

# HENNEPIN COUNTY

## MINNESOTA

June 6, 2024

Mr. Scott Weske  
City Administrator  
City of Long Lake  
450 Virginia Avenue, PO Box 606  
Long Lake, MN 55356

Re: Preliminary Plat Review – Wilds on Wayzata (Received 05/10/24)  
County State Aid Highway (CSAH) 112 (Wayzata Boulevard)  
Hennepin County Plat Review ID #4039 (Reviewed 05/14/24)

Mr. Weske:

Please consider the following county comments for the proposed development of four single-family homes at 925 Wayzata Boulevard.

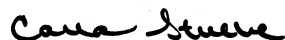
Access and Right-of-Way: County staff support the proposed access to Wayzata Boulevard. A 60-foot half right-of-way is requested along the entirety of the site to accommodate future public needs.

Storm Water/Drainage: Per County Ordinance 22, the existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed District approval and drainage calculations are required if the work alters existing drainage patterns. Post-construction flow rates entering Hennepin County's drainage system, overland or through pipes, shall not exceed pre-construction rates for the two, 10 and 100-year events. *Contact: Jordan Labat at 612-596-0703 or [jordan.Labat@hennepin.us](mailto:jordan.Labat@hennepin.us)*

Permits: Please inform the developer that all construction within county right of way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Douglas Heidemann, Permits Coordinator at 612-596-0336 or [douglas.heidemann@hennepin.us](mailto:douglas.heidemann@hennepin.us)*

Please contact Ashley Morello: 612-596-0359, [ashley.morello@hennepin.us](mailto:ashley.morello@hennepin.us) with any questions.

Sincerely,



Carla Stueve, PE  
County Highway Engineer

Hennepin County Transportation Project Delivery  
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340  
612-596-0300 | [hennepin.us](http://hennepin.us)





PARCEL ID: 3511823440001

OWNER NAME: D Carlson & A D Martinez

PARCEL ADDRESS: 925 Wayzata Blvd W, Long Lake MN 55391

PARCEL AREA: 1.24 acres, 53,920 sq ft

A-T-B: Abstract

SALE PRICE: \$285,000

SALE DATE: 01/2020

SALE CODE: Warranty Deed

ASSESSED 2022, PAYABLE 2023  
PROPERTY TYPE: Residential  
HOMESTEAD: Homestead  
MARKET VALUE: \$315,000  
TAX TOTAL: \$3,540.52

ASSESSED 2023, PAYABLE 2024  
PROPERTY TYPE: Residential  
HOMESTEAD: Homestead  
MARKET VALUE: \$340,300

#### Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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