



Planning Commission Regular Meeting

Monday, June 23, 2025, 6:30 PM
106 Center Street

Members of the public may attend the Planning Commission meeting either in person or by joining via Zoom either online or by telephone at:

<https://us02web.zoom.us/j/9397263854?omn=83602792115>

Meeting ID: 939 726 3854

One tap mobile
+16469313860,,9397263854# US
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Notice: Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. May 13, 2025 Planning Commission Special Meeting
 - B. June 4, 2025 Planning Commission Special Meeting
4. Discussion Items
 - A. Public Hearing, 243 Third Street, Residential Review Permit and Variance (PC No. 25-06)
 - B. Public Hearing, 210 George Street, Residential Review Permit and Variance (PC No. 25-07)
 - C. Public Hearing, 10 Water Street, PUD Preliminary Plan (PC No. 25-04)
 - D. PC Resolution 2025-01, 925 Excelsior Blvd Approval of RRP - Continued to July PC Meeting
5. Communications and Reports
 - A. Next Council Meeting - July 21, 2025
 - B. Next PC Meeting - July 28, 2025

6. Miscellaneous
7. Adjournment



Item: 3.A.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: June 23, 2025

Department/Office:

Item Name: May 13, 2025 Planning Commission Special Meeting

Summary:

City of Excelsior

Hennepin County, Minnesota

Planning Commission Special Meeting

Minutes

May 13, 2025

1. CALL TO ORDER

Chair Muenzberg called the meeting to order at 4:30 pm.

2. ROLL CALL

Commissioners Present: Day, Johnson, Malsam, Muenzberg, Tyler

Commissioners Absent: Hansen, Neale

Also Present: Community Development Director Julia Mullin, Senior Planner Ali Cameron, City City Architect Brian Larson

3. MINUTES OF THE PRECEDING MEETING(S)

(a) March 24, 2025, Planning Commission Meeting Minutes

Johnson moved to approve minutes; Malsam seconded. Approved 5-0.

(b) April 30, 2025, Planning Commission Special Meeting Minutes

Tyler moved to approve minutes; Johnson seconded. Approved 5-0.

4. DISCUSSION ITEMS

(a) Public Hearing, 925 Excelsior Blvd. Variance and RRP applications (PC No. 25-02)

Chair Muenzberg opened the public hearing. There was no comment from the public. Johnson moved to recommend approval of the Variance with the addition of a condition that the accessory structure be removed before a building permit is issued. Malsom seconded. Approved 4-1. (Tyler voted no.)

Malsam moved to approve the Residential Review Permit with conditions identified in the staff report and the condition that the accessory structure be removed before a building permit is issued. Johnson seconded. Approved 4-1. (Tyler voted no.)

(b) Public Hearing, 897 Third Avenue CUP application (PC No. 25-03)

Chair Muenzberg opened the public hearing. There was no comment from the public. Johnson moved to recommend approval of the Conditional Use Permit with conditions identified in the staff report with the change that the height of the signs be no more than 8'. Malsam seconded. Approved 5-0.

(c) Public Hearing, 826 Pleasant Street Conditional Use Permit (PC No. 25-05)

Chair Muenzberg opened the public hearing. There was no comment from the public. Day moved to recommend approval of the Conditional Use Permit with the conditions identified in the staff report. Malson seconded. Approved 5-0.

5. COMMUNICATIONS AND REPORTS

- (a) Next City Council meeting – June 2, 2025
- (b) Next Planning Commission Meeting – May 20, 2025

6. MISCELLANEOUS

- (a) Commission requested we add upcoming items for future meetings in this section

7. ADJOURNMENT

Johnson moved to adjourn; Tyler seconded. Approved 5-0.
Meeting adjourned 5:50 pm.

Respectfully submitted,

Julia Mullin, Community Development Director

Recommended Action:

Budget:

Attachments:

None



Item: 3.B.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: June 4, 2025 Planning Commission Special Meeting

Summary:

City of Excelsior

Hennepin County, Minnesota

Planning Commission Special Meeting

Minutes

June 4, 2025

1. CALL TO ORDER

Chair Muenzberg called the special meeting to order at 5:30 pm.

2. ROLL CALL

All Commissioners present. (Commissioner Hansen arrived at 5:40 pm.)

Others present: Mary Tietjen, City Attorney; Cristina Cruz-Jennings, City Attorney; Julia Mullin, Community Development Director; Ali Cameron, Senior Planner (via zoom)

3. MINUTES OF THE PRECEDING MEETING(S)

(a) None

4. DISCUSSION ITEMS

(a) Planned Unit Development (PUD) Ordinance Training, Mary Tietjen, City Attorney and Cristina Cruz-Jennings, City Attorney

5. COMMUNICATIONS AND REPORTS

(a) None

6. MISCELLANEOUS

(a) None

7. ADJOURNMENT

Meeting adjourned at 6:50 pm.

Recommended Action:

Budget:

Attachments:

None



Item: 4.A.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: Public Hearing, 243 Third Street, Residential Review Permit and Variance (PC No. 25-06)

Summary:

APPLICANT	Chris Norton, Trehus Builders, 4725 Olsen Memorial Hwy, Golden Valley, MN 55422
PROPERTY OWNER	Adam Nast, 243 Third Street, Excelsior, MN 55331
LOCATION	243 Third Street
CASE NO	PC No. 24-06
60/120 DAY REVIEW DEADLINE	July 7, 2025/September 5, 2025

BACKGROUND

Section 42-6 of the Excelsior Zoning Ordinance states that Residential Review Permits are required in the R-1 and R-2 zoning districts for:

New construction, additions or remodels that result in the:

- (1) Increase of volume of a principal or accessory structure requiring a building permit.*
- (2) Reorientation or change in setbacks of a principal structure or accessory structure requiring a building permit.*

The applicant is requesting a Residential Review Permit (RRP) for the construction of a sunroom addition on an existing single-family home at 243 Third Street and a Variance application from the maximum building coverage standard.

The addition consists of:

1. A 189 sq ft sunroom, centered at the rear of the home.

1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW

NEIGHBORHOOD CHARACTER

The neighborhood is a mix of one, one and a half and two-story homes. The proposed addition will be to an existing home built in 1910. The adjacent parcel to the east is unusual because the home is set at the rear of the parcel and faces Center Street. The proposed addition will have some impact on this home due to its location adjacent to the rear of the subject parcel

There is an existing single-family home on the parcel and a detached garage.

DETAILS/ANALYSIS

STANDARD	REQUIRED - R2 DISTRICT	EXISTING	PROPOSED
Minimum Lot Area	10,000 sf	6,439 sf	6,439 sf
Minimum Lot Width	60 feet	59'	59'
Rear Yard Setback	35 feet	Approx. 57'	>35' (Approx. 40')
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	Approx. 10'	Approx. 10'
Side Yard Setbacks	16' total (no less than 7' on one side)	12'/20'	12'/20'
Maximum Building Coverage	25% (1609 sq ft)	1,690 sf (26%)	1,879 sf (29%)
Maximum Lot Coverage	42%	2,779 (43.2%)	2,179 sf (33.8%)

* The front yard setback of a principal structure (or addition thereto) shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. (Sec. 41-3)

The Addition and Building Coverage: A three-season porch on main level, 189 sf. The proposed building coverage is 272 sf over the maximum permitted. (The parcel is 6,429 sf.)

	Maximum Permitted	Existing	Proposed	Variance Requested
Building Coverage	25% (1,607 sf)	26% (1,690 sf)	29% (1,879 sf)	4% (272 sf)

Exterior Materials: Board and batten, corrugated steel at foundation

Landscaping and Tree Preservation: No trees are impacted by the proposed additions

Stormwater Management: A stormwater best management practice, required for new construction in the R1 and R2 zoning districts, is not required for the construction of an addition.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance Section 42-7 (c) Neighbor Notification and Opportunity to be Heard, property owners within 500 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on June 23, 2025.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review. (*Staff's comments on revised plans are in bold italics.*)

1. Massing and scale of new structure should be compatible with neighboring structures. *The original home will be preserved, and the scale of the addition is in keeping with the scale of the home. It does not detract from the character-defining elements of the home, including the front porch and one and a half story massing.*
2. The size and mass of a new structure should be compatible with the size of the property. The porch will add 189 sf at the rear of the home. *The porch is centered at the rear of the home which reduces its impact on the parcels at either side. This is a small property and with the addition, the parcel feels "full"; however, the addition is one story and at the rear.*
3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The front yard setback will not change, and the proposed addition is at the rear of the home.*
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *The proposed addition respects the sites natural features and does not propose substantial grade changes.*
5. Consider front porch element in design of new structures. *The addition is at the rear of the home.*
6. A new structure should be detailed as four-sided architecture. *The porch has architectural detail including sash windows that are compatible with those on the house.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *The views, privacy and sunlight of the neighbors will be somewhat*

impacted. The rear yard of the subject parcel shares property lines with three adjacent parcels.

