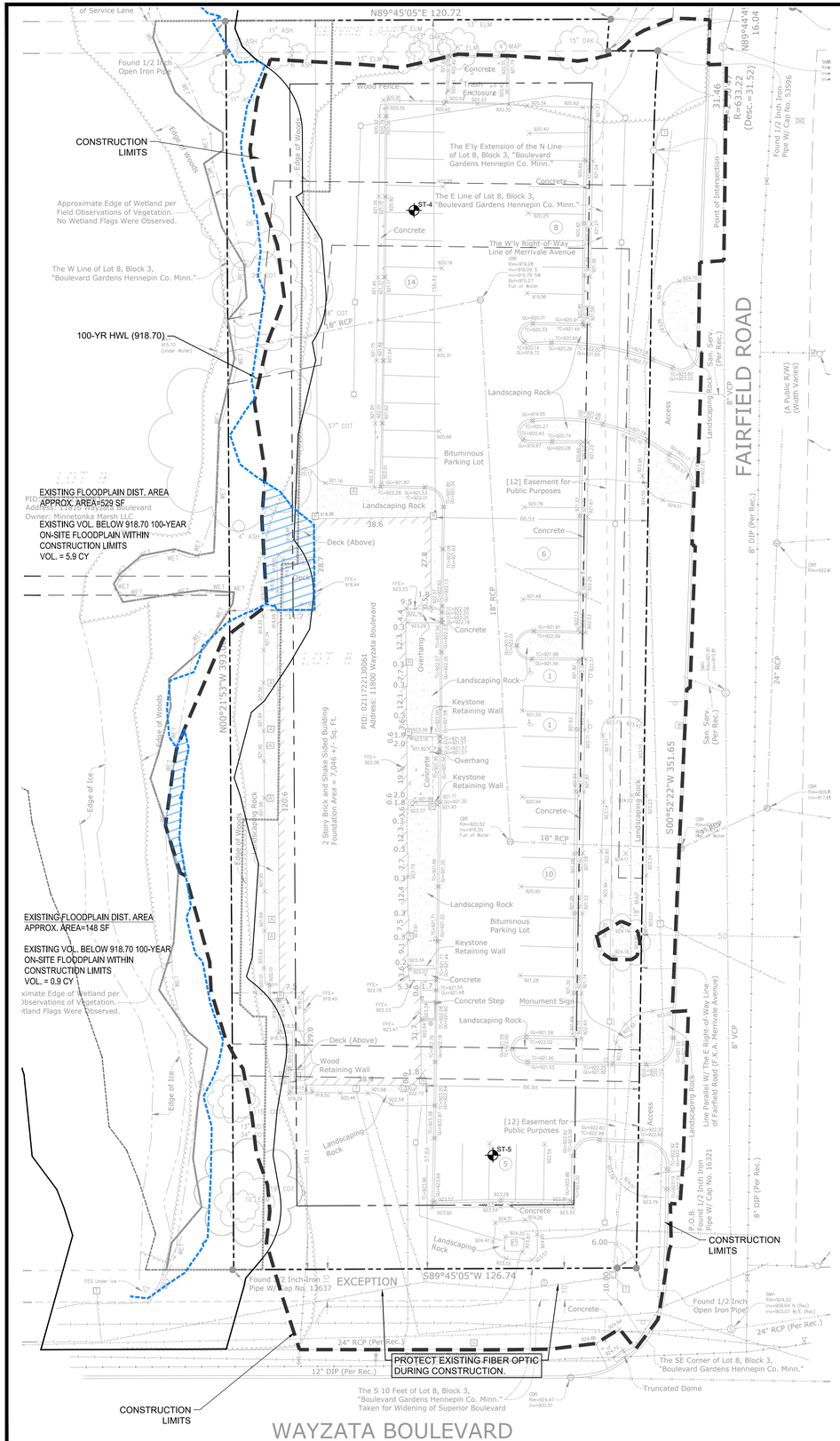
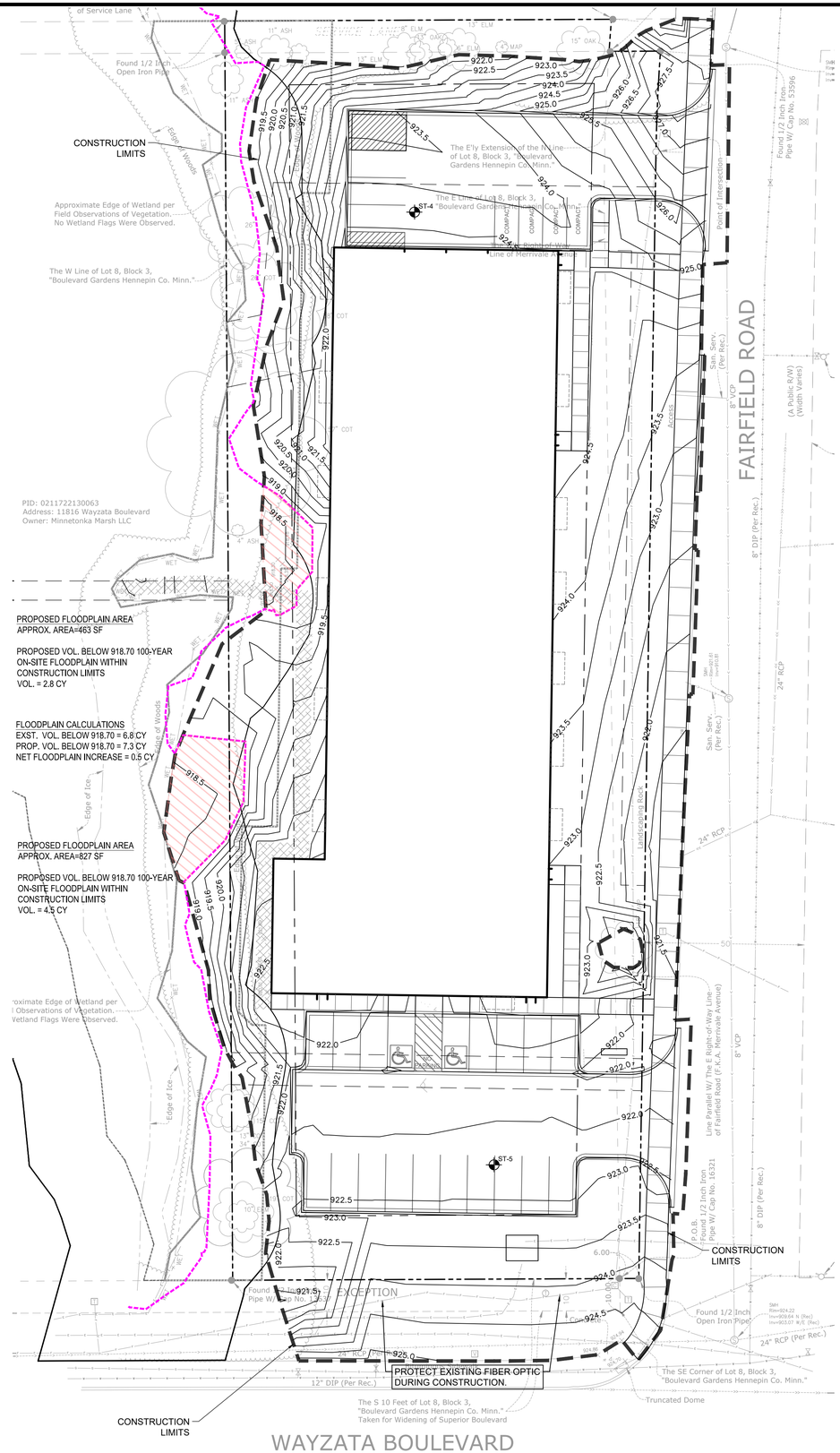


WAYZATA BOULEVARD
(F.K.A. SUPERIOR BOULEVARD)



WAYZATA BOULEVARD
(F.K.A. SUPERIOR BOULEVARD)

LEGEND:

- EXISTING FLOODPLAIN DISTURBED AREA
- PROPOSED FLOODPLAIN AREA
- EXISTING 100-YR FLOODPLAIN LINE = 918.70
- PROPOSED 100-YR FLOODPLAIN LINE = 918.70
- PROPERTY LINE
- CONSTRUCTION LIMITS

SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

Know what's **below.** **Call** before you dig.

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10'-0" 0 20'-0"

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DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

FLOODPLAIN IMPACT PLAN

C2.1

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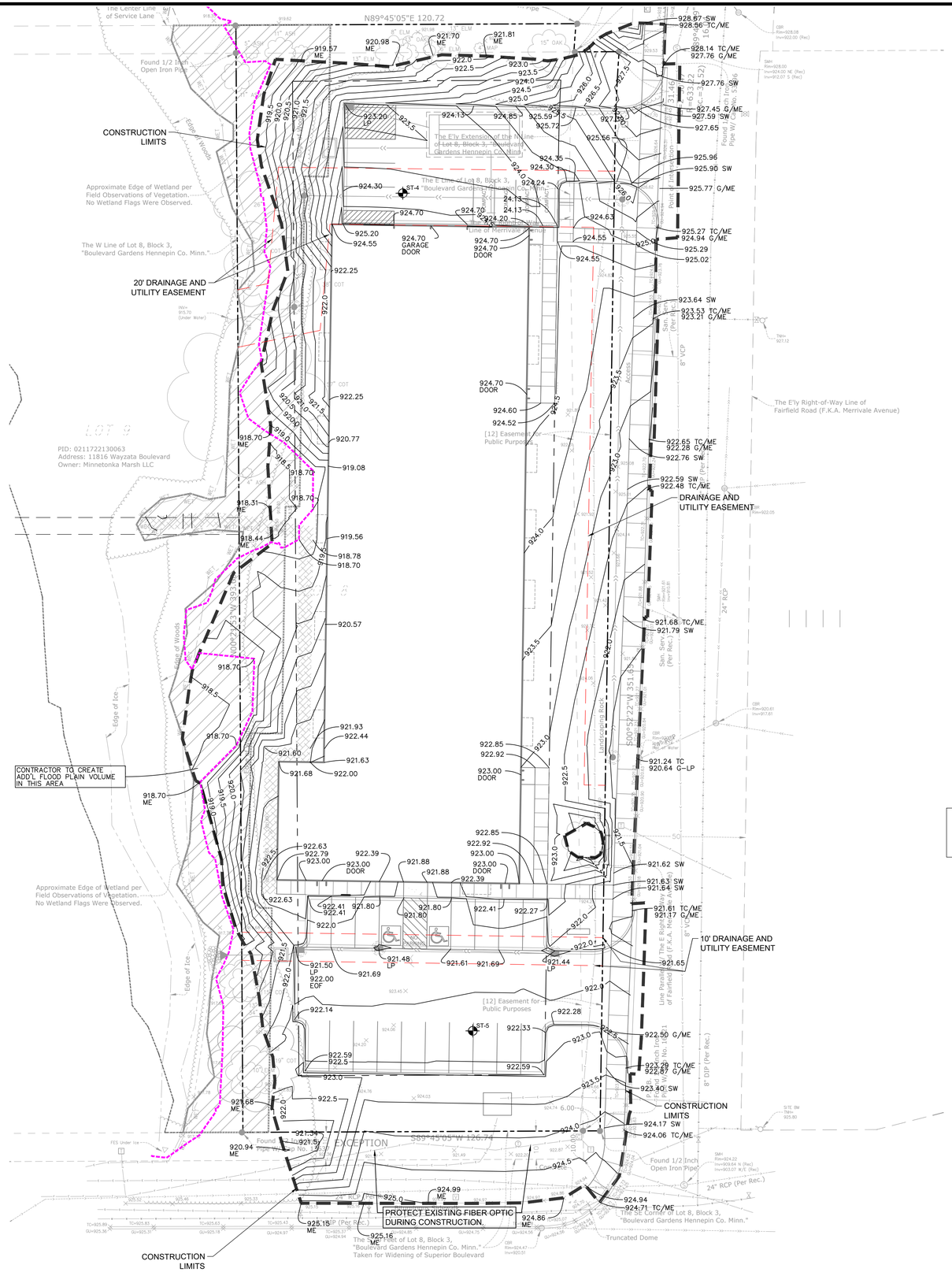

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. TOLERANCES
    - 16.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 16.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 16.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 16.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 16.5. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
17. MAINTENANCE
    - 17.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 17.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 17.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MINNETONKA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER ELEVATION PER BORING

BORING	GROUND WATER ELEVATION
ST-4	896.00
ST-5	910.00
PER GEOTECHNICAL REPORT COMPLETED BY BRAUN INTERTEC, INC. ON 02/24/2023.	

GRADING PLAN LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 — SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G — SPOT GRADE ELEVATION GUTTER
- 891.00 TC — SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS — SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME — SPOT GRADE ELEVATION MATCH EXISTING
- GB — GRADE BREAK - HIGH POINTS
- TC — CURB AND GUTTER (T.O = TIP OUT)
- EOF=1135.52 — EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS
- 100-YR FLOODPLAIN LINE = 918.70
- PROPOSED WETLAND BUFFER AREA

Know what's below. Call before you dig.

1" = 20'-0"

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Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
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PRELIMINARY: NOT FOR CONSTRUCTION

MARSH RUN III

11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

PROJECT

INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

OWNER

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David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

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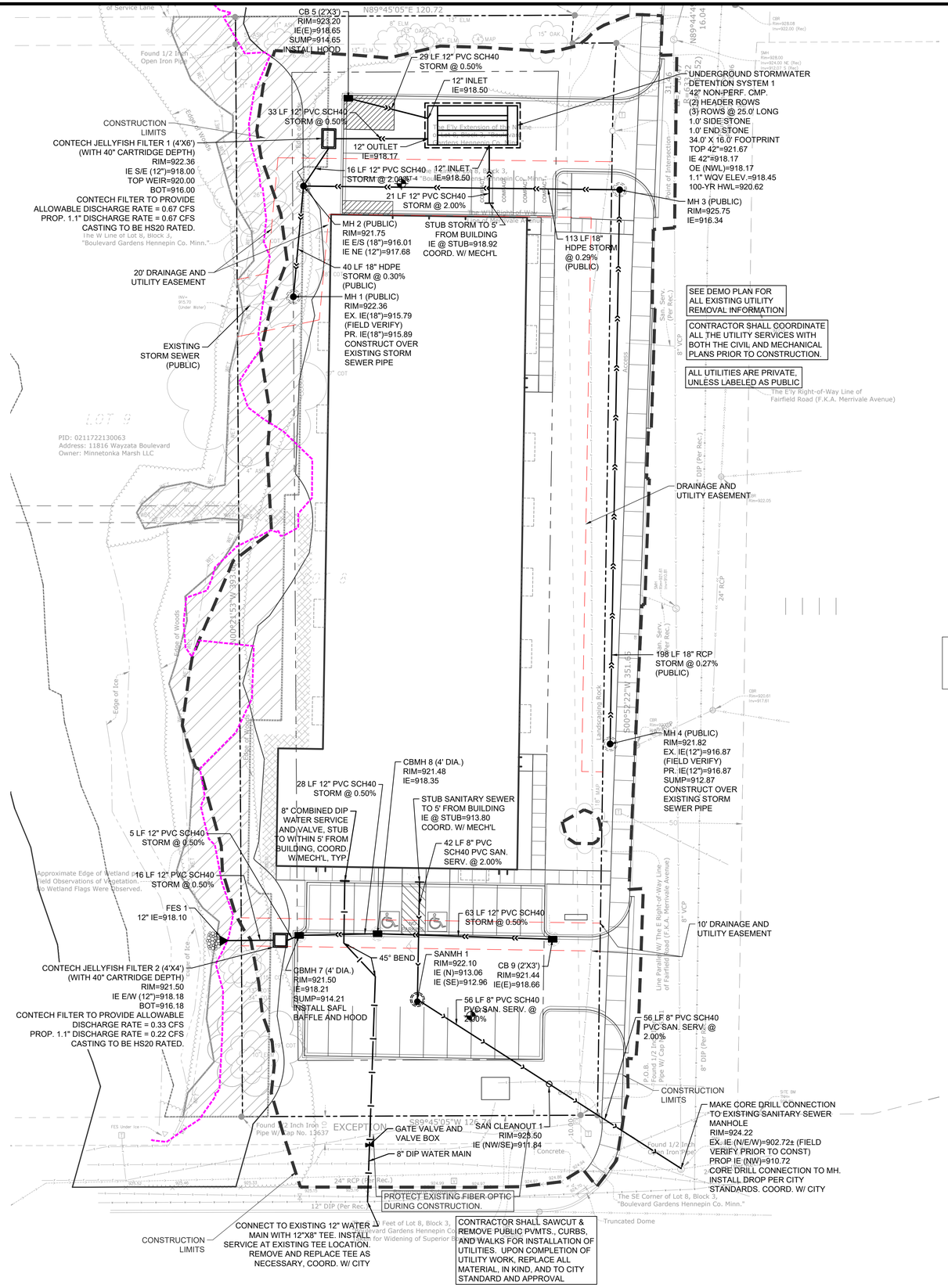
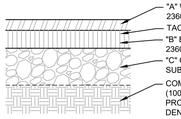

CB 5 (2'X3')
RIM=923.20
IE(E)=916.65
SUMP=914.65
INSTALL HOOD
N89°45'05"E 120.72
29 LF 12" PVC SCH40
STORM @ 0.50%
12" INLET
IE=918.50
33 LF 12" PVC SCH40
STORM @ 0.50%
CONSTRUCTION
LIMITS
CONTECH JELLYFISH FILTER 1 (4'X6')
(WITH 40" CARTRIDGE DEPTH)
RIM=922.36
IE S/E (12")=918.00
TOP WEIR=920.00
BOT=916.00
CONTECH FILTER TO PROVIDE
ALLOWABLE DISCHARGE RATE = 0.67 CFS
PROP. 1.1" DISCHARGE RATE = 0.67 CFS
CASTING TO BE HS20 RATED.
12" OUTLET
IE=918.17
16 LF 12" PVC SCH40
STORM @ 2.00%
12" INLET
IE=918.50
21 LF 12" PVC SCH40
STORM @ 2.00%
MH 2 (PUBLIC)
RIM=921.75
IE E/S (18")=916.01
IE NE (12")=917.68
40 LF 18" HDPE
STORM @ 0.30%
(PUBLIC)
MH 1 (PUBLIC)
RIM=922.36
EX. IE(18")=915.79
(FIELD VERIFY)
PR. IE(18")=915.89
CONSTRUCT OVER
EXISTING STORM
SEWER PIPE
20' DRAINAGE AND
UTILITY EASEMENT
EXISTING
STORM SEWER
(PUBLIC)
STUB STORM TO 5'
FROM BUILDING
IE @ STUB=918.92
COORD. W/ MECH'L
113 LF 18"
HDPE STORM
@ 0.29%
(PUBLIC)
UNDERGROUND STORMWATER
DETENTION SYSTEM 1
42" NON-PERF. CMP.
(2) HEADER ROWS
(3) ROWS @ 25.0' LONG
1.0' SIDE STONE
1.0' END STONE
34.0' X 16.0' FOOTPRINT
TOP 42"=921.67
IE 42"=918.17
OE (NWL)=918.17
1.1" WQV ELEV.=918.45
100-YR HWL=920.62
MH 3 (PUBLIC)
RIM=925.75
IE=916.34
SEE DEMO PLAN FOR
ALL EXISTING UTILITY
REMOVAL INFORMATION
CONTRACTOR SHALL COORDINATE
ALL THE UTILITY SERVICES WITH
BOTH THE CIVIL AND MECHANICAL
PLANS PRIOR TO CONSTRUCTION.
ALL UTILITIES ARE PRIVATE,
UNLESS LABELED AS PUBLIC
DRAINAGE AND
UTILITY EASEMENT
198 LF 18" RCP
STORM @ 0.27%
(PUBLIC)
MH 4 (PUBLIC)
RIM=921.82
EX. IE(12")=916.87
(FIELD VERIFY)
PR. IE(12")=916.87
SUMP=912.87
CONSTRUCT OVER
EXISTING STORM
SEWER PIPE
CBMH 8 (4' DIA.)
RIM=921.48
IE=918.35
28 LF 12" PVC SCH40
STORM @ 0.50%
8" COMBINED DIP
WATER SERVICE
AND VALVE, STUB
TO WITHIN 5' FROM
BUILDING, COORD.
W/MECH'L, TYP.
STUB SANITARY SEWER
TO 5' FROM BUILDING
IE @ STUB=913.80
COORD. W/ MECH'L
42 LF 8" PVC
SCH40 PVC SAN.
SERV. @ 2.00%
5 LF 12" PVC SCH40
STORM @ 0.50%
16 LF 12" PVC SCH40
STORM @ 0.50%
FES 1
12" IE=918.10
63 LF 12" PVC SCH40
STORM @ 0.50%
10' DRAINAGE AND
UTILITY EASEMENT
CONTECH JELLYFISH FILTER 2 (4'X4')
(WITH 40" CARTRIDGE DEPTH)
RIM=921.50
IE E/W (12")=918.18
BOT=916.18
CONTECH FILTER TO PROVIDE ALLOWABLE
DISCHARGE RATE = 0.33 CFS
PROP. 1.1" DISCHARGE RATE = 0.22 CFS
CASTING TO BE HS20 RATED.
CBMH 7 (4' DIA.)
RIM=921.50
IE=918.21
SUMP=914.21
INSTALL SAFL
BAFFLE AND HOOD
45° BEND
SANMH 1
RIM=922.10
IE (N)=913.06
IE (SE)=912.96
CB 9 (2'X3')
RIM=921.44
IE(E)=918.66
56 LF 8" PVC SCH40
PVC SAN. SERV. @
2.00%
56 LF 8" PVC SCH40
PVC SAN. SERV. @
2.00%
CONSTRUCTION
LIMITS
MAKE CORE DRILL CONNECTION
TO EXISTING SANITARY SEWER
MANHOLE
RIM=924.22
EX. IE (N/E/W)=902.72± (FIELD
VERIFY PRIOR TO CONST)
PROP IE (NW)=910.72
CORE DRILL CONNECTION TO MH.
INSTALL DROP PER CITY
STANDARDS. COORD. W/ CITY
GATE VALVE AND
VALVE BOX
SAN CLEANOUT 1
RIM=925.50
IE (NW/SE)=911.84
8" DIP WATER MAIN
PROTECT EXISTING FIBER OPTIC
DURING CONSTRUCTION.
CONSTRUCTION
LIMITS
CONNECT TO EXISTING 12" WATER
MAIN WITH 12"X8" TEE. INSTALL
SERVICE AT EXISTING TEE LOCATION.
REMOVE AND REPLACE TEE AS
NECESSARY, COORD. W/ CITY
CONTRACTOR SHALL SAWCUT &
REMOVE PUBLIC PVMTS., CURBS,
AND WALKS FOR INSTALLATION OF
UTILITIES. UPON COMPLETION OF
UTILITY WORK, REPLACE ALL
MATERIAL, IN KIND, AND TO CITY
STANDARD AND APPROVAL
PID: 0211722130063
Address: 11816 Wayzata Boulevard
Owner: Minnetonka Marsh LLC
LOT 9
The W Line of Lot 9, BNCK J,
"Boulevard Gardens Hennepin Co. Minn."
The E Line of Lot 8, Block 3,
"Boulevard Gardens Hennepin Co. Minn."
The City Right-of-Way Line of
Fairfield Road (F.K.A. Merrivale Avenue)
Approximate Edge of Wetland per
Field Observations of Vegetation.
No Wetland Flags Were Observed.
Found 1/2 Inch Iron Pipe W/ Cap No. 13637
Found 1/2 Inch Iron Pipe
Found 1/2 Inch Iron Pipe
Truncated Dome
Concrete
Edge of Woods
Edge of Ice
Edge of Wood
Landscaping Rock
Point of Intersection
Line Parallel W/ The E Right-of-Way Line of Fairfield Road (F.K.A. Merrivale Avenue)
P.O.B. Found 1/2 Inch Iron Pipe W/ Cap
N00°21'53"W 393.39
S00°52'22"W 351.65
S89°45'05"W 126.24
EXCEPTION
Found 1/2 Inch Iron Pipe W/ Cap No. 13637
Found 1/2 Inch Iron Pipe
Found 1/2 Inch Iron Pipe
Found 1/2 Inch Iron Pipe

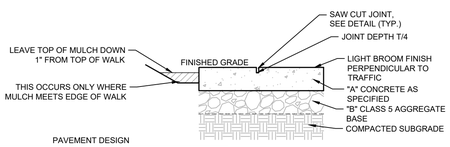


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	10.0"
MEDIUM DUTY	2.0"	2.0"	12.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



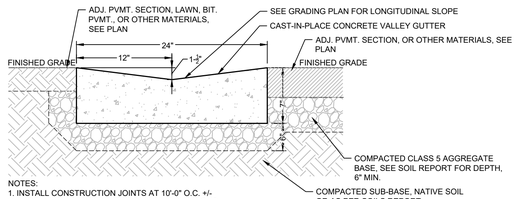
PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5.0"	6.0"
CONC. PVMT.	6.0"	6.0"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

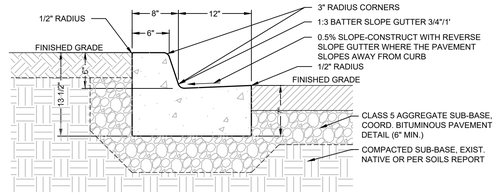
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER
NTS (PRIVATE PROPERTY)



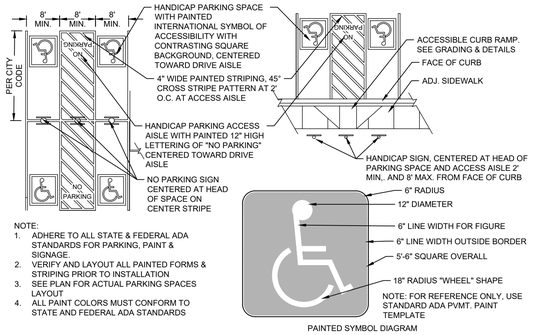
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 VALLEY GUTTER
NTS



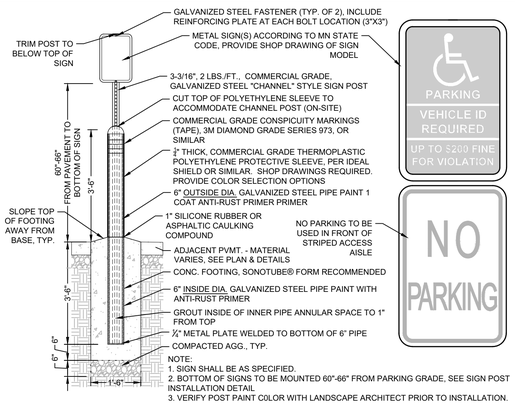
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

4 B-612 CONCRETE CURB AND GUTTER
N T S



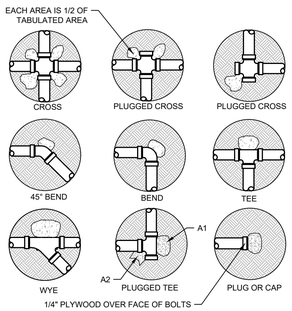
NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

