



To: MAYOR AND COUNCIL

Agenda Item #: VI.A.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: March 4, 2014

Subject: PUBLIC HEARING – Subdivision, 6304 & 6312 Warren Avenue for Homestead Partners LLC. Resolution No. 2014-25.

Action Requested:

Adopt the attached resolution.

Information / Background:

Homestead Partners LLC is proposing to subdivide the properties at 6304 and 6312 Warren Avenue into three lots. The existing two homes would be torn down, and three new homes built on the new lots.

The proposal meets all minimum lot size requirements. Within this neighborhood, the median lot area is 9,446 square feet, median lot depth is 135 feet, and the median lot width is 74.4. (See attached median calculations dated 2-12-14.) Lots 1 & 2 would gain access off of 63rd Street and Lot 3 would gain access off of Warren Avenue.

Planning Commission Recommendation:

The Planning Commission unanimously recommended approval of the Preliminary Plat, subject to the findings and conditions in the staff memo dated February 12, 2014.

The Planning Commission added a condition that the applicant submit a revised landscape plan that depicts trees saved, removed and replaced, with special care give to trees in the northeast corner of the site. The applicant has submitted a revised landscape plan. A total of 16 trees would be removed, and 13 – six foot tall Black Hills Spruce, and 20 – six foot tall Techny Arborvitae would be planted. With the revised utility plan, the trees in the northeast corner of the site would be saved.

ATTACHMENTS:

- Resolution No. 2014 -25
- Revised Plans
- Planning Commission Minutes, February 12, 2014
- Planning Commission staff report dated February 12, 2014



**RESOLUTION NO. 2014-24
APPROVING A PRELIMINARY PLAT AT
6304 AND 6312 WARREN AVENUE**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Homestead Partners LLC is proposing to subdivide the properties at 6304 and 6312 Warren Avenue into three lots.
- 1.02 The existing homes and detached structures would all be removed.
- 1.03 Within this neighborhood, the median lot area is 9,446 square feet, median lot depth is 135 feet, and the median lot width is 74.4. All three meet the above medians.
- 1.04 The following described tract of land is requested to be divided:

See attached
- 1.05 The owner of the described land desires to subdivide said tract in to the following described new and separate parcels (herein called "parcels") described as follows:

Lots 1, 2 and 3, Block 1 Wyman Place
- 1.06 The proposed subdivision meets all minimum zoning ordinance requirements.
- 1.07 On February 12, 2014, the Planning Commission unanimously recommended approval of the Preliminary Plat, subject to the findings and conditions in the staff memo dated February 12, 2014. The Planning Commission added a condition that the applicant submit a revised landscape plan that depicts trees saved, removed and replaced, with special care give to trees in the northeast corner of the site.
- 1.08 The applicant submitted a revised landscape plan. A total of 16 trees would be removed, and 13 – six foot tall Black Hills Spruce, and 20 – six foot tall Techny Arborvitae would be planted. With the revised utility plan, the trees in the northeast corner of the site would be saved.

CITY OF EDINA

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposal meets all the required standards and ordinances for a subdivision.
2. The applicant is proposing to provide year round screening for the existing homes to the west and south with a row of 13, six-foot tall Black Hills Spruce and 20 six-foot tall Techny Arborvitae along the south and west lot lines.
3. MnDOT has expressed a willingness to allow access to 63rd Street.
4. The applicant revised the utility plan to save additional trees in the northeast corner of the site.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Preliminary Plat for the proposed subdivision of 6304 and 6312 Warren Avenue.

Approval is subject to the following Conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. Curb-cut permits must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer is required for each building permit.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review and approval of the city engineer.
4. Final site development shall be consistent with preliminary plat, landscape plan, drainage plan, and utility plan date stamped 2-24-14.

Adopted this ____ day of _____, 2014.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

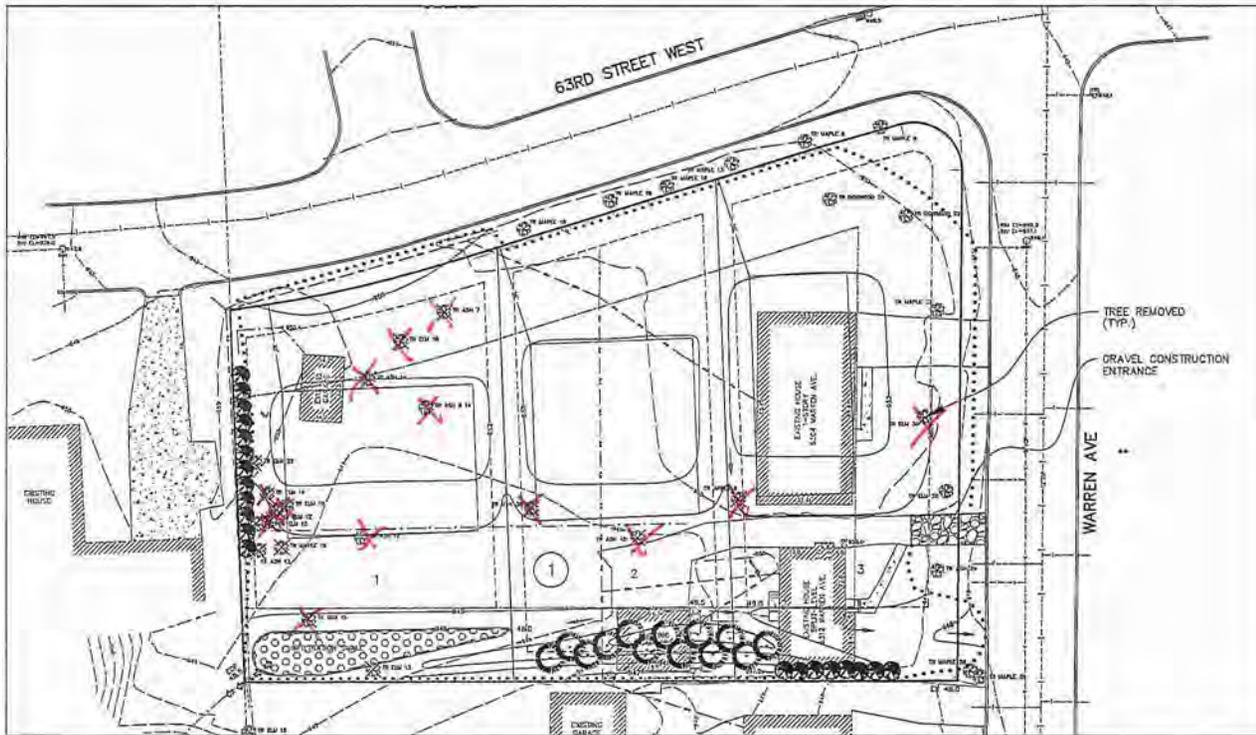
STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of _____, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk



RECEIVED
2-24-14

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, UNROOTED MATERIAL, FREE OF PESTS AND DISEASE, AND BE CONTAINED GROWN ON BALLEES OR BURLAP AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANTS WHICH ARE OBTAINED UNDESIRABLY BEFORE, DURING, OR AFTER INSTALLATION.
4. THE SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE LATEST EDITION OF THE "AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DEEP LINE FROM ALL CONSTRUCTION TRAFFIC. STORAGE OF MATERIALS ETC. WITHIN 4" OF ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY TREES, POLES OR 4" O.D. WOODEN SPACERS.
7. ALL PLANT MATERIAL QUANTITIES SHOWN BY SIZE AND LOCATION SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING QUANTITIES OF ALL PLANT STOCK AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT DIMENSIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL TREES MUST BE PLANTED, MAINTAINED, AND STAKED AS SHOWN IN THE DETAILS.
9. ALL PLANTING AREAS MUST BE COMPLETELY MAINTAINED AS RECEIVED. UNROOTED NURSERY MAINTAINED, CLEAN AND FREE OF NURSERY WEEDS OR OTHER UNDESIRABLE MATERIAL. IN ALL CASES PLANTING DEEP AND FOR TREES, UNLESS INDICATED OTHERWISE ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MAINTAINED ON DAY OF INSTALLATION. SIZE 4" FOR TREES, SHRUBS, ETC. AND 3" FOR PERENNIALS, GRASSES OR OTHER SEEDS, UNLESS OTHERWISE SPECIFIED.
10. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
12. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
13. THE CONTRACTOR SHALL KEEP PAVED AREAS, PLANTINGS AND SURROUNDINGS CLEAN AND UNSTAINED. ALL PAVED AREAS AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTED SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELD IN AND MAINTAINED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED, ANY DAMAGES TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
15. LOCATE AND VERIFY ALL UTILITIES INCLUDING IRRIGATION LINES WITH THE OWNER FOR PROPRIETARY UTILITIES AND COOPER STATE ONE CALL AT 800-480-0000 (TWO OTHER METRO AREAS OR 800-232-1188 (GREATER MINNEAPOLIS) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
16. USE ANTI-DESICCANT (MULCH OR APPROVED EQUAL) ON EXPOSED PLANTS MOVED IN LEAF AND FOR EXPOSED BRANCHES MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. ALL EXPOSED BRANCHES SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
17. PLANTING SOIL FOR TREES, SHRUBS AND ORNAMENTAL CONifers FORTIFY FERTILIZER CONTAINING A MINIMUM AMOUNT OF NITROGEN AND CAPABLE OF SUSTAINING NURSERY PLANT GROWTH. IT SHALL CONFORM WITH UNIFORM SPECIFICATION 2077 TYPE B SELECT TOPSOIL. NURSERY SHALL BE FREE FROM NURSERY WEEDS, STONES, CHEMICAL NURSERY WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.5 AND 7.5 AND 10-15% ORGANIC MATTER AS THE BASIS OF 2 POINTS FOR CEROB TEST. IN PLANTING AREAS RECONSTRUCT THE MIXTURE THROUGHOUT THE ENTIRE BED BY INSTALLING WITH THE TOP 12" OF SOIL.
18. ALL PLANTING SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
19. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
20. SEASONS/TIME OF PLANTING: NOTE: THE CONTRACTOR MAY SELECT TO PLANT IN OFF-SEASONS EXCEPT AS NOTED IN THE FOLLOWING PERIODS:
APRIL - JUNE 15: APR. 21 - NOV. 1 (EXCEPT FOR 1)
APRIL - JUNE 15: APR. 21 - NOV. 1 (EXCEPT FOR 1)
APRIL - JUNE 15: APR. 21 - NOV. 1 (EXCEPT FOR 1)
APRIL - JUNE 15: APR. 21 - NOV. 1 (EXCEPT FOR 1)
21. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE TREES IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING HAS ACCEPTED EXCEPTIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, PROTECTING PLANTS TO PREVENT GRAIN AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
22. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DISEASED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
23. MAINTENANCE SHALL BE KEPT UP TO DATE THROUGHOUT THE GUARANTEE PERIOD.
24. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WET ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER WORK OFTEN AS REQUIRED BY INDICATIONS OF DRY STRESS SUCH AS WILTING LEAVES. TREES MUST BE WATERED PRIOR TO WATERING TO UNCOVER NEEDS. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THIS.
25. CONTRACTOR SHALL REQUEST IN WRITING A FINAL ACCEPTANCE INSPECTION.
26. SEE SHEET 2.01 FOR PROPOSED IRRIGATION SYSTEM.
27. ALL IRRIGATION AREAS TO BE CREATED, ARE TO RECEIVE 4" OF TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SPECIES	SIZE	ROOT	EXH.	QUANTITY
(Symbol: Circle with dot)	Flora glabra glaberrima	BLACK HILLS SPRUCE	6"	HT.	13	
(Symbol: Circle with cross)	Thuja occidentalis 'Savina'	TREESHY ARBOREAL	6"	HT.	20	