2. VARIANCE ANALYSIS

The Applicant is requesting a Variance of 272 sf (4% of lot area) from the building coverage maximum permitted. (Sec. 41-5). According to the information provided by the applicant, the property is already over the building coverage standard by 1% or approximately 60 sq. ft. This would be considered an existing non-conformity.

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

It is a goal of Excelsior's to preserve existing homes and to encourage renovations and updates. This is a single-family home with detached garage and the property owner proposes adding a sunroom in the rear yard. The addition of a sunroom onto a single-family home is reasonable and is permitted within the ordinance.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

The parcel is small at 6,429 sq ft. The owner's home and surrounding homes have varying lot sizes due to the historic nature of the neighborhood. The homeowner did not cause the lot size that makes it difficult to conform to modern zoning standards. The request is to add a sunroom on a parcel that already has reached the maximum building coverage allowed in the city ordinance. The maximum building coverage in the ordinance is applied to lots 10,000 sq ft or smaller. If the homeowners had a 10,000 sq ft lot their building coverage would be 18.79% well under the maximum 25%. The size of the proposed addition is reasonable; it is the small parcel size associated with the historic neighborhood that causes the circumstances.

Another factor to consider is the home's existing upper story living space. According to Article 45 Sec. 41-5. Additional lot coverage allowance for one and one and a half story structures: For lots up to 8,000 square feet, maximum building coverage is increased to 30 percent if the primary structure is one or one and a half stories. The city ordinance (section 2.2) defines a half story as: the uppermost floor of a building of which: 1) the intersection of at least two opposite walls and the roof is not more than three feet above the floor elevation, excluding dormers; and 2) not more than 65 percent of the floor's area exceeds five feet in height, as measured from the floor to the rafters.. The homeowner stated that their upper floor has knee walls that are five (5) feet tall. This means that the home does not qualify for the extra building coverage. If their knee wall

were two (2) feet shorter the property's maximum building coverage would be 30% and there would be no need for a variance.

3. Will the variance, if granted, alter the essential character of the area?

The character of the area is a single-family neighborhood made up of one and a half and two story homes. The addition does not significantly impact the essential character of the area; the enforcement of the city's code requires the front porch to be considered in the building coverage because it is covered by a roof, although does not formally increase the habitable space of the residence. Removal of the porch and installation of the sunroom would result in a similar situation to the current, the lot would be slightly over the 25% building coverage requirement but would gain additional living space. The applicant is not suggesting removal of the porch, this discussion is raised only because the city values front porches, but they rarely add usable living space. The loss of the porch would impact the historic character of the home and would negatively impact the surrounding neighborhood. The Commission may want to discuss some exception to the building coverage standards for open, not enclosed, front porches such as the one at the applicant's property. Ultimately, the regulations should not discourage the installation, retention or maintenance of porches without negatively impacting a homeowners desire to make reasonable improvements to their property but may be over their maximum building coverage.

Additionally, the proposed sunroom has three (3) windows on sides of the addition, and two windows on either side of the fireplace on the northeast end of the addition. This makes the massing appear open and airier. The proposed sunroom addition will keep with the character of the neighborhood and keep the home's massing and proportions from looking too large for the lot. There is no impact from public views unto the site with the proposed addition as it is located in the rear of the structure.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Building coverage variance: The intent of a building coverage standard is to ensure adequate open space on a parcel and to reduce impacts among parcels. This proposed addition is at the rear of the residence, is centered at the rear of the home, and its exterior detailing fits well with that of the existing home. All of these characteristics minimize the impact of the addition on the neighborhood; however, the addition exceeds the building coverage maximum. Despite being over 35% smaller than 10,000 sq ft lots it is being compared to, the city ordinance requires that the home meet the same

requirements of a 10,000 sq ft lot. If the existing building and proposed addition were placed onto a 10,000 sq ft lot, then the addition would be under the maximum building coverage required in the ordinance. The approval of the variance and the construction of the addition would be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan.

Public Hearing

As required by City Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, June 23, 2025.

Recommended Conditions of Approval.

Staff recommends the following conditions with any approval of this Residential Review Permit and Variance applications.

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The plans shall be consistent with the plans included in the Planning Commission packet dated June 23, 2025.
3. The RRP and Variance application shall expire one year from the date of adoption of the resolution if not acted upon.

Recommended Action:

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold the public hearing for the Residential Review Permit and Variance applications. The Planning Commission shall recommend approval or denial of the RRP and Variance applications for the proposed addition at 243 Third Street. Staff recommends that the Residential Review Permit application be approved based on the project's conformance with the Good Neighbor Guidelines and that the Variance application be recommended to the City Council for approval based on the findings in the staff report.

Budget:

Attachments:

1. 0. 06 18 2025_243 3rd St-GNG PLAN REVIEW
2. 1_Residential Review Permit Application - 4.25.25
3. 2_Land Use Application 243 3rd St
4. 3_Variance App. - 234 3rd St. - Variance Questions

5. 6_Variance App. - 234 3rd St. - Full drawing set - 11x17
6. IMAGES



Excelsior Good Neighbor Guidelines PLAN Review

243 3rd STREET

06/19/2023

06/18/2025

(Review was originally done in 2023, but submission design appears to be identical)

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The project is a sunroom addition to an existing house at its rear yard (on a corner lot, also visible from adjoining Center street. The rear yard addition is a single-level structure with small deck/stair landings on each side. The sunroom has a gable roof and siding similar to the existing house, extensive double-hung windows, and galvanized welded wire guardrails at the deck/landings.

The massing and scale of the new addition and its roofs appear compatible with the existing house and neighboring houses. The impact of the increased massing at the rear-yard 1-1/2 story addition will not significantly affect the house's impact on the street. The proposed addition's impact appears to be minimal on adjoining lots 231 3rd St. and 248 Center St. as well.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
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The addition creates additional building area footprint on a narrow, crowded site, but its smaller one-story massing and location minimizes its impact on the overall neighborhood. The footprint of the house remains the same except for the one story 13 x 14 rear-yard addition, which projects less than 15-0 further to the rear but is still 4-4 short of the rear yard setback.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
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The proposed addition does not affect front yard alignments. Adjoining lots on 3rd St. have a similar pattern of rear yard additions and garage placements as well.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
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The proposed addition is in an area of the site between house and garage that does not appear to affect existing grades, trees or other existing natural features.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
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The proposed additions do not alter the front façade or front porch.

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
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The proposed additions appear to be compatible with the existing house in massing, form and detail, with similar windows siding, trim and details. The base skirt material of galvanized corrugated steel is similar to the existing garage.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
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The footprint of the house is expanding only minimally, and the location of the addition seem to be located in a way to reduce its impact on neighbors.



Residential Review Permit Application

350 Highway 7, Ste 230

Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: CHRIS NORTON		Business Name: TREHUS BUILDERS
Address: 4725 OLSEN MEMEORIAL HIGHWAY		
City: GOLDEN VALLEY	State: MN	Zip Code: 55422
Telephone: 612-729-2992		E-Mail: permits@trehus.biz
OWNER INFORMATION (if different)		
Name: ADAM NAST		Business Name:
Address: 243 3RD ST		
City: EXCELSIOR	State: MN	Zip Code: 55331
Telephone: 617-930-9007		E-Mail: adamnast@icoud.com
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 243 3rd st.		Zoning District (R-1 or R-2): R2
Property Identification Number(s) (PIN #s): 34-117-23-12-0064		
Legal Description (attach if necessary):		
Description of Proposal (attach additional information if needed): Exceeds 25% Building Hardcover		
Reason(s) to Approve Request (attach additional information if needed): See attached		

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: _____

Date: 4/24/25

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: _____

Date: 4/24/25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Additional information attachment

Reasons to approve request:

#1 This project, in its current configuration, has passed the Planning Commission's Residential Review on 6.26.23

#2 The lot at 6,429 sqft is subject to the rules and regulations of lots up to 10,000 sqft. This lot is 3,500 sqft smaller than the max-sized lots subject to these standards. We are roughly 35% smaller than the max.

#3 We have missed the 1 ½ story knee wall exemption. The majority of our second floor has a low knee wall, but it is closer to 5'. We do believe that the look does contribute to the character of the neighborhood and would not be affected by our addition. (see photo below)



#4 We have 219 sqft of uninhabited square footage that is our open porch. This contributes to the character of the home and neighborhood, but is counted against our building coverage, without providing habitable space for the owners.