5 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

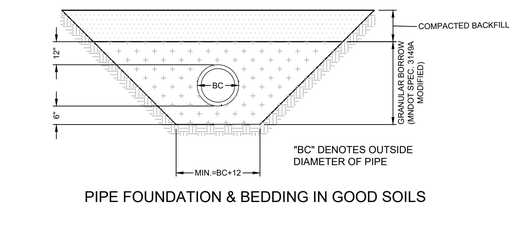
6 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



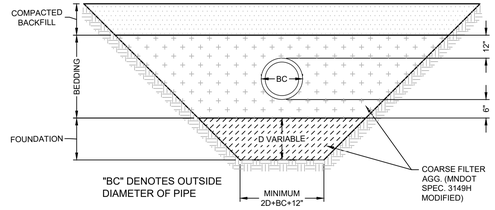
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3	4.3	3	1.6	1	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	2.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

7 THRUST BLOCK
NTS

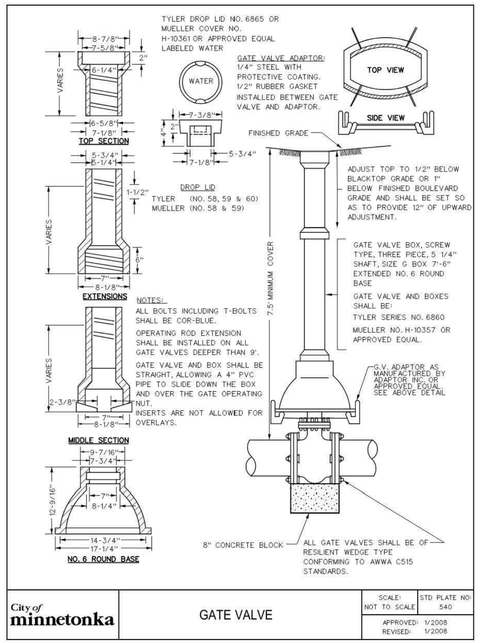


PIPE FOUNDATION & BEDDING IN GOOD SOILS

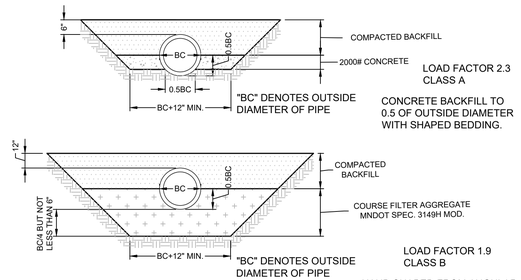


PIPE FOUNDATION & BEDDING IN GOOD SOILS

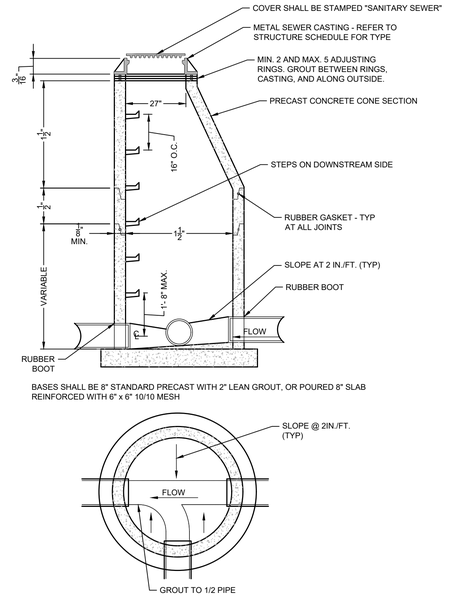
8 PIPE BEDDING - PVC
NTS



City of minnetonka — GATE VALVE — SCALE: NOT TO SCALE — STD PLATE NO: 540 — APPROVED: 1/2008 — REVISED: 1/2008



9 PIPE BEDDING - RCP & DIP
NTS



10 SANITARY SEWER MANHOLE
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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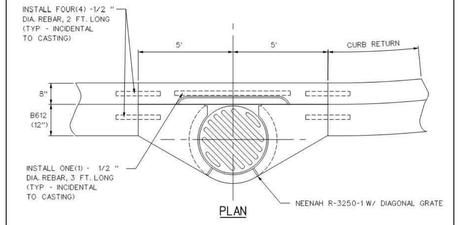
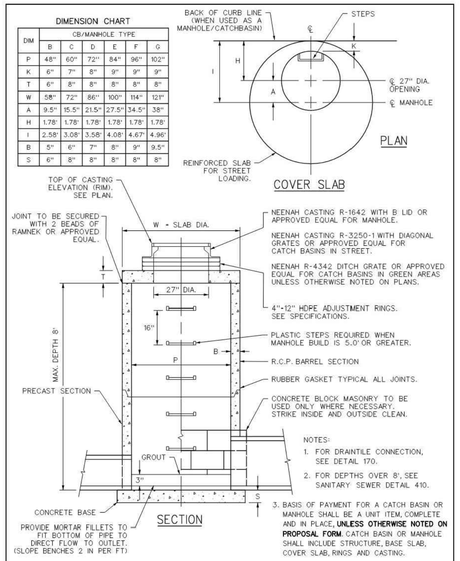
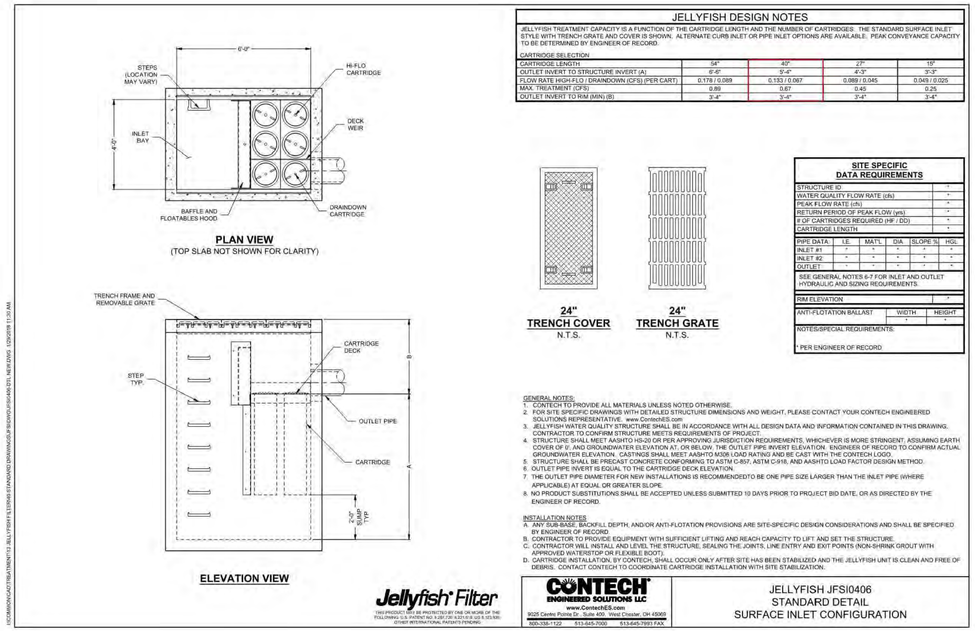


NOTE:
A 20' SECTION OF CONCRETE CURB SHALL BE ADJACENT TO CATCH BASINS (10'BOTH SIDES OF CENTER) IN AREAS THAT CALL FOR BITUMINOUS CURB.

City of minnetonka	CATCH BASIN INSTALLATION	SCALE: NOT TO SCALE	STD PLATE NO: 110
		APPROVED: 9/2000 REVISED: 1/2008	



City of minnetonka	STANDARD CATCH BASIN / MANHOLE 4020	SCALE: NOT TO SCALE	STD PLATE NO: 120
		APPROVED: 4/2005 REVISED: 2/2015	



JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"

24" TRENCH COVER N.T.S.

24" TRENCH GRATE N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

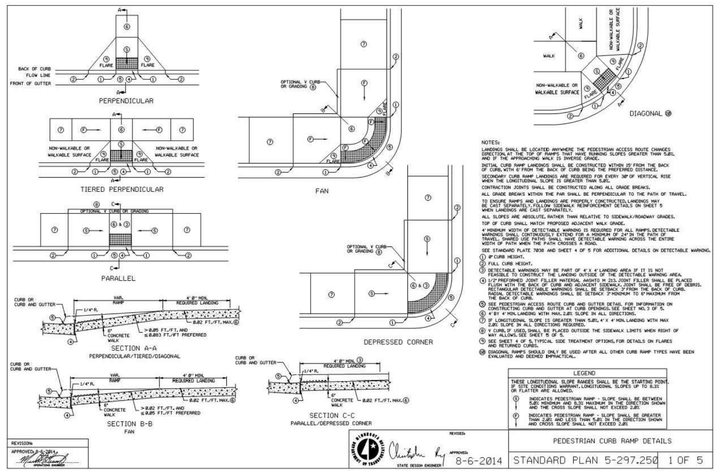
NOTES/SPECIAL REQUIREMENTS:

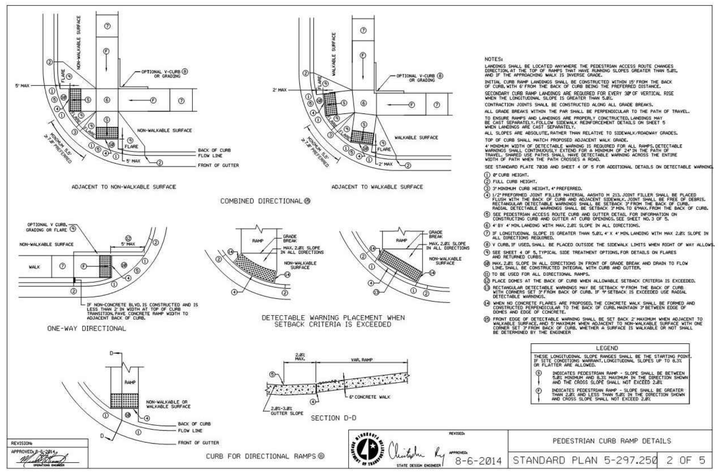
* PER ENGINEER OF RECORD

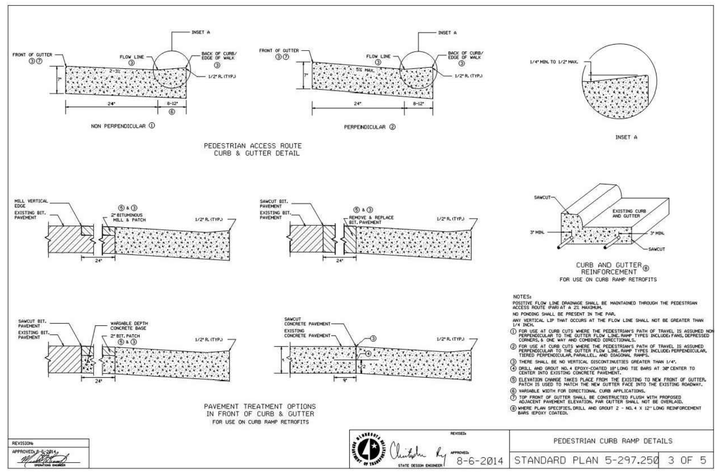
GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-478, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

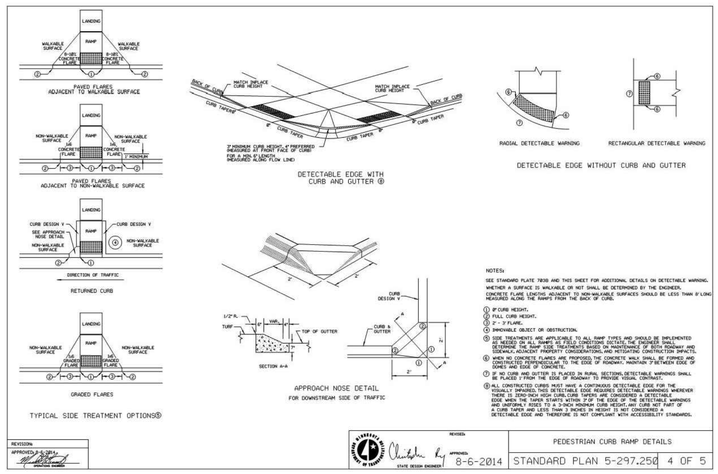
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

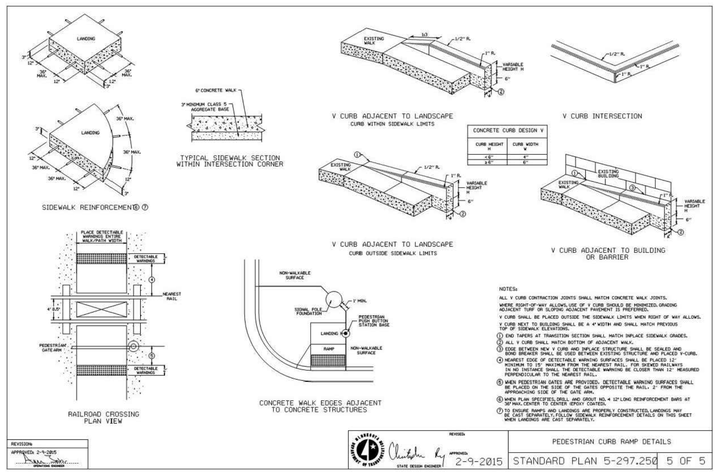
Jellyfish Filter
ONE PRODUCT OR MORE OF THE FOLLOWING: U.S. PATENT NO. 9,382,708 9,570,916 10,016,703 10,046,255; 10,150,060; 10,343,091; 10,744,435; 10,744,436; 10,773,189; 10,773,190; 10,780,379; 10,835,844; 10,857,486; 10,857,487; 10,864,464; 10,874,961; 10,882,000; 10,882,001; 10,888,800; 10,888,801; 10,888,802; 10,898,836; 10,898,837; 10,905,979; 10,913,016; 10,918,972; 10,918,973; 10,926,199; 10,933,346; 10,933,347; 10,940,418; 10,940,419; 10,940,420; 10,940,421; 10,940,422; 10,940,423; 10,940,424; 10,940,425; 10,940,426; 10,940,427; 10,940,428; 10,940,429; 10,940,430; 10,940,431; 10,940,432; 10,940,433; 10,940,434; 10,940,435; 10,940,436; 10,940,437; 10,940,438; 10,940,439; 10,940,440; 10,940,441; 10,940,442; 10,940,443; 10,940,444; 10,940,445; 10,940,446; 10,940,447; 10,940,448; 10,940,449; 10,940,450; 10,940,451; 10,940,452; 10,940,453; 10,940,454; 10,940,455; 10,940,456; 10,940,457;











CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.2

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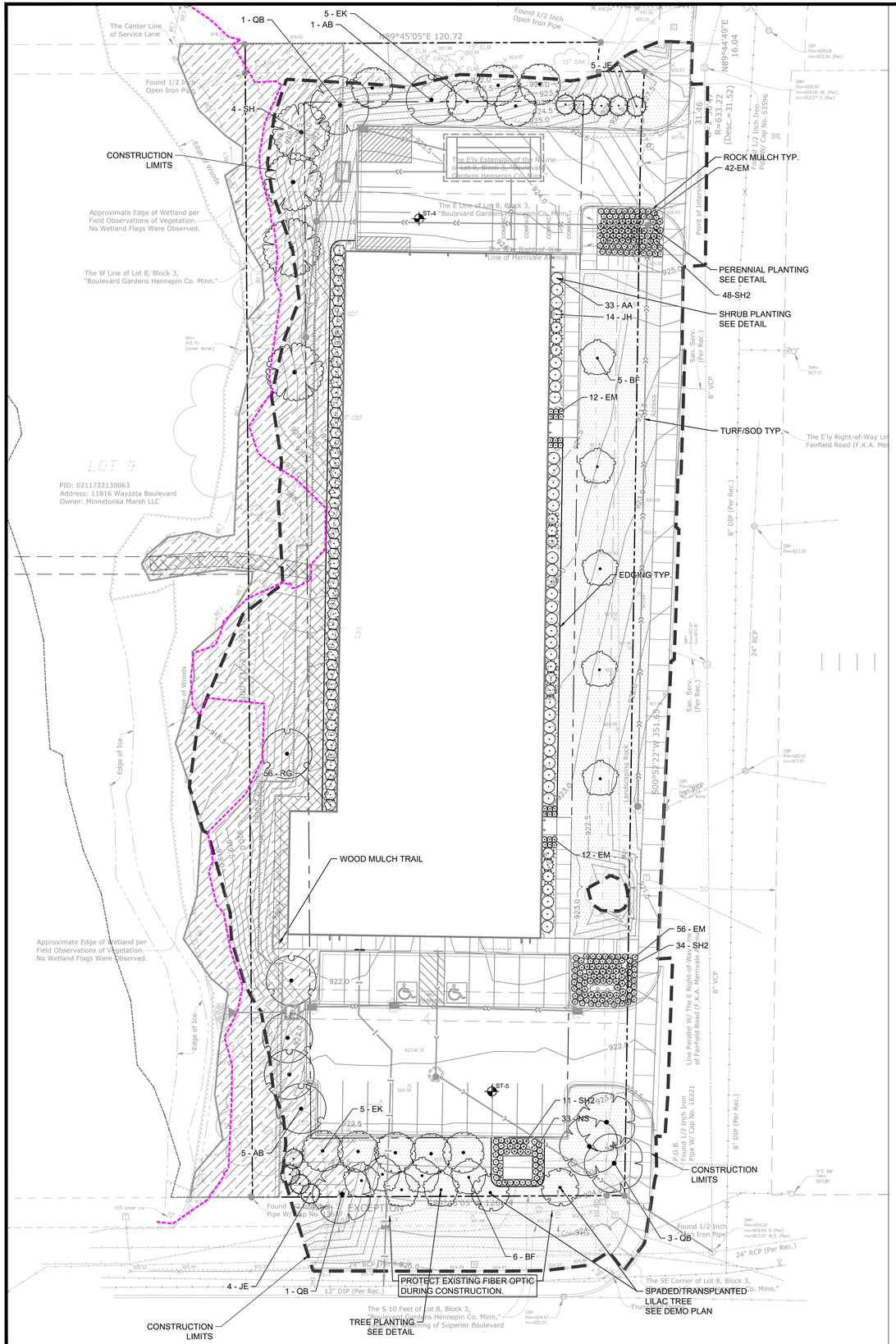

LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

MULCH SCHEDULE

AREA	MULCH TYPE	M	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1 ½" DEPTH, ROCK MULCH	YES	YES	SEE GROUNDCOVER LEDGED
MAINT. STRIP AT BUILDING FOUNDATION	1 ½" DEPTH, ROCK MULCH	YES	YES	SEE GROUNDCOVER LEDGED
NATIVE SEED AREAS	STRAW MULCH	NO	NO	INSTALL PER MNDOT SEEDING MANUAL
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

LANDSCAPE PLAN LEGEND:

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

CONSTRUCTION LIMITS

100-YR FLOODPLAIN LINE = 918.70

SEE SHEET L1.1 FOR PLANTING SCHEDULE
SEE SHEET LT1.0 FOR EXTERIOR LIGHTING PLAN

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

Robert L. Binder
DATE 6/18/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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PLANT SCHEDULE

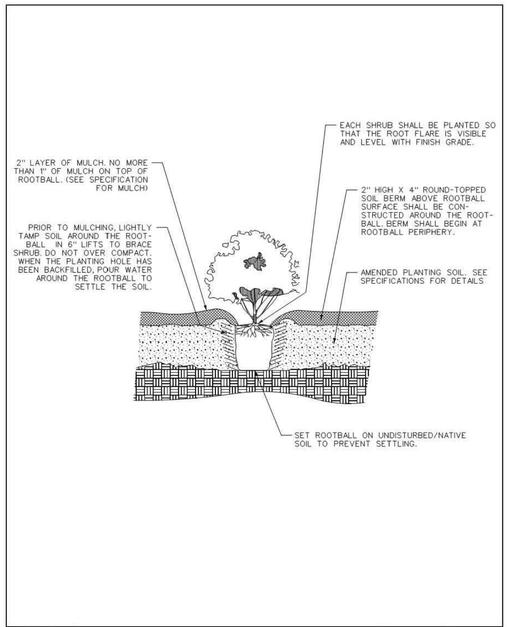
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AB	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	6	3" Cal. B&B	B&B	
	BF	Dakota Pinnacle® Asian White Birch / Betula platyphylla 'Fargo'	11	2.5" CAL. B&B		
	SH	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	4	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	10	3" Cal. B&B	NATIVE CULTIVAR	Y
	QB	Swamp White Oak / Quercus bicolor	5	2.5" Cal. B&B		
		SUBTOTAL:	36			
EVERGREEN TREES						
	JE	Eastern Red Cedar / Juniperus virginiana	9	6` B&B	NATIVE	N
		SUBTOTAL:	9			
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	AA	Autumn Magic Black Chokeberry / Aronia melanocarpa `Autumn Magic`	33	#5 CONT	NATIVE CULTIVAR	Y
	JH	Hetzi Column Juniper / Juniperus chinensis 'Hetzii Columnaris'	14	#5 CONT		
	RG	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	56	#5 CONT		
		SUBTOTAL:	103			
GRASSES						
	NS	Northwind Switch Grass / Panicum virgatum `North Wind`	33	#1 CONT	NATIVE CULTIVAR	Y
	SH2	Prairie Dropseed / Sporobolus heterolepis	93	#1 CONT	NATIVE	Y
		SUBTOTAL:	126			
PERENNIALS						
	EM	Magnus Purple Coneflower / Echinacea purpurea `Magnus`	122	#1 CONT	NATIVE CULTIVAR	Y
		SUBTOTAL:	122			

PLANT SCHEDULE

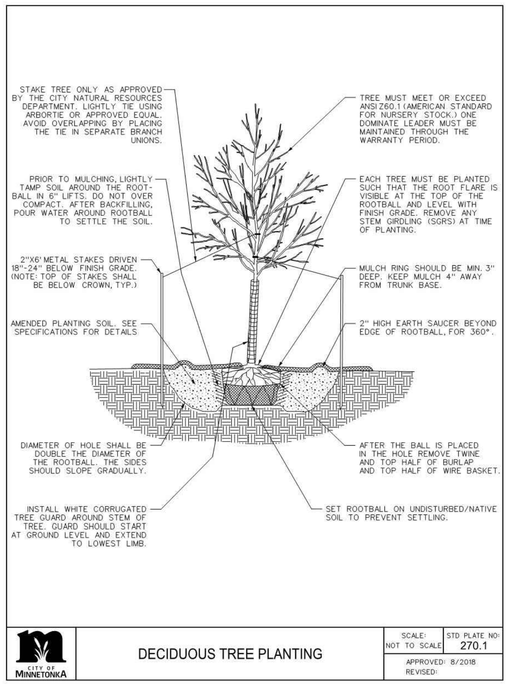
SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	2,123 sf	Mulch
	SHREDDED CEDAR MULCH 3" DEEP / SHREDDED CEDAR MULCH	983 sf	Mulch
	BLUE GRASS SOD / SOD	13,524 sf	Sod
MNDOT - SEED MIXES			
	MN SEED MIX #34-262 WET PRAIRIE / LOWER BASIN SEED MIX	13,709 sf	Seed Mix

REQUIRED LANDSCAPE CALCULATIONS

COST OF PROJECT VALUE				**$13,000,000.00**
REQUIRED LANDSCAPE PLANT MATERIAL (1% MINIMUM LANDSCAPE VALUE REQUIRED - OVER $4,000,000)				**$130,000.00**
PROPOSED (SEE SCHEDULE ABOVE)				
TYPE	**UNIT PRICE**		**QUANT.**	
Deciduous Trees	$ 550.00	EA.	31	$17,050.00
Coniferous Trees	$ 450.00	EA.	9	$4,050.00
Ornamental Trees	$ 225.00	EA.	0	$0.00
Shrubs	$ 75.00	EA.	103	$7,725.00
Perennials	$ 25.00	EA.	248	$6,200.00
Sod/Turf	$ 6.50	SY	1600	$10,400.00
Edging (Vinyl)	$ 3.50	LF	289	$1,011.50
Decorative Rock Maintenance Str	$ 4.58	SF	2123	$9,723.34
Mulch (Shredded Cedar Mulch)	$ 2.54	SF	1000	$2,540.00
Irrigation System	$ 12,000.00	EA.	1	$12,000.00
HYDRO SEED-WETLAND MIX	$5,000.00	AC	2.2	$12,000.00
		TOTAL		**$82,699.84**



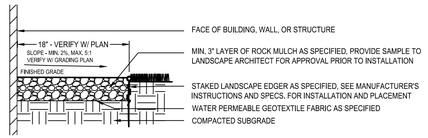
CITY OF MINNETONKA | CONTAINER SHRUB PLANTING | SCALE: NOT TO SCALE | STD PLATE NO: 270.3 | APPROVED: 8/2018 | REVISED:



CITY OF MINNETONKA | DECIDUOUS TREE PLANTING | SCALE: NOT TO SCALE | STD PLATE NO: 270.1 | APPROVED: 8/2018 | REVISED:

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



1 AGGREGATE MAINTANENCE STRIP
NTS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER: INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

Robert L. Binder
DATE 6/18/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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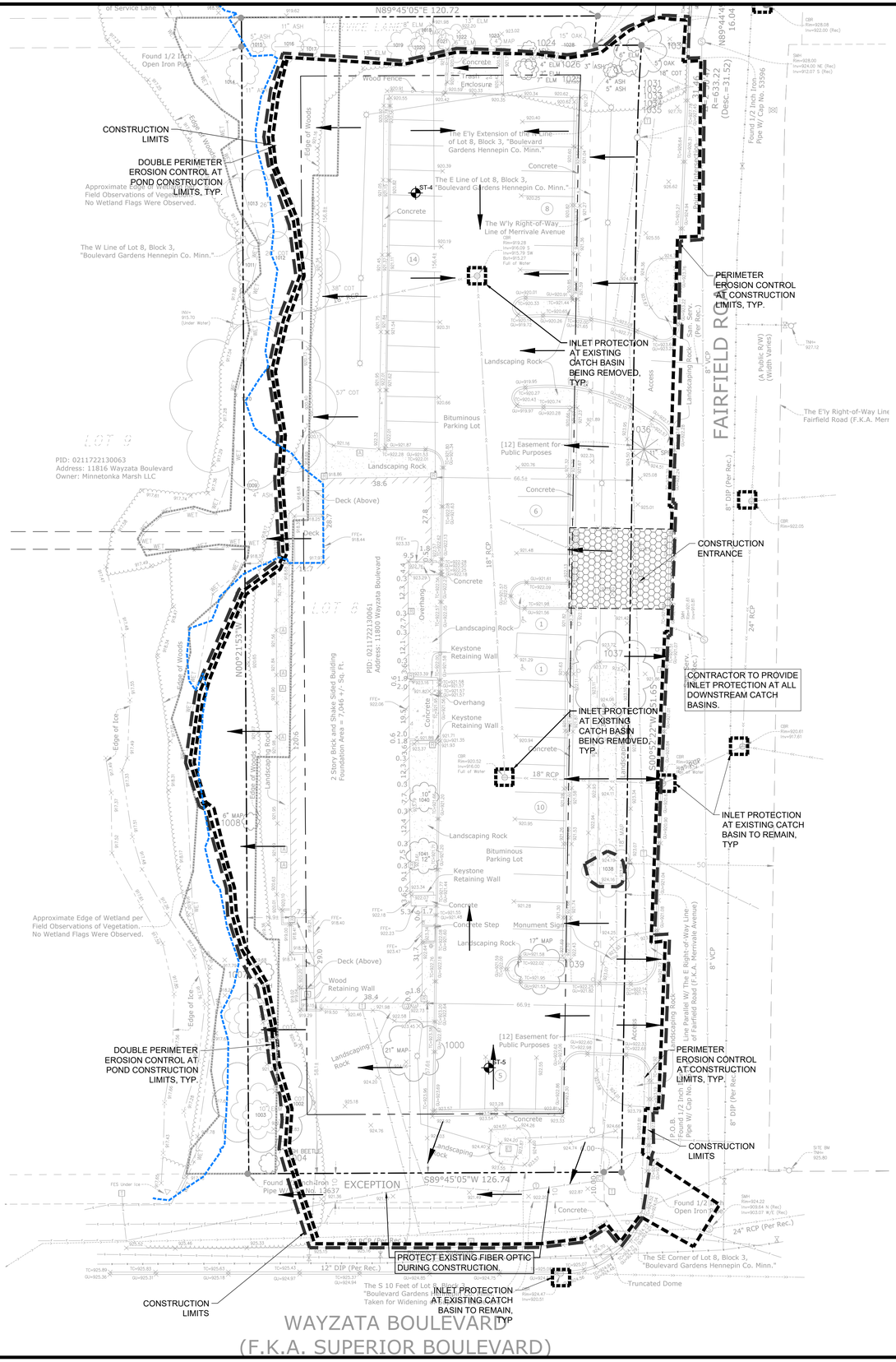

