

Wilds on Wayzata

1161 E. Wayzata Blvd., Unit 154, Wayzata, MN 55391

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City of Long Lake

Zoning Administration Offices

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RE: “Wilds on Wayzata” Property Development at 925 Wayzata Blvd., Wayzata, MN

OVERVIEW

Wilds on Wayzata, LLC. is pleased to present its proposed new property development “**Wilds on Wayzata**” with proposed plans for subdividing the 1.24 acre property located at **925 Wayzata Blvd, Wayzata, Minnesota** that is zoned R-1. We are requesting Planning and Council approval for dividing the parcel into 4-single-family residential lots in R-1 and relocating the access onto Hennepin County Road 112. Integral to the process is moving and/or demolishing the current house on the property; other structures on the property are temporary. The surrounding properties are also zoned R-1 single family residential.

We are proposing a PUD process for approval since the project’s shared road poses a unique access that is perpendicular to Highway 112 instead of a parallel frontage road as defined in the Long Lake Ordinances. The current driveway curb-cut will be moved to the center of the property that borders Highway 112; again with only one curb-cut. We have gone through several iterations of various layouts and have concluded that this 4-lot layout is most conducive to the unique characteristics of the property, and most fitting within the surrounding neighborhoods. The property will be landscaped along Wayzata Blvd. similar to “Landings at Long Lake” across Wayzata Boulevard from this location.

The design of the road access herein, takes into account the most current feedback from Hennepin County as reviewed with the Long Lake City Engineer.

This new upscale neighborhood will have essentially the same layout as the properties directly to the north that also have Wayzata Boulevard addresses. The single-family homes directly to the west on Lindawood Lane is a neighborhood with one shared access road to Wayzata Boulevard. The two properties to the south also have one shared access to Wayzata Boulevard. The property across Wayzata Boulevard to the east are (2) R-1 single family properties and large DNR property that is unbuildable.

ENCLOSURES

1. Application
2. Legal Description
3. Plans – Civil Site Group
 - C0.0 Title Sheet – Project Location
 - V1.0 Site Surveying – Existing Conditions
 - VI.1 Preliminary Plat
 - VI.2 Final Plat
 - C2.0 Site Plan and Turning Movement Plan
 - C3.0 Grading Plan
 - C4.0 Utility Plan
 - C5.0 Details
 - C6.0 Erosion Control Plan
 - C6.1 Erosion Control Plan Notes
 - C7.0 SWPPP
 - C7.1 SWPPP
4. Stormwater Management Report - Civil Site Group. The plan has yet to be submitted to the Minnehaha Watershed.
5. Access Easement and Utility and Stormwater Easement with (future) Wilds on Wayzata Homeowners.
6. Landscape Plan and Lighting Plan will meet the required guidelines set-forth in the Long Lake Ordinance for the access road and be similar in character to the “Landings at Long Lake”.
7. Building elevations and floorplans will follow upon application for building permits. The 4-homes are approximately 3000+ square feet in this upscale neighborhood. The buildable area for each home is shown on the site plans.
8. A moving permit will be obtained should the 1-story house built in 1950 be moved off the property versus being demolished.
9. A temporary sign permit will be requested for sales of the homes that will be custom designed and built by the Owner. The first home will start construction upon City approval and financing, with the remaining 3-custom homes built as soon as they are sold.
10. Attached are the following maps:
 - A. 925 Wayzata Blvd. W., Wayzata, MN. – subject property. The current PID map from the Hennepin County website.
 - B. 925 Wayzata Blvd. W., Wayzata, MN. The aerial photo from the Hennepin County website.
 - C. The neighborhood show neighborhoods with similar layouts to the proposed **Wilds on Wayzata** 4-lot development that have *shared road access* to Wayzata Boulevard:
 1. NORTH ADJACENT PROPERTIES: The neighborhood directly north has 3-houses located at 945, 955, and 965 Wayzata Blvd that share a perpendicular access road to Highway 112.

2. EAST SIDE OF 112: There is a recently approved 4-lot development fronting Highway 112 located at 1090, 1070, 1050, and 1040 Old Long Lake Road that share a frontage road.
3. EAST SIDE OF 112: There are 7 houses on Underhill Circle that have a shared road connection to Highway 112.
4. WEST ADJACENT PROPERTIES: The Lindawood Lane neighborhood has 19 houses that share one access road to Highway 112.
5. SOUTH ADJACENT PROPERTIES: There are 2 houses connected to the access drive just south of our proposed development.
- D. Map of another PUD recently built in Long Lake by Aava Vetta subdividing the 1-acre plus property, of similar size to Wilds on Wayzata parcel, that is now individual owner townhomes.
- E. Long Lake Comprehensive Plan Map – CURRENT & 2040 show the surrounding neighborhoods to the subject property.
11. Neighbors List of Names and Addresses for Notification.
12. Development Agreement with the City will be provided upon City approval and financing in-place including the required “Letter of Credit” to the City.

We look forward to working with the City on this exciting new neighborhood that benefits the City of Long Lake.

- Contact Gina Carlson with questions or comments on this submittal as below.
- Contact Rory Synstelien at Civil Site Group with questions or comments on the engineering/surveying plans at 612-802-3222 and email Rory@civilsitegroup.com.

We would like to schedule a concept review meeting at your convenience.

Regards,

Wilds on Wayzata, llc

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