1. Prevailing neighborhood streetfront

setback: (Guidelines #3 and #7)

Prevailing setback on block (est.) 25'

Average setback on block (est.) _____

Proposed new house setback Not changed

2. Is the pattern of homes on in your neighborhood 1, 1 1/2, or 2 stories high?

(Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☒	☐
House on left	☐	☐	☒
House to rear	☐	☒	☐
Prevailing on block	☐	☒	☒
Proposed new house	☐	☒	☐

ADDITION IS OFF BACK OF RES.

3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)

	Front Porch	None
House on right	☒	☐
House on left	☐	☒
House to rear	☐	☒
Prevailing on block	☒	☐
Proposed new house	☒	☐ <i>NA</i>

4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)

	1 stall garage	2 stall garage	3 stall garage
House on right	☐	☐	☐
House on left	☐	☒	☐
House to rear	☒	☐	☐
Prevailing on block	☒	☒	☐
Proposed new house	☐	☒	☐ <i>NA</i>

5. Is the proposed addition or structure compatible in form and detail with the

design character of the main house?

(Guideline #2)

Yes, in materials, look and color _____

6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

NA

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)

- ☒ Structure sited parallel to slope
- ☒ Building designed to reduce cut and fill (minimize retaining walls)
- ☒ Landscaping incorporated into grading changes

Notes: Landscape to be by others

8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7)

House to right: No

House to left: No

House to rear: No

Notes: _____

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)

- ☒ Locate structure on lot to minimize impact
- ☒ Adjust building height, or portions of building, to minimize impact
- ☒ Other: Single Story Addition

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)

- ☐ House to right: No
- ☐ House to left: No
- ☐ House to rear: No

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)

- ☐ Offset/locate windows to reduce impact
- ☒ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties
- ☒ Use landscaping elements for screening
- ☐ Other: _____

12. How is the structure detailed as four-sided architecture?

- ☒ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.
- ☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

13. Have you spoken to your neighbors about the proposed addition or structure?

- ☒ Yes
- ☐ No



City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION

Name: CHRIS NORTON	Business Name: TREHUS BUILDERS	
Address: 4725 OLSEN MEMORIAL HIGHWAY		
City: GOLDEN VALLEY	State: MN	Zip Code: 55422
Telephone: 612-729-2992	E-Mail: permits@trehus.biz	

OWNER INFORMATION (if different)

Name: ADAM NAST	Business Name:	
Address: 243 3RD ST.		
City: EXCELSIOR	State: MN	Zip Code: 55331
Telephone: 617-930-9007	E-Mail: adamnast@icloud.com	

TYPE OF APPLICATION (check all that apply)

☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION

Street Address: 243 3RD ST.	Zoning District: R2
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Property Identification Number(s) (PIN #s): 34-117-23-12-0064

Legal Description (attach if necessary):

Description of Proposal (attach additional information if needed):

Maximum Building Coverage variance: Exceeds 25% Building Coverage

Reason(s) to Approve Request (attach additional information if needed):

See attached

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: _____

Date: 4/24/25

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: _____

Date: 4/24/25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Additional information attachment

Reasons to approve request:

#1 This project, in its current configuration, has passed the Planning Commission's Residential Review on 6.26.23

#2 The lot at 6,429 sqft is subject to the rules and regulations of lots up to 10,000 sqft. This lot is 3,500 sqft smaller than the max-sized lots subject to these standards. We are roughly 35% smaller than the max.

#3 We have missed the 1 ½ story knee wall exemption. The majority of our second floor has a low knee wall, but it is closer to 5'. We do believe that the look does contribute to the character of the neighborhood and would not be affected by our addition. (see photo below)



#4 We have 219 sqft of uninhabited square footage that is our open porch. This contributes to the character of the home and neighborhood, but is counted against our building coverage, without providing habitable space for the owners.

Variance Application: 243 3rd St. Excelsior, MN 55331

We are seeking a variance for the Building Coverage limit for a proposed Sunroom addition.

- 1. What are practical difficulties that would prohibit reasonable development without a variance?**
 - **Lot Size:** The lot size is unusually small: 6,429 sq. ft.
 - The Building coverage requirement of 25% of the lot area is a requirement for lots up to an area of 10,000 sq. ft.
 - This property is more than 35% smaller than the maximum lot size subject to this requirement. Because the Building Coverage Limit is calculated as a percentage of the Lot Area, the small lot size creates practical limits for development.
- 2. What are the unique circumstances on the property that create practical difficulties?**
 - **Existing Covered Porch:** The existing home (Built in 1910) has an open, covered porch at the front of the house. Because the porch has a roof, it counts as part of the Building Coverage, without providing habitable, interior space.
 - This, coupled with the small lot size further restricts the usable space in the home.
 - **Small Upper Level:** The zoning requirements provide an increase for building coverage when the upper level meets the requirements to be defined as a half-story. The existing upper floor has low knee walls and the roof line lowers the ceiling height on the upper level. This visually reduces the visual scale of the house, and the usable floor space, but does not satisfy the strict requirements for a half story.
- 3. What other alternatives have you considered that do not require a variance? Why are those alternatives not acceptable?**
 - The goal was to increase the living space within the home, and create a strong connection to the rear yard space.
 - o We considered enclosing the open porch. This was not acceptable for the following reasons:
 - The existing front porch does not comply with current front yard setback requirements.
 - The existing porch is narrow and impractical as an enclosed space for gathering or entertaining.
 - The existing porch is on the front of the home which is the public side of the house. The front yard is narrow and less suitable for outdoor activities than the rear yard.
- 4. How is the variance not the result of deliberate actions of the applicant or property owner?**
 - The Lot size is the primary impediment to complying with the Building Coverage requirements. This was established long before the current ownership
 - The original house with the front porch and reduced upper floor existed prior to the current ownership
- 5. How does the Variance, if granted, not alter the essential character of the locality (neighborhood)?**
 - The proposed addition is not visible from the street or public right of way.
 - The original home has features like a covered front porch, and a reduced height which contribute positively to the character of the neighborhood. The proposed addition draws inspiration from these features, and replicates materials and details from the existing structure to create a harmonious whole.
- 6. How is the Variance consistent with the Comprehensive Plan?**
 - The existing historic home is maintained and improved with practical improvements for the current (and future) owners. The design takes care to preserve the character of the original home, which contributes positively to the neighborhood and community.

Nast Sunroom Addition

243 3rd Street Excelsior, MN 55331

CONTACT:
Chris Norton: PROJECT MANAGER
John Enloe: ARCHITECT
Grace Ducat: INTERIOR DESIGNER

☐ Approve Plans

☐ Approve Plans With Noted Changes

☐ Do Not Approve Plans

Home Owner Date:

Home Owner Date:

Project Manager Date:

Architect / Designer Date:

Sheet Index

A1.0 TITLE

A1.1 SITE PLAN

A2.0 DEMO PLAN

A2.1 PROPOSED FOOTING PLAN

A2.2 PROPOSED FLOOR PLAN

A3.0 EXTERIOR ELEVATIONS

A3.1 EXTERIOR ELEVATION FULL

A4.0 BUILDING SECTIONS

A5.0 INTERIOR ELEVATIONS

A5.1 DETAILS & WALL SECTIONS

A5.2 DETAILS

E1 ELECTRIC

S.1 STRUCTURAL FRAMING & ELEV

S.2 STRUCTURAL FRAMING PLAN



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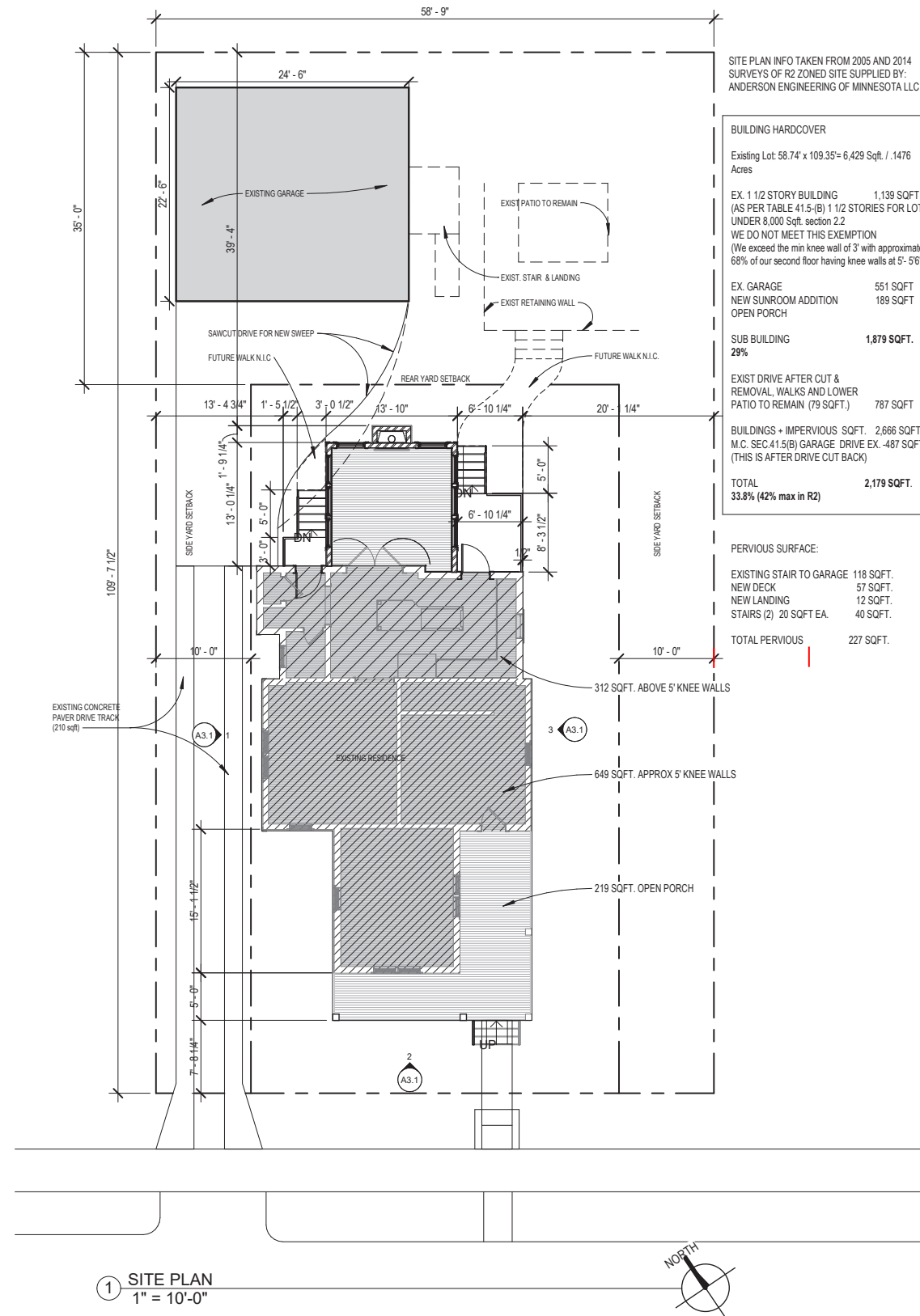
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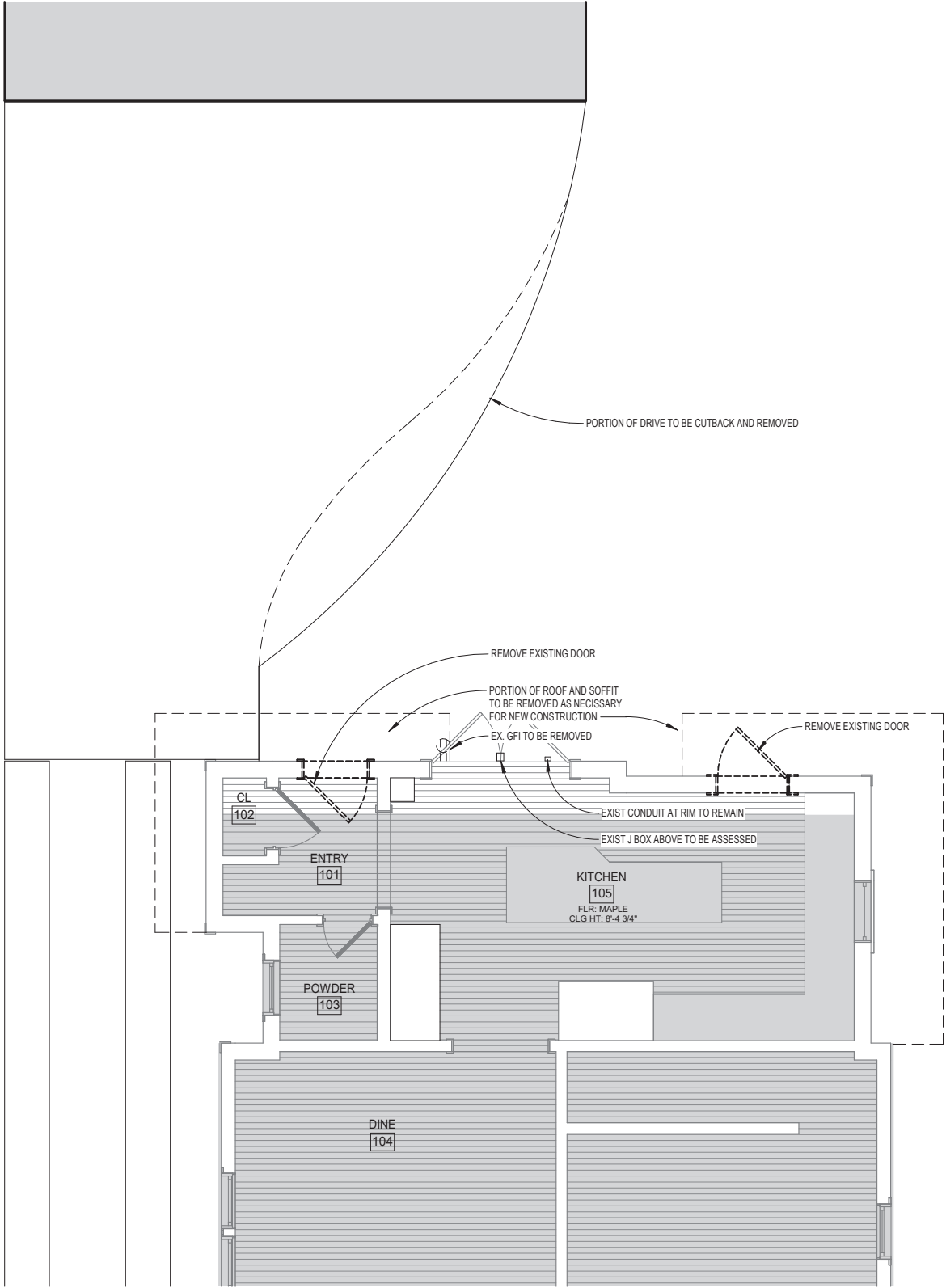
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1 FIRST FLOOR - DEMO
1/4" = 1'-0"



DEMOLITION KEYNOTES

LEGEND

NEW WALLS

EX. WALLS

EX. WALLS TO BE REMOVED (FLR.TO CLG. U.N.O.)

EX. WALLS: PLASTER / DRYWALL TO BE REMOVED

NEW CMU FOUNDATION WALLS

EX. CMU FOUNDATION WALLS

NO WORK AT SHADED AREAS

DEMOLITION NOTES

I. STRUCTURAL FRAMING LISTED AS "ASSUMED" IS CURRENTLY CONCEALED AND MAY VARY FROM WHAT IS SHOWN. THESE MEMBERS SHOULD BE CONFIRMED AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY THROUGHOUT DEMOLITION. CUT HOLES IN DRYWALL AND REPORT ACTUAL FRAMING TO PROJECT MANAGER AND ARCHITECT PRIOR TO WALL DEMOLITION.

II. INSTALL FLOOR AND DUST PROTECTION AT ACCESS POINTS OUTSIDE OF PRIMARY WORK ZONES, AND ELSEWHERE AS NEEDED TO PROTECT EXISTING CONSTRUCTION.