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MINNETONKA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- 100-YR FLOODPLAIN LINE = 918.70

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1" = 20'-0"

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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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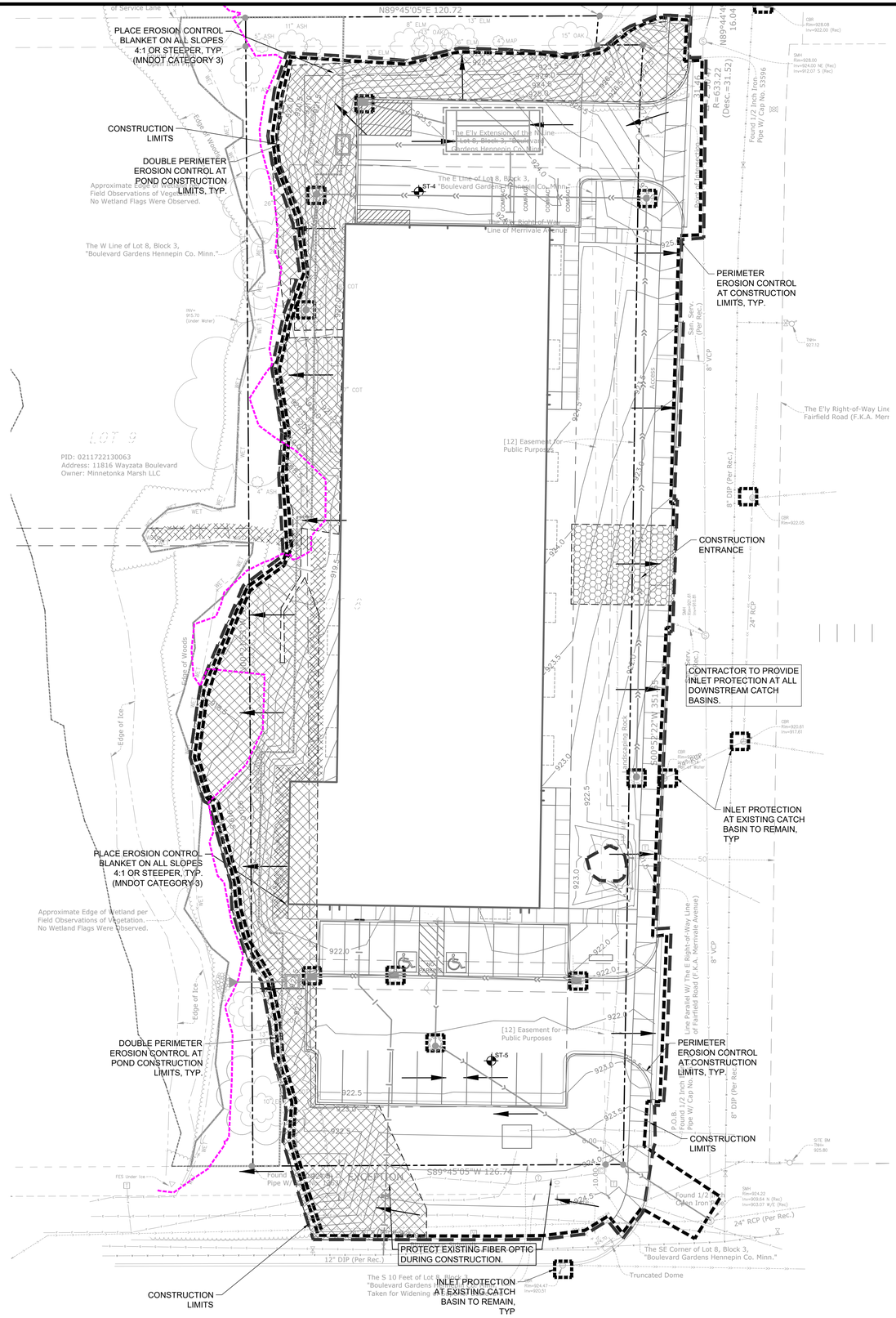

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2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MINNETONKA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL (1125)
- 1.0' CONTOUR ELEVATION INTERVAL (1137)
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- 100-YR FLOODPLAIN LINE = 918.70

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

MARSH RUN III

PROJECT: 11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER: INLAND DEVELOPMENT PARTNERS, 100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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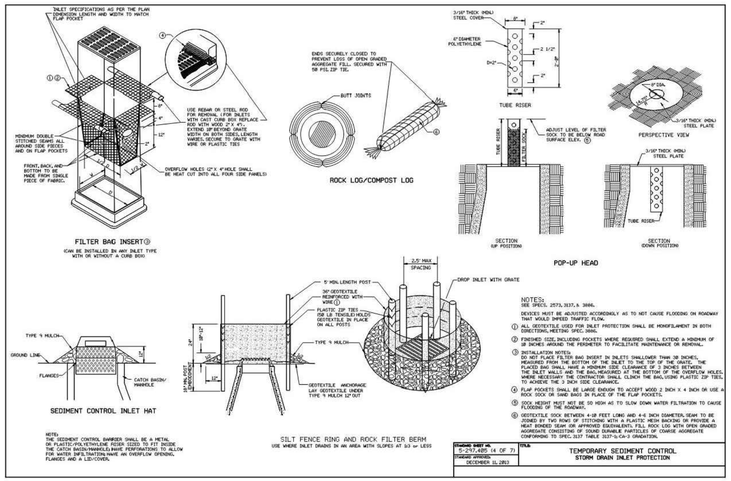
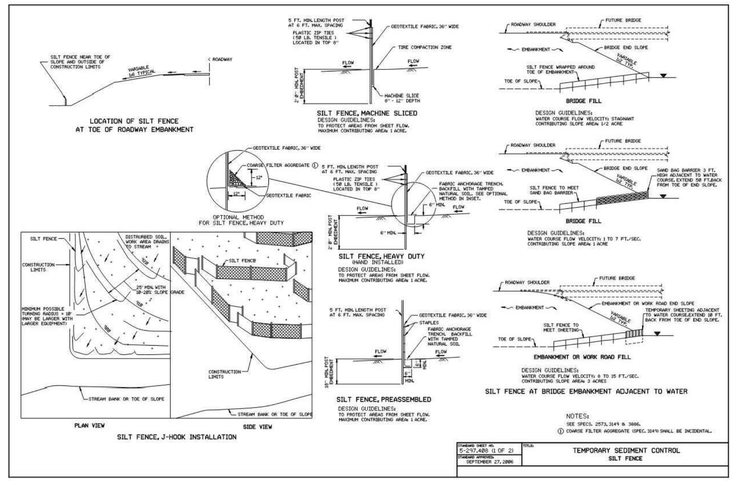
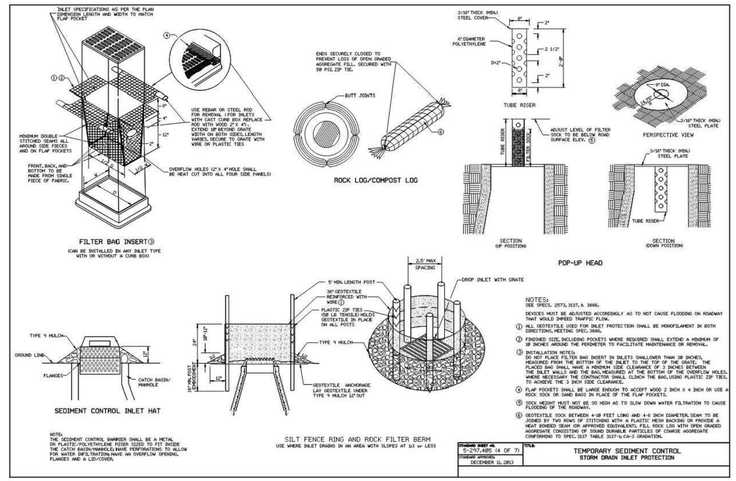
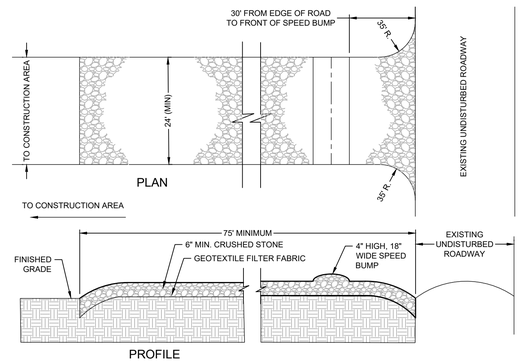


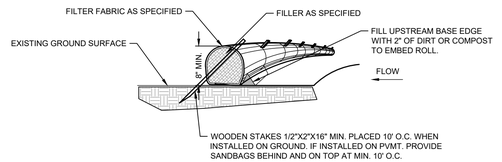






NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

1 STABILIZED CONSTRUCTION ACCESS
NTS



NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

2 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP PROJECT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE, IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

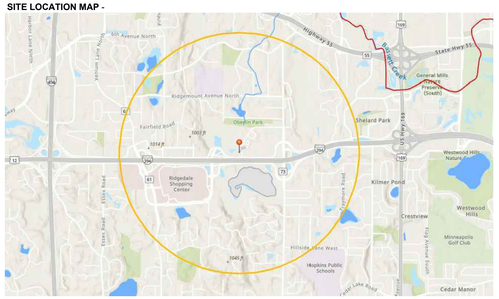
1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE RE

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

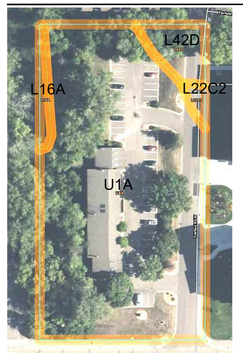
PROJECT LOCATION			
ADDRESS	11800 WAYZATA BLVD.	CITY/TOWNSHIP	MINNETONKA
STATE	MINNESOTA	COUNTY	HENNEPIN
ZIP CODE	55305	PROJECT SIZE	1.4 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		44.971864 N, 93.428281 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.6	
PROPOSED		0.8	
DIFFERENCE		0.2	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2025	END	AUGUST 2027
CONSTRUCTION ACTIVITY		MULTI-FAMILY APARTMENT	
SOIL TYPES		CLAYEY SAND, CLAY, SILTY SAND	

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1					

SITE LOCATION MAP -



SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
L16A	MUSKEGO, BLUE EARTH, AND HOUGHTON SOILS, PONDED, 0 TO 1 PERCENT SLOPES
L22C2	LESTER LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
L42D	KINGSLEY-GOTHAM COMPLEX, 12 TO 18 PERCENT SLOPES
U1A	URBAN LAND-UDORTHENTS, WET SUBSTRATUM, COMPLEX, 0 TO 2 PERCENT SLOPES

GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
NO
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
N/A
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)
1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?
YES
IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD
2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:
INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
INFILTRATION / REGIONAL PONDING
CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.
3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)
IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.
4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
YES
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
MINNETONKA (MANAGE II)
16.5' BUFFER
10' STRUCTURE SETBACK FROM BUFFER,35' MIN. STRUCTURE SETBACK FROM WETLAND
BCWMC (MANAGE II)
25' BUFFER AVERAGE, 15' BUFFER MINIMUM

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/18/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐
IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS		

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - CHAMBER
FACILITY MANAGEMENT SCHEDULE

1. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORM WATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORM WATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
2. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
3. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
MARSH RUN III
11800 WAYZATA BOULEVARD, MINNETONKA, MN 55305

OWNER
INLAND DEVELOPMENT PARTNERS
100 WEST LAKE STREET, #200, WAYZATA, MN 55391

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.

David J. Knaeble
DATE 6/18/25 LICENSE NO. 48776

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
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REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

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IDP

Marsh Run III Minnetonka, MN

COVER SHEET

July 18, 2025

FENCED IN PET EXERCISE AREA
WITH PET VIEWING PATIO

EXISTING
TRASH ENCLOSURE (SHOWN DASHED)

PET FRIENDLY WALKING TRAIL

FAIRFIELD CT

FAIRFIELD CT

FAIRFIELD WAY

FAIRFIELD WAY

FAIRFIELD RD

BIRKE PEDESTRIAN
EXIT

THE BIRKE

STAPLES

EXISTING 1.5 STORY
OFFICE BUILDING

MARSH RUN II

BIRKE PEDESTRIAN
EXIT

WAYZATA BLVD

INTERSTATE 394

SCALE: 1" = 100'

IDP

Marsh Run III Minnetonka, MN

EXISTING SITE PLAN CONTEXT

June 18, 2025

SCALE: 1" = 100'

IDP

Marsh Run III Minnetonka, MN

PROPOSED SITE PLAN CONTEXT

June 18, 2025

WAYZATA BLVD
MAJOR COLLECTOR STREET

BRIDGE CONNECTION TO MR2

LOT 9

POND

20' SETBACK FROM 100 YEAR FLOOD PLAIN (BLUE DASHED LINE IS APPROXIMATE)

MINIMUM BUILDING SETBACK 50'-0"

20'-0"

PARKING SETBACK 20'-0"

FEMA ZONE A

EDGE OF WATER

DOWNSPOUT OUTLET

EDGE OF WETLANDS AS DELINEATED BY WESTWOOD PROFESSION SERVICES ON 06/03/2022

N00°21'13"W 393.00

S89°45'05"W 100.00

TRAIL CONNECTION

ELEC.

MAINT.

WATER

TRASH

ACCESSIBLE STALL & AISLE

BACK UP / TURN AROUND SPACE

AMENITY

STAIRS

19 SURFACE STALLS

NEW TRANSFORMER AT EXISTING PAD LOCATION

MONUMENT SIGN

7 SURFACE STALLS + TRASH STAGING

20 FOOT WIDE SIDE YARD WITH LANDSCAPE PLANTING TO SHIELD LIGHTS FROM CARS LEAVING GARAGE

BUILDING SETBACK LINES

PARKING SETBACK LINES

PROPERTY LINES

LARGE FRONT YARD OF GREEN SPACE FOR GRASS AND TREES

S00°52'22"W 351.65

N89°45'05"E 129.74

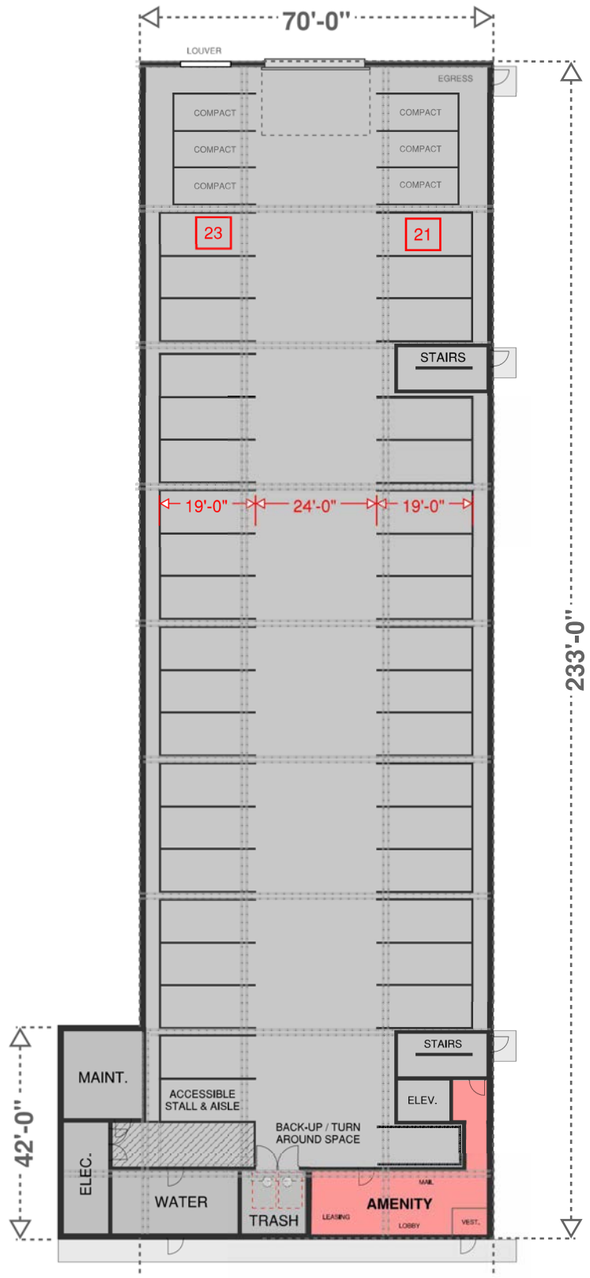
S89°45'05"W 120.72

30'-0" FROM R.O.W.

10'-0"

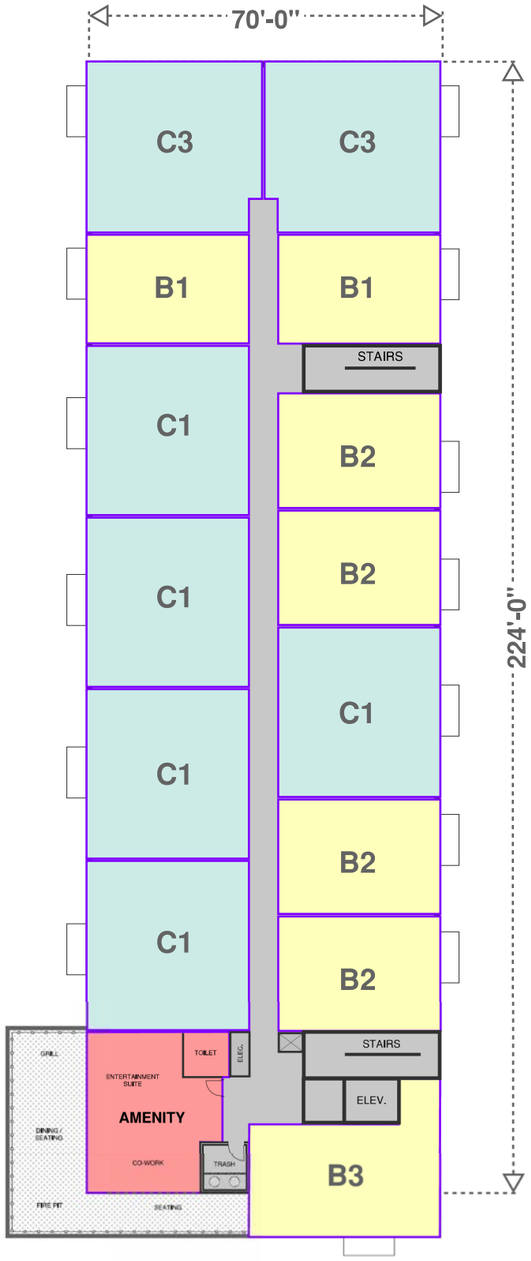
50'-0" MINIMUM BUILDING SETBACK

FAIRFIELD ROAD - LOCAL STREET



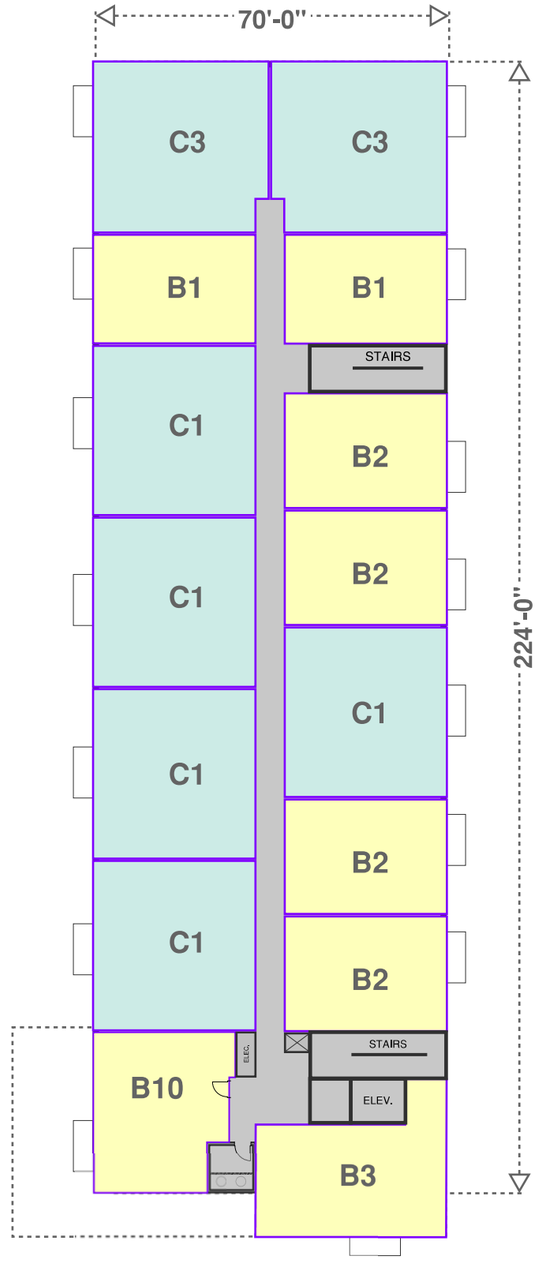
MAIN LEVEL FLOOR PLAN

44 INDOOR STALLS
+26 SURFACE STALLS - 5 GUEST STALLS



L2 FLOOR PLAN

14 UNITS PER FLOOR
21 BEDROOMS PER FLOOR



L3 & L4 FLOOR PLANS

15 UNITS PER FLOOR
22 BEDROOMS PER FLOOR

IDP

Marsh Run III Minnetonka, MN

AERIAL VIEW LOOKING NW

July 18, 2025

07

IDP

Marsh Run III Minnetonka, MN

AERIAL VIEW LOOKING SW

July 18, 2025

IDP

Marsh Run III Minnetonka, MN

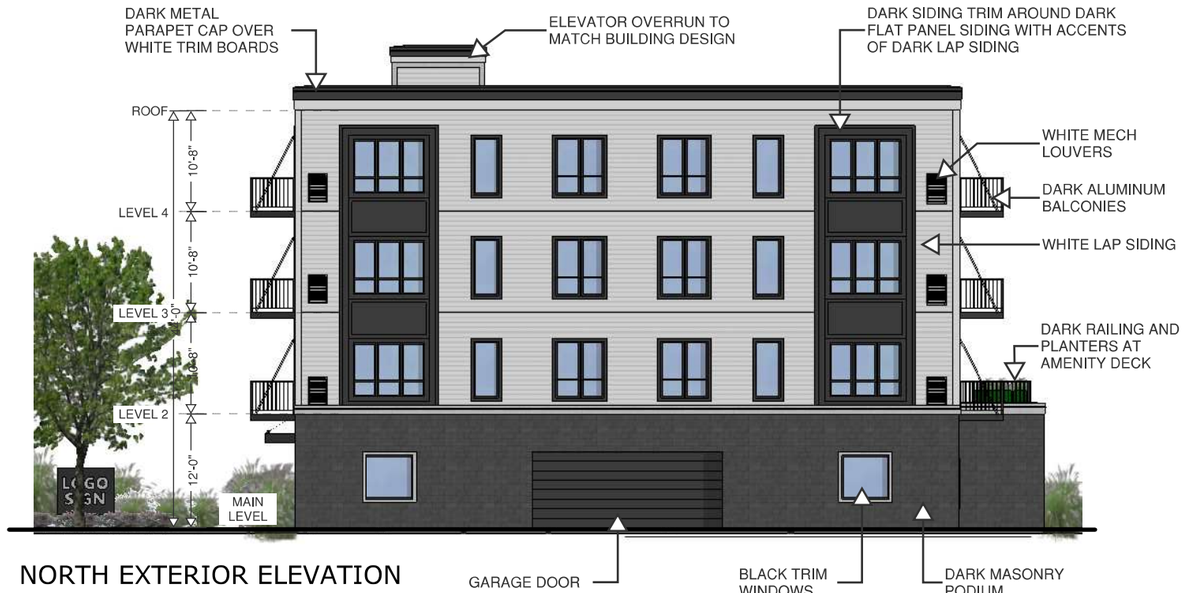
VIEW FROM INTERSECTION

July 18, 2025

IDP

Marsh Run III Minnetonka, MN VIEW FROM FAIRFIELD COURT July 18, 2025

SOUTH EXTERIOR ELEVATION
SCALE: 1/16 = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

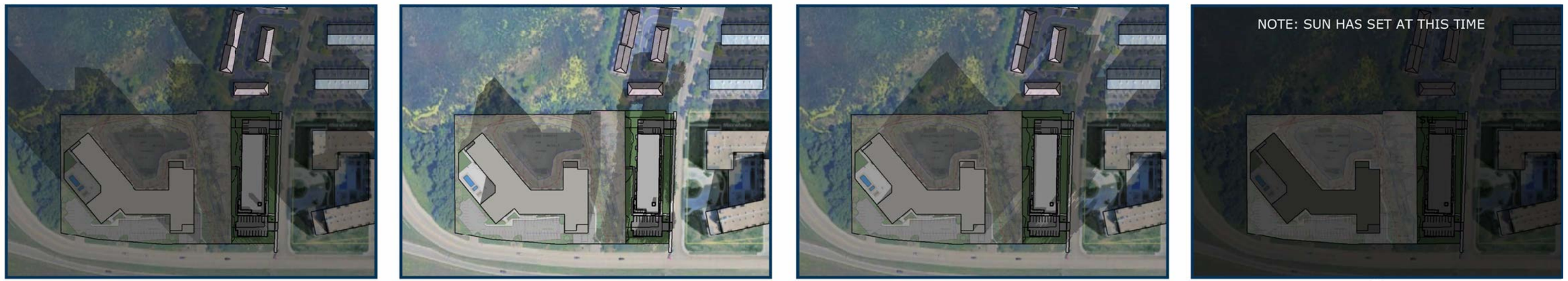
EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

9 AM | 12 PM | 3 PM | 6 PM

MAR / SEPT 21ST

JUNE 21ST

DEC 21ST



SCALE: 1" = 300'

IDP

Marsh Run III Minnetonka, MN

SHADOW STUDIES

June 18, 2025

Memorandum

SRF No. 18887

To: Susan Thomas, AICP, City Planner
City of Minnetonka

From: Tom Sachi, PE, Senior Project Manager
Eric Wurst, EIT, Traffic Engineer II

Date: July 17, 2025

Subject: 11800 Wayzata Boulevard Traffic Study; Minnetonka, Minnesota

Introduction

As requested, SRF has completed a traffic study for the proposed apartment redevelopment located in the City of Minnetonka. The proposed residential development is located in the northwest corner of the intersection of Wayzata Boulevard and Fairfield Road (see Figure 1: Project Location). The main objectives of this study are to identify existing conditions within the study area, evaluate potential impacts of the proposed development, and recommend any necessary improvements for the study area. The following information provides the assumptions, analysis, and recommendations offered for consideration.