LANDMATTERS LLC
Landscape Architecture
Plan Making
Phone: 612.598.5706



Carlson McCain
Landscape Architecture • Surveying
248 Apollo Dr. Suite 100, Umo Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN

WYMAN PLACE
Edina, Minnesota

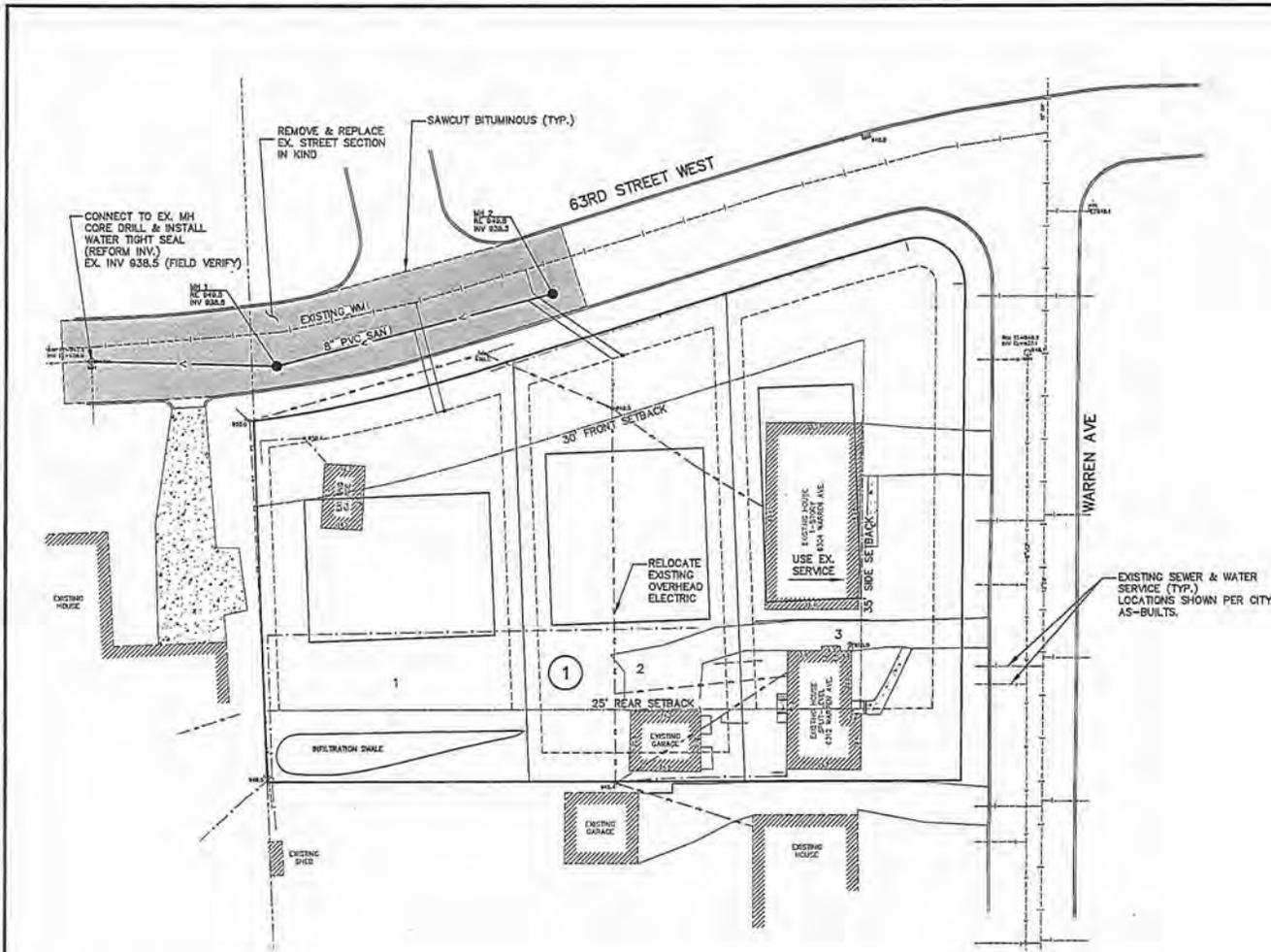
HOMESTEAD PARTNERS, LLC
525 15th Avenue S,
Hopkins, MN 55343

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/14/14	AS SHOWN
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

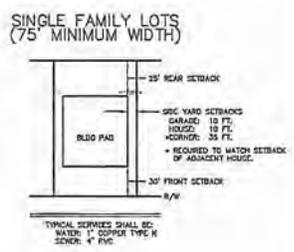
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Edith Marie O'Connell
Signature:
Date: 04/14/14, Umo Lakes, MN 55014
L1 of 1

RECEIVED
2-24-14



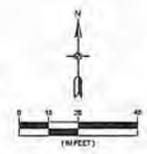
SITE PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
SEWAGE LINE	---
GRID	---
SAW-CUT	---
CONCRETE	---
SANITARY SOAK	---
WATER MAIN	---
WETLAND	---
FENCE	---
OVERHEAD ELECTRIC	---
LIGHT POLE	---
ELECTRIC BOX	---
TELEPHONE BOX	---
POWER POLE	---



BENCHMARKS

1. Disk located on the SE whorl of bridge over Hwy. 63	Dist = 631.50 (NAD 83)
2. Top of 4\"/>	



Carlson McCain
 CONSULTING ENGINEERS & SURVEYORS
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-499-7900 Fax: 763-499-7959

PRELIMINARY SITE & UTILITY PLAN
 WYMAN PLACE
 Edina, Minnesota

HOMESTEAD PARTNERS, LLC
 525 15th Avenue S.
 Hopkins, MN 55343

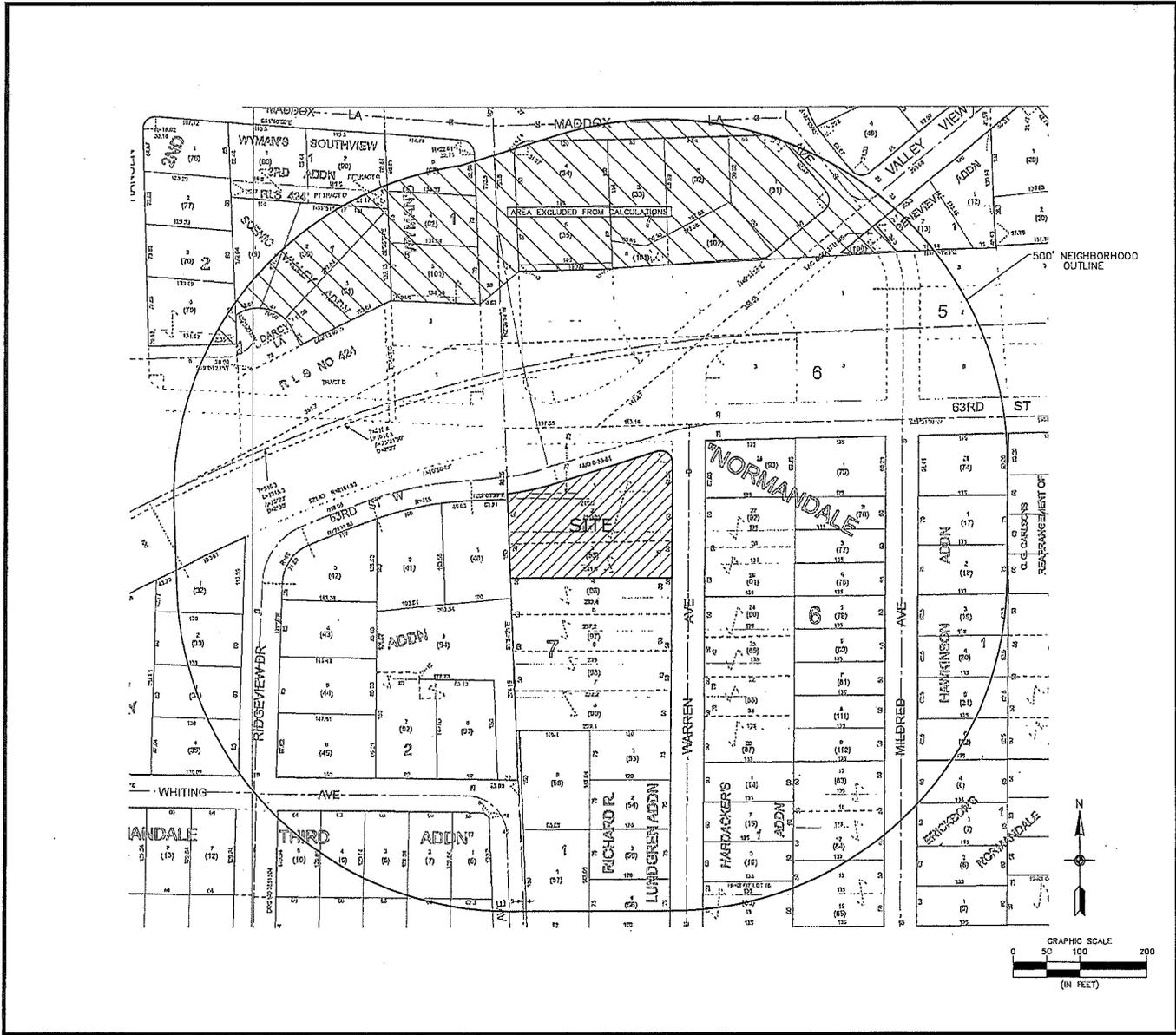
REVISIONS

NO.	DATE	DESCRIPTION
1	02/12/14	Per City Comments, 02/12/14
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: *DK*
 CHECKED BY: *DK*
 DATE: 02/12/14

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.