III. SEE ELECTRIC PLAN (SHEET E1) FOR SCOPE OF ELECTRICAL DEMOLITION.

IV. PROVIDE LINE ITEM PRICING FOR ITEMS MARKED "OPTION"

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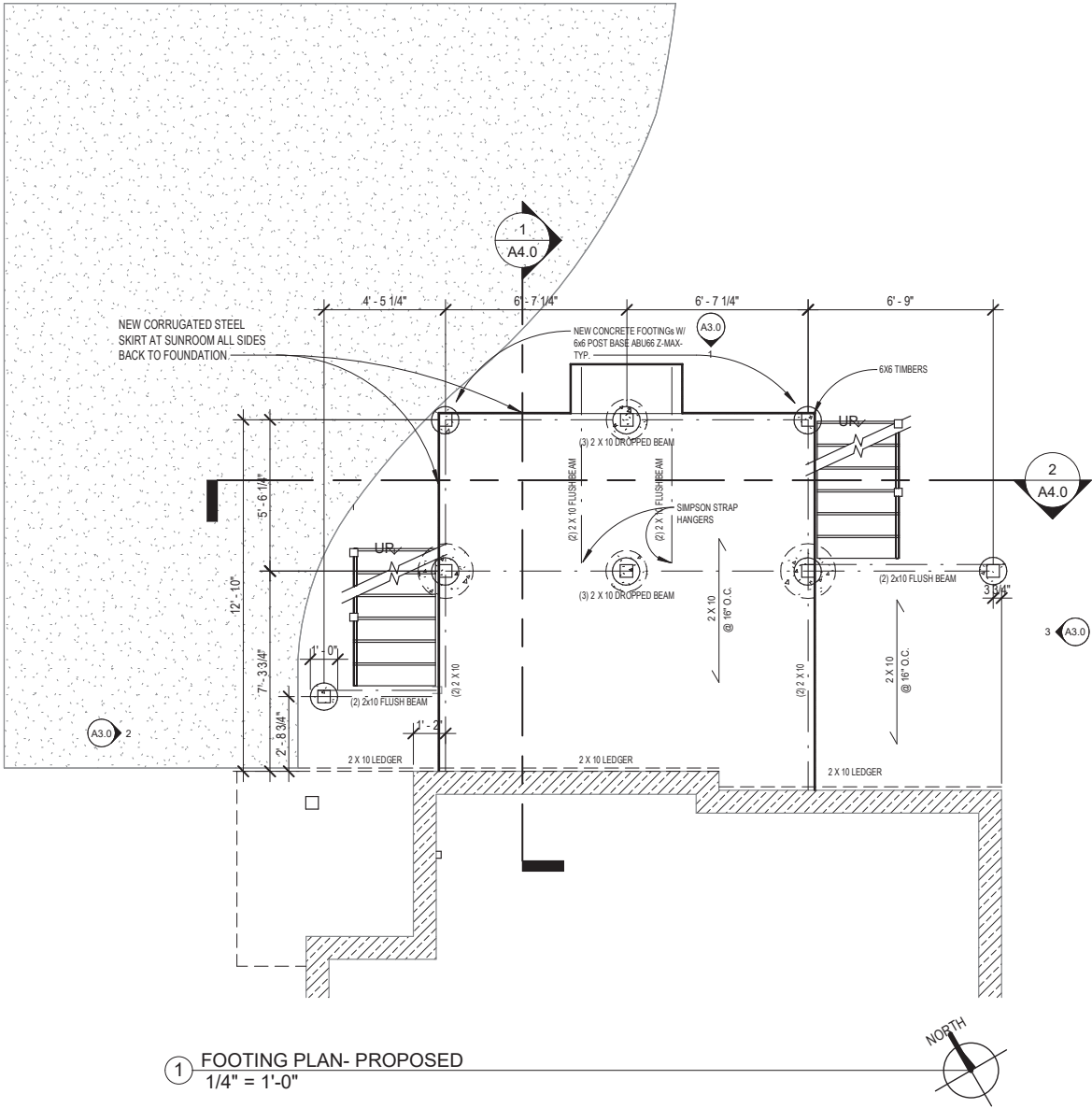
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LEGEND

NEW WALLS

EX. WALLS

EX. WALLS TO BE REMOVED (FLR.TO CLG. U.N.O.)

EX. WALLS: PLASTER / DRYWALL TO BE REMOVED

NEW CMU FOUNDATION WALLS

EX. CMU FOUNDATION WALLS

NO WORK AT SHADED AREAS

GENERAL NOTES

1. WALLS ARE DRAWN TO FACE OF DRYWALL, PLASTER OR CEMENT BOARD (1/2" THICK AT NEW WALLS TYP. U.N.O.).

2. DIMENSIONS:

- DIMENSIONS AT OUTSIDE WALLS OF NEW ADDITION ARE TO EXTERIOR FACE OF FRAMING.

- DIMENSIONS AT NEW INTERIOR WALLS ARE FROM FACE OF EXISTING DRYWALL/PLASTER TO CENTER LINE OF NEW WALL U.N.O.

- DIMENSIONS MARKED " +/- " CAN BE ADJUSTED AS NECESSARY TO FIT FIELD CONDITIONS. CONTACT DESIGNER IF DISCREPENCY BETWEEN DRAWING AND FIELD CONDITION IS GREATER THAN 1".

3. USE LSL STUDS AT NEW WALLS AT THE FOLLOWING LOCATIONS:

- WALLS WITH CABINETS

- TILED WALLS (SEE INTERIOR ELEVATIONS).

4. UNLESS NOTED OTHERWISE, NEW HEADERS TO BE (2) 2X10S.

5. CONTACT PROJECT MANAGER BEFORE INSTALLING PLUMBING OR MECHANICAL RUNS THAT WILL REQUIRE A SOFFIT. CONSTRUCTION OF NEW SOFFITS NOT OTHERWISE SHOWN ON THE PLAN TO ACCOMMODATE THIS WORK MUST BE APPROVED BY ARCHITECT / LEAD DESIGNER AND PROJECT MANAGER BEFORE WORK CAN PROCEED.

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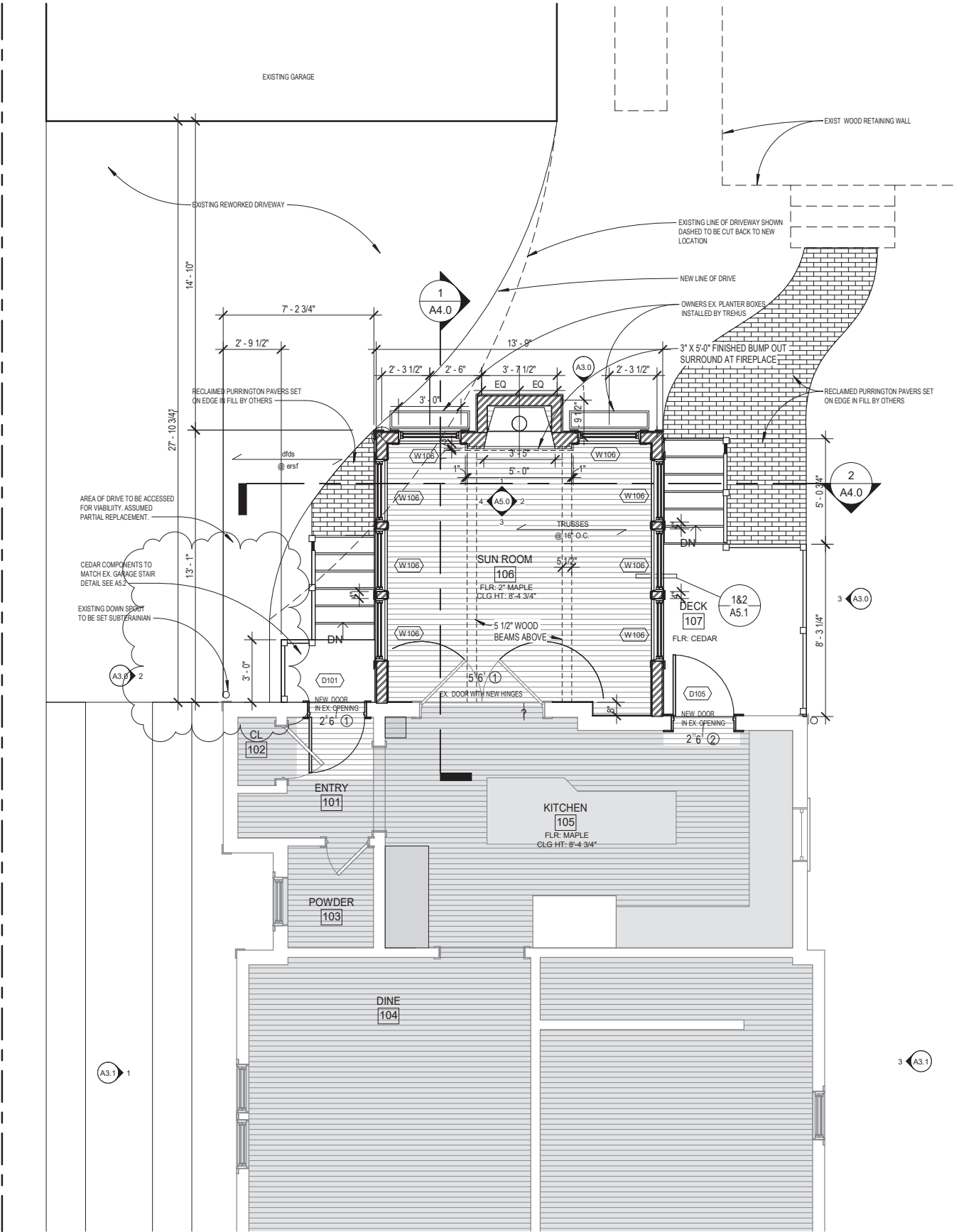
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1 FIRST FLOOR - PROPOSED
1/4" = 1'-0"