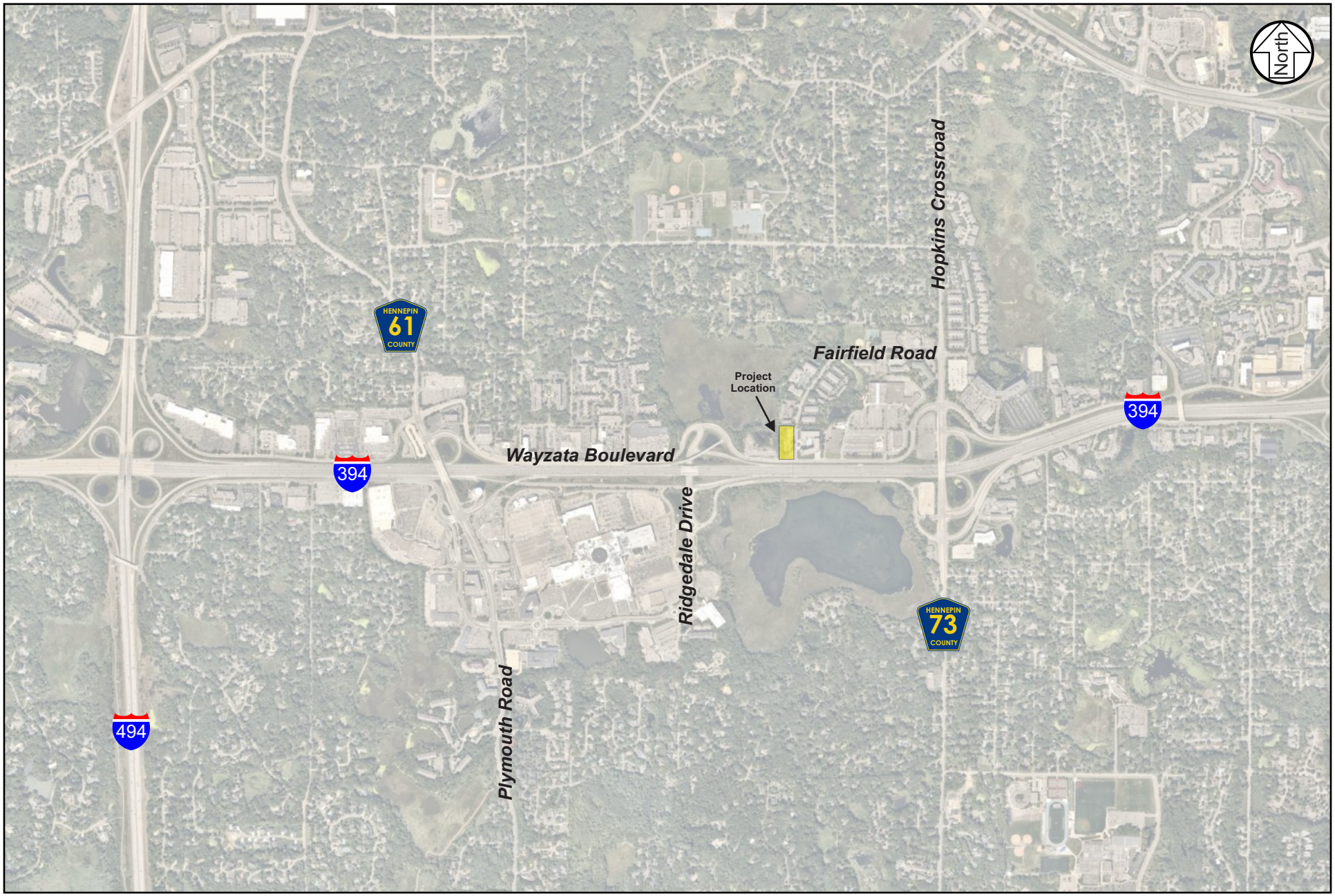
Previous Studies

The *11816 Wayzata Boulevard Traffic Study* (known as Vale Apartments) was developed by SRF in April 2023. The study reviewed existing operations, evaluated traffic impacts, and provided recommendations for any necessary improvements to accommodate the proposed development that is now under construction along Wayzata Boulevard, at the site of the previous Offices at Marsh Run. The study did not recommend any additional improvements to the study area but is the basis for understanding general background traffic patterns in the project area.

The *11650 Wayzata Boulevard Traffic Study* (known as Birke Apartments) was developed by SRF in November 2018. The study reviewed existing operations and evaluated traffic impacts for the proposed development that is now located in the northeast quadrant of the Wayzata Boulevard/Fairfield Road intersection. The study did not recommend any additional improvements to the study area but is also utilized to understand general background traffic patterns in the project area.

Existing Conditions

Existing conditions were reviewed to establish a baseline to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes a review of traffic volumes, roadway characteristics, and an intersection capacity analysis, which are summarized in the following sections.



SRF

Project Location

11800 Wayzata Boulevard Traffic Study

City of Minnetonka

02518887
July 2025

Figure 1

Data Collection

Weekday a.m. and p.m. peak period vehicular turning movement and pedestrian/bicyclist counts were collected by SRF during the week of January 27, 2025, at the following study intersections:

- Wayzata Boulevard and Fairfield Road
- Wayzata Boulevard and Birke Garage Access
- Wayzata Boulevard and Birke Driveway Accesses

Note, turning movement counts were also collected at these intersections by SRF as part of the *11816 Wayzata Boulevard Traffic Study in* March 2023. Weekday a.m. and p.m. peak period vehicular turning movement and pedestrian/bicyclist counts from the *11816 Wayzata Boulevard Traffic Study* were utilized for the following study intersections:

- Ridgedale Drive and I-394 North On-Ramp
- Wayzata Boulevard and Westridge Market West Driveway
- Wayzata Boulevard and Westridge Market Center Driveway
- Wayzata Boulevard and Westridge Market East Driveway
- Hopkins Crossroad and Wayzata Boulevard
- Hopkins Crossroad and Fairfield Road

Note that after reviewing volumes at the newly counted intersections in 2025 compared with the March 2023 counts, it was determined that volumes remained consistent compared to previous counts in the a.m. peak hour but decreased compared to previous counts during the p.m. peak hour. Therefore, it was determined that the previous counts from March 2023 would be used for analysis to provide a conservative estimate of traffic volumes in the project area.

Roadway Characteristics

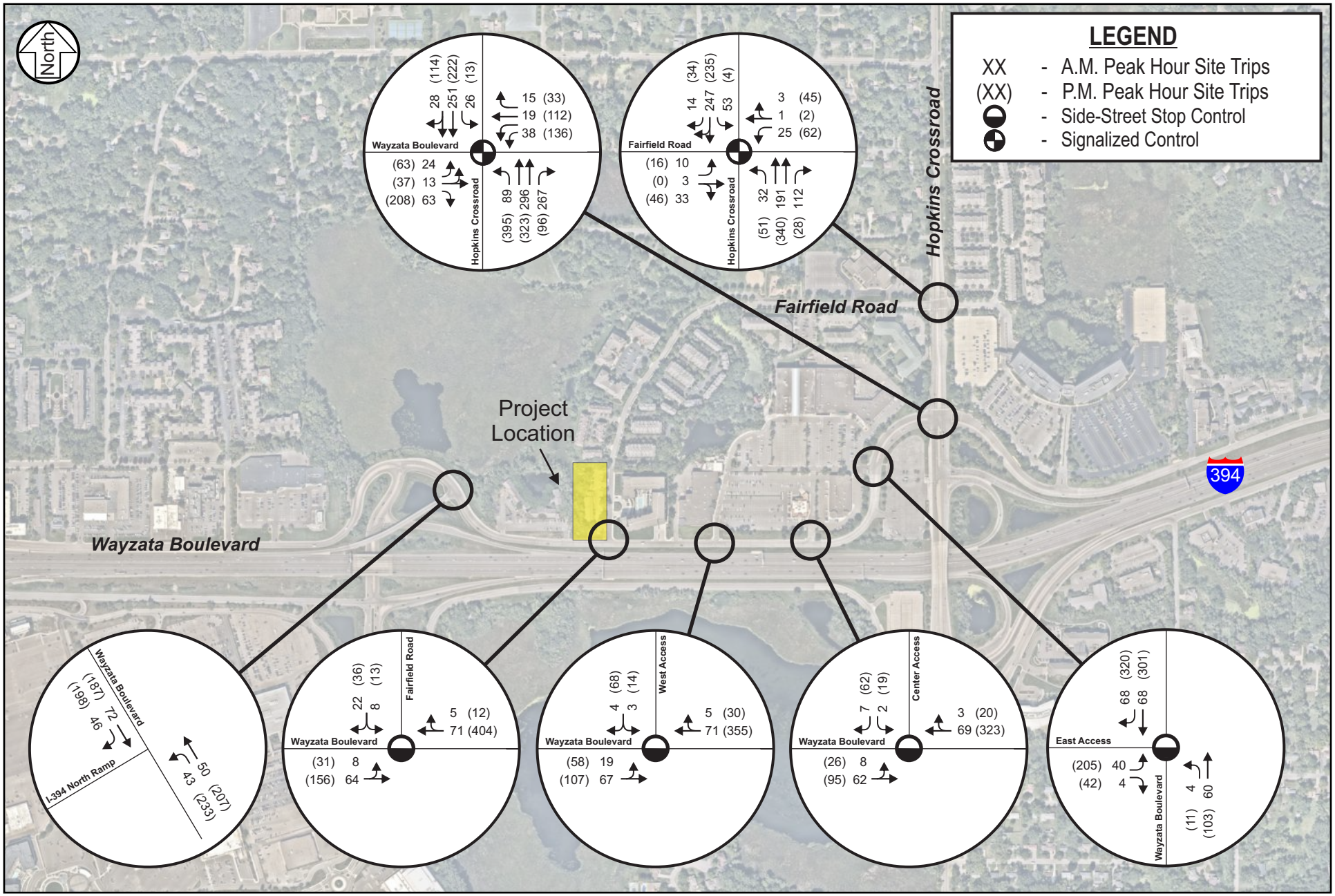
A field assessment was completed to identify various roadway characteristics within the study area, such as functional classification, general configuration, and posted speed limit. A summary of these roadway characteristics is shown in Table 1. Note that these are general characteristics and that there are some deviations within the area or segments of the roadways. For example, there is an advisory speed limit of 25 mph for the curve to the west of the proposed development.

Table 1. Existing Roadway Characteristics

Roadway	Functional Classification (1)	General Configuration	Posted Speed Limit (mph)
Wayzata Boulevard	Local Road	2-lane undivided	40 (2)
Fairfield Road	Local Road	2-lane undivided	30
Hopkins Crossroad	Minor Arterial	4-lane divided	35

(1) Functional Classification based on the *City of Minnetonka and Hennepin County comprehensive plans.*

(2) There is an advisory speed limit of 25 mph for the curve along Wayzata Boulevard to the west of the proposed development.



Existing Conditions

11800 Wayzata Boulevard Traffic Study

City of Minnetonka

02518887

July 2025

Figure 2

From a traffic control perspective, the study intersections along Hopkins Crossroad are signalized, while the remaining study intersections along Wayzata Boulevard are unsignalized with side-street stop control. The exception is at the Wayzata Boulevard and I-394 Westbound On-Ramp, which is unsignalized but has no side-street control given the one-way on-ramp. It should be noted that minimal pedestrian activity was observed throughout the study area. Existing geometrics, traffic controls, and volumes are shown in Figure 2.

Intersection Capacity Analysis

An intersection capacity analysis was completed using Synchro/SimTraffic software to establish a baseline condition to which future traffic operations could be compared. Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are graded from LOS A through LOS F. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in Table 2. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A though LOS D is generally considered acceptable based on Minnesota Department of Transportation (MnDOT) guidelines.

Table 2. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 – 20	> 10 – 15
C	> 20 – 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35 – 50
F	> 80	> 50

For side-street stop/yield-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop/yield control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.

Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e. poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

Results of the existing capacity analysis, shown in Table 3, indicate that all study intersections currently operate at an acceptable overall LOS B or better during the a.m. peak hour, and an acceptable overall LOS C or better during the p.m. peak hour, with the existing geometric layout and traffic controls. No significant delays or queuing issues at the study intersections were identified.

Table 3. Existing Intersection Capacity Analysis

Intersection	Level of Service (Delay)	
	A.M. Peak Hour	P.M. Peak Hour
Hopkins Crossroad and Fairfield Road (1)	B (11 sec.)	B (11 sec.)
Hopkins Crossroad and Wayzata Boulevard (1)	B (12 sec.)	C (25 sec.)
Wayzata Boulevard and Westridge Market East Driveway (2)	A/A (5 sec.)	A/B (12 sec.)
Wayzata Boulevard and Westridge Market Center Driveway (2)	A/A (3 sec.)	A/A (7 sec.)
Wayzata Boulevard and Westridge Market West Driveway (2)	A/A (3 sec.)	A/A (5 sec.)
Wayzata Boulevard and Birke Parking Garage Access	A/A (5 sec.)	A/A (6 sec.)
Wayzata Boulevard and Fairfield Road (2)	A/A (4 sec.)	A/A (8 sec.)
Wayzata Boulevard and I-394 Westbound On-Ramp (3)	A (1 sec.)	A (3 sec.)

(1) Indicates a signalized intersection. The delay shown represents the overall intersection.

(2) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

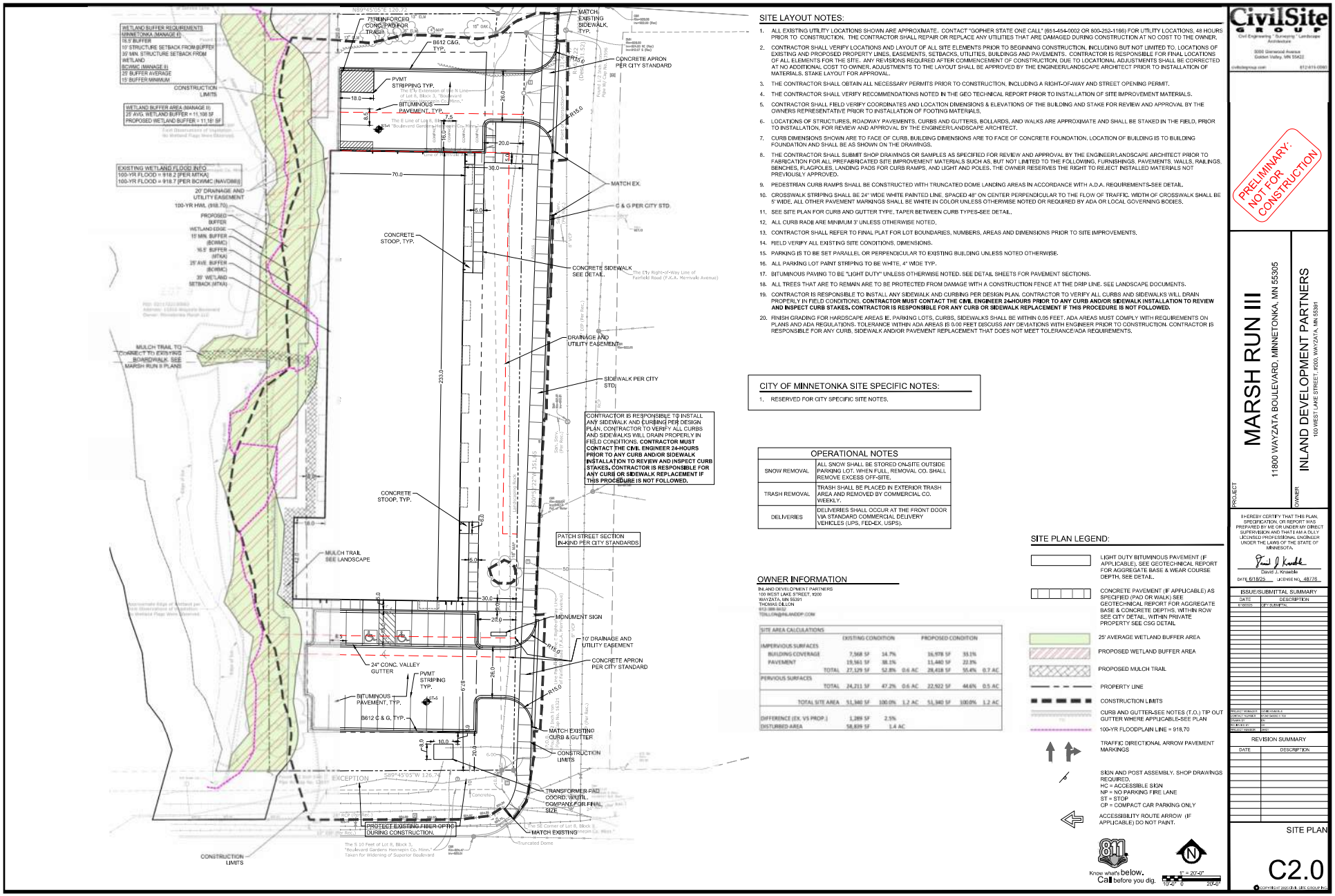
(3) Indicates an unsignalized intersection with no traffic control. The delay shown represents the overall intersection.

Proposed Development

The proposed apartment redevelopment is in the northwest corner of the intersection of Wayzata Boulevard and Fairfield Road. The existing 20,340 square foot (SF) office building located on the project site is proposed to be demolished. The proposed development is expected to consist of a new apartment building with 44 apartment units with 70 total parking stalls, including 44 enclosed parking stalls for residents of the apartment and 26 surface parking stalls for residents and guests. Access is expected to be provided at two (2) driveway locations along Fairfield Road, one at the north end of the property and one at the south end of the property. A preliminary site plan for the proposed development is illustrated in Figure 3. The development is anticipated to be constructed by the year 2027.

Traffic Forecasts

To identify potential impacts associated with the proposed development, traffic forecasts for year 2027 no build conditions and year 2027 build conditions were developed. The year 2027 traffic no build forecasts take into account general area background growth and adjacent redevelopment, including the Vale Apartments (currently under construction) and the former Dick's Sporting Goods building (currently vacant). The year 2027 build conditions forecast includes all traffic from the 2027 no build conditions in addition to traffic generated by the proposed development. The following sections outline the proposed development trip generation, as well as the overall traffic forecast development process and assumptions.



SRF

Site Plan

11800 Wayzata Boulevard Traffic Study

City of Minnetonka

02518887

July 2025

Figure 3

Background Traffic Growth

To account for general background growth in the area, an annual growth rate of one-half (0.5) percent was applied to the existing peak hour traffic volumes to develop year 2027 background forecasts. This growth rate was developed using a combination of historical average daily traffic (ADT) volumes from surrounding roadways as published by MnDOT, traffic forecasts from the *City of Minnetonka Comprehensive Guide Plan*, previous studies, and engineering judgment.

Proposed Development Trip Generation

To account for traffic impacts associated with the proposed development, a trip generation estimate for the proposed development was completed for the a.m. and p.m. peak hours and a daily basis. The estimate, shown in Table 4, was developed using the *ITE Trip Generation Manual, 11th Edition*. Note, counts were collected at the Birke building driveways to determine if that development is generating higher than ITE estimates. Based on the collected data, the Birke is generating similar or fewer trips during the peak hours as compared to ITE. Therefore, trip estimates from ITE represent a conservative estimate for similar type apartment developments.

Table 4. Proposed Development Trip Generation Estimate and Comparison

Land Use Type *(ITE Code)*	Size	A.M. Peak Hour		P.M. Peak Hour		Daily Trips
		In	Out	In	Out	
Existing Land Use						
Offices (710)	20.3 KSF	27	4	5	24	220
Proposed Land Use						
Multifamily Housing (Mid-Rise) (221)	44 DU	4	12	10	7	200
Total Change in Site Trips		-23	+8	+5	-17	-20

Results of the trip generation estimate indicate that the proposed development is expected to generate approximately 16 a.m. peak hour, 17 p.m. peak hour, and 200 daily trips. The new development proposal is expected to generate 15 fewer a.m. peak hour, 12 fewer p.m. peak hour, and 20 fewer daily trips compared to the existing offices. Note that existing trips to the project site were not removed for future analysis as a conservative approach.

In addition to the proposed development, the vacant Dick's Sporting Goods location in the adjacent West Ridge Market was assumed to be occupied with a similar-type (retail) land use and the currently under construction Vale Apartments development was accounted for within the future estimates. Appropriate trip generation for the vacant retail space and the Vale apartments was included in future forecasts using ITE estimates. As previously noted, data was collected at the Birke to determine if apartments in the area generate trips higher than ITE, but ITE was found to be the more conservative estimate. Note that while the Bed Bath and Beyond building is vacant at the time of this study, it was still in operation at the time of the counts that were used for this analysis (March 2023), so those site trips are accounted for in the existing traffic counts.

The trips generated were distributed throughout the study area based on the directional distribution shown in Figure 4, which was developed based on existing travel patterns, previous area studies, and engineering judgement. The resultant year 2027 no build traffic forecasts, which include general area background growth and adjacent redevelopment are shown in Figure 5. The year 2027 build traffic forecasts, which additionally include trips generated by the proposed development are shown in Figure 6.

Year 2027 No Build Conditions

To determine how the study intersections are expected to operate under year 2027 no build conditions, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the analysis, shown in Table 5, indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the a.m. peak hour, and an acceptable overall LOS C or better during the p.m. peak hour, with the existing geometric layout and traffic controls. No significant delays or queuing issues were identified as part of the future no build analysis. Delays at the study intersections are expected to remain similar to existing conditions with increases of four (4) seconds or less as area development occurs (i.e., from background growth, and adjacent development).

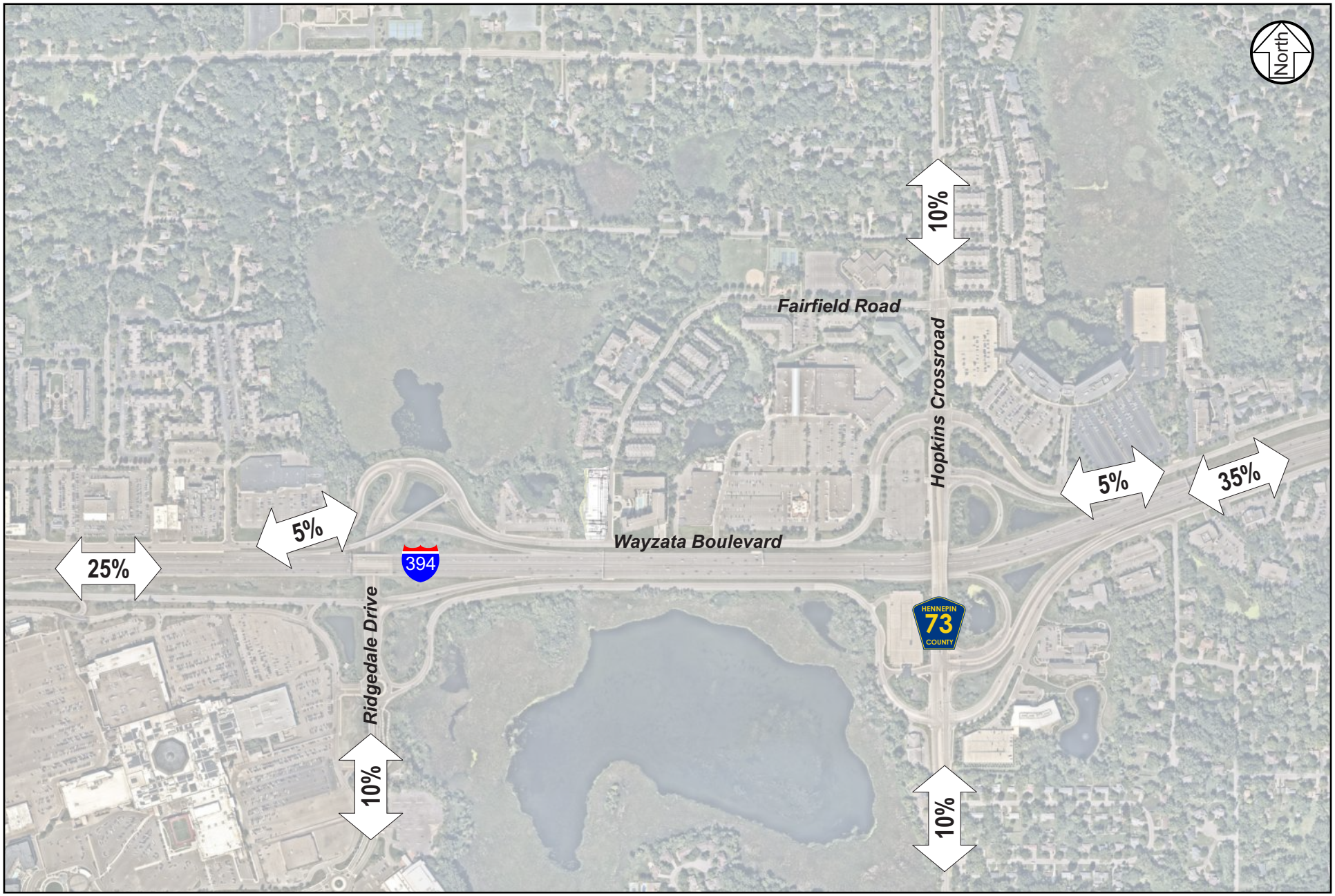
Table 5. 2027 No Build Intersection Capacity Analysis

Intersection	Level of Service (Delay)	
	A.M. Peak Hour	P.M. Peak Hour
Hopkins Crossroad and Fairfield Road (1)	B (11 sec.)	B (11 sec.)
Hopkins Crossroad and Wayzata Boulevard (1)	B (16 sec.)	C (25 sec.)
Wayzata Boulevard and Westridge Market East Driveway (2)	A/A (6 sec.)	A/B (14 sec.)
Wayzata Boulevard and Westridge Market Center Driveway (2)	A/A (3 sec.)	A/A (8 sec.)
Wayzata Boulevard and Westridge Market West Driveway (2)	A/A (5 sec.)	A/A (9 sec.)
Wayzata Boulevard and Birke Parking Garage Access	A/A (5 sec.)	A/A (7 sec.)
Fairfield Road and Proposed Development Access (2)	A/A (3 sec.)	A/A (4 sec.)
Wayzata Boulevard and Fairfield Road (2)	A/A (5 sec.)	A/A (8 sec.)
Wayzata Boulevard and I-394 Westbound On-Ramp (3)	A (1 sec.)	A (3 sec.)

(1) Indicates a signalized intersection. The delay shown represents the overall intersection.

(2) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

(3) Indicates an unsignalized intersection with no traffic control. The delay shown represents the overall intersection.