Name: *Steve T. Kuylenstierna, P.E.*
 Signature: *Steve T. Kuylenstierna*
 Date: 02/23/14 License #: 21003



**Carlson
McCain**
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

500 FT. NEIGHBORHOOD EXHIBIT
 for:
HOMESTEAD PARTNERS, LLC
 WYMAN PLACE
 Edina, Minnesota

REVISIONS

1.	Per city comments.	02/12/14

DRAWN BY: **CF**

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 13th day of January, 2014.
Thomas R. Bolluff
 Thomas R. Bolluff, L.S. Reg. No. 40361

P.C. Minutes
Feb. 12, 2014

Discussion

Commissioner Fischer asked Planner Aaker how a resident and/or builder is alerted to Code changes. Planner Aaker said meeting regularly with staff and keeping up with the Sun Current helps; otherwise one wouldn't know.

Commissioner Grabiell said this is a sensitive situation because the property next door is a through lot.

Commissioner Scherer asked Planner Aaker to clarify the variance request. Planner Aaker explained that the variance requested is only for the garage, adding the applicant is requesting a 4.6-foot setback from the north property line to increase their undersized garage. Aaker further explained that the 2nd story addition conforms to Code and would be built. The variance has no bearing on the 2nd floor addition.

Commissioner Carr acknowledged the recent changes to the Code created this situation; however, she doesn't believe there is a "grace-period" for compliance. Carr stated she cannot support the variance as presented.

Commissioner Forrest asked Planner Aaker what she would consider a functioning two-stall garage. Planner Aaker explained that currently the Code has no set standards for garage size; however, 20-foot is the smallest width she could recommend for two stall garage. She added on the building plans she reviews two-stall garages are usually between 22-24 feet wide; 19 is undersized.

Commissioner Carr said she is sympathetic; however with the recent Code changes she cannot support the request.

Commissioner Forrest said to her the difficulty in this is that the City of Edina requires two stall garages and questioned if the existing garage "really" is a two stall garage.

Motion

Commissioner Grabiell moved variance approval based on staff findings and subject to staff conditions. Commissioner Carr seconded the motion. Ayes; Scherer. Nays; Schroeder, Potts, Fischer Carr, Forrest, Grabiell, Platteter. Motion failed.

C. Subdivision. Homestead Partners, 6304 and 6312 Warren Ave., Edina, MN

Planner Presentation

Planner Teague informed the Commission Homestead Partners LLC is proposing to subdivide the properties at 6304 and 6312 Warren Avenue into three lots. He noted the existing two homes would be torn down, and replaced with three new homes.

Continuing, Teague pointed out the proposed subdivision meets all of Edina's Zoning Ordinance requirements, and staff recommends that the City Council approve the proposed three lot subdivision of 6304 and 6312 Warren Avenue for Homestead Partners based on the following findings: the proposal meets all the required standards and ordinances for a subdivision and the applicant is proposing to provide year round screening for the existing homes to the west and south with a row of 21 six-foot tall Black Hills Spruce and 32 six-foot tall Techy Arborvitae along the south and west lot lines. The final finding is that MnDOT has expressed a willingness to allow access to 63rd Street

Concluding, Teague stated staff also recommends approval subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Sewer line must be extended in the street, not in the front yard of the private property. Water connections shall be made directly from the street.
4. Drainage and Utility Easements shall be revised on the Final Plat to reflect removing the sewer and water lines from the front yards of the three Lots. The easement along the front lot lines (63rd Street) shall be 10 feet.
5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. Curb-cut permits must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer is required for each building permit.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review and approval of the city engineer.

Appearing for the Applicant

Stephen Bona

Discussion

Commissioner Platteter asked Planner Teague if the east lot would require variances. Planner Teague responded no variances from the subdivision ordinance are required for that lot; or any of the lots. Continuing, Platteter asked why the exclusion of homes across the highway. Planner Teague explained a conscious decision was made exempting lots on the other side of highways 100 and 169. Teague said those in the opinion of the Council those highways clearly separated neighborhoods. Platteter also asked if the grading plan submitted with the application was adequate. Teague responded in the affirmative. He also noted that each lot would be individually reviewed for grading at the time of building permit review to ensure compliance with the plat.

Commissioner Grabiell said to him the request was reasonable; but indicated a small concern with the driveway on Lot I that accesses 63rd Street near the Wyman intersection. Planner Teague said the City Engineer didn't see that as an issue. Commissioner Fischer said the driveway placement for Lot I really isn't unusual and more common than one thinks. He added there are similar conditions in his neighborhood.

Commissioner Potts suggested if the presented arrangement isn't acceptable it may be possible to readjust the lots lines to minimize any negative perceptions if so desired.

Commissioner Forrest asked if the Commission is recommending to the City Council. Planner Teague responded in the affirmative.

Commissioner Scherer asked who pays for the sewer and water hookups. Planner Teague responded the developer is responsible for fees accrued.

Commissioner Carr recommended that the developer save as many trees as possible.

Applicant Presentation

Mr. Bona, Homestead Partners, informed the Commission that a neighborhood meeting was held and he spoke with most of the immediate neighbors and at that time landscaping and screening options were discussed and agreed to be implemented. Bona said that in his opinion drainage would be improved because of the addition of a swale. Bona also indicated that all conditions established for approval would be met. Concluding, Bona said as many trees as possible would remain along the perimeter of the property.

Commissioner Forrest said she has a concern with the existing trees and wants every effort made to preserve as many trees along the perimeter of the property as mentioned. Continuing, Forrest commented on the landscaping plan that included evergreens and asked if there was a particular reason

for choosing evergreens. Mr. Bona responded that evergreens are an excellent tree to use for screening.

Commissioner Platteter asked the applicant to do the best he can in retaining and maintaining the existing vegetation. He pointed out it is also in the best interest of the developer to retain as much vegetation as possible including the additional landscaping measures to ensure privacy and screening.

Chair Platteter opened the public hearing

Public Testimony

Kathleen Shoemaker, 6316 Warren Avenue said the focus of her concerns is adequate screening of the common lot line; drainage, construction noise and vehicle traffic during the construction process. Shoemaker also noted that a huge tree is breaking up her driveway, adding she would like that also looked at.

Chair Platteter informed Ms. Shoemaker that the City now has a construction maintenance management plan code with an enforcement officer, Cindy Larson. Any issues during the construction process can be addressed through her.

Mr. Bona responded to Ms. Shoemaker's comment on drainage explaining that a drainage swale would be developed that should address any drainage issues. Bona also asked Ms. Shoemaker to contact him about the tree and driveway issue she mentioned.

Chair Platteter asked if anyone else would like to speak to the issue; being none; Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; public hearing closed.

Discussion and Motion

Commissioner Carr stated that she believes the plan as presented to include certain tweaks is reasonable and she can support it.

Commissioner Carr moved subdivision approval based on staff findings and subject to staff conditions. Carr said she would like included as an additional condition that the applicant submit a landscaping plan to Council that depicts trees saved, removed and replaced. Special care should be given to the trees in the northeast corner of the site. Commissioner Grabiell seconded the motion. All voted aye; motion carried.

A discussion ensued on trees with Commissioners observing the majority of the trees on this property are Ash; which in the proposed tree ordinance is considered removable. While acknowledging that point the Commission indicated they want assurances that trees whenever possible would be retained and additional landscaping would be planted to screen neighbors as indicated.

Mr. Bona agreed to do his best, adding he wants the Commission to know that trees would be removed to accommodate the utility services, building pads and driveways; however, a landscaping plan and/or list would be submitted for City Council review as requested by the Commission.

VII. REPORTS AND RECOMMENDATIONS

A. TIF Resolution – Pentagon Park Proposal Consistency with the Comprehensive Plan

Commissioner Fischer recused himself from the vote; explaining he works with the City on Tax Increment Financing.

Chair Platteter asked Planner Teague if the Commission is being asked to specify that the intent of the Pentagon Park Proposal/TIF District is consistency with the Comprehensive Plan. Planner Teague responded in the affirmative.

Bill Neuendorf addressed the Commission explaining the City has hired Nick Anhoff of Ehlers & Associates to help create a Pentagon Park Tax Increment Financing District.

Motion

Commissioner Grabiell moved to adopt the Resolution finding that proposed TIF Plan and modifications to the Redevelopment Plan conforms to the general plans for development and redevelopment of the City. Commissioner Schroeder seconded the motion. All voted aye; motion carried.

B. Sketch Plan Review – 5108 Edina Industrial Boulevard, Edina, MN

Planner Presentation

Planner Teague reminded the Commission Frauenshuh presented a redevelopment sketch plan in 2013 on this site. At that time their intent was to remodel the existing office building into retail space. Continuing, Teague said at this time Frauenshuh is proposing to rezone the site from POD, Planned Office District 1, to PCD-2, Planned Commercial District and tear down the existing structure and build two new buildings with retail and office use.

Teague asked the Commission for their comments.

Appearing for the Applicant

David Anderson



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date February 12, 2014	Agenda # VI.C.
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INFORMATION & BACKGROUND

Project Description

Homestead Partners LLC is proposing to subdivide the properties at 6304 and 6312 Warren Avenue into three lots. (See property location on pages A1–A3.) The existing two homes would be torn down, and three new homes built on the new lots. (See applicant plans on pages A4–A12.) To accommodate the request the following is required:

1. Preliminary & Final Plat.

The proposal meets all minimum lot size requirements. Within this neighborhood, the median lot area is 10,116 square feet, median lot depth is 135 feet, and the median lot width is 75. (See attached median calculations on pages A4–A5.) Lots 1 & 2 would gain access off of 63rd Street and Lot 3 would gain access off of Warren Avenue.