ARCHITECTURAL KEYNOTES

LEGEND

	NEW WALLS
	EX. WALLS
	EX. WALLS TO BE REMOVED (FLR.TO CLG. U.N.O.)
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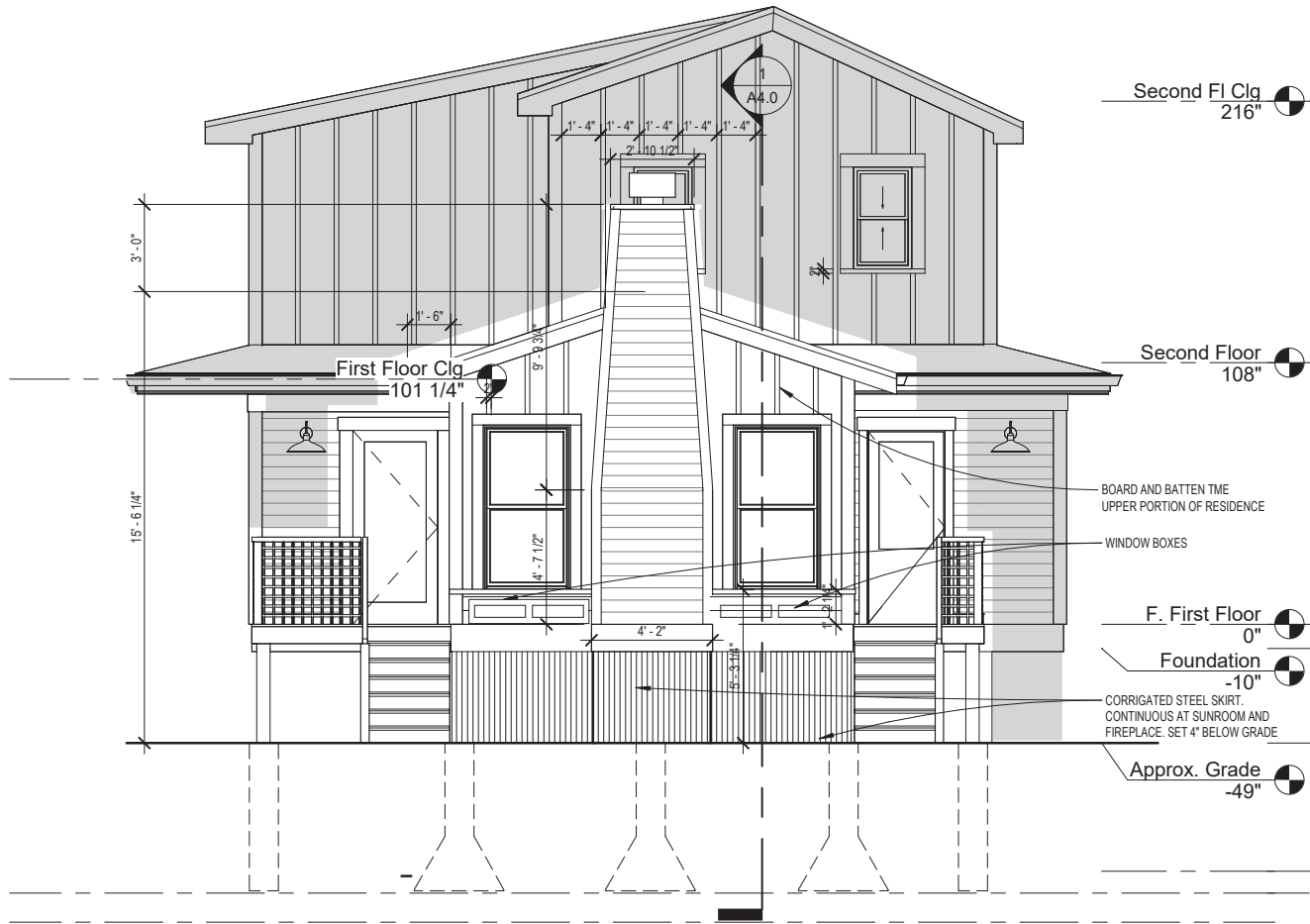
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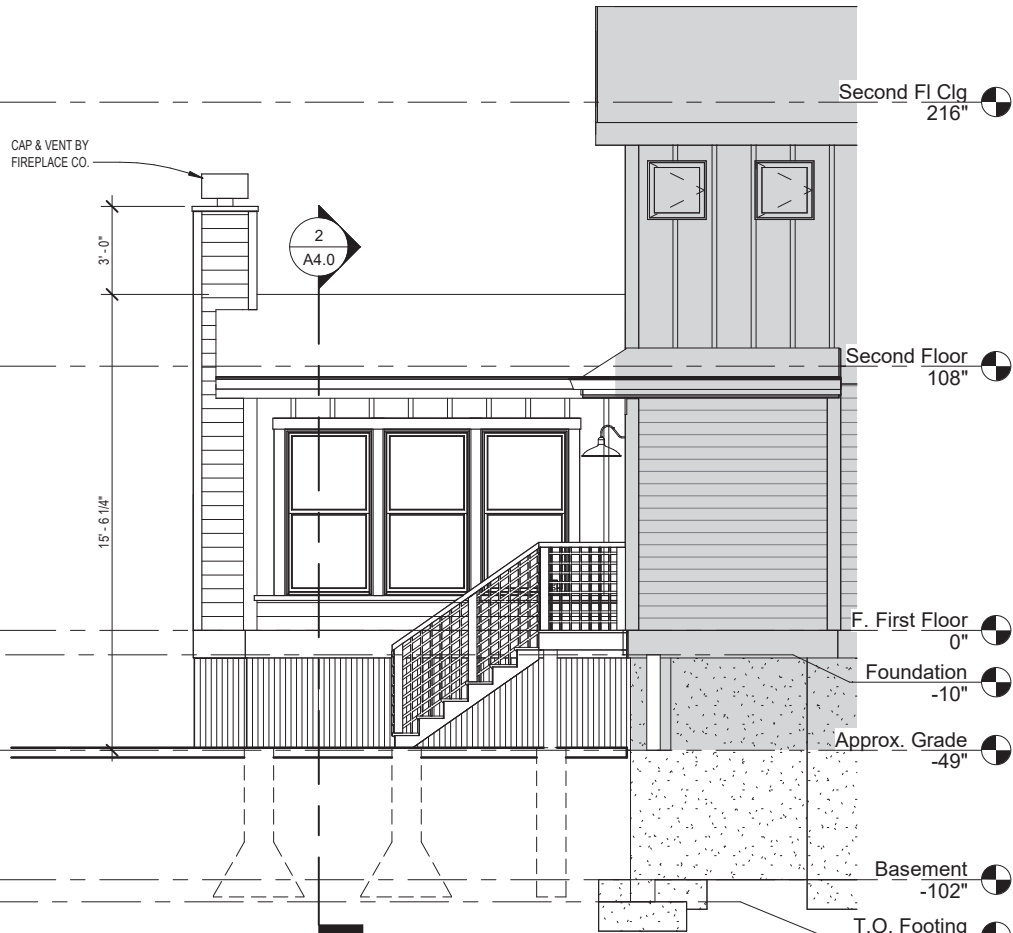