Directional Distribution

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City of Minnetonka

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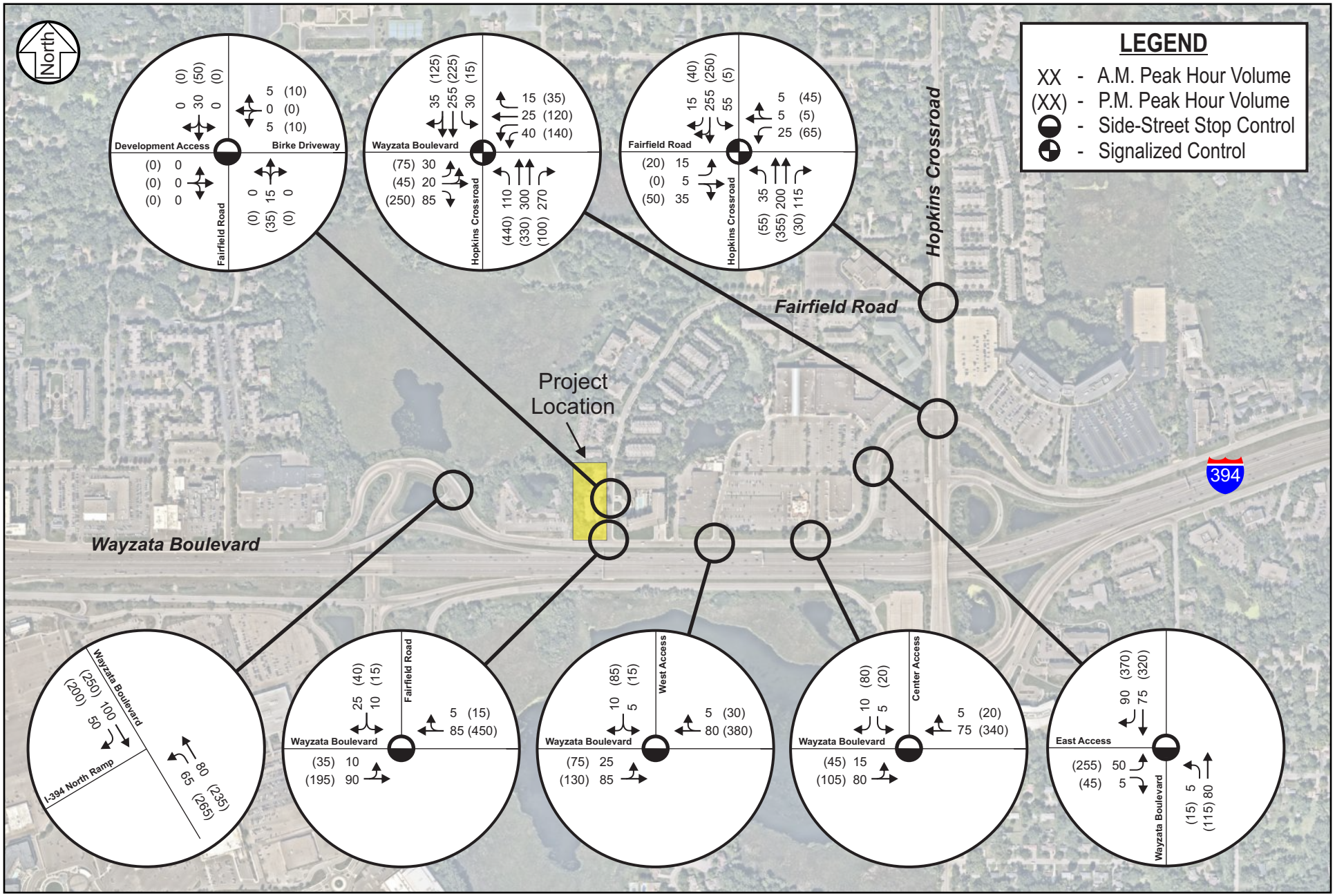
Figure 4



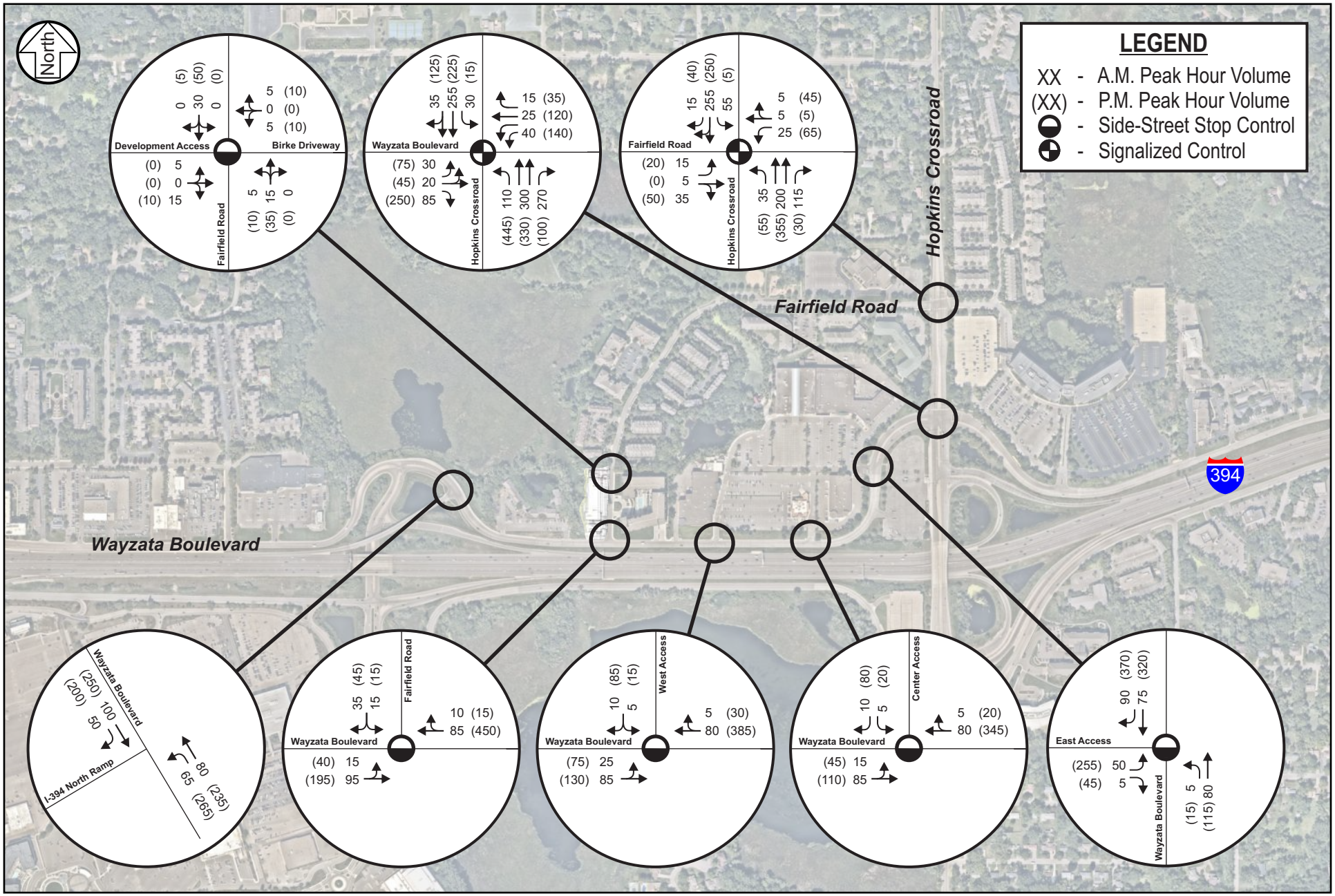
Year 2027 No Build Conditions

11800 Wayzata Boulevard Traffic Study

City of Minnetonka

02518887
July 2025

Figure 5



Year 2027 Build Conditions

11800 Wayzata Boulevard Traffic Study

City of Minnetonka

Figure 6

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Year 2027 Build Conditions

To determine how the study intersections and site access locations will operate under year 2027 build conditions with the proposed development, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the analysis, shown in Table 6, indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the a.m. peak hour, and an acceptable overall LOS C or better during the p.m. peak hour, with the existing geometric layout and traffic controls. No significant delays or queuing issues were identified as part of the future analysis. Delays at the study intersections are expected to remain similar to year 2027 no build conditions with increases of one (1) second or less as a result of the proposed development.

Table 6. 2027 Build Intersection Capacity Analysis

Intersection	Level of Service (Delay)	
	A.M. Peak Hour	P.M. Peak Hour
Hopkins Crossroad and Fairfield Road (1)	B (12 sec.)	B (11 sec.)
Hopkins Crossroad and Wayzata Boulevard (1)	B (16 sec.)	C (26 sec.)
Wayzata Boulevard and Westridge Market East Driveway (2)	A/A (6 sec.)	A/B (14 sec.)
Wayzata Boulevard and Westridge Market Center Driveway (2)	A/A (3 sec.)	A/A (7 sec.)
Wayzata Boulevard and Westridge Market West Driveway (2)	A/A (4 sec.)	A/A (8 sec.)
Wayzata Boulevard and Birke Parking Garage Access	A/A (5 sec.)	A/A (6 sec.)
Fairfield Road and Proposed Development Access (2)	A/A (3 sec.)	A/A (4 sec.)
Wayzata Boulevard and Fairfield Road (2)	A/A (4 sec.)	A/A (8 sec.)
Wayzata Boulevard and I-394 Westbound On-Ramp (3)	A (1 sec.)	A (3 sec.)

(1) Indicates a signalized intersection. The delay shown represents the overall intersection.

(2) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

(3) Indicates an unsignalized intersection with no traffic control. The delay shown represents the overall intersection.

No significant delays or queues are expected at the proposed access driveways along Fairfield Road with side-street delays expected to be less than 10 seconds during the a.m. and p.m. peak hours. Based on the year 2027 build conditions operations analysis, no geometric or traffic control changes are needed to accommodate the proposed development from an intersection capacity perspective.

Proposed Development Parking Generation

As shown in Table 7, the development plans to provide 70 parking spaces for the residential development. Note that of the 70 spaces, forty-four (44) will be designated for enclosed resident parking and the remaining twenty-six (26) will be surface parking. Therefore, the proposed parking was evaluated against City Code and the *ITE Parking Generation Manual*. Note that ITE uses empirical data from comparable sites to report average and 85th percentile peak demand, with the 85th percentile representing the level below which 85 percent of observed peak demands fall. The amount of spaces supplied exceed both the average and 85th percentile parking demand per the *ITE Parking Generation Manual* and meet the amount of parking spaces required per City Code.

Table 7. Proposed Vehicle Parking

Land Use (ITE Code)	Size	ITE Average (1)	ITE 85th Percentile (1)	City Code (2)
Multifamily Housing (221)	44 DU	54	64	70
Supply			70	
Excess Parking		+16	+6	+0

(1) The ITE Parking Generation rate is based on number of dwelling units.

(2) City code requirements are determined by the total number of bedrooms, along with visitor parking requirements calculated as a percentage of the total number of dwelling units.

The Marsh Run III parcel is observed to regularly have vehicles parked in the parking lot. The city is aware that residents and visitors of the Birke are utilizing and relying on this vacant parking lot for parking rather than using the designated parking provided by the Birke development. Although the proposed Marsh Run III development will meet the minimum number of required parking stalls for its project, it will displace the current users of the parking lot. Without this option, these current users may be more likely to park in their designated locations, though some may still choose to use other off-site areas.

While the Birke and Vale developments independently meet the city's parking requirements, the Birke, Vale, and Marsh Run III properties should consider meeting to collectively develop a cross-parking agreement, revise parking plans, or re-evaluate parking costs to address the known parking patterns and possible concerns created by the developments.

Site Plan Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements for consideration with regard to sight distance, parking, access, circulation, and pedestrian facilities. In general, the following should be considered when designing internal traffic control:

1. Incorporate traffic controls, signing, and striping based on guidelines established in the *Manual on Uniform Traffic Control Devices* (MUTCD).
    a. Provide signing for dedicated guest or visitor parking spaces.
2. Special consideration should be made to limit any sight distance impacts from future structures, landscaping, and signing. Remove any tree and bush obstructions that prohibit sight distance.

Summary and Conclusions

The following study conclusions and recommendations are offered for consideration:

1) Results of the existing intersection capacity analysis indicate that the study intersections currently all operate at an acceptable overall LOS B or better during the a.m. peak hour, and an acceptable overall LOS C or better during the p.m. peak hour, with the existing geometric layout and traffic controls. No significant side-street stop delays or queuing issues were identified with the existing geometric layout and traffic controls.

2) The proposed development consists of 44 apartment units, with 70 total parking stalls. The existing 20,340 square foot (SF) office building located on the project site is proposed to be demolished.

3) Access is expected to be provided at two (2) driveway locations along Fairfield Road.

4) The proposed residential development is expected to generate approximately 16 a.m. peak hour, 17 p.m. peak hour, and 200 daily trips. The development is expected to generate 15 fewer a.m. peak hour, 12 fewer p.m. peak hour, and 20 fewer daily trips compared to the existing offices.

5) The proposed residential development will provide 70 parking spaces, which meets the City Code requirements, and exceeds the ITE average and 85th percentile parking demand.

   a. Residents and visitors from adjacent properties have been observed to utilize the Marsh Run III parcel parking lot. While the Birke and Vale developments independently meet the city's parking requirements, the Birke, Vale, and Marsh Run III properties should consider meeting to collectively develop a cross-parking agreement, revise parking plans, or re-evaluate parking costs to address the known parking patterns and possible concerns created by the developments.

6) Results of the year 2027 no build and build capacity analyses indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the a.m. peak hour, and an acceptable overall LOS C or better during the p.m. peak hour, with the existing geometric layout and traffic controls.

   a. No significant delays or queuing issues were identified as part of the future no build analysis. Delays at the study intersections are expected to remain similar to existing conditions under both no build and build conditions.

   b. No significant delays or queues are expected at the proposed access driveway along Fairfield Road, with side-street delays expected to be less than 10 seconds during the a.m. and p.m. peak hours.

7) Based on the year 2027 build conditions operations analysis, no geometric or traffic control changes are needed to accommodate the proposed development from an intersection capacity perspective.

Date: 7/16/2025

To: Minnetonka Planning Commission

From: Sara Maloney / 705 Fairfield Circle

Re: Marsh Run III / Comments for Public Hearing

Please consider the following comments pertaining to the proposed apartment building for Marsh Run III. In recent years, our area has experienced significant growth through the completion of two major apartment complexes: the Birke, comprising 175 units, and the Vale, with 197 units. While I understand the city's desire for additional housing, the Birke has already caused considerable strain on our neighborhood, particularly in terms of available parking for residents and their guests.

When the Birke was proposed in 2018, my neighbors and I knew it did not have enough surface parking. The project was narrowly approved by the city council by a vote of 4 to 3, which indicates there were significant concerns at that time. As predicted, those concerns developed into actual issues for our neighborhood.

Soon after opening, Birke residents and guests started parking on Fairfield Road and on the private property of neighboring homeowner associations. There were long lines of vehicles parked along on Fairfield Road as far as the Bayhill Condominiums. Fairfield Road is narrow and not wide enough to accommodate street parking. The city agreed to designate it as "no parking" and installed no parking signs. This still did not stop Birke residents from parking on Fairfield Road. I've attached some pictures I took between 2022 and 2023. It was rare for anyone to park on Fairfield Road before the Birke.

When seeking approval for the Vale, the developer, Doran Companies, acknowledged the lack of surface parking at the Birke. In fact, representatives from the development team made a specific and reassuring promise that the office parking lot, the subject property for Marsh Run III, would be utilized to help alleviate the overflow parking by the Birke residents and guests. Doran stated they had rights to the office parking lot and its commitment to using it for overflow parking played a crucial role in convincing the city council to approve the Vale on June 26, 2023.

I've attached two (2) screenshots from various staff reports for the Vale, which was proposed as Marsh Run II. The first screenshot states that Doran owns the office lot and would utilize it for overflow parking for the Birke. The second screenshot shows the parking deficiency per City Ordinance for the Vale.

At the Planning Commission Meeting on April 20, 2023, for the Vale, the meeting minutes reflect the following by Ann Behrendt/Doran Companies:

"*The office building has an extra 15 to 20 parking stalls available during the day and the entire parking lot available in the evening to help alleviate issues with visitors not utilizing the underground-visitor parking at Birke Apartments*".

This lack of surface parking was also acknowledged by Tony Kuechle/Doran Companies during the City Council Meetings on May 22, 2023, and June 26, 2023. I'm no longer able to locate videos of the meetings, but this parking issue was discussed at length, and Doran used the office lot to assure the city officials that it would alleviate the parking issue with the Birke and convince them the Vale would not be an added burden.

If Marsh Run III is built as proposed, there is absolutely no street or public parking available for the residents of the Birke and Vale, let alone Marsh Run III. The office lot is heavily utilized by Birke residents and we frequently see people crossing Fairfield Road on foot to and from the office lot. Even with spaces in the office lot open, they still park on Fairfield Road.

The only other nearby public roadway is Wayzata Boulevard, which also does not allow street parking. The closest public parking area in the commercial lot near Westridge Shopping Center, which is not within reasonable walking distance for guests or visitors.

My opposition to Marsh Run III stems not from a resistance to redevelopment of the site, but from a reasonable expectation that development proceeds intelligently and with the care and respect our existing neighborhood deserves. Until there is a solution to the current parking issues with the Birke, this development should not be approved. If Marsh Run III is constructed, there will be no other parking for the Birke and possibly the Vale. This will further burden the neighboring residents.

Thank you for considering my comments – See following pages for Screenshots and Pictures

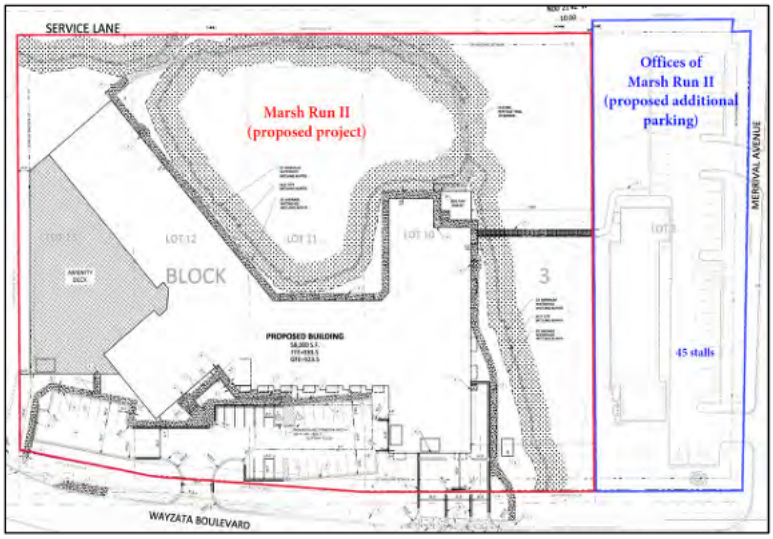
Snapshots from development reports relating to Vale f/k/a Marsh Run II:

- **Proposed Pedestrian Improvements.**

  The proposed plans include new trails extending from the existing Wayzata Blvd. trail onto the site. Trails along the building connect to the existing trail that encircles the pond. Additionally, a trail would connect from the subject property to the offices of Marsh Run II parking lot and Fairfield Road. This connecting trail would span the wetland finger between the proposed building and office building with a bridge structure. No wetland impacts from the bridge are anticipated. This sidewalk brings additional connectivity to the area for walkers and guests.

- **Proposed Parking.**

  The building would be served by a total of 304 parking stalls; 268 underground stalls, and 36 surface stalls. The developer owns the offices at Marsh Run II located to the east of the subject property, 11800 Wayzata Blvd., and has proposed to use the site for additional parking. The offices at Marsh Run II, outlined in blue on Image 3, has 45 parking stalls available on site. The parking on site is meant to accommodate the office uses at the site. Of the available 45 parking stalls, the office use requires 30 stalls; meaning that 15 stalls are available to share during office hours and 45 stalls would be available to share after hours.



Parking. The subject project requires the parking provided below:

	Existing Ordinance	Proposed Ordinance	ITE
Required for apartment	394 stalls	197 + 20 visitor stalls	193 stalls
Proposed at apartment	304 stalls	304 stalls	304 stalls
Deficit/Surplus at apartment	**-90 stalls**	**+87 stalls**	**+111 stalls**

Table 5 – Total number of required parking stalls

Per the current parking ordinance, the proposed parking would not meet the required number of parking stalls. The proposal is however, consistent with the Institute of Transportation Engineers' average parking demand data and the proposed parking

FAIRFIELD

CITY OF MINNETONKA

14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: Planning Commission

From: Susan Thomas, AICP, City Planner

Date: July 24, 2025

Subject: Addenda for the July 24, 2025 Planning Commission meeting

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Item 8A **Floodplain alteration permit, with a tree variance, for a new home at 3440 Larchwood Drive**

The applicant provided four neighborhood comments. The comments are attached.

Item 8B **Items concerning Marsh Run III at 11800 Wayzata Blvd**

Additional comments were received after publication of the commission packet. The comments are attached.

From: [redacted]
To: Susan Thomas
Subject: Marsh III
Date: Tuesday, July 22, 2025 1:51:44 PM

To: City Planner Susan Thomas:

Thank you for taking comments on the proposal to reconfigure the property at 11800 Wayzata Blvd.

I am a resident of Bayhill on Fairview Rd. It seems to me that the property in question is also on Fairview Rd and not on Wayzata Blvd.

The builder has been developing too many projects in this small area. It appears he gets permission to build a certain amount of units and when the projects is well on its' way to get started, the company adds more units, more floors, more density. I think he should have developed March III as a part of Marsh II. We have had construction to deal with for a long stretch now.

I believe the builder had a proposal for townhouses; 24 or 26 if I remember correctly. Now he wants to build a four-story building. It must be a routine he has – get approval for something realistic and then bump it up to create more density in the area. How long will that four story building be in the plans before there is request for a six story building? And where are these folks going to park? Even though there are " no parking" signs on the street, the residents and guests of Birke park on the street. This is just a small street – narrow and already subject to increasing traffic. We will need to start over with construction traffic, which will undoubtedly destroy the street that is there. We don't need a four story building on that end of the street. Let Doran build the town houses in the original proposal. There should have been a plan to develop Marsh II and Marsh II together as one project.

I think it is unreasonable to ask the current residents to watch this area be overcrowded. I am sure the current residents made their financial decisions to purchase on this street, based on the density in existence.

Thank you for hearing my thoughts.

Barbara Finch
[redacted]
11472 Fairfield Rd W #206
Minnetonka, MN 55305
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Susan Thomas
Subject: Marsh Run III resident feedback for Planning Commission
Date: Tuesday, July 22, 2025 5:19:35 PM
Attachments: 6.26.2023 City Council meeting - Can use parking in between.pdf
Planning commission 4.20.2023 proposed parking for Marsh Run III Vale.pdf

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As a nearby resident, I'm concerned with parking for the proposed Marsh Run III development and its related properties, the Birke and Vale apartments. White Cap Properties manages all three.
When the Vale (Marsh Run II) was built, Doran Companies mitigated neighborhood parking concerns by providing additional surface parking for the Birke & Vale apartments at the office site of proposed Marsh Run III. Now they want to develop Marsh Run III without addressing the displaced overflow parking from these two apartments, particularly the Birke. Neither Fairfield Road nor Wayzata Boulevard allow on-street parking. Apartment guests would be limited to the spaces available within the three apartment complexes to avoid infringing on private guest parking in the nearby townhome and condominium communities on Fairfield Road. A solution to the parking shortage is needed prior to building Marsh Run III, if not, unresolved parking issues would remain problematic for this densely populated neighborhood. For reference, the attached notes from the June 26, 2023, City Council meeting and the April 20, 2023, Planning Commission meeting document that the office site Marsh Run III would be used for overflow parking. Inland Development Partners and Doran Companies need to be held accountable for creating adequate parking within their three apartment developments. Please do not move forward with Marsh Run III until parking concerns have been fully addressed. Thank you for your consideration.
Sincerely,
Denise Cashman
762 Fairfield Circle

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

Meeting of: June 26, 2023
Subject: Items concerning Marsh Run II redevelopment at 11816 Wayzata Blvd

Background

City Council Meeting

The city council considered the project on May 22, 2023. At the council meeting, comments were made by the applicant, residents, and the city council members. These are outlined below.

Applicant Comments

The Doran representative provided initial project comments addressing feedback from the planning commission's meeting on April 20, 2023. This included details of revisions made since the city council saw the concept plan earlier this year.

- The density of this project is consistent with the density found in similar projects in the Ridgedale area. This proposal is 61.2 units per acre.
- Since the concept plan, the number of units has been reduced, the driveway and garage entrance have been relocated, and the building shadow has been decreased.
- The developer has attempted to address the massing and height comments from the concept review; however, a wider footprint would result in losing surface parking. Using a compact footprint is optimal for this site, and a larger footprint would cause more disturbance to the unsuitable soil on the site.
- The developer has provided additional surface parking for both apartment sites at the office site between Marsh Run II and The Birke.
- The trees along the north and east sides of the property will remain in place, undisturbed. These trees are in the wetlands.
- The developer has offered to host a monthly meeting at The Birke for immediate HOAs to discuss issues or concerns in the area. The intention would be to address pet waste and other concerns that may arise.
- The developer anticipates construction hours between 7 am to 3 or 4 pm on weekdays and occasional work on the weekend.

Public Comments

The following comments were received from the public during the city council meeting:

- The proposed building is tall. The only other apartment building that is six stories is the Highland Bank Apartments, which is surrounded by commercial uses and not comparable to this project location.
- Neighbors are not providing input as they do not feel that their comments are being taken into consideration for this project.
- The no parking sign along Fairfield Road should be replaced with different signage. Specifically signage spelling out "no parking" rather than a symbol.

- **Proposed Parking.**

The building would be served by a total of 304 parking stalls; 268 underground stalls, and 36 surface stalls. The developer owns the offices at Marsh Run II located to the east of the subject property, 11800 Wayzata Blvd., and has proposed to use the site for additional parking. The offices at Marsh Run II, outlined in blue on Image 3, has 45 parking stalls available on site. The parking on site is meant to accommodate the office uses at the site. Of the available 45 parking stalls, the office use requires 30 stalls; meaning that 15 stalls are available to share during office hours and 45 stalls would be available to share after hours.