Surrounding Land Uses

The lots on all sides of the subject properties are single-family homes, zoned and guided low-density residential. Crosstown Highway 62 is located north of the site. (See pages A1-A2.)

Existing Site Features

The site is 38,907 square feet in size, relatively flat, and contains two single family homes that gain access off of Warren Avenue. The site contains two accessory buildings including a detached garage. All structures would be removed.

The site also contains a scattering of mature trees around the perimeter and interior of the site. The applicant proposes to remove 20 interior trees that are

primarily Elm and Ash, with one Oak, Maple and Dogwood. The perimeter trees would remain. The applicant is proposing to plant a row of 21 six-foot tall Black Hills Spruce and 32 six-foot tall Techny Arborvitae along the south and west lot lines to provide screening from the two adjacent homes. (See pages A3 and A12.)

Planning

Guide Plan designation: Single-dwelling residential
 Zoning: R-1, Single-dwelling district

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED	10,116 s.f.	75 feet	135 feet
Lot 1	12,450 s.f.	91 feet	135 feet
Lot 2	11,970 s.f.	75 feet	160 feet
Lot 3	14,487 s.f.	81 feet	182 feet

The proposed subdivision meets all lot dimension requirements.

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and found them generally acceptable, with a few revisions. First, the sewer line should be extended in the street, not in the front yard of the private property, as proposed. (See page A10.) Second, water connections should be made directly from the street, rather than as proposed, which would run new water lines into the site across the front yards of the new lots. (See page A10.) These changes would minimize impacts to the front yards of the new lots, and allow future maintenance of the utilities outside of the private property within the right-of-way. Drainage and utility easements should be adjusted accordingly on the Final Plat.

Adequate drainage and utility easements are proposed along all other lot lines. The detailed grading plans and utility connections would be reviewed by the city engineer at the time of building permit application for each lot.

Site Access

As shown on page A6 and in the attached 11 x 17 sheets, there is a restricted access to 63rd Street in favor of MnDOT. This was established as part of the Crosstown Highway 62. Therefore, MnDOT must approve any access driveway to 63rd Street. The applicant has requested a release of the restriction from MnDOT. MnDOT staff has indicated to Edina staff, that they are agreeable to allowing access and releasing the restriction, if Edina is ok with access to 63rd Street. (See pages A18-A19.)

Therefore, as a condition of the Plat approval, a written letter from MnDOT shall be required stating that they are agreeable to the access. As demonstrated on page A2, there are several homes on 63rd Street that already have direct access to 63rd.

Park Dedication

As with all subdivision proposals, park dedication is required. Edina City Code requires a park dedication fee of \$5,000 for each additional lot created. Therefore a park dedication fee of \$5,000 would be required.

Primary Issue

- **Is the proposed subdivision reasonable for the site?**

Yes. Staff believes that the proposed subdivision is reasonable for the following reasons:

1. The proposed subdivision meets all minimum zoning ordinance requirements. As such, the applicant is entitled to subdivide the property.
2. The applicant has submitted a landscape plan to provide year around screening from the most impacted neighbors to the south and west. A row of 21, six-foot tall Black Hills Spruce and 32, six-foot tall Techny Arborvitae are proposed along the south and west lot lines. (See page A12.)
3. Building pad locations would meet all minimum setback requirements. The front yard setback requirement for Lot 3 is established by the home to the south, therefore, a 35-foot setback is required from the Warren Avenue right-of-way. (See page A10.)

Staff Recommendation

Because the proposed subdivision meets all of Edina's Zoning Ordinance requirements, recommend that the City Council approve the proposed three lot subdivision of 6304 and 6312 Warren Avenue for Homestead Partners.

Approval is based on the following findings:

1. The proposal meets all the required standards and ordinances for a subdivision.
2. The applicant is proposing to provide year round screening for the existing homes to the west and south with a row of 21 six-foot tall Black Hills Spruce and 32 six-foot tall Techny Arborvitae along the south and west lot lines.
3. MnDOT has expressed a willingness to allow access to 63rd Street.

Approval is subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Sewer line must be extended in the street, not in the front yard of the private property. Water connections shall be made directly from the street.
4. Drainage and Utility Easements shall be revised on the Final Plat to reflect removing the sewer and water lines from the front yards of the three Lots. The easement along the front lot lines (63rd Street) shall be 10 feet.
5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. Curb-cut permits must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer is required for each building permit.

* Save additional trees

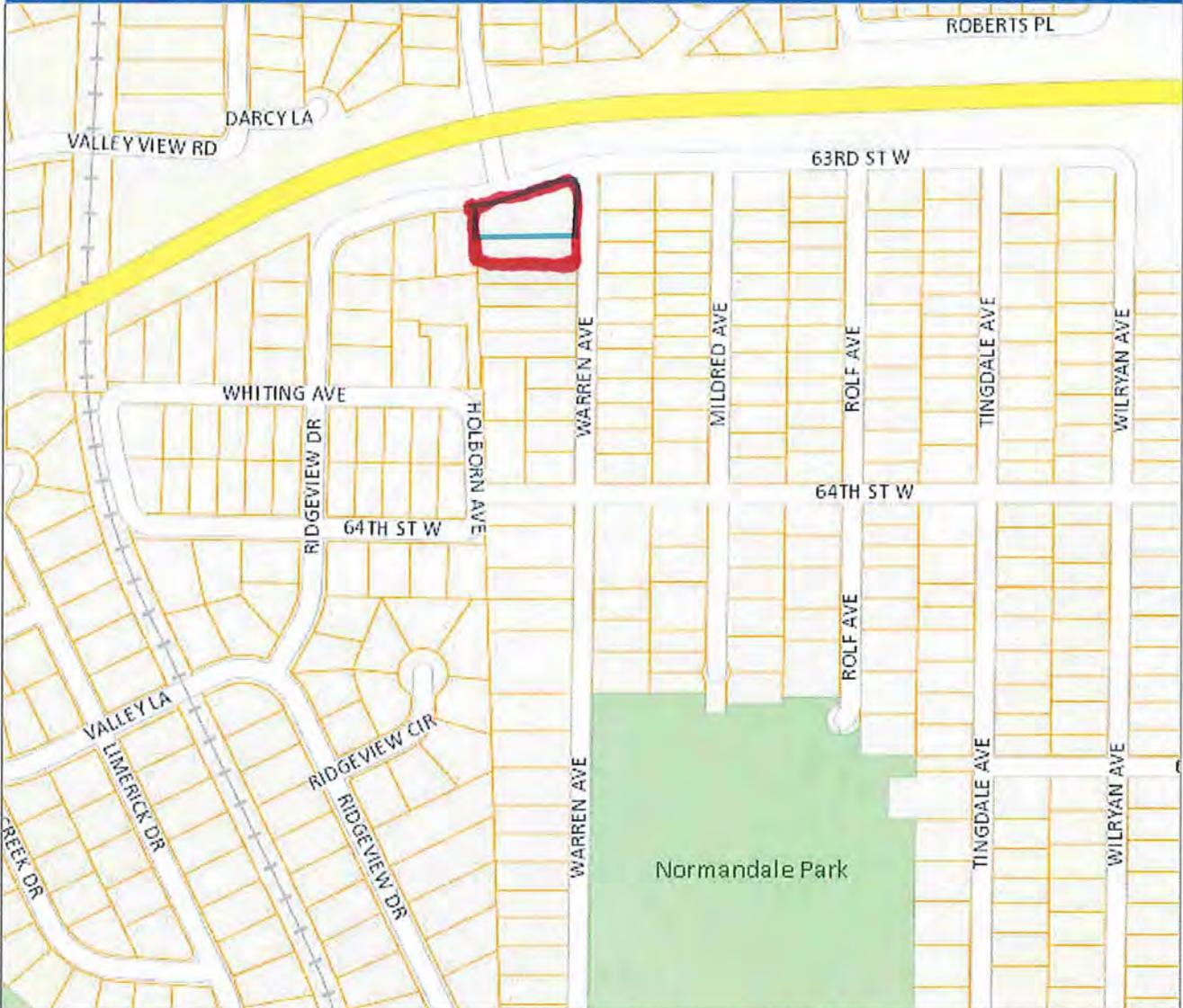
~~1. perimeter trees to be saved~~

1. Landscape Plan to Council protected or removed trees

2. P.C. ok w/ lot line adjustments that are code compliant

- d. A construction management plan will be required for the construction of the new homes.
- e. Utility hook-ups are subject to review and approval of the city engineer.

Deadline for a City Decision: May 6, 2013



Parcel ID: 04-116-21-22-0108

Owner Name:

Parcel Address: 6304 Warren Ave Edina, MN 55439

Property Type:

Homestead:

Parcel Area: 0.59 acres 25,666 sq ft

A-T-B: Abstract

Map Scale: 1" ≈ 400 ft.