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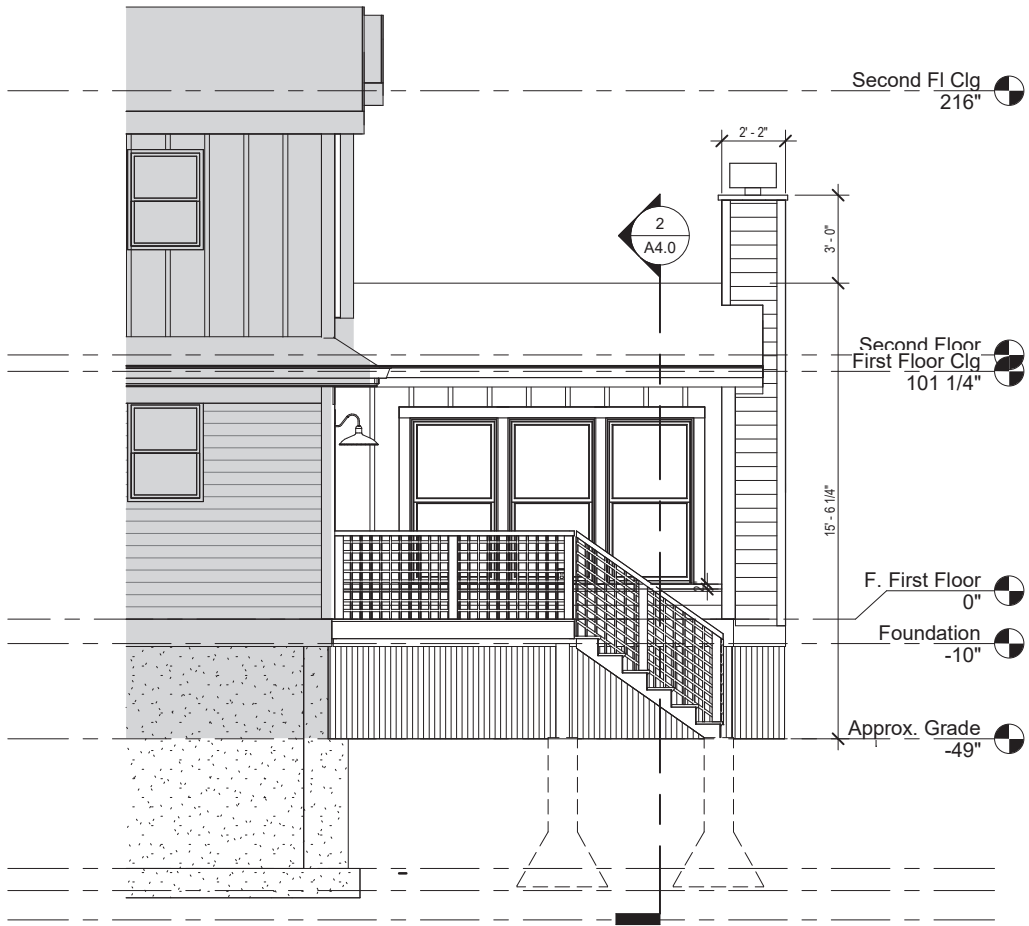
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① Elevation @ New Sun Room North
1/4" = 1'-0"



② Elevation @ New Sun Room West
1/4" = 1'-0"



③ Elevation @ New Sun Room East
1/4" = 1'-0"

WALL AREA AT NORTH WALL NEW CONSTRUCTION:

WALL	=132.1 SQFT.
WINDOW GLASS = 12.7 SQFT. X (2)	= 25.4 SQFT
REQUIRED	=13.2 SQFT.

Window Area: Window and door opening for principal residential buildings, above grade window and door openings shall comprise at least 15% of the total area of the exterior wall (excluding the area of garage doors) facing a public street or sidewalk. In addition, above grade window and door openings shall comprise at least 10% of the total area of all exterior walls.

WALL AREA AT WEST AND EAST WALLS NEW CONSTRUCTION:-SIMILAR

WALL	=154 SQFT.
WINDOW GLASS = 12.7 SQFT. X (3)	= 38.1 SQFT
REQUIRED	=15.4SQFT.

Window Area: Window and door opening for principal residential buildings, above grade window and door openings shall comprise at least 15% of the total area of the exterior wall (excluding the area of garage doors) facing a public street or sidewalk. In addition, above grade window and door openings shall comprise at least 10% of the total area of all exterior walls.

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① Full Elevation West1
3/16" = 1'-0"



② Full Elevation South
3/16" = 1'-0"



③ Full Elevation East1
3/16" = 1'-0"

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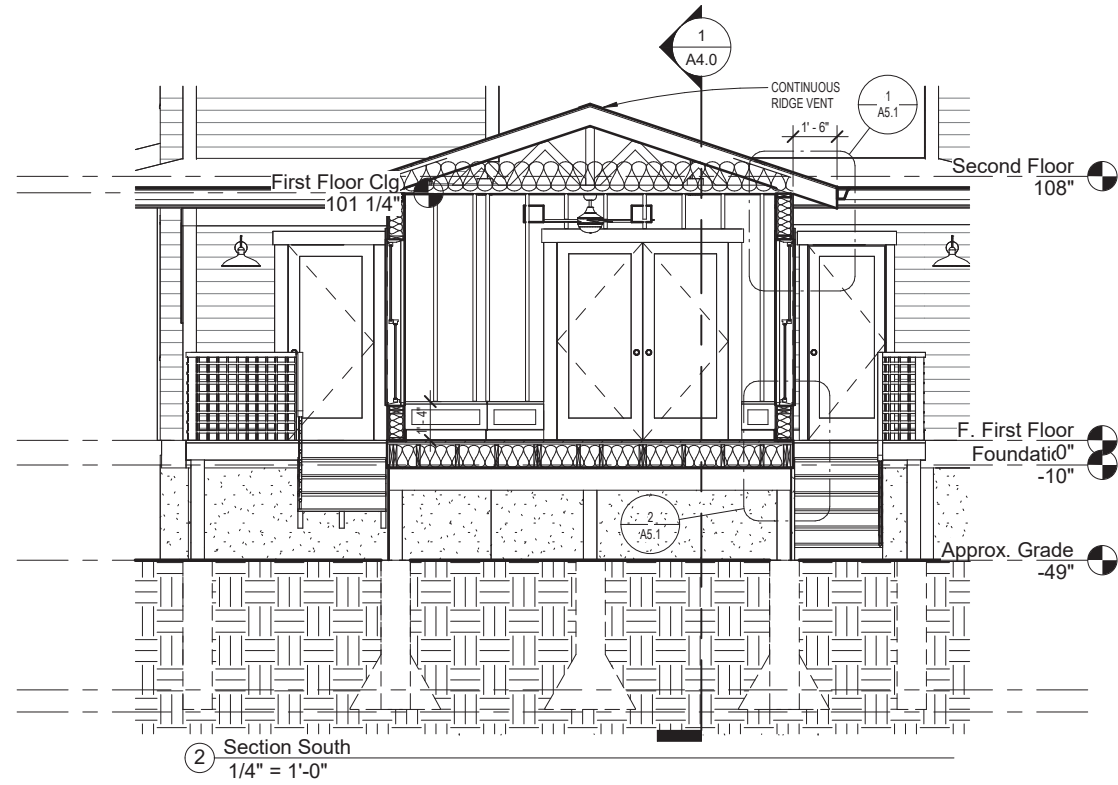
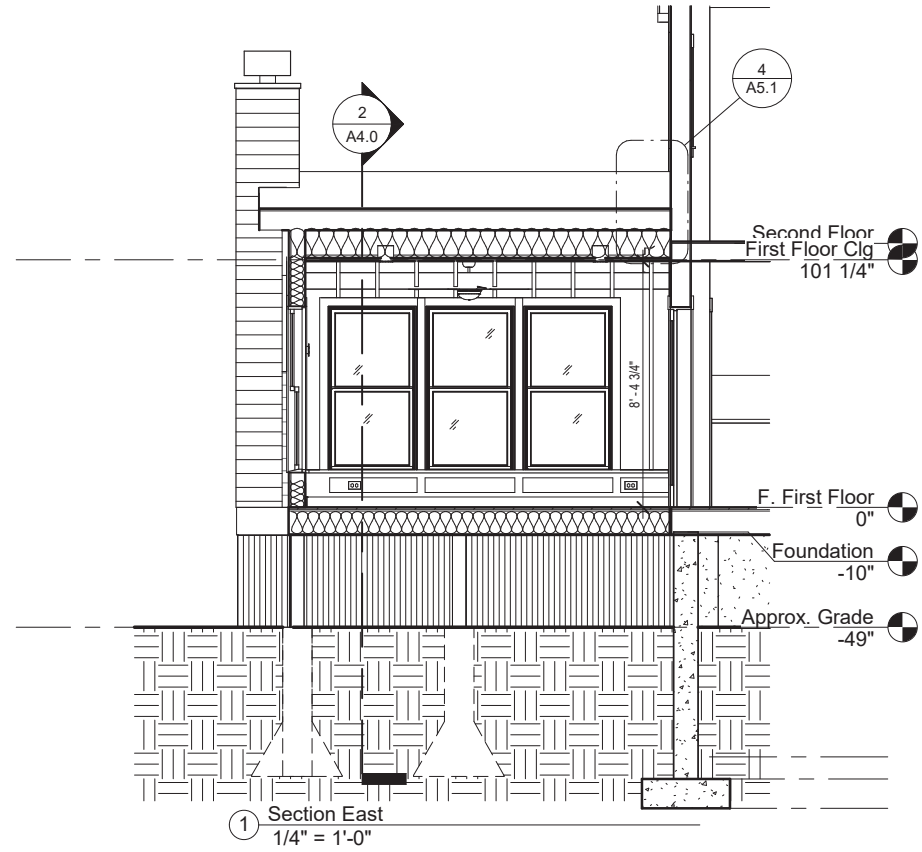
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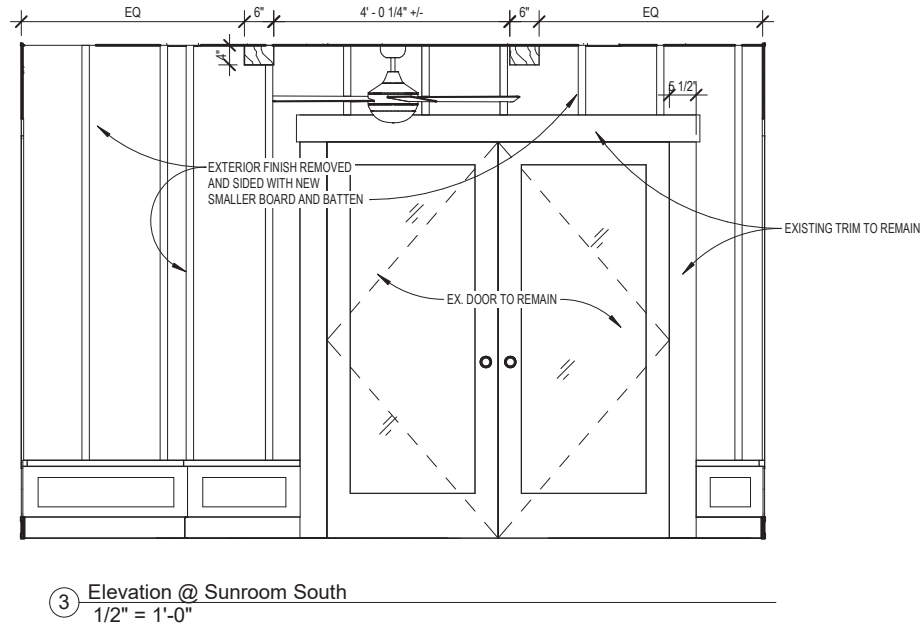
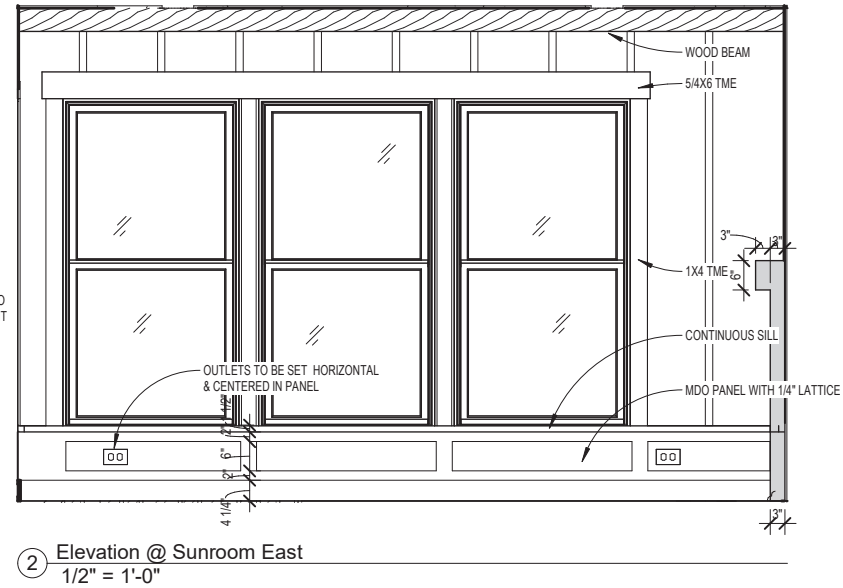
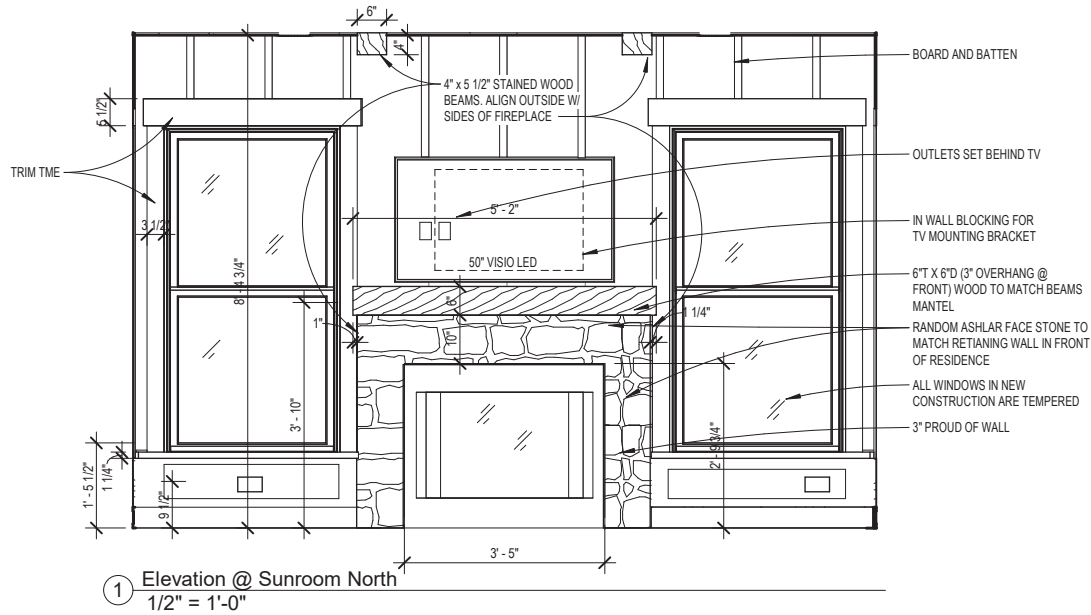
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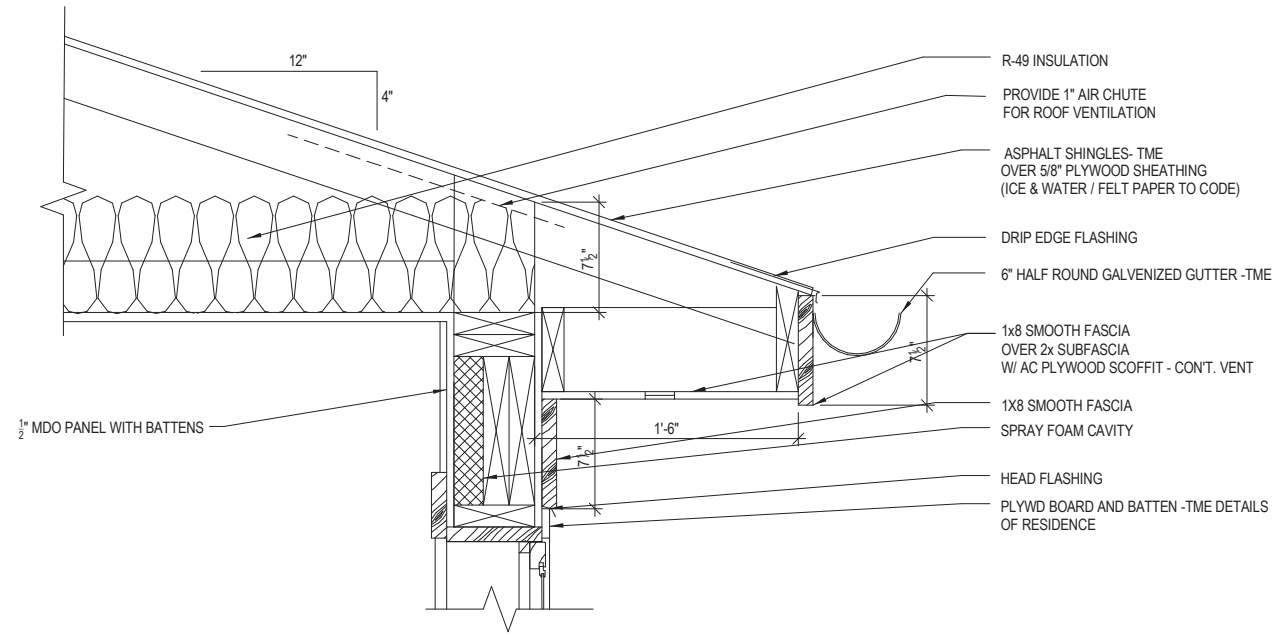
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