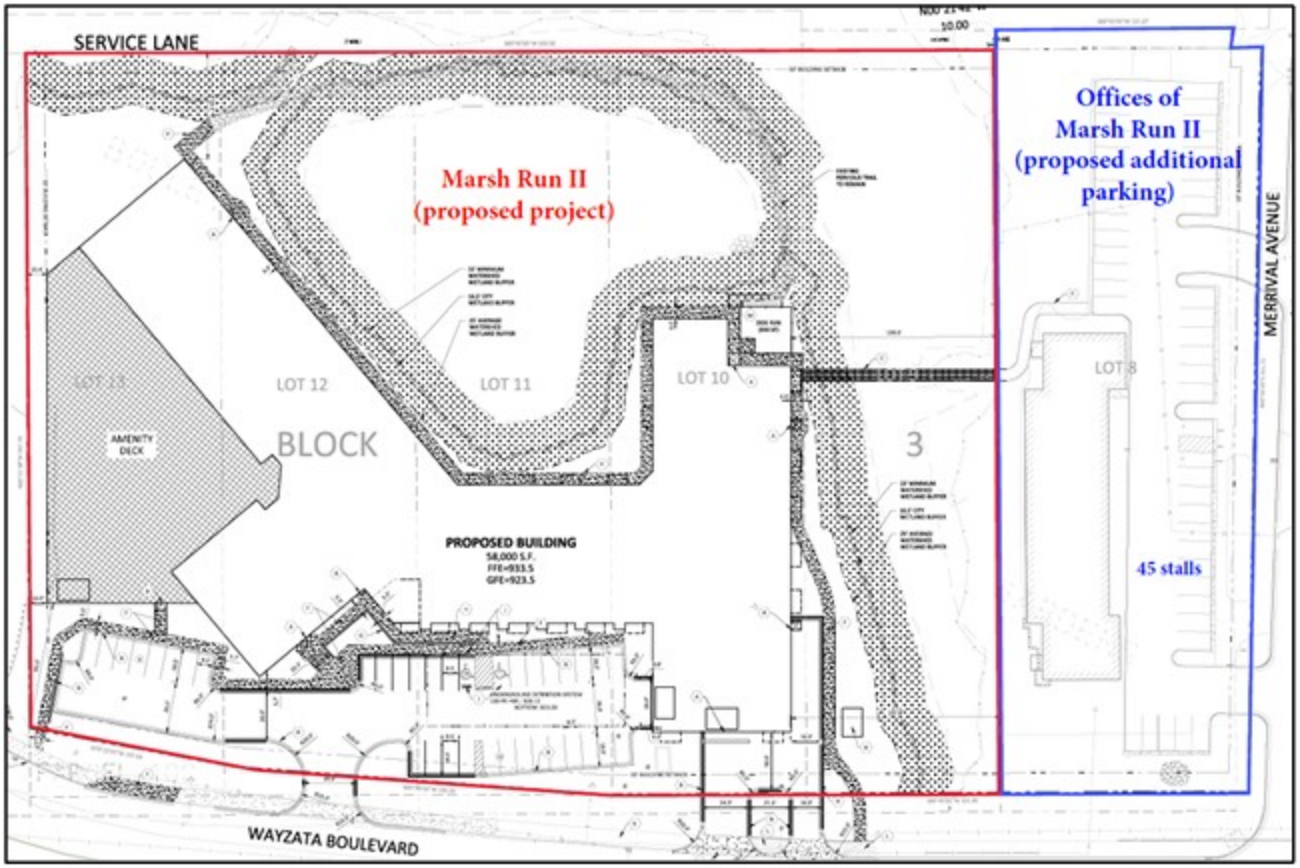

Image 3 – Shared parking properties.

As it cannot be guaranteed that future redevelopment of the offices of Marsh Run II site would not impact or reduce the amount of shared parking proposed, staff is using the parking calculation for the subject property alone. (For more information, see the "Parking" section of this report.)

Minion moved, second by Hanson, to recommend that the city council adopt the resolution approving a floodplain alteration permit and denying a tree variance for a new house at 3440 Larchwood Drive.

Banks and Henry voted yes. Hanson, Minion and Waterman voted no. Brink and Maxwell were absent. Motion failed.

Hanson moved, second by Minion, to recommend that the city council adopt the resolution approving a floodplain alteration permit and tree variance with a condition of approval requiring the applicant to comply with staff's tree mitigation requirement for a new house at 3440 Larchwood Drive. The property has unique circumstances including that the cost of repairs to make the house habitable exceed the allowed limit since the house is located in a floodplain which makes the only option to tear down and rebuild a house that meets floodplain regulations; the buildable area of the site is constrained by easements and floodplain requirements; and replacing a single-family residence with a new single-family residence would not negatively impact the character of the neighborhood.

Banks, Hanson, Minion and Waterman voted no. Henry voted no. Brink 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 August 11, 2025.

B. Items concerning Marsh Run III at 11800 Wayzata Blvd.

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

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

In response to Henry's question, Thomas explained that a construction management plan and site management plan would be created to address the placement of construction vehicles, materials and equipment including cranes.

In response to Minion's question, Wischnack explained that 20 percent of the units would meet affordable housing guidelines at 50 percent area median income (AMI). There would be nine affordable housing units consisting of five one-bedroom units and four two-bedroom units. The rent for a market-rate-one-bedroom unit would be $1,800. The rent for an affordable one-bedroom unit would be $1,241.

Tom Dillon of Inland Development Partners and architect Matt Zilmer, representing the applicant, introduced themselves. Mr. Dillon stated that:

- Thomas did a great job on the staff presentation.

- The proposal complies with the comprehensive guide plan and zoning ordinances.
- The design would blend in well with the neighboring buildings.
- This is the last phase of a three-phase project.
- He is excited to get the project approved and completed.
- The proposal meets tree protection and parking ordinance requirements.
- The proposal would add stormwater management features to a site that currently has none.
- The proposal is reasonable.
- A construction management plan has not been created yet. He anticipated utilizing a parking lot in the area, like the previous Dick's Sporting Goods site, to house a majority of the construction vehicles. A portable, smaller crane would be used on site.

Mr. Zilmer stated that:

- Thomas did a great job with her presentation.
- The slides show the design in relation to The Birk on the east and Vale on the west. The proposed building's design complements the neighboring buildings, but does not match them.

Henry asked why an apartment building was being proposed instead of townhouses. Mr. Dillon stated that the townhouse plan could not meet ordinance requirements and staff did not support it.

Henry asked if cross-parking agreements would remain valid if there would be a change in property owners. Wischnack explained that a cross-parking agreement is a condition of approval and would stay recorded with a property regardless of ownership or management. Thomas noted that cross parking is already happening between the properties and the agreement would make the arrangement official.

Mr. Dillon noted that The Birke's 35 guest parking stalls are located inside and visitors have been reluctant to go inside. Vale has 28 surface parking stalls and 18 flexible stalls. All three properties are currently managed by the same company.

Henry encouraged the applicant to add solar panels or make the roof solar ready.

Mr. Zilmer stated that:

- The shadow study shows there would be no impact to the existing properties.
- Sustainable features of the proposal include providing stormwater management features; over 70 percent of material waste would be recycled; the Minnesota Design Assistance Program would be utilized to identify energy savings by using particular insulation, mechanical

equipment and LED lighting; and there would be accommodations for electric vehicles and bicycles.
- The north side parking garage would have a drive lane to allow a vehicle to pass a vehicle which may be moving stuff in or out of an apartment and a separate south main entry. There is also a designated trash staging area that could be used to facilitate moving in or out of an apartment.

The public hearing was opened.

Pam Lewis, 980 Fairfield Court, stated that:

- She was speaking on behalf of her neighbors.
- This proposal is very different than the previous two. She was shocked there was only one more meeting before the proposal could be approved by the city council. She chose not to schedule a meeting with the developer.
- She would like the proposed building to look more like The Birke and have a step down.
- The Birke does not have enough surface parking. Visitors do not want to use the underground parking.
- She was concerned that half of the surface parking stalls at the Vale are marked reserved for residents. She was promised 36 guest and short-term surface parking stalls at the Vale. In reality, there are 26.
- Staff said that additional overflow parking would be included in the current proposal to make up for a lack of it at Vale and The Birke. The proposal needs to exceed parking requirements.
- She requested that the city look at a master plan for the neighborhood.
- The neighborhood is in a parking crisis. Vale's parking lot usually has 15 vehicles from people visiting The Birke.
- She requested better "no parking" signs.
- The guest parking at The Birke is not intuitive. Many people do not know how to use a QR code.
- A crosswalk and turn lane onto Wayzata Blvd are needed. The area is already challenging.
- There needs to be a bike lane to Ridgedale Shopping Center.
- The trails from The Gables to Trader Joes are not safe to bike on. They need to be repaved. She has heard conflicting information on who is responsible for the trails.
- She would like to know if the proposed trails could be used by the public.
- She would like cohesion between the buildings. She invited commissioners and councilmembers to visit the area to see the safety issues.
- Considering the proposal should be done with care and not in a rush.
- Setback requirements should be maintained.

- So many trees and animals have already been lost. The north setback and tree removal would negatively impact the value of her property and decrease her privacy.
- The setback on the south just needs enough for drivers to see safely to access the frontage road.
- She questioned who would manage the shared parking agreements. The parking spaces at The Gable would be closer than the Vale.
- The affordability component is important, but she is concerned with keeping the area beautiful and livable. She did not see enough public good being provided by the handful of affordable housing units.
- She agreed that the site should have residential housing.
- She has fatigue from construction noise occurring in violation of the noise ordinance.
- She requested a different developer develop the site.
- She opposed the setback variances.
- The proposal needs to go back in the review process to a concept plan. There is no hurry. The land is not going anywhere.
- The uniqueness of the area and history matter.
- Her townhome's green spaces are being taken over by other neighborhoods.
- She is disappointed and frustrated.
- She was worried there is no designated moving van area.
- She did not want the trash to be located on the northwest corner which is closest to her residence.
- She asked if her guests could use The Birke's parking.
- She would like to see a snow removal plan in writing.
- She does not trust the developer to follow through with promises.
- The proposal is nowhere near being ready to go in front of the council for a vote.

Sara Maloney, 705 Fairfield Circle, stated that:

- She lives in the Gables of West Ridge north of The Birke.
- She agrees with many of the important things Ms. Lewis already covered.
- She is flabbergasted that this is being done so soon. The Vale just opened for occupancy at the beginning of July. It is 30 percent occupied.
- There will be more unintended consequences.
- She knew there would not be enough surface parking when The Birke was proposed. There were lines of vehicles parked on Fairfield Road and the Birke's visitors parking at the Gables of West Ridge. Residents lobbied the city to have "no parking" signs installed on Fairfield Road. Since then, it has improved, but people still park on Fairfield Road and she frequently sees people walk from the office building to The Birke.
- Large delivery trucks park on Fairfield Road 70 percent of the time.

- Lack of parking would be an issue. There is no place for people to park except at the Gables of Westridge. It has been a burden for Gables residents.
- There is a lot more dog waste. She sees a dog off leash every day.
- She called the police for what she thought was an abandoned vehicle, but the vehicle turned out to belong to a Birke resident.
- Having to constantly report parking violations lowers her quality of life.
- Doran promised to use the office building parking lot for The Birke visitors and residents. The management company does not care if their guests park on Fairfield Road.
- She is worried about parking once construction is finished.
- The mass of the building would be too large.
- A turn lane is needed at Fairfield Road and Wayzata Blvd.
- Traffic travels too fast.
- A crosswalk is needed near The Birke and the proposed building.
- There are already 372 apartment residents in the Vale and The Birke who have to go through the Gables property to get to Overland Park. There is usually dog waste and bags of dog waste along the sidewalk and under trees.
- She requested some protection for the townhome owners.
- A lot of neighbors are frustrated. There needs to be a neighborhood meeting for the proposal with one city planner and one representative from the developer.

Jane Gordon, 11460 Fairfield Road, stated that:

- She lives in the Bay Hill Condominiums.
- She provided a history of the area.
- All of the vehicles parked in her parking lot create a danger to herself and other residents, particularly older residents.
- Vehicles park in the office building lot every day.
- The indoor parking at The Birke is not free, so no one wants to pay for indoor parking.
- She suggested putting pickle ball courts or a dog area on the site.
- The proposal's amount of parking would not be enough.
- This proposal is wrong. There is not enough room to walk on the street anymore.

Sandra Larson, resident of Bay Hill Condominiums, stated that:

- There are 68 units in three buildings at Bay Hill Condominiums. It has been a very nice neighborhood to live in.
- The area is not designed for another 600 people.
- She agrees with the previous speakers.

- The apartments are rather ugly and do not go with the condominium buildings.
- The main problem is the crowds.
- The site should be open space for something like a dog park.
- There is no shoulder and people walk across the road all the time. Crosswalks need to be added. She has to cross the street with her dog to get to a sidewalk.
- Vehicles travel at 50 mph to 60 mph. It keeps getting more crowded and dangerous. Her friends' dog was hit by a vehicle and killed.
- There was a lot of theft going on in the parking ramp at The Birke when non-residents would gain access to resident parking areas.
- She appreciates the commission's attention.
- She opposes a large building being constructed on the site.
- She supports providing affordable housing.

Ms. Lewis stated that:

- The Birke's landscaping company parks large vehicles and trailers of equipment on Fairfield Road every couple weeks. And vendors that visit The Birke do not park in their own parking ramp. She requested those visitors be trained on where to park.

No additional testimony was submitted and the hearing was closed.

In response to the questions asked during the public hearing, Thomas explained that:

- The surface parking lot at Vale is required to have and does include 46 visitor and short-term parking stalls. There are 28 stalls on the east side labeled "visitor" parking and an additional 20 stalls labeled "residents."
- In regard to the parcel of land surrounding Rutland Townhomes, an easement agreement recorded at the county states that CSM granted an easement that authorizes public use to the residents of the surrounding townhomes and the city for public purposes and the cost and maintenance of the trail is the responsibility of the ownership of the property. The Rutland Townhome homeowners' association owns the property.
- The traffic study determined that the proposal would not generate the need for street improvements. The proposal would generate less traffic than the office building at full capacity. Residential uses typically create less traffic than office buildings.
- A crosswalk is not considered safe unless it is located at a controlled intersection.
- There was a neighborhood meeting for the original concept in 2024. There was also a second neighborhood meeting. There was no neighborhood meeting or concept plan review for the current updated plan since the previous plan and the proposed plan both propose multi-

family residential housing. Thomas suggested callers request a neighborhood meeting with the developer and offered to review the revised plans with residents. The updated plans were posted on the city's website's project page in June 2025. An email notification was sent to anyone who subscribed to that page. Thomas emailed the updated plans to people she knew are interested in the project. The planning commission meeting is the forum for public input on land use applications.

Banks asked if it costs money to park in the underground parking at The Birke. Wischnack responded that The Birke's underground visitor parking is free. Residents of The Birke pay monthly for a designated underground parking space which is common for apartments.

In response to Hanson's question, Thomas explained how the traffic report looked at four intersections and found that the number of trips generated in 2023 was higher than the number of trips generated in 2025. The traffic and parking study determined that the proposal would not impact intersection capacity and no street or parking improvements would be needed.

Minion asked if more dog stations could be added. Wishnack explained that there are approximately 25 dogs living at The Birke. Vale has a dog containment area that is publically accessible and dog waste stations that are taken care of by the management.

Mr. Dillon stated that trails between the Vale building and Marsh III would be available for public use.

In response to Minion's request, Mr. Dillon stated that he will have the project's civil engineer look at adding three more parking stalls.

Henry suggested adding signs to guide people to the dog area on the west side of the Vale building. Mr. Dillon said that he would take a look at that.

Henry stated that:

- He understood the neighbors' concerns and would feel the same way if he lived there. He would love the site to be used for a dog park or pickleball court, but zoning allows a multi-family residential development that meets ordinance requirements.
- He encouraged the developer to communicate with neighbors.
- He would prefer a step-down in the number of stories of the building. Four stories seems appropriate. He likes the different colors to break up the mass. He encouraged neighbors to communicate their preference to councilmembers.
- The parking and traffic study addresses public safety issues.
- He supports the proposal.

Hanson stated that:

- The I-394 area in Minnetonka is unique because it is thriving.
- The proposal is totally different than the concept plan.
- He rated the project a "B." He could live with it.
- Twin homes and townhomes are different from apartments.
- The proposal is a good product, but he thought it could be a little better.

Banks stated that:

- He agreed with Hanson. He would have preferred having a concept plan review.
- There needs to be cohesiveness between The Birke, Vale and the proposal.
- There are potential issues with dog waste and parking on Fairfield Road that the developer and neighbors need to discuss.
- He would prefer a plan that did not need a setback variance.
- The current proposal nearly doubles the number of units from the previous townhouse plan.
- He is going to recommend denial to the city council because the proposal needs more discussion and input.

Minion stated that:

- He applauded the applicant for creating a new design. This proposal improved setback issues compared to the previous plan.
- He supports the proposal in a reluctant way. He encouraged the developer to find a way for drivers to use the underground parking at The Birke. He suggested reducing the fee to park there. Every parking stall would make an impact on the surrounding parking lots and street.
- He encouraged the applicant to meet with neighbors.
- He encouraged finding ways to make dog owners make good decisions by providing more dog waste stations.
- The noise ordinance should be followed by construction workers.

Acting Chair Waterman stated that:

- He walked the neighborhood on a beautiful day. He did not see as much vehicle or pedestrian traffic as he was expecting.
- He is sympathetic to the neighbors' comments and the parking concerns.
- He did not think the proposal needed a concept plan review.
- He supports public input and allowing development to move forward. He encouraged residents to share their comments with councilmembers.
- Overall, he supports the proposal.
- The variances are reasonable and minor. The report's logic is reasonable.

- There is a benefit to codify the parking agreements between the properties.
- The area is zoned for high-density development. Four stories seems reasonable.

Minion moved, second by Hanson, to recommend that the city council adopt the ordinance adopting a master development plan and resolution approving final site and building plans with expansion permits and variances related to Marsh Run III, a multi-unit residential development, at 11800 Wayzata Blvd.

Minion and Waterman voted yes. Banks, Hanson and Henry voted no. Brink and Maxwell were absent. Motion failed.

Banks moved, second by Hanson, to recommend that the city council deny adopting the ordinance adopting a master development plan and resolution approving final site and building plans with expansion permits and variances related to Marsh Run III, a multi-unit residential development, at 11800 Wayzata Blvd.

Banks, Hanson and Henry voted yes. Minion and Waterman voted no. Brink and Maxwell were absent. Motion failed.

Acting Chair Waterman stated that this item is scheduled to be reviewed by the city council at its meeting on August 11, 2025. All written comments submitted to staff will be provided to councilmembers. Public comments may also be submitted on the project page of the city's website: https://www.minnetonkamatters.com/marsh-run-iii.

9. Adjournment

Henry moved, second by Hanson, to adjourn the meeting at 9:28 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Received after July 24, 2025
Planning Commission Meeting

From: [redacted]
To: Susan Thomas
Cc: Rebecca Schack; Julie Wischnack; tdillon@inlanddp.com
Subject: Re: Marsh Run III Planning Commission meeting feedback - correction
Date: Tuesday, July 29, 2025 2:27:10 PM

Hello,
I'm sorry, but I need to make a correction to my email below. The Fairfield Road entry to the Birk apartment does include 2 signs that mention guest parking (see attached photos). These 12"x18" signs are identical to the one of Wayzata Blvd and say ""“Reserved Parking” with “Additional Guest Parking available in Parking Garage” in small font below. As I mentioned in my email below, perhaps larger guest parking signs, like the one at the Vale apartment, would be easier to see. Placing them perpendicular to the road would make them more visible when driving. Also, for what it's worth, putting the parking sign on the back side of a stop sign doesn't make sense.
Again, I apologize for missing this in my initial email. Thank you for your consideration.
Denise Cashman
762 Fairfield Circle

> On 07/28/2025 11:04 PM CDT DENISE CASHMAN [redacted] wrote:
> I watched the Planning Commission meeting online and was happy to hear the commission recommended 3-2 to deny the Marsh Run III plan. A solution to the parking shortage is needed before building Marsh Run III, if not, unresolved parking issues will remain problematic for this densely populated neighborhood. I was glad to hear there is a plan to codify the link for parking among the 3 related developments (Birke, Vale, Marsh Run III).
> During Thursday’s meeting, it was stated that the Birke (Marsh Run I) had adequate guest parking, but most of it is interior and not being used. This initial parking design flaw cascaded to the Vale (Marsh Run II) and proposed Marsh Run III project, resulting in ongoing neighborhood concern with overflow parking.
> I walked down to the Birke to look at the visitor parking signage (see attached photographs) to see why the interior parking garage is underused. At the Birke’s main entrance on Fairfield Road, there are no signs mentioning additional interior parking using the Wayzata Blvd entrance. The lobby of the Birke does not have signs mentioning additional interior parking, there’s just a very small electronic sign for using the “ButterflyMX” app. At the Birke garage entrance on Wayzata Blvd, there is small 12x18” metal sign near the road that says “Reserved Parking” with “Additional Guest Parking available in Parking Garage” in small font below. The posted speed limit on Wayzata Blvd is 40 miles per hour, making it hard for visitors to easily read this sign. When visitors approach closer to the garage, there’s another small sign that says “Guests must be Registered to Park” using a QR code for the Birke parking app. Not everyone is technologically savvy and able to use the

phone app. Better exterior signs for the internal garage parking are needed so that Birke guests will actually use it rather than parking on the surface lot at Marsh Run III. Over the weekend, 6-12 cars were routinely parked on the Marsh Run III surface lot and these cars/parking spaces will be displaced once March Run III is developed. Perhaps new signage could look like the parking sign at the Vale (Marsh Run II), which is much easier to read from Wayzata Blvd. By improving parking signs at the Birke, White Cap Properties (which manages the Birke, Vale, and proposed Marsh Run III) and Inland Development Partners would show a good faith effort in addressing neighborhood concerns.

Several planning commissioners felt more communication was needed between the applicant and neighbors and suggested a neighborhood meeting. Hopefully, Inland Development Partners will consider this. I had attended the initial Marsh Run III neighborhood meeting in 2024, discussed parking concerns with Tom Dillon of Inland Development Partners (IDP), and was surprised that he was unaware of any parking issues at that time given Marsh Run's development history and the fact that Anne Behrendt of Doran Companies is a member of IDP. When the Vale (Marsh Run II) was built, Doran Companies mitigated neighborhood parking concerns by providing additional surface parking for the Birke & Vale apartments at the office site of proposed Marsh Run III. Inland Development Partners and Doran Companies need to be held accountable for creating adequate parking within their three apartment developments.

Although IDP has taken steps to add parking to their Marsh Run III plans, hopefully they can go further in reducing the plan density. Please consider going back to the townhome design at a smaller scale, or a smaller apartment with a step plan design with increased parking spaces.

Thank you for your time and consideration.

Denise Cashman

762 Fairfield Circle

P.S. Pickleball courts or a dog park would be preferable for Marsh Run III, but probably not realistic. A girl can dream...

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

30
birke

RESERVED
PARKING

ALL VISITORS AND/OR GUESTS OF BIRKE ARE REQUIRED TO REGISTER THEIR VEHICLES.
NO PARKING ON FAIRFIELD ROAD - ENFORCEMENT 24 HOURS
VEHICLES WILL BE TOWED AT OWNER'S EXPENSE
Welcome.
ButterflyMX
Tap to start

birke
GUESTS MUST BE REGISTERED TO PARK

RESERVED
PARKING
Additional Guest
Parking available
in Parking Garage
Please Register
with Front Desk

GUEST PARKING
NO OVERNIGHT PARKING
GUEST PARKING
GUEST PARKING
GUEST PARKING

VALE
11816
→ Guest Parking
Stalls 1-28
← Reserved Resident
Parking Stalls 29-46

From: Minnetonka Matters
To: Susan Thomas
Subject: New feedback on Marsh Run III
Date: Wednesday, July 30, 2025 11:10:29 PM

Hi Susan Thomas

You have received new feedback on the Guestbook on project **Marsh Run III** on your site,

-

As a resident who lives within a couple blocks of the Marsh Run III project, I hope the construction company is held to a higher standard than during the Marsh Run II project just around the corner. Personal vehicles were constantly parked on the boulevard between Marsh Run II and I-394, which turned the boulevard to mud and destroyed all plant life, despite a surplus of parking in the adjacent WestRidge Market shopping center. Our neighborhood is home to a gorgeous diversity of tall, old trees, as well as a large wetland marsh. I see that Marsh Run III includes a proposal for a floodplain alteration, but I urge you to consider ways the project can move forward with minimal disturbance to these important natural resources. According to the Minnesota DNR, Minnesota has already lost around 50% of its wetland acreage, but wetlands are extremely important for erosion control, flood control, and water quality. Furthermore, 43% of America's threatened or endangered species depend on wetlands for their survival. Please see https://www.dnr.state.mn.us/wetlands/index.html. In summary, please take an extra moment to consider how the local environment will be affected and how potential damages can be minimized before moving forward with this project. Thank you.

-

Added by **AlinaK**

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on EngagementHQ. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

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CARPENTER LAND COMPANY, LLP
1980-2025

4188 Heatherton Place
Minnetonka, MN 55345

July 31, 2025

Dear Mayor Wiersum and Members of the Minnetonka City Council,

On behalf of the Carpenter Family Group, long-time owners of the Marsh Run III office campus, I am writing to express our strong support for the proposed 44-unit apartment development by Inland/Doran. We have proudly stewarded this property for 35 years and believe this final phase is a critical piece in realizing the full potential of the surrounding area.

This 44-unit project represents the capstone of a thoughtfully designed, tech-forward housing campus that already includes the Birke and Vale apartments. It will further enhance a neighborhood defined by walkability, access to jobs, retail amenities, and a growing sense of community. The development has been carefully planned to integrate shared parking, connected walking paths, and complementary amenities that support a diverse, modern lifestyle. Inland and Doran are ideally positioned to bring this vision to life, having demonstrated a deep commitment to quality and partnership throughout the process.

Rejecting or delaying this proposal risks more than just a lost opportunity—it could undermine years of progress and introduce outside developers with no long-term stake in the current cooperation and sharing of parking space, amenities, dog walking areas, and rental availability. It would also represent a setback to the City's 2040 Comprehensive Plan calling for additional housing and to the legacy we've worked to build over the decades.

The Marsh Run office buildings, originally conceived in the early 1980s as office condominiums, struggled to survive economic headwinds following the reconstruction of I-394 and the Thrift banking collapse. Our family partnership stepped in to stabilize and reimagine the site—and we've been committed ever since to aligning it with the evolving needs of Minnetonka's residents and workforce. But like many aging office campuses, our final building has now succumbed to the structural shifts brought by the COVID-era workplace transformation and changing generational preferences.

While we understand that change can be unsettling, especially for some longtime neighbors, this redevelopment is not a fleeting trend—it's a generational opportunity. Today's residents are seeking vibrant, affordable, amenity-rich communities that support a balanced work-life ethos. Redevelopment on this scale comes along rarely, and we believe the City should act decisively to embrace it.

We are proud to be a local family business, with deep roots in Minnetonka. Several of our partners have lived here for decades; our children have grown up in the schools and played in the city's parks. While many of us are now past retirement age, we are hopeful that this project can be part of the legacy we leave behind—a vision of progress, sustainability, and community.

Inland and Doran, both locally based, have earned our trust and that of City staff. We have great respect for Anne Behrendt, Ryan Johnson, and Tom Dillon and their shared commitment to creating something lasting and beneficial for all. Approving this project means delivering on that shared vision—for better

infrastructure, cleaner water, improved technology, and affordable housing that serves future generations of Minnetonka families.

Thank you for your consideration.

Sincerely,
The Carpenter *Family Group*

Ann C. Kay

Judd Y. Carpenter

Scott M. Carpenter

Matthew S. Carpenter

Cover Note to:

City Council of Minnetonka

From: BayHill Condominium Association resident owners:

Please find the enclosed petitions that carry the signatures of 97% of the owners of our 68 condominium association, BayHill. Every owner we approached was appalled at the thought of adding a third apartment building to our neighborhood of approximately 200 units (3 condo building and 129 townhomes) spread on generous acreage. Almost 400 units of living space have been added by the city in the last six years to very small parcels of land without adequate parking and now 44 more unit are planned? Please note our petition that enumerates our concerns.

If the city has questions, please call or text BayHill resident, Jane Gordon (612-~~867-6192~~ 723-1495) or Sandra Larson (612-964-4389).

Building #1
11460 Fairfield Rd.

To: the Minnetonka City Council

From: Homeowners of the Bayhill Condominium Association, 11460, 11472, and 11484 Fairfield Rd. W, Minnetonka, 55305

Date: August 1, 2025

We the Bayhill homeowners who call this neighborhood our home are alarmed at the prospect of an additional four-story apartment building containing 44 units and 65 bedrooms with no outside parking to be built as "Marsh Run III". This would be the third apartment building at the corner of Fairfield Road and Wayzata Boulevard being built over the last six years. These three structures add almost 600 people to corner lots adjacent to our planned community. Our neighborhood with 68 condo units and 129 townhouses will now be overwhelmed. Our 20-plus- year-old development created an efficient use of land with ample surrounding lawns and greenery to add to the ambiance of living here, (barring the last almost 6 years of loud noises, construction trucks and cars blocking the road, and additional dog waste issues).

Something has gone wrong with the planning process that allowed for approval of this redevelopment to be done in three separate steps so that after the two larger apartments were approved and built, there were no proposed plans for the third parcel, Marsh Run III. We heard that townhouses would be built, not another apartment building, but we were suddenly given only short notice that the actual proposal was to be for an apartment building of 44 units. We had no input into why this change from townhomes was made or any chance to offer input at a developer planned meeting until we were informed of the Planning Commission hearing on July 24th whose recommendation for the plan would be heard at the City Council on August 11. We were invited to offer comments on a proposal that appears to us to maximize the number of units that can be crammed into an intersection and neighborhood street not designed for such a large population of people and cars.

A major concern of ours is that parking and traffic, and pedestrian safety will be challenging if this large development proceeds. With Fairfield Road having only a sidewalk on the south side of the road, no shoulders on the road and only two lanes for traffic, crossing the street is dangerous and parking on the street, while unlawful due to current signage has not stopped and is a hazard and an impediment to traffic. These hazards are compounded by the lack of crosswalks except at the Oberlin Park entrance.

With only the Birke being fully occupied, our experience has already been a headache. While parking is not allowed, vendors and cars are parked on Fairfield almost daily. The challenges of the Vale in terms of overflow parking are yet to be experienced. At least a decision to proceed on the new property should await until almost full occupancy of the Vale before another apartment building is approved for this congested corner.

Another issue is the complex access ramp to 394 west which requires those going west and attempting to turn left to go up on the ramp having to wait at the blind corner long enough to see if any car is coming in the opposite direction. Those coming in either direction have no yield sign and neither car can see the other until the very last minute. To date this has caused many accidents, yet with hundreds more cars using the intersection, possibilities for even more accidents is likely.

A third concern regards pet dog control. Unfortunately, other than Bayhill, which allows only one dog per unit, two dogs are allowed per unit in the Birke which creates a sanitation issue in an area already somewhat overrun with dogs. We assume lenient pet rules will prevail at the Vale and this new apartment if it is allowed to be built.

We understand that those invested in this third small parcel of land want to make as much profit as possible, rather than provide other amenities for the first two apartment buildings already completed. Yet this would be a wonderful place to retain trees which we understood the city considered as important. It would solve the challenging parking problems if it were a parking lot for the 400 residents and their guests in the two apartment buildings. We urge the city to consider these and other eco-friendly alternatives.

All of us who live here at Bayhill support multi-structured housing and a diversity of population, but we want the same considerations given to new development that it appears is given to single family homeowners—a safe and not overcrowded living space.

We are gratified that the Planning Commission on ~~August~~ July 24th voted to move the proposal for 44 apartments to the City Council with a "not approved" recommendation.

In sum, we are petitioning the City Council of Minnetonka: 1) to deny approval of this Marsh Run III proposal and 2) for the developer, the city planning staff, and neighbors in the area to hold further meetings to see how best to maintain the value of the current homeowners residence while making a reasonable use of this small last parcel of land in this area, and 3) sufficient time and notice is given for us to participate fully in the planning process.

We all want Minnetonka to retain its great reputation as a wonderful place to live. Please consider our interests and this appeal by we the undersigned of the Bayhill Homeowners Association.

Name	Address (building street address & unit #)

11460 ~~#~~ Fairfield Rd W Plaza

Bayhill Homeowners petition signature continued

	Unit #	Street #
Jane GORDON	Bldg 1	#302 11460 Fairfield Rd W
Hugh Somerday	" Bldg 1	"
Andrew Gordon Dowlen	Bldg 1	201 "
JOLIN COVER	Bldg 1	"
ANNE MARIE COVER	Bldg 1	"
Roy Sause		"
Adrienne Summerfield	Bldg 1	"
Peg Mecar #203	Bldg 1	"
Lynne Hurst	11460 FAIRFIELD Rd W #202	
Carol Meshbesher	11460 Fairfield Road Bldg 1	#404
Larry Cooperman	11460 FAIRFIELD Bldg 1	(105)
Allen Salita		
Karla Siddens	#1301	~~#~~ 11460 Bldg 1
Rebecca Hindshaw	#101 11460 Fairfield Rd W	
Chuck Birgert	#106 " "	"
Jeff Clausner	#103 11460 Fairfield Rd	
~~Toni~~ Toni Rathill	#104 11460 Fairfield Rd	
Judy Harris	#102 11460 Fairfield Rd	
TOM HEBERMAN	#102 11460 FAIRFIELD RD.	
Joy Norenberg	#305 11460	
Cindy Amberger	#202 11460 Fairfield	
Norma R Strauss	#307 11460 Fairfield Rd W	Mtka
ERNEST Palnstein	#206 11460 Fairfield Rd	
Katey Palnstein	#206 11460 Fairfield Rd	MTKA
Shaun Snyder	401	
LOUIS Goldberg	403 11460 Fairfield	
Diane Goldberg	403	

To: the Minnetonka City Council

From: Homeowners of the Bayhill Condominium Association, 11460, 11472, and 11484 Fairfield Rd. W, Minnetonka, 55305

Date: August 1, 2025

We homeowners who call this neighborhood our home are alarmed at the prospect of an additional four-story apartment building containing 44 units and 65 bedrooms with no outside parking to be built as "Marsh Run III". This would be the third apartment building at the corner of Fairfield Road and Wayzata Boulevard being built over the last six years. These three structures add almost 600 people to corner lots adjacent to our planned community of some hundreds of residents. Our neighborhood with 68 condo units and 129 townhouses will now be overwhelmed. Our 20-plus- year-old development created an efficient use of land with ample surrounding lawns and greenery to add to the ambiance of living here, (barring the last almost 6 years of loud noises, construction trucks and cars blocking the road, and additional dog waste issues).

Something has gone wrong with the planning process that allowed for approval of this redevelopment to be done in three separate steps so that after the two larger apartments were approved and built, there were no proposed plans for the third parcel, Marsh Run III. We heard that townhouses would be built, not another apartment building, but we were suddenly given only short notice that the actual proposal was to be for an apartment building of 44 units. We had no input into why this change was made or any chance to offer input until we were informed of the Planning Commission hearing on July 24 whose recommendation for the plan would be heard at the City Council on August 11. We were invited to offer comments on a proposal that appears to us to maximize the number of units that can be crammed into an intersection and neighborhood street not designed for such a large population of people and cars.

A major concern of ours is that parking and traffic, and pedestrian safety will be challenging if this large development proceeds. With Fairfield Road having only a sidewalk on the south side of the road, no shoulders on the road and only two lanes for traffic, crossing the street is dangerous and parking on the street is both a hazard and an impediment to traffic. These hazards are compounded by the lack of any crosswalks, except at the Oberlin Park entrance.

With only the Birke being fully occupied, our experience has already been a headache. While parking is not allowed, vendors and cars are parked on Fairfield almost daily. The challenges of the Vale in terms of overflow parking are yet to be experienced. At least a decision should await until almost full occupancy of the Vale before another apartment building is approved for this congested corner.

Building #3

Another issue is the complex access ramp to 394 west which requires those going west and attempting to turn left to go up on the ramp having to wait at the blind corner long enough to see if any car is coming in the opposite direction. Those coming in either direction have no yield sign and neither car can see the other until the very last minute. To date this has caused many accidents, yet with hundreds more cars using the intersection, possibilities for even more accidents is likely.

A third concern regards pet dog control. Unfortunately, other than Bayhill, which allows only one dog per unit, two dogs are allowed per unit in the Birke which creates a sanitation issue in an area already somewhat overrun with dogs. We assume lenient pet rules will prevail at the Vale and this new apartment if it is allowed to be built.

We understand that those invested in this third small parcel of land want to make as much profit as possible, rather than provide other amenities for the first two apartment buildings already completed. Yet this would be a wonderful place to retain trees which we understood the city considered as important. It would solve the challenging parking problems if it were a parking lot for the 400 residents and their guests in the two apartment buildings. We urge the city to consider these and other eco-friendly alternatives.

All of us who live here at Bayhill support multi-structured housing and a diversity of population, but we want the same considerations given to new development that it appears is given to single family homeowners—a safe and not overcrowded living space.

We are gratified that the Planning Commission on ~~August~~ July 24th voted to move the proposal for 44 apartments to the City Council with a "not approved" recommendation.

In sum, we are petitioning the City Council of Minnetonka: 1) to deny approval of this Marsh Run III proposal and 2) for the developer, the city planning staff, and neighbors in the area to hold further meetings to see how best to maintain the value of the current homeowners residence while making a reasonable use of this small last parcel of land in this area, and 3) sufficient time and notice is given for us to participate fully in the planning process.

We all want Minnetonka to retain its great reputation as a wonderful place to live. Please consider our interests and this appeal by we the undersigned of the Bayhill Homeowners Association.

Name	Address (building street address & unit #)
Barbara Flemon	11484 Fairfield Rd W unit 201
BONNI Shaw	
Nancy Chaffin	" Unit 304
Molly Thurman	" 205
ORV be Valentina	#202

Bayhill Homeowners petition signature continued

Jane Bolter	#102
[illegible]	#303
Myra + Greg Karlin	#106
Julia Gurnetsky	#302
[illegible]	#203
[illegible] Nelson	#402
[illegible]	305
[illegible]	103
[illegible]	305
[illegible]	406
[illegible]	406
ELAINE [illegible]	105
CHARLES [illegible]	105
Harriet Rochlin	206

To: the Minnetonka City Council

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Date: August 1, 2025

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We all want Minnetonka to retain its great reputation as a wonderful place to live. Please consider our interests and this appeal by we the undersigned of the Bayhill Homeowners Association.

Name	Address (building street address & unit #)
Sandra Lann	11472 Fairfield Rd #302
Deborah Kohler	11472 Fairfield Rd #401
Janice Gaut	11472 Fairfield Rd #303 (26 yrs here)
Barbara Finch	11472 Fairfield Rd #206

Bayhill Homeowners petition signature continued

Lori Kamin Zuckerman	11472 Fairfield Rd W	#301
Joanne Miner	11472 Fairfield Rd W	#202
Brenda Stiegel	11472 Fairfield Rd W	#205
Lois Joseph	11472 Fairfield Rd W	#104
Dana Rubin	11472 Fairfield Rd W	#103
Barbara A. Hutchinson	11472 FAIRFIELD RD W	#203
Thomas P. Wi	11472 Fairfield Rd W	#403
Peter Michaud	11472 FAIRFIELD RD W	#403
Lynn Snyder	11472 Fairfield Rd W, Minnetonka,	#204
Mary Corbin	11472 Fairfield Rd, Minnetonka, 55305	#201
Judi McKay	11472 Fairfield Rd, Minnetonka, 55305	#304
Evelyn Weiss	11472 Fairfield Rd Minnetonka 55305	#101
Joyce Anderson	11472 Fairfield Rd W, MTKA 55305	#103
Paul Anderson	" " " " "	#102
Melissa Pennington	" " " " "	#305
Peggy Arme	" " " " "	#306
Sandy Ekirow	" " " " "	402

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Please consider our interests and this appeal by we the undersigned of the Bayhill Homeowners Association

Name Address

11472 Fairfield Rd W.
Unit 101
Minnetonka, MN 55305

From: [redacted]
To: Susan Thomas; Rebecca Schack; Julie Wischnack
Subject: Development project (Wayzata Blvd & Fairfield Road)
Date: Wednesday, August 6, 2025 3:08:09 PM

City of Minnetonka,

My neighbors and I, living close to this intersection, have witnessed increased parking on the street and dog waste. I personally would like to point out that we were promised that the Birke would have enough parking for guests. When Birke failed on this promise and rec'd permission to use the parking lot just west of their entrance, we continue/d to see parking on the street. This is dangerous and unacceptable.

If you want support from the neighbors to add more housing, hold Birke accountable for parking options for guests but specifically clear and consistent wording on signage, allow a spot for people to pull over and download the app prior to sitting in front of the garage door and include clear, readable signage in the front entrance.

The land in between Birke and Mare would be better utilized as a dog park, convenient store, retail space, or park.

If housing goes into that space, consideration for affordable housing above and beyond the minimum amount should be considered, underground/main floor parking is needed and as much green space as possible around a narrow building is the only option that makes sense for an area that is now surrounded on all sides by cement and pavement. We, the residents of the city of Minnetonka, moved and live in the city that has and hopefully continues to be one that preserves land and makes educated decisions before disrupting natural wetlands and considers impact on the environment.

Sincerely,

Sa Von Rudenick

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

Date: August 6, 2025

To: Minnetonka City Council

From: Sara Maloney / 705 Fairfield Circle

Re: Marsh Run III

Please consider these comments in reference to the development proposal for the 44-unit apartment building known as Marsh Run III. I live in the Gables of Westridge, which is the 104-unit townhome association directly adjacent and north of the Birke. I also submitted written comments and spoke to the Planning Commissioners during the public hearing on July 24, 2025. I appreciate the Planning Commission's recommendation to the City Council that it deny approval of Marsh Run III.

The most important reason to reject this proposal is the lack of surface parking at the Birke. I understand this is a different property, but it is highly relevant to this proposal. When Doran Companies ("Doran") proposed the Vale, Doran stated it had control over, and in some cases claimed "ownership" of the parking lot at Marsh Run III. Doran stated this lot would be used to alleviate the lack of surface parking as an incentive for approval of the Vale. These statements were documented on several occasions during public meetings, and I provided some specific examples in my written comments to the Planning Commission, which I've also attached.

There is now a new developer for this third Marsh Run site, Inland Development Partners ("Inland"). Per public records, Carpenter Land Company ("Carpenter") is still the owner of this parcel. Carpenter was also the owner of the Birke and Vale parcels during the development proposals and once Doran received approval, Carpenter sold to Doran. This last parcel has numerous building constraints due to the size and shape of the parcel and proximity to the wetlands. Just like the Birke and Vale, it has no adjacent on-street parking or other public parking options in the vicinity. Inland has indicated that making the project financially viable is challenging, which is why they need to maximize density on the site. The developer's financial limitations due to the size and other constraints of the property do not justify approving this project.

When asked about the parking issue at the Birke, Inland indicated the management company would be responsible for enforcing parking at the Birke. It is unrealistic to think a management company will enforce or solve the parking problems that Doran has not yet been able to resolve. There will not only be employee turnover, but it is also likely ownership and management companies will change over time. If they get it wrong, as with the Birke, there is no going back.

The city planning department advised my neighbors and me that one type of constructive feedback would be to provide suggestions for other uses for this parcel. That seems unrealistic since Carpenter has already been working with Inland, and previously Doran for over a year. However, if there is another option, it would be ideal if Carpenter donated this land as green space and additional neighborhood parking. As one of my neighbors stated at the public hearing, a dog park would be a great option and benefit Minnetonka. It would also benefit our neighborhood and give us some relief from the additional density. Susan Thomas advised me that the amount of Park Dedication Fees Doran provided for developing the Birke was $875,000 and the Vale was $985,000. Perhaps the city could be creative and apply these funds to this property.

Many neighbors and I preferred townhomes to an apartment building, since this site will likely remain housing. The townhomes had a more residential feel and were more cohesive with our neighborhood. However, as proposed the townhome plan was also too dense. During the September 9, 2024 concept plan review, one council member commented that it only makes sense to have one row of townhome buildings given the lot is so narrow. That would have reduced the number of units from 26 to 13. If it included enough of the promised overflow surface parking spaces for the Birke, that would have been a better compromise.

I understand this area is designated for high-density but there should be limits as to how much density our neighborhood should have to absorb. We have not had a chance to experience the additional residents of the Vale, since it just opened for occupancy July 1, 2025. The Birke and Vale have 372 apartments combined. There are 190 individually owned townhomes and condominiums among the three (3) nearby homeowner associations. There is a public sidewalk and a public trail system, but they run alongside and through properties. The area was not designed to accommodate so many people.

As well as recommending denial of the project, the Planning Commissioners commented on the absence of a neighborhood meeting after the change from townhomes to apartments. Inland held two (2) neighborhood meetings for the townhomes, but there was no meeting for after the change from townhomes to the 44-unit apartment building.

We have been through this process many times since the Birke was first proposed in 2018, and always had a neighborhood meeting. Despite that the city does not require a meeting, it is wrong that one was not held this time.

Please do not approve of this proposal. We need time to adjust to the Vale and deserve a relief from so much construction. Thank you for considering my viewpoint, which many of my neighbors share.

Docusign Envelope ID: 3F2CB4C8-28F4-4631-A109-D66CC04E97FE

August 5, 2025

Minnetonka City Council
Minnetonka City Hall
14600 Minnetonka Boulevard
Minnetonka, Minnesota 55345

Dear Mayor Wiersum and Minnetonka City Council Members,

As members of the Board of Directors of Gables of West Ridge comprised of 104 town home units and residents living very close to the proposed Marsh Run III development at 11800 Wayzata Blvd. we are very pleased that the Planning Commission voted to recommend that the City Council DENY the Marsh Run III project which will be considered in the upcoming August 11, 2025 meeting.

Our opposition to the initial 25 unit rental housing design proposed for the site stemmed from significant concerns around insufficient surface parking for the Birke, Vale and Marsh Run III properties, lack of sufficient green space associated with the properties and concerns about environmental impact. We were relieved when the developer "pulled" the project in response to lack of support from city staff and residents earlier this year and hoped any redesign would make meaningful improvements particularly to parking and green space.

Unfortunately, the recently submitted new design for a 4 story, 44 unit apartment building makes the situation worse in a number of ways.

- We were very surprised and disappointed that the developer was allowed to submit such a significant redesign to the project without being required to restart the concept phase and re-engage with neighborhood residents. This was a missed opportunity to show transparency and cooperation with the neighborhood, but if the project is denied by the City Council as recommended by the Planning Commission there is a chance to restart the process the right way.

- We were surprised and disappointed that the developer was allowed to completely ignore their prior commitment regarding using the Marsh Run III parking lot as "overflow" parking for the Birke and Vale projects. The Marsh Run III lot is regularly used by Birke tenants and guests on a daily basis. Despite having No Parking signs on Fairfield Road it is well documented that cars and service vehicles park there regularly which is a safety hazard on a narrow curving road like Fairfield. It is undeniable that eliminating those extra parking spaces in the Marsh Run III lot will make the parking situation worse.

- We were surprised and disappointed that the developer chose not to incorporate green space in the new design and instead is relying on our private property for their tenants use.

Docusign Envelope ID: 3F2CB4C8-28F4-4631-A109-D66CC04E97FE

There may be a “dog run” at Vale, but it is common sense that most pet owners at the Birke will continue using the sidewalks and private property to exercise their pets. The same will certainly be true once the Vale fills up and for future Marsh Run III tenants. Since the opening of the Birke our neighborhood has been living with the problems of dog waste and off leash pets. Not only is there more pet waste that is not picked up, a lot of pet waste bags are not being properly disposed of and are either just left on the ground or thrown into the woods or pond/marsh areas. This situation is unlikely to improve if more people are living in the area and their buildings don’t offer their own green space.

After seeing the impact of the addition of 400 apartment units to our neighborhood over the past 4 years we want to ensure that the development of the final parcel in the area helps improve the situation rather than make it worse. Thoughtful design and development will make a safer and stronger community.

On behalf of the Board of Directors of the Gables at Westridge and our 104 units, we respectfully urge you follow the recommendation of the Planning Commission and DENY the permit requests for 11800 Wayzata Blvd. until the concerns raised have been adequately addressed.

Thank you for your consideration.

Sincerely,

DocuSigned by:
Kristine Wilulm
7B6D1A177F0C488...
Kristine Wilulm, Gables of West Ridge - HOA Board President

DocuSigned by:
Kristine Gaustad
B6A14438C60F4B4...
Kristine Gaustad, Gables of West Ridge – HOA Board Treasurer

DocuSigned by:
Jeffrey Ringer
CE37A007D42240B...
Jeffrey Ringer, Gables of West Ridge – HOA Board Secretary

Signed by:
Mary Sallstrom
69C7BE44FA3243B...
Mary Sallstrom, Gables of West Ridge – HOA Board Member

DocuSigned by:
Laura Cohen
89D65393AD69455...
Laura Cohen, Gables of West Ridge – HOA Vice President

Applicant provided information on
Parking and Pets

IDP Inland Development Partners

December 10, 2024

Ms. Julie Wischnack, Community Development Director
Ms. Susan Thomas, Assistant City Planner
City of Minnetonka
14600 Minnetonka Blvd.
Minnetonka, MN 55345

Re: Marsh Run III Project
Minnetonka, MN

Dear Julie and Susan:

We are writing to provide an update on neighborhood concerns regarding parking, pet waste, and the availability of pet waste bags related to the proposed Marsh Run III Project and the adjacent Birke Apartments. Below, we outline the steps that have been implemented to address these concerns and provide the supporting information.

Parking
We have worked closely with the Whitecap Property Management team at the Birke Apartments to monitor guest parking and ensure sufficient availability. The following measures have been deployed:

Monitoring: Camera surveillance was used to observe both the Birke indoor guest parking area and the Marsh Run III parking lot (located at 11812 Wayzata Blvd) over a recent two-week period. The observations occurred from Monday 11/4/24 to Wednesday 11/20/24. The Birke was at 93% occupied at the time of the parking observations.

Data Logging: During this study period, parking availability was recorded three to four times daily, with increased focus during peak activity times (weekends and evenings). Key findings are as follows:

- Birke indoor guest parking consistently had at least 15 stalls available, with an average of 25 stalls open (including two ADA-accessible spaces).
- The Marsh Run III surface parking lot never exceeded 11 parked vehicles at any given time, with an average of 5 parked vehicles.

- Any guests of Birke Apartments that parked across the street in the Marsh Run III lot in the past two weeks also had ample parking space available free of charge inside the Birke Apartment garage.

Birke Apartment Parking Policy Overview:
All Birke Apartment residents must register their vehicles, and resident guests are required to register via the Parking Boss system for access to the indoor guest parking area, which is provided free of charge.
The Birke outdoor parking area along Fairfield Road, provides seven spaces (including one ADA-accessible space), and is available for unregistered vehicles but prohibits overnight parking between 10:00 PM and 7:00 AM. This area is constantly monitored and enforced by Birke property management staff.

Pet Waste
The Birke Apartments have implemented a comprehensive policy to ensure accountability for proper pet waste management/disposal and behavior:

DNA Registration: All residents must registrar their pet at time of move in or when a new pet is added. This registrar requires collecting a DNA sample from the pet and submitting the DNA sample to the national pet registry data base. If pet waste is improperly left on the property, we have the waste tested registered at our property. In the event of a reported pet waste incident, financial penalties are enforced on the pet owner.

Compliance: There are currently twenty-eight (28) pets registered in the system. To date, all analyzed samples of improperly deposited waste found on the property have been confirmed as not originating from any registered pets at the Birke Apartments. All pets at the Birke are DNA registered.

Pet Waste Stations
The Birke Apartment property has seven (7) pet waste stations, including one recently added near the main building entrance on Fairfield Road. Each station is stocked with two rolls of 500 pet waste bags for a total of 1,000 bags per station or a total of 7,000 waste bags typically available on site. In addition, many pet owners carry their own waste bags on their pet leash. Our management staff checks waste stations and replenishes the waste bag supply at least twice weekly. Given this schedule, it is highly unlikely that our Birke pet waste stations run out of waste bags.

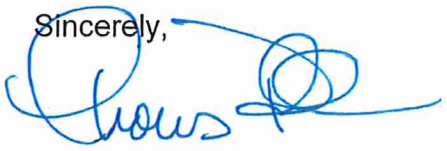
It is planned, that as part of the Marsh Run III development, two additional pet waste stations will be provided on the north and south sides of the townhome project to further support responsible pet ownership in the area by adding another 2,000-waste bag supply to the properties.

Conclusion

We remain committed to minimizing and addressing neighborhood concerns promptly as we pursue the Marsh Run III project. If there are any additional questions or suggestions, please feel free to contact me.

Julie and Susan, thank you for your concerns and let me know if you have any additional questions.

Sincerely,



Thomas Dillon
Inland Development Partners

Ordinance No. 2025-

An ordinance adopting a master development plan for redevelopment of 11800 Wayzata Boulevard

---

The City Of Minnetonka Ordains:

Section 1. Background

1.01 The subject property is located at 11800 Wayzata Boulevard. It is legally described on Exhibit A of this ordinance.

1.02 Inland Development Partners is requesting approval of a master development plan to facilitate the redevelopment of the subject property. As proposed, an existing office building would be removed, and a 44-unit, four-story apartment building would be constructed.

Section 2. Findings

2.01 The proposal is consistent with the site's mixed-use designation in the comprehensive guide plan.

2.02 The proposal would advance the city's community-wide goals outlined in both the comprehensive plan and strategic plan of diversifying housing options and providing affordable housing opportunities.

Section 3. Action

3.01 The master development plan is approved, subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:

    - Site Plan, dated June 18, 2025
    - Tree Preservation Plan, dated June 18, 2025
    - Grading Plan, dated June 18, 2025
    - Utility Plan, dated June 18, 2025
    - Landscape Plan, dated June 18, 2025

- SWPPP- Proposed Conditions, Details, Narrative, and Attachments, dated June 18, 2025
- Building Elevations, dated July 18, 2025
- Building Floor Plans, dated June 18, 2025

Together with the use description noted in Section 1.02 of this ordinance, the above plans constitute the approved master development plan.

2. The development must further comply with all conditions outlined in City Council Resolution No. 2025-__, adopted by the Minnetonka City Council on Aug. 11, 2025.

Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter 13 of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Aug. 11, 2025

_____
Brad Wiersum, Mayor

Attest:

_____
Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: July 14, 2025
Date of adoption:
Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Ordinance adopted.
Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on _____, 2025.

Becky Koosman, City Clerk

EXHIBIT A

Lot 8, Block 3, except the South 10 feet taken for widening Superior Boulevard; and
That part of vacated Merrivale Ave. described as follows: beginning at a point on the East line of Lot 8, Block 3, in said plat distant 10.00 feet North of the Southeast corner of said Lot 8; thence; East, parallel with the South line of said Lot 8, a distance of 6.00 feet; thence Northerly to the point of intersection with a line which runs parallel with and 50.00 feet Westerly from the Easterly line of said Avenue, said point of intersection being 31.52 feet Southerly of the Easterly extension of the North line of said Lot 8, as measured along the last said parallel line; thence Northerly aolng said parallel line, a distance of 31.52 feet ot said Easterly extension of the North line of Lot 8; thence West along said Easterly extension, to the Northeast corner of said Lot 8; thence Southerly, along said East line of Lot 8, to said point of beginning; That part of Service Lane lying South of the center line thereof and between the Westerly right-of-way line of Merrivale Ave. and a Northerly extension of the Westerly line of Lot 8, Block 3, "Boulevard Gardens, Hennepin Co. Minn."