Print Date: 2/4/2014

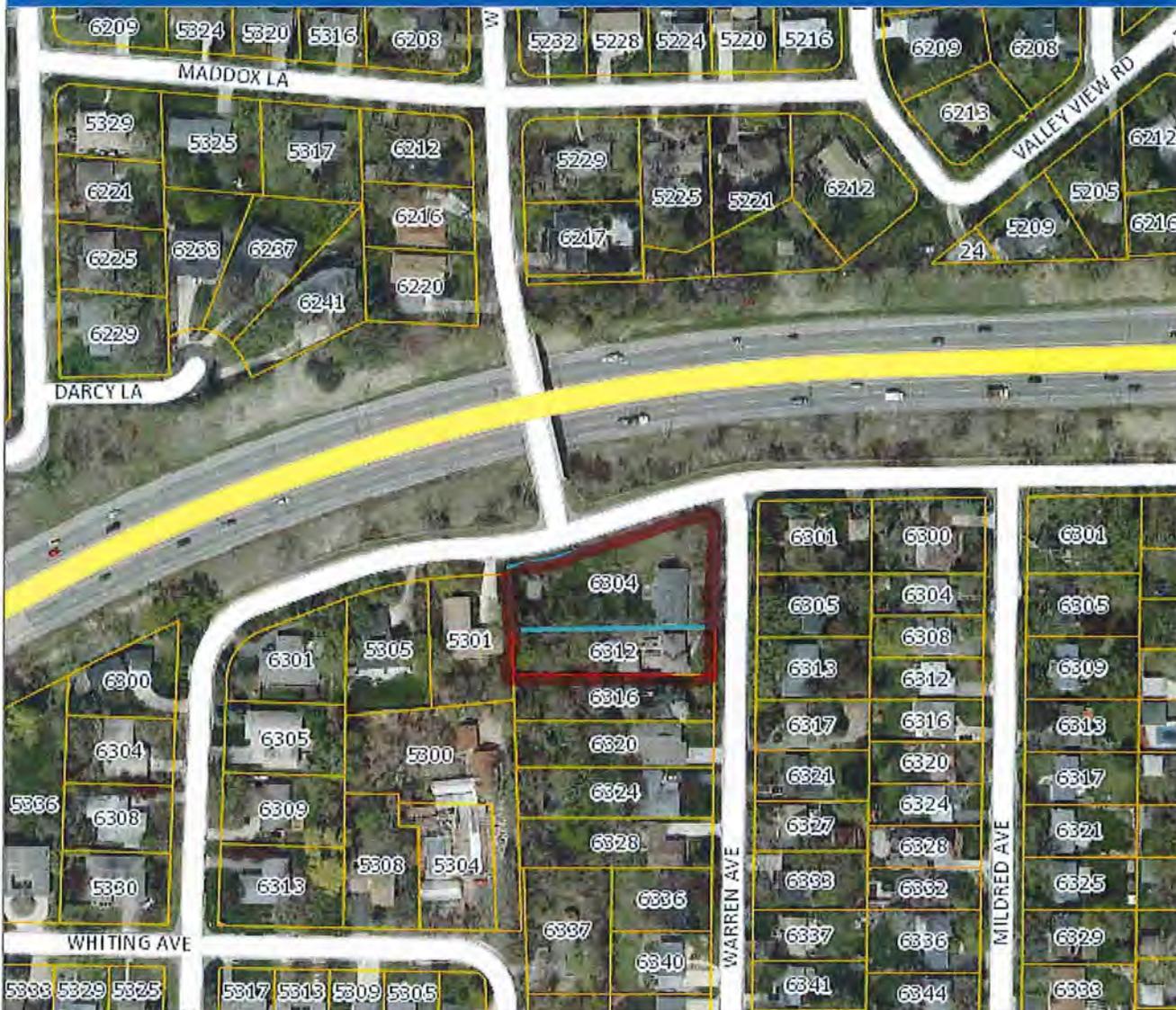


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A1



Parcel ID: 04-116-21-22-0108

Owner Name:

Parcel Address: 6304 Warren Ave, Edina, MN 55439

Property Type: Residential

Homestead:

Parcel Area: 0.59 acres, 25,666 sq ft

Map Scale: 1" ≈ 200 ft.

Print Date: 2/4/2014



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A2



Parcel ID: 04-116-21-22-0108

Owner Name:

Parcel Address: 6304 Warren Ave
Edina, MN 55439

Property Type:

Home-stead:

Parcel Area: 0.59 acres
25,666 sq ft

Sale Date:

Sale Code: Warranty Deed

Map Scale: 1" ≈ 50 ft.

Print Date: 2/4/2014

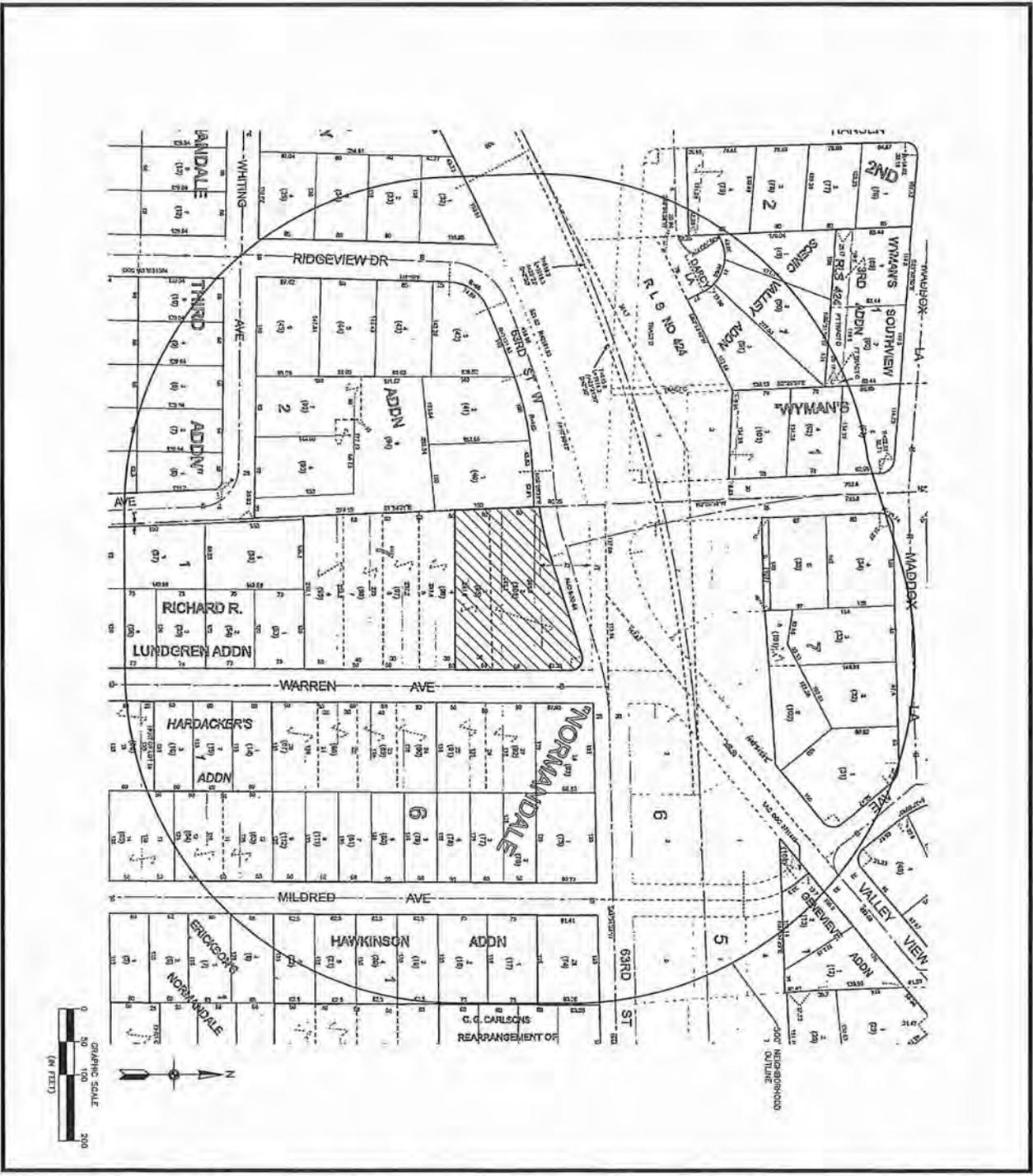


This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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A3



500 FT. NEIGHBORHOOD EXHIBIT
for:
HOMESTEAD PARTNERS, LLC

WYMAN PLACE
Edina, Minnesota

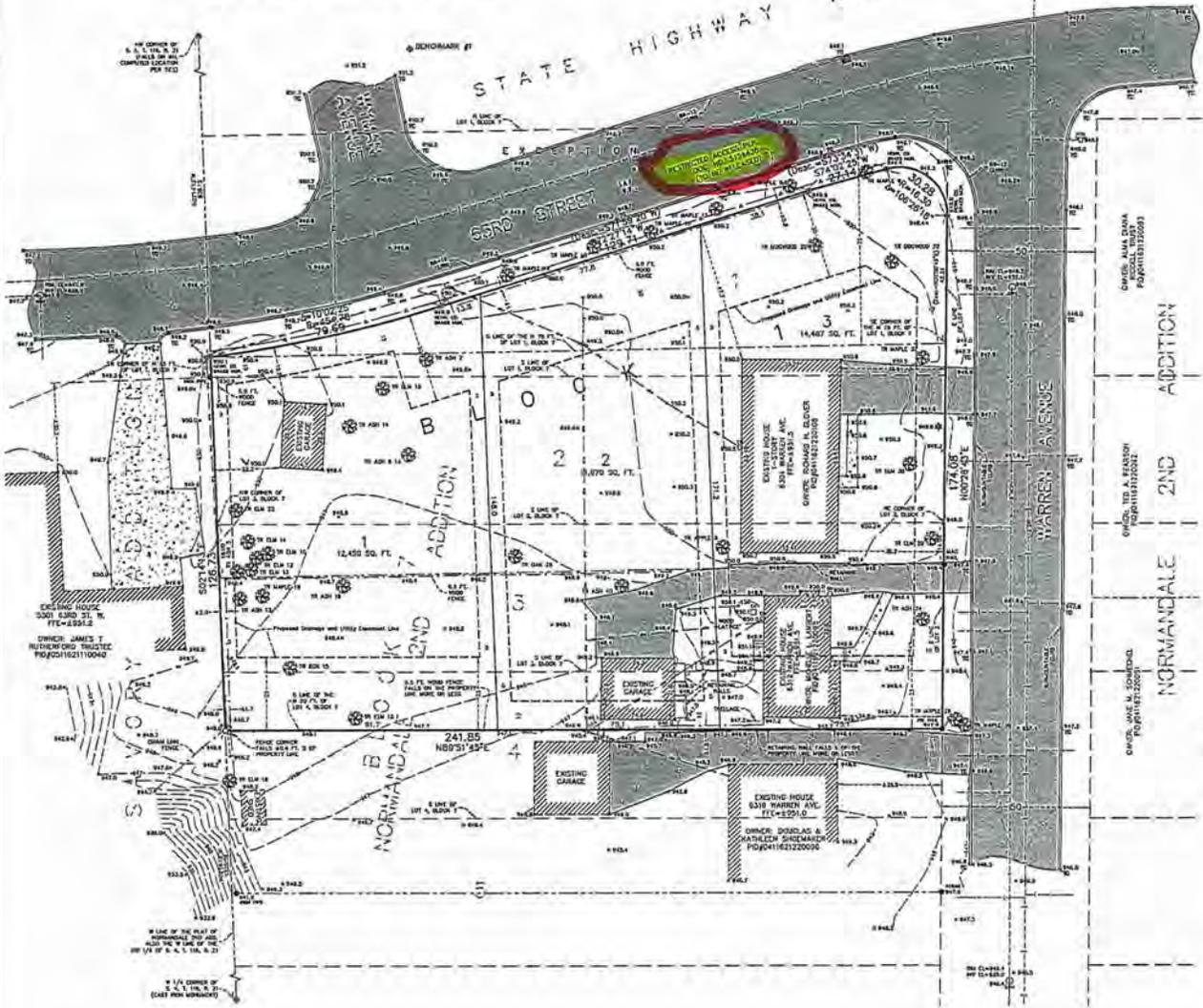
Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

RECEIVED
JAN 13 2014
staff

A4

WYMAN PLACE

EDINA, MINNESOTA



PARCEL DESCRIPTION

On Schedule A of the Commission No. 10-26717, with a commission date of September 4, 2013, at 7:00 A.M. prepared by Guyton Home Builders Title, LLC, as being agent for Stevens Title Guaranty Company)

Lot 1, being the North 75 feet thereof, of Lot 2 and that part of Lot 2 lying northerly of a line running from a point in the East line of said Lot 3, South 14 feet South of the Northwest corner thereof to a point in the West line of said Lot 3, distant 19 feet South of the Northwest corner thereof, in Block 7, "Normanville Second Addition". That part of the North 75.00 feet of Lot 1, Block 7, "Normanville Second Addition", which lies southerly of the following described line, commencing at the Southeast corner of the North 75.00 feet of said Lot 1, thence North 0 degrees, 02 minutes, 48 seconds East, along the East line of said Lot 1, a distance of 43.23 feet to the beginning of the line to be described, thence North 60 degrees, 24 minutes, 24 seconds East, along a horizontal curve to the left, having a radius of 18.30 feet and a central angle of 156 degrees, 24 minutes, 18 seconds, thence South 72 degrees, 24 minutes, 24 seconds West, tangent to said curve, a distance of 27.14 feet, thence South 21 degrees, 24 minutes, 20 seconds East a distance of 125.71 feet, thence running along a curve, concave to the North having a radius of 154.70 feet to the Southeast corner of the North 75.00 feet of said Lot 1, and said line there remaining, Hennepin County, Minnesota.

AND

On Schedule A of the Commission No. 10-25706, with a commission date of September 4, 2013, at 7:00 A.M. prepared by Guyton Home Builders Title, LLC, as being agent for Stevens Title Guaranty Company)

That part of Lot 3 lying southerly of a line running from a point in the East line of said Lot 3, distant 14 feet South of the Northwest corner thereof to a point in the West line of said Lot 3, distant 19 feet South of the Northwest corner thereof, and the North 20 feet of Lot 4, Block 7, "Normanville Second Addition", according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Present)

GENERAL NOTES

- The field work for this survey was completed on January 7, 2014.
- Boundary stone markers are based on the West line of the Northeast Quarter of Section 4, Township 116, Range 21, which is assumed to bear S02°41'11"E.
- Surveyed property addresses - 6204 & 6312 Warren Avenue, Edina, MN 55433.
- Surveyed property contains 428,507 sq. ft. (4.888 acres).
- Above ground utilities have been field located as shown. All underground locations shown herein are APPROXIMATE. Prior to any excavation or digging contact Center State One Call for an up-to-date location (800-480-0003).
- Due to snow and other conditions, an additional visit may be needed in the future to locate additional measurements which may not have been visible at the time of survey.
- Restricted Access per Doc. No. 3124436 will need to be released.

LEGEND

- - Denotes Hennepin County Monument, as noted
- - Denotes Found Monument, as noted
- - Denotes gas fire Pipe, Marked with RLS 40321
- ⊙ - Denotes Light Pole
- ⊙ - Denotes Sanitary Manhole
- ⊙ - Denotes Existing Spot Elevation
- ⊙ - Denotes Existing Tree
- ⊙ - Denotes Television Box
- ⊙ - Denotes Fire Hydrant
- ⊙ - Denotes Gas Valve
- ⊙ - Denotes Electric Box
- ⊙ - Denotes Gas Meter
- ⊙ - Denotes Catch Basin
- ⊙ - Denotes Electric Meter
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Miscellaneous Manhole
- ⊙ - Denotes Underground Electric
- ⊙ - Denotes Overhead Utility
- ⊙ - Denotes Watermain
- ⊙ - Denotes Sanitary Sinker
- ⊙ - Denotes Overhead Utilities
- ⊙ - Denotes Storm Sewer
- ⊙ - Denotes Existing Fence as noted
- ⊙ - Denotes Concrete Surface
- ⊙ - Denotes Blumhouse Surface
- ⊙ - Denotes Existing 1 Ft. Contour
- ⊙ - Denotes Existing 5 Ft. Contour

VICINITY MAP



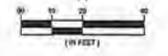
SITE DATA

TOTAL PARCEL AREA	428,507 sq. ft.
Lot 1	12,450 sq. ft.
Lot 2	11,970 sq. ft.
Lot 3	14,487 sq. ft.
TOTAL NUMBER OF LOTS	3
AVERAGE LOT AREA	12,969 sq. ft.
Minimum Lot Width at 50 ft. from front lot line =	75 ft.
Minimum Lot Depth at midpoint of lot =	135 ft.
Minimum Lot Area =	10,116 sq. ft.
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
UTILITIES:	AVAILABLE

PROPOSED DRAINAGE AND UTILITY EASEMENTS, BEING 5' ADJACENT TO SIDE LOT LINES AND 10' ADJACENT TO FRONT OR REAR LOT LINES, UNLESS OTHERWISE SHOWN AND NOTED ON THIS PLAN.

BENCHMARKS

- One located on the SE abutment of bridge over Hwy. 52.
Date = 05.30 (NDG 20)
- Top rail of hydrant located 4212 ft. west of the NE corner of the subject property.
Date = 05.30 (NDG 20)



SHEET INDEX

- EXISTING CONDITIONS & PRELIMINARY PLAT
 - PRELIMINARY SITE & UTILITY PLAN
 - PRELIMINARY GRADING & EROSION CONTROL PLAN
1. PRELIMINARY LANDSCAPE PLAN

Carlson McCain
 ENVIRONMENTAL · ENGINEERING · SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT & EXISTING CONDITIONS

WYMAN PLACE
Edina, Minnesota

HOWESTEAD PARTNERS, LLC
 525 15th Avenue S
 Hopkins, MN 55343

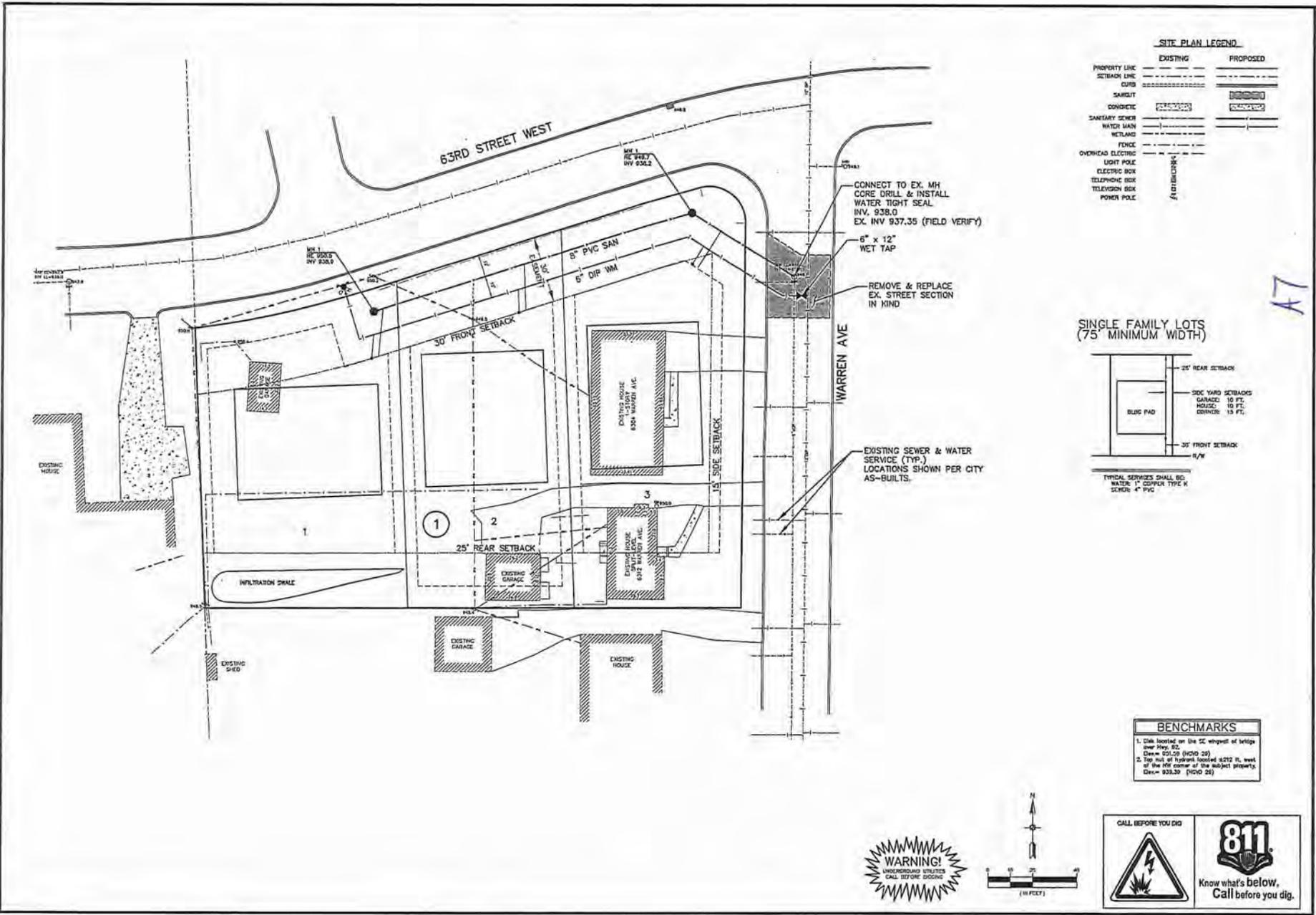
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.

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.