Resolution No. 2025-

Resolution approving final site and building plans, with expansion permits and variances, for Marsh Run III at 11800 Wayzata Blvd

---

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

Section 1. Background.

1.01 The subject property is located at 11800 Wayzata Blvd. It is legally described in Exhibit A of this resolution.

1.02 Inland Development Partners proposes redevelopment of the property. The existing office building would be removed and a 44-unit, four-story apartment building would be constructed. The proposal requires approval of a master development plan and final site and building, with the following expansion permits and variances:

	Standard	Code Required	Proposed
Expansion Permits	Floodplain setback	20 ft, horizontal	5 ft
	Wetland setback	35 ft	27 ft
Variances	Front yard setback	35 ft	30 ft
	Floor area ratio (FAR)	0.75	0.95

1.03 On July 24, 2025, the Minnetonka 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 council deny the proposal.

Section 2. General Standards.

2.01 City Codes §300.31 Subd. 5 and Subd. 7 outlined development and design standards within the Planned I-394 Districts. Those standard are incorporated here by reference.

2.02 City Code §300.27, Subd. 5, outlines general site and building standards. Those standards are incorporated here by reference.

2.03 By City Code §300.29 Subd. 7(c): an expansion permit may be granted, but is not mandated, when an applicant meets the burden of proving that: (1) the proposed expansion is a reasonable use of the property, considering such things as: functional and aesthetic justifications for the expansion; adequacy of off-site parking for the expansion; absence of adverse off-site impacts from such things as traffic, noise, dust, odors, and parking; and improvement to the appearance and stability of the property and neighborhood; (2) the circumstances justifying

the expansion are unique to the property, are not caused by the landowner, are not solely for the landowner's convenience, and are not solely because of economic considerations; and (3) the expansion would not adversely affect or alter the essential character of the neighborhood.

2.04 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 Based on the submitted plans and with adherence to the conditions of this resolution, the proposal would meet the development and design standards outlined in City Codes §300.31 Subd. 5 and Subd.7.

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

1. The proposed high-density residential development is consistent with the general housing goals of the 2040 Comprehensive Guide Plan and with the site's mixed-use guide plan designation. Further, the proposal has been reviewed by city planning, engineering, and natural resources staff and found to be generally consistent with the city’s development guides, include the water resources management plan.

2. The proposal requires expansion permits and variances from certain zoning ordinance standards. See finding 3.03 and 3.04 of this resolution.

3. The proposal would result in grading and tree removal. The subject property is a developed site, with the no only “natural” areas.

4. The site would have more greenspace than required by city code and the building design would complement the design and materials of new construction in the area.

5. The proposed building has been situated on the property to reasonably balance setbacks from property lines and natural resources, while ensuring appropriate pedestrian and vehicular circulation. The building design would complement the aesthetic and façade materials of recent construction in the immediate area.

6. As new construction, the building code would require use of additional energy saving features within the buildings themselves.

7. The proposal would visually and physically alter the property and the immediate area. However, such a change would occur with any redevelopment of the site, which the comprehensive plan anticipates.

3.03 The proposal meets the expansion permit standards as outlined in City Code §300.29 Subd. 7(c):

1. Reasonableness. The proposed wetland and floodplain setbacks are reasonable. They would more than double those of the existing non-conforming building

2. Unique Circumstances. The size, configuration, and resulting buildable area of the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed use designation, create a unique situation that is not common among similarly zoned properties. Within the city, there are 60 properties zoned as PID and guided for mixed use. The average lot size of these properties is 2.6 acres, which is more than twice the size of the 1.2-acre subject property. Additionally, the site's narrow configuration − where its north-south dimension is over three times longer than its east-west dimension − and the presence of floodplain and wetland areas further limit redevelopment opportunities. Required setbacks from property lines and natural features reduce the buildable area of the site by more than half, resulting in approximately 21,000 square feet being considered buildable.

3. Neighborhood Character. The removal of the existing building, which has been in place since the mid-1980s, and the construction of any new building on the site would affect the visual character of both the property and the surrounding area. The wetland and floodplain setbacks would not, in and of themselves.

3.04 The proposal meets the variance standards as outlined in City Code §300.07 Subd. 1:

1. Intent of the Ordinance.

a) The intent of the front yard setback requirement is to ensure a consistent minimum building line along the street for both aesthetic and safety purposes. The proposed 30-foot setback meets this intent, as it reflects the setbacks of existing buildings in the area, also approved by variance.

b) The maximum FAR standard intends to ensure: (1) a site can accommodate all required greenspace and necessary infrastructure; and (2) a building's size and massing are appropriate in its context. The proposed FAR meets this intent. The

site would feature more green space than required by code, and all necessary infrastructure would be in place. Further, the FAR proposed is less than or similar to both the newer (since 2020) and older (since 1995) high-density residential areas surrounding the site.

2. Consistent with the Comprehensive Plan. Both the requested setback and FAR variances would result in the development of a multi-unit residential building, consistent with the site's mixed-use comprehensive guide plan designation and with existing uses in the immediate area.

3. Practical Difficulties.

   a) Reasonableness.

      1) The front yard setback variance is reasonable, as it reflects variances approved for other residential buildings in the area.

      2) The FAR variance is reasonable, as: (1) the site would contain more greenspace the required by code and all necessary infrastructure would be provided; and (2) the FAR proposed is less or similar to both the newer (since 2020) and older (since 1995) high-density residential areas surrounding the site.

   b) Unique Circumstance. The size, configuration, and resulting buildable area of the property, along with the city's expectations for redevelopment as suggested by the comprehensive plan's mixed use designation, create a unique situation that is not common among similarly zoned properties. Within the city, there are 60 properties zoned as PID and guided for mixed use. The average lot size of these properties is 2.6 acres, which is more than twice the size of the 1.2-acre subject property. Additionally, the site's narrow configuration − where its north-south dimension is over three times longer than its east-west dimension − and the presence of floodplain and wetland areas further limit redevelopment opportunities. Required setbacks from property lines and natural features reduce the buildable area of the site by more than half, resulting in approximately 21,000 square feet being considered buildable.

   c) Neighborhood Character. The proposed front yard setback and FAR would result in a residential development more characteristic of the surrounding residential neighborhood than the existing office building.

Section 4. Council Action.

4.01 The above-described redevelopment proposal, with expansion permits and variances, is hereby approved based on the findings of Section 3 of this resolution.

4.02 Approval is subject to the conditions outlined in Exhibit B of this resolution.

4.03 This approval will be void on Dec. 31, 2026, unless (1) a building permit has been issued and construction started; or (2) the city has approved a written application for a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 11, 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 duly authorized meeting held on Aug. 11, 2025.

_____

Becky Koosman, City Clerk

EXHIBIT A

Lot 8, Block 3, except the South 10 feet taken for widening Superior Boulevard; and
That part of vacated Merrivale Ave. described as follows: beginning at a point on the East line of Lot 8, Block 3, in said plat distant 10.00 feet North of the Southeast corner of said Lot 8; thence; East, parallel with the South line of said Lot 8, a distance of 6.00 feet; thence Northerly to the point of intersection with a line which runs parallel with and 50.00 feet Westerly from the Easterly line of said Avenue, said point of intersection being 31.52 feet Southerly of the Easterly extension of the North line of said Lot 8, as measured along the last said parallel line; thence Northerly aolng said parallel line, a distance of 31.52 feet ot said Easterly extension of the North line of Lot 8; thence West along said Easterly extension, to the Northeast corner of said Lot 8; thence Southerly, along said East line of Lot 8, to said point of beginning; That part of Service Lane lying South of the center line thereof and between the Westerly right-of-way line of Merrivale Ave. and a Northerly extension of the Westerly line of Lot 8, Block 3, "Boulevard Gardens, Hennepin Co. Minn."

EXHIBIT B

CONDITIONS OF APPROVAL
Marsh Run III
11800 Wayzata Blvd

The conditions outlined in this exhibit are generally intended to promote the public health, safety, and welfare. Specific conditions are also included for the purpose of ensuring orderly and efficient site work; establishing and maintaining effective erosion control and site stabilization; providing appropriate public utilities; and creating reasonable expectations for the developer and area property owners.

Site Development and Maintenance

Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as expressly modified by conditions listed in other sections of Exhibit B:

- Site Plan, dated June 18, 2025
- Tree Preservation Plan, dated June 18, 2025
- Grading Plan, dated June 18, 2025
- Utility Plan, dated June 18, 2025
- Landscape Plan, dated June 18, 2025
- SWPPP- Proposed Conditions, Details, Narrative, and Attachments, dated June 18, 2025
- Building Elevations, dated July 18, 2025
- Building Floor Plans, dated June 18, 2025

Site Development Permit – Application Submittal Requirements

1. A site development permit is required. This permit will cover tree removal, site grading and installation of infrastructure − sewer, water, and stormwater facilities. Unless authorized by appropriate staff, no site work – including tree removal – may begin until a complete site development permit application has been submitted, reviewed by staff and approved. The following must be submitted for the site development permit application to be considered complete. Unless otherwise noted, all plans and specifications must be submitted through the city's electronic permit and plan review system.

2. A final site plan. The plan must:

    - Illustrate a private sidewalk internal to the site; a public sidewalk in the right-of-way is not allowed. The sidewalk should connect the proposed northerly and southerly parking lots, as well as between the subject property and existing trails on the Vale property to the west. A formal mid-block crossing from 11700 Wayzata Blvd to 11800 Wayzata Blvd will not be permitted. The acceptable crossing location is at the intersection of Wayzata Blvd and Fairfield Road.

3. Final grading and drainage plan.

4. Final utility plan. The plan must:

   - Indicate that all site utilities, including stormwater management systems, must be constructed in accordance with the MN Plumbing Code.

   - Illustrate a sanitary sewer connection to connect perpendicularly to the public main in Fairfield Road with a manhole constructed over the public main. A connection to the existing manhole with an inside drop is not permitted.

5. Final stormwater management plan. The plan must demonstrate conformance with the following criteria:

   - 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.

   - Volume. Provide for onsite retention of 1.1 inches of runoff from the entire site's impervious surface.

   - Quality. Provide for all runoff to be treated to at least 60 percent total phosphorus annual removal efficiency and 90 percent total suspended solid annual removal efficiency.

   - 48-hour drawdown time.

6. Final stormwater pollution prevention plan (SWPPP).

7. Written confirmation from an International Society of Arboriculture Certified Arborist that significant trees proposed for transplanting can survive replanting and a plan and timeline for removal and replanting.

8. Documentation that the underground stormwater systems will be able to support 83,000 pounds and 10,800 pounds per square foot of fire truck outrigger point loading. Additionally, note that underground facilities must be inspected by a qualified third party during installation, and that party must verify that the pressure requirements are adequately met.

9. A utility exhibit. The exhibit must show only property lines, buildings, sewer, water, storm sewer and stormwater facilities. The exhibit must note which facilities are public and which are private.

10. Written authorization from the owner of 11816 Wayzata Blvd for grading and floodplain alteration activities on that property.

11. The following documents submitted directly to planning staff in Microsoft Word format:

    - A draft development agreement in a city-approved form.

    - Drainage and utility easements over wetland, floodplain, and stormwater management facilities located on the site.

- A conservation easement over the required wetland buffer.

- A construction management plan. This plan must be in a city-approved format and outline minimum site management practices and penalties for non-compliance.

- A site logistics plan and exhibit(s) for staff review and approval. The plan and exhibits(s) must:

  - ✓ Illustrate crane locations and swing radius to confirm how the building will be constructed or indicate that cranes will not be used. Road closures will not be permitted to facilitate the construction of the building;

  - ✓ Illustrate material delivery and storage locations. These locations must be on-site; and

  - ✓ Include a parking plan for construction employees. Employee parking will not be allowed on Fairfield Road or Wayzata Blvd.

- A stormwater maintenance agreement.

- A salt and chloride management plan.

- A snow removal plan.

Site Development Permit – Before Issuance of Permit

The following must be completed before the site development permit is issued.

1. City approved and executed copies of the development agreement and all required easements must be recorded.

2. The required park dedication fee of $220,000 must be paid.

3. Submit a cross-parking and amenity agreement between existing multi-unit resident buildings at 11816, 11800, and 11700 Wayzata Blvd must be submitted for city staff review.

4. Submit evidence that an erosion control inspector has been hired to monitor the site through the course of construction. This inspector must provide weekly reports to natural resource staff in a format acceptable to the city. At its sole discretion, the city may accept escrow dollars, in an amount to be determined by natural resources staff, to contract with an erosion control inspector to monitor the site throughout the course of construction.

5. Submit the following permits or approvals

   - A MPCA Sanitary Sewer Extension permit or documentation that a permit is not required.

- A MDH permit for proposed water main construction or documentation that a permit is not required.

- A MPCA NPDES permit.

6. Submit the following financial guarantees:

   - Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct comply with site development permit requirements and to restore the site. One itemized letter of credit is permissible if approved by staff. The city will not fully release the letters of credit or cash escrow until (1) as-built drawings have been submitted; (2) a letter certifying that the stormwater facility has been completed according to the plans approved by the city has been submitted; (3) vegetated ground cover has been established; and (4) any required landscaping or vegetation has survived one full growing season.

   - Cash escrow in the amount of $10,000 and an escrow agreement signed by the developer. Through this document, the developer will acknowledge: (1) 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 (2) if compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

7. Install (1) perimeter silt fencing; (2) orange construction fencing and change link fencing around trees proposed to remain; (3) orange construction fencing around areas where no grading or tree removal is proposed; and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.

8. Hold a preconstruction meeting with site contractors and city planning, engineering, public works and natural resources staff. The meeting may not be held until all items required by approved plans have been submitted, reviewed by staff, and preliminarily approved.

Building Permit – Before Issuance of the Permit

The following must be completed before a building permit can be issued.

1. Submit a final landscaping plan. The plan must:

   - Meet minimum landscape value requirements as outlined in city code.

   - Include information pertaining to species, sizes, quantities, locations and landscape values.

   - Meet value and mitigation requirements per city code requirements.

   - Include pollinator-friendly species per city code requirements.

- Show deciduous trees to be located at least 15 feet from the surrounding roadway. Evergreens must be at least 20 feet from the roadways.

Also note:

- Minnetonka is under quarantine for Emerald Ash Borer (EAB). All ash trees identified for removal on this site must be disposed of in accordance with the State of Minnesota EAB quarantine protocol.

- Only small shrubs, perennials, and grasses may be located in public easements unless specifically approved by the public works and engineering staff.

Miscellaneous

1. The pavement conditions of Fairfield Road and Wayzata Blvd, and their adjacent trails, will be reviewed by city staff prior to commencement of construction activities. The pavement conditions will again be reviewed upon issuance of a certificate of occupancy. The developer is responsible for repairing any damage to these streets and trails caused by the site and construction work associated with Marsh Run III.

2. Minimum low floor elevation is 920.2’ 1929 NGVD. An intermediate survey of the excavation or forms for the foundation, footings, or low floor may be required before pouring to ensure compliance.

3. All rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas must be enclosed with materials compatible with the principal structure.

4. The property owner is responsible for any required landscaping that dies.

5. This approval does not include any signs. Separate sign permits are required; signs may not be located within the public right-of-way.

CITY OF MINNETONKA

14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

TO: City Council

FROM: Susan Thomas, AICP, City Planner

DATE: Aug. 11, 2025

SUBJECT: Item 14B addendum for Aug.11. 2025 City Council Meeting

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ITEMS 14B – MARSH RUN III at 11800 Wayzata Blvd

Written comments were received after publication of the report. They are attached.

From:
To: Susan Thomas
Subject: Birke residents feedback
Date: Saturday, August 9, 2025 8:45:45 AM

My husband and I have found the transition from a home to apartment living to be close to ideal and have been residents at the Birke for the past three years.
Three things have been key for us:
1 - Management (specifically Tiffany Brown) has been welcoming and continues to be engaging.
2 - Maintenance has been quick and professional taking care of any issue that arises.
3 - Eternal property being maintained - I have to admit that I was concerned with the new build going up, but I have been amazed by the attention to detail that the building company has continued to maintain during the building and with the completion. They cleaned up during the build and continued to provide updates to us as to what was going to be happening and when.

We find our experience at Birke to be a positive one and respect the updating that will be done in replacing the outdated office building and believe it will enhance the appeal of this area even more.

With kind regards,
Becky Patton

Becky Patton

Sent from my iPhone please be gracious I may not have readers handy.

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From:
To: Susan Thomas; Julie Wischnack; Mike Funk; Rebecca Schack; Deborah Calvert
Subject: Marsh run 3
Date: Friday, August 8, 2025 10:25:40 AM

Susan, could you please forward or add this letter to the supplement given to council?
…..thank you

I am concerned and disappointed this project is being presented to council for a vote.
I hope you will see the huge flaws and lack of consideration in this plan and will vote no.
This site has been presented twice to council as an ”introduction”. The first time was half the number of units as townhomes. Since the plan changed to a large apartment building we have had no input, no neighborhood meeting and have not had an open forum to speak to council about our concerns.
Our biggest concern is parking. This office parking lot is constantly used by Birke guests AND was proposed (by the developer) as overflow parking to get the Vale approval.
No Parking on Fairfield Road has NOT been resolved but is better BECAUSE this lot is available.
It has been made clear for many reasons people do not want to park in the Birke ramp. I do NOT believe taking away the only nearby option will force people to park where they have already shown they do not want to park.
The first place they will park again is on Fairfield Road, except now it will be even more dangerous with less setbacks. They will also park in our townhouse associations guest parking and on our private roads. The last option will likely be parking in the grass along the frontage road (please see the frontage road at the new Shelard Park development). People who already don’t want to park in a ramp will look for somewhere else and we will have NO reasonable options left.
This plan shows no consideration for our neighborhood in its design (4 stories/no step down, parking lot and garbage at our property border).
This plan would also take out the last significant trees entering our neighborhood.
There are trees on this property that are as tall as the Vale and removing them would drastically and permanently change the character of this neighborhood and the 394 corridor.
The developers should be held to the promises and expectations set here.
Our neighborhood needs an opportunity to see and adjust to the incoming density of the Vale.
This site needs to be examined with care, caution and neighborhood consideration.
I ask and sincerely hope you will vote no.

Thank you,
Pam Lewis
Fairfield Court

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Minnetonka City Council
Minnetonka City Hall
14600 Minnetonka Boulevard
Minnetonka, Minnesota 55345

Subject: Objection to Proposed 44-Unit Apartment Development at 11800 Wayzata Blvd

Dear Mayor Wiersum and City Council Members,

As a member of the Board of Directors for the West Ridge Condominium Association, 20 unit town homes adjacent to the proposed site and nearest association to the Vale property, I strongly object to the proposed project at 11800 Wayzata Blvd — a 44-unit, four-story apartment building.

Our community is already facing issues due to the increased density, that include the following:

- Parking:
    - Our community lost our privileges to park on Fairfield Road due to the increased parking by visitors and residents at the Birke, that made it a hazard for vehicles to navigate. The situation has had a ripple effect on the rest of the homeowners and residents living off Fairfield Road. We continue to deal with cars being parked illegally in our guest areas that do not belong to our homeowners, due to lacking of street or guest parking or convenience at other properties.
    - The developers committed to using Marsh Run III as overflow parking and they should be held to honor that commitment. This feels like a bait and switch scenario here, whereby they dangled the commitment of using Marsh Run III as an overflow of parking for Birke and Vale in order to obtain approval of the current Vale project size. Then before the Vale is completed they do a 180 pivot from that commitment to keep or make Marsh Run III parking space. They should not be allowed to backpedal off that commitment, whether it is Doran or their partnering developers.
- Dog waste, litter:
    - The increase in dog waste and litter on our property and adjacent association at the Gables has never been properly addressed. We have to clean up dog waste, bags and other litter regularly from non-residents using our private property due to lack of their own green space. The waste bags can be seen in unfortunate abundance in our ponds wildlife areas in and around the entire community.
- Traffic:
    - I concur with the others in my community regarding the increased traffic and potential impacts of it. There was a commitment to review the impact of the increased traffic due to the Vale project and that commitment should be honored before approving any other new building projects in our community.
- Reduced green space:

- The community has already dealt with a significant loss of green space and mature trees and developed vegetation. Our additional concern at West Ridge is that the removal of trees and vegetation will also negatively impact our trees and vegetation that is adjacent and shared space for those plants.

For these reasons and others expressed by my neighbors, I strongly object to the proposed project at Marsh Run III, a 44 unit, 4 story apartment building.

Regards,

Amy Denzen, West Ridge Condominium Association – HOA Board Treasurer
956 Fairfield CT
Minnetonka, MN 55305

From:	Fiona Golden
To:	Fiona Golden
Subject:	FW: Concern about proposed Doran development across from the Birke
Date:	Monday, August 11, 2025 9:19:42 AM

From: Brian Hacklander
Date: August 11, 2025 at 8:01:32 AM CDT
To: wischnack@minnetonkamn.gov, Susan Thomas <sthomas@minnetonkamn.gov>, Rebecca Schack <rschack@minnetonkamn.gov>
Subject: Concern about proposed Doran development across from the Birke

Dear Julie Wischnack, Susan Thomas, and my Council ward representative Rebecca Schack,

My wife Kay Schroder-Hacklander and I live in the Gables of Westridge townhomes at 772 Fairfield Circle. I am writing with concern about the proposed Doran development of another apartment building in our neighborhood. I am concerned about the lack of surface parking at the existing Birke apartment building. I walk the neighborhood daily for exercise, and I see approximately 10-15 cars parked in the parking lot of the proposed development across from the Birke regularly--overflow from the Birke. What will happen if the proposed development is built? Will there be enough overflow parking for the Birke? Secondly, we do not know yet whether the brand-new nearby Vale apartment building will be overflowing its parking capacity and what the overflow will mean for them. It is dangerous to have overflow street parking on Fairfield Road between the Birke and the proposed development, as it is dangerous to have it along the Wayzata Boulevard frontage road.

My understanding is that this last lot proposed for development was promised by the owners (via Doran, the developer of the Birke and the Vale) as additional surface parking to alleviate the parking issues caused by the Birke. This promise needs to be kept, or met, in a practical way, and not forgotten. Again the Vale building has just opened, so we do not know the impact it will have.

I am also concerned about having two new high-traffic outlets from the Birke and the proposed development opening out onto Fairfield Road close to the frontage road. This is dangerous in my view, and will create congestion.

Please consider these issues. I believe they need to be addressed before anything is finalized. Thank you for listening.

Sincerely,

Brian Hacklander
772 Fairfield Circle
Minnetonka MN 55364

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Minnetonka City Council
Minnetonka City Hall
14600 Minnetonka Boulevard
Minnetonka, Minnesota 55345

Subject: Objection to Proposed 44-Unit Apartment Development at 11800 Wayzata Blvd

Dear Mayor Wiersum and City Council Members,

I am writing as a concerned resident of Minnetonka to express my strong objection to the proposed Inland Development Partners project at 11800 Wayzata Blvd — a 44-unit, four-story apartment building to replace the existing office structure.

While I appreciate the City's goal of fostering redevelopment, I believe this proposal is ill-suited for our neighborhood for several reasons:

1. **Overcrowding in an Already Densely Developed Area**
   The site is in close proximity to both the Birke and Vale apartment complexes, as well as West Ridge Condominium Association, a 20-unit townhome community. Adding another high-density building will only exacerbate congestion, traffic, and parking pressures in an area already struggling with these issues.
2. **Loss of Green Space and Neighborhood Character**
   The proposal will require significant grading, tree removal, and loss of mature vegetation. While developers have stated the plan meets the City's minimum green space requirement, it leaves little meaningful, usable green space for residents or wildlife, diminishing the natural character that Minnetonka is known for.
3. **Inadequate Recreational and Family-Friendly Amenities**
   This building does not include any child-specific or family-oriented outdoor amenities. While Oberlin Park is nearby, the addition of more high-density housing without on-site play areas or greenspace for residents places an unnecessary strain on public resources.
4. **Traffic and Parking Impacts**
   Even with a proposed 70 parking stalls, real-world experience from the Birke and Vale shows spillover parking onto nearby streets and properties is already occurring. This project will likely worsen the problem, impacting both residents' safety and quality of life.
5. **Scale and Compatibility Concerns**
   The proposed building's height, mass, and density are incompatible with the surrounding residential developments. Townhomes, smaller-scale apartments, and green buffers have long defined this area's character, and this project moves sharply away from that established pattern.

I urge the City to reject this proposal in its current form and work with the developer to create a plan that is more compatible with the neighborhood, respects existing density, preserves green space, and truly serves community needs.

Thank you for your attention to this important matter and for your continued dedication to the residents of Minnetonka.

Sincerely,

Greg Brink
Board Member
West Ridge Condominium Association
982 Fairfield CT
Minnetonka, MN 55305

From: Fiona Golden
To: Fiona Golden
Subject: Birke Apartments
Date: Monday, August 11, 2025 1:55:16 PM

From: Christine Brown
Sent: Monday, August 11, 2025 1:44 PM
To: Susan Thomas <sthomas@minnetonkamn.gov>; jwischnack@minnetonka.gov
Cc: Tiffany Brown <Tiffany.Brown@whitecapmgmt.com>
Subject: Birke Apartments

Hello,

My name is Christine Brown. My son Henry has lived at the Birke Apartments for 3 years. He is a young man with Down syndrome who dreamed of living on his own one day. In May of 2022, that dream became a reality when he moved into the Birke Apartments. He absolutely loves his life at the Birke and tells me every week how happy he is to be there.

When you are a parent of a child with a disability you also carry that dream and nurture it, not knowing if it will ever come to fruition. When we heard about the Birke and had a chance to tour it, I knew we had found the right place. It checked all our boxes and then some. I had been exploring other options and frankly, had gotten discouraged. I knew those options weren't right for my son.

There are a lot of things that impress me about the Birke Apartments. It is a very secure building in a convenient location. Henry feels safe and I feel relieved that he lives in such a nice community. Everyone at the Birke, i.e. both residents and staff, seem friendly. We have not had a single issue in the 3 years he's lived there. I want to say something about the staff at the Birke. In fact, I can't say enough about them. The cleaning staff do an excellent job. The building always looks spotless. If any repairs are needed, the maintenance dept gets to it in a very timely manner. The people in the front office are very helpful and kind. Justin, the leasing agent, has helped my son on numerous occasions. He is always willing to take the time to listen to Henry's concerns or answer a question. Last, but certainly not least, is Tiffany, the property manager. When we first met her I knew there was something very special about her. She was so friendly and upbeat and I loved the way she talked to Henry. We both liked her right away. I later learned she had been a special ed teacher earlier in her career. She really is wonderful and very approachable. It is so nice to have someone like her in the office that Henry feels comfortable going to with any questions or concerns he might have. But it isn't just Henry or some of the other residents with disabilities that are treated with such dignity. She is that way with all the residents.

I would also like to mention how grateful we are to have Henry living in one of the affordable housing apartments. Living at the Birke would not have been a sustainable option for him without it, due to yearly rent increases of 3-5%. I believe that having affordable housing in every community is so important and that we need to have more of it. It can make such a

difference in people's lives.

Respectfully yours,

Christine Brown

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