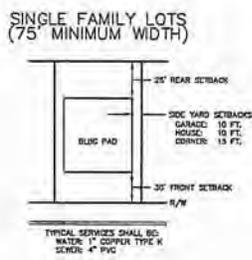
Name: Thomas R. Sulzer
 Signature: *Thomas R. Sulzer*
 Date: 01/23/14, License # 149264

1 of 3



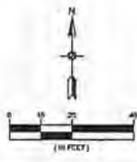
SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
CURB	---	---
SANGLIT	---	---
CONDUIT	---	---
SANITARY SEWER	---	---
WATCH MAN	---	---
WETLAND	---	---
FENCE	---	---
OVERHEAD ELECTRIC	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---



BENCHMARKS

1. Oak located on the SE corner of bridge over Hwy. 52.
Elev = 921.29 (ICND 20)
2. Top rail of highest located 4212 ft. west of the SW corner of the subject property's.
Elev = 938.39 (ICND 20)



811
Know what's below.
Call before you dig.

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN

WYMAN PLACE
Edina, Minnesota

HOMESTEAD PARTNERS, LLC
525 15th Avenue S.
Hopkins, MN 55343

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JKH
DESIGNED BY: JKH
ISSUE DATE: 01/13/12

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.

Name: Brian J. Kuykendall, P.E.
Signature: *Brian J. Kuykendall*
Date: 01/13/12, License #: 20662

2 of 3

63RD STREET WEST

MH 1
RE 949.7
INV 938.2

MH 1
RE 950.5
INV 938.9

CONNECT TO EX. MH
CORE DRILL & INSTALL
WATER TIGHT SEAL
INV. 938.0
EX. INV 937.35 (FIELD VERIFY)

6" x 12"
WET TAP

REMOVE & REPLACE
EX. STREET SECTION
IN KIND

8" PVC SAN

6" DIP WM

30' FRONT SETBACK

30'
E. SEWELL

BUILDING PAD

EXISTING HOUSE
1-STORY
6304 WARREN AVE.

15' SIDE SETBACK

WARREN AVE

EXISTING SEWER & WATER
SERVICE (TYP.)
LOCATIONS SHOWN PER CITY
AS-BUILTS.

25' REAR SETBACK

INFILTRATION SWALE

EXISTING GARAGE

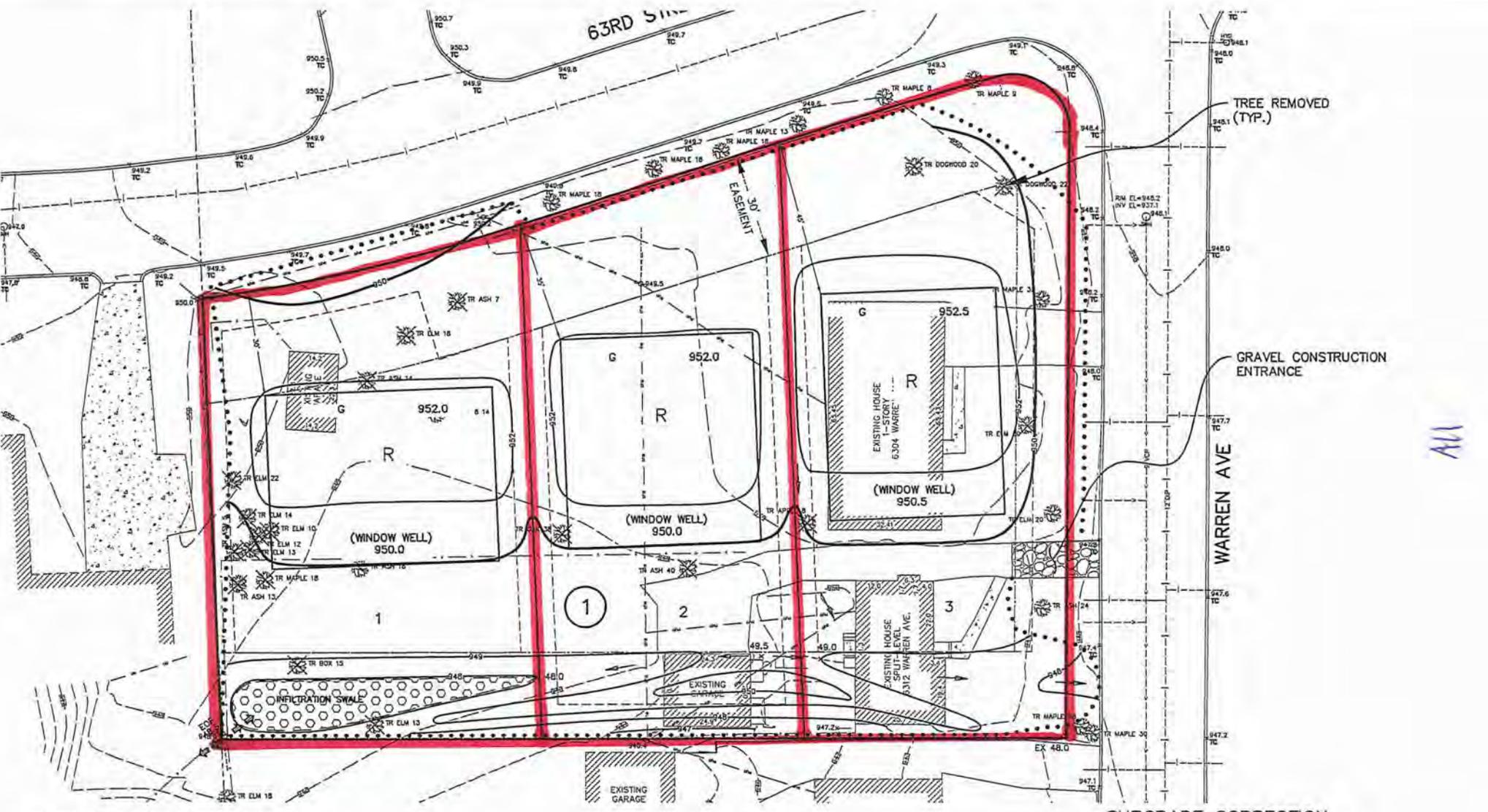
EXISTING HOUSE
SPLIT-LEVEL
6312 WARREN AVE.

EXISTING SHED

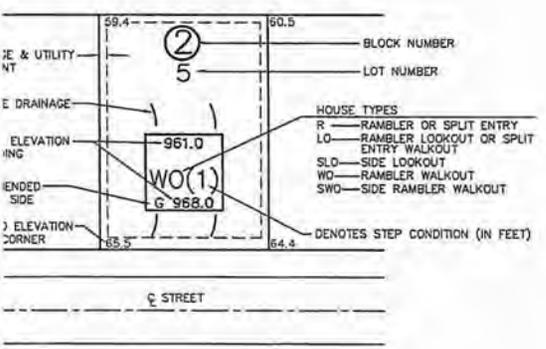
EXISTING GARAGE

EXISTING HOUSE

A10

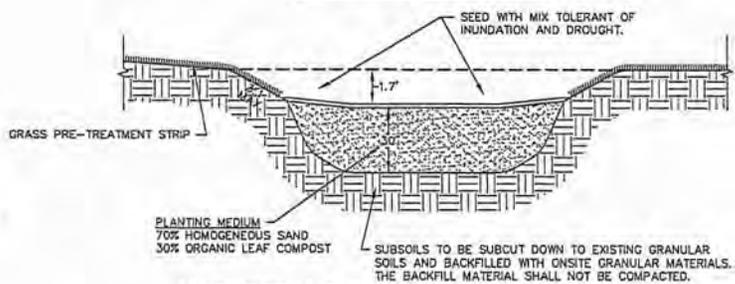


GRADING PLAN LOT KEY

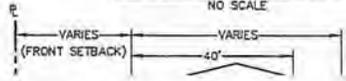


TURF ESTABLISHMENT

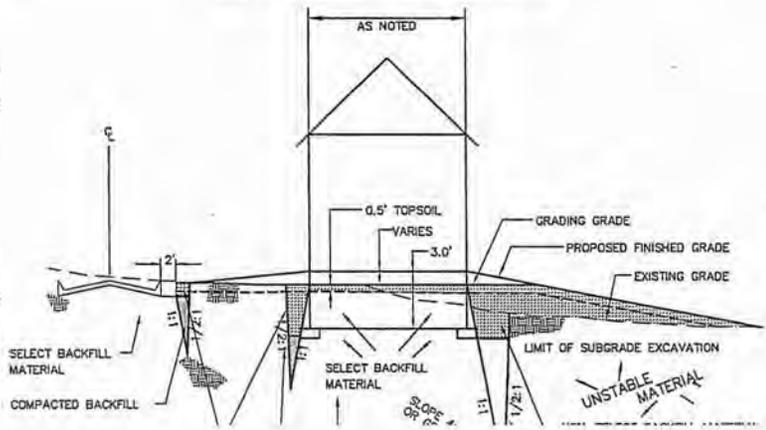
INFILTRATION BASIN



MODIFIED LOOKOUT



SUBGRADE CORRECTION



ALL



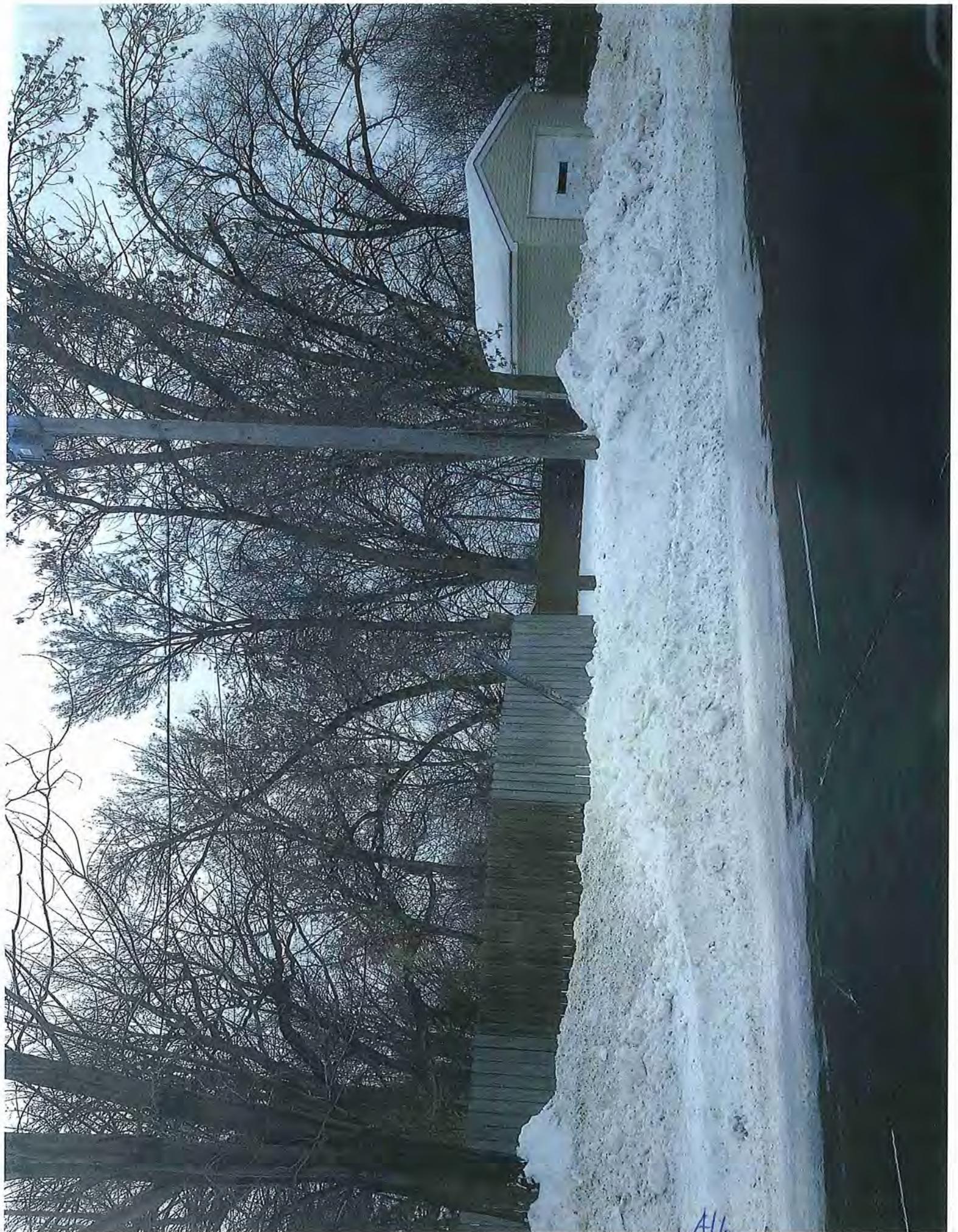
413

413

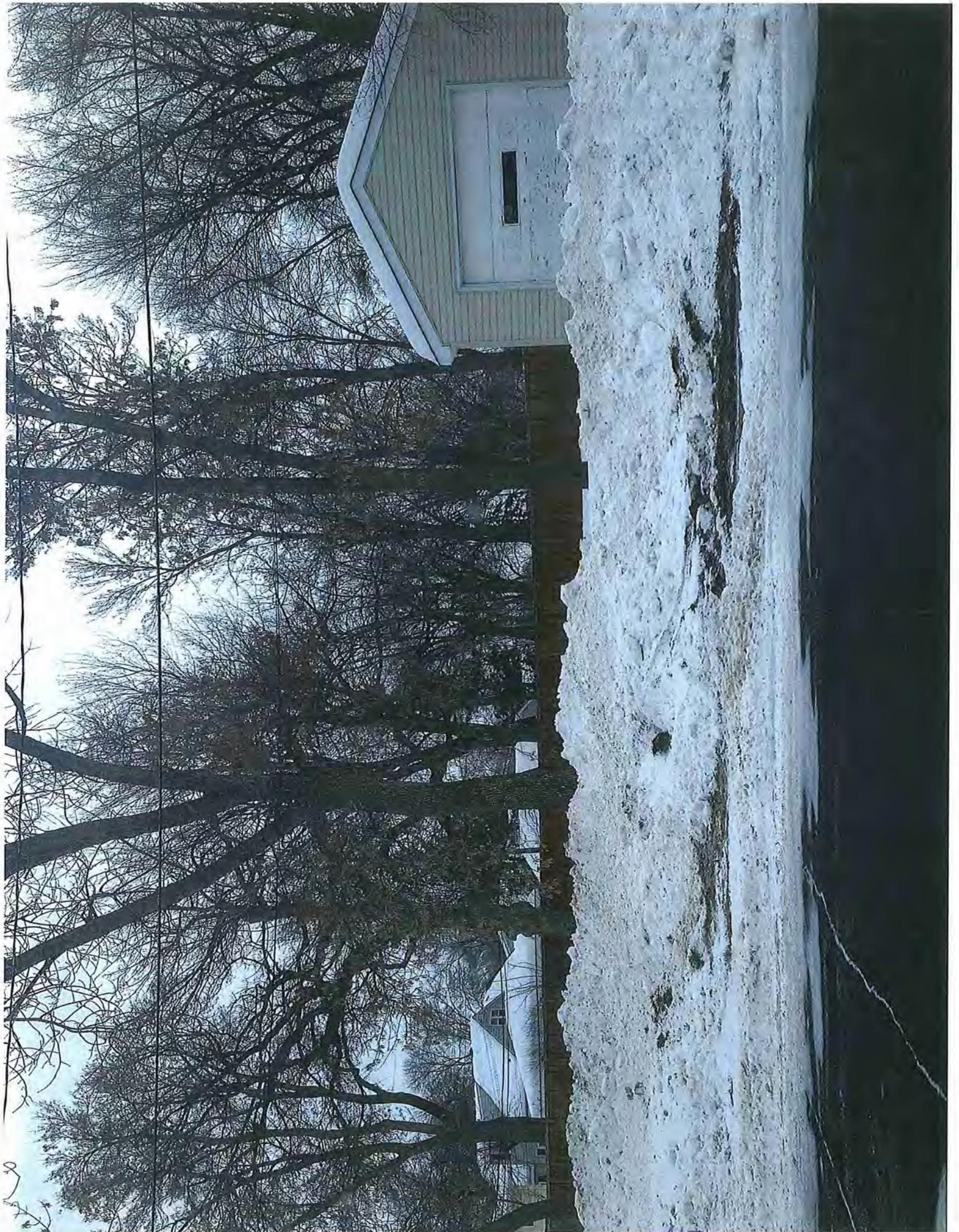




514



A16



417

Jackie Hoogenakker

From: Sherman, Tod (DOT) <Tod.Sherman@state.mn.us>
Sent: Wednesday, January 29, 2014 4:59 PM
To: Stephen Bona
Cc: Chad Millner; Kautz, Tiffany (DOT); Craig, E.Buck (DOT); Jackie Hoogenakker
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Stephen:

I'm just saying that since we're well into the process of turning back the right-of-way to the City, that it would be the City's call whether you're allowed access onto the road or not. You will not need a MnDOT access permit.

Thanks, Tod

Tod Sherman, Planning Supervisor
Mn/DOT Metro District
1500 W. County Road B-2
Roseville, MN 55113
(651) 234-7794
tod.sherman@state.mn.us

From: Stephen Bona [<mailto:stephen.bona@gmail.com>]
Sent: Wednesday, January 29, 2014 3:47 PM
To: Sherman, Tod (DOT)
Cc: cmillner@EdinaMN.gov; Kautz, Tiffany (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Todd,

Thanks for the clarification. I'm just trying to get a better understanding of when I can build driveways onto 63rd street. Tiffany's letter states that since the turnback process has been initiated, MNDOT is potentially willing to allow access to 63rd street at this location. Does this mean that following your review of the plans, we will be able to access the road? Any further explanation would be appreciated.

Thanks,
Steve

Stephen A. Bona
Homestead Partners
651-271-4951

From: Sherman, Tod (DOT) [<mailto:Tod.Sherman@state.mn.us>]
Sent: Wednesday, January 29, 2014 2:50 PM
To: Stephen Bona
Cc: Craig, E.Buck (DOT); Kautz, Tiffany (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Stephen:

I was talking with our permits people and you will not be going through MnDOT for the access permit. We are in the process of transferring the right-of-way to the City, so the permit will come from the City. Sorry for the confusion.

Tod

Tod Sherman, Planning Supervisor
Mn/DOT Metro District
1500 W. County Road B-2
Roseville, MN 55113
(651) 234-7794
tod.sherman@state.mn.us

From: Stephen Bona [<mailto:stephen.bona@gmail.com>]
Sent: Wednesday, January 29, 2014 8:30 AM
To: Sherman, Tod (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Todd – I'll watch for your letter on 2/12 and plan to apply for an access permit shortly thereafter. As I mentioned, our current platting schedule with the city of Edina allows for home construction to begin in March/April. I would like to complete the MNDOT process, so I can stay on this schedule. Per our conversation, you mentioned that this was reasonable.

Please let me know if you need any further information from me.

Thank you,
Steve

Stephen A. Bona
Homestead Partners
651-271-4951

From: Kautz, Tiffany (DOT) [<mailto:tiffany.kautz@state.mn.us>]
Sent: Tuesday, January 28, 2014 4:59 PM
To: cmillner@EdinaMN.gov
Cc: Anderson, Debra (DOT); Crocker, Keith (DOT); Sherman, Tod (DOT); Stephen Bona (stephen.bona@gmail.com)
Subject: Turnback request on 63rd St at TH 62 and Wyman Ave

Hi Chad.

Attached is an electronic copy of the letter regarding the City of Edina's turnback request on 63rd St at TH 62 and Wyman Ave. The hard copy is being sent via US mail.

If you have any questions, please let me know.

Thanks,
Tiffany

Tiffany Kautz, PE
Metro District Right-of-Way
Anoka, Chisago and Washington Counties

Concerns To The Council Meeting on March 4, 2014:

1. Increased truck traffic on neighborhood streets and wear and tear on roads, for which we will be assessed.
2. Increased noise and fumes from working equipment.
3. Unforeseen utility problems that may affect the neighborhood.
4. This construction will change the look of the neighborhood with homes that look too large for the space — even though height and distance between property lines have met city requirements.
5. At the Jan. 15th meeting, Mr. Bona mentioned that if one of these proposed homes was ready for showing in the Parade of Homes, that would be a possibility. This brings more traffic into the neighborhood.
6. There is an 'Epidemic' of teardowns in Edina.
7. Those attending the meeting will make the final decision for us, as it should be.

Thank-you for listening.

The Siteks
Residents on Ridgeview Dr.
For ~~25~~ years.

Also....

While we have the ear of the council, we wish to express our many, many thanks to the public works department for 24/7 work this winter to clear our roads and repair several water main breaks in our neighborhood under horrible conditions. Our sincere appreciation and gratitude goes out to that great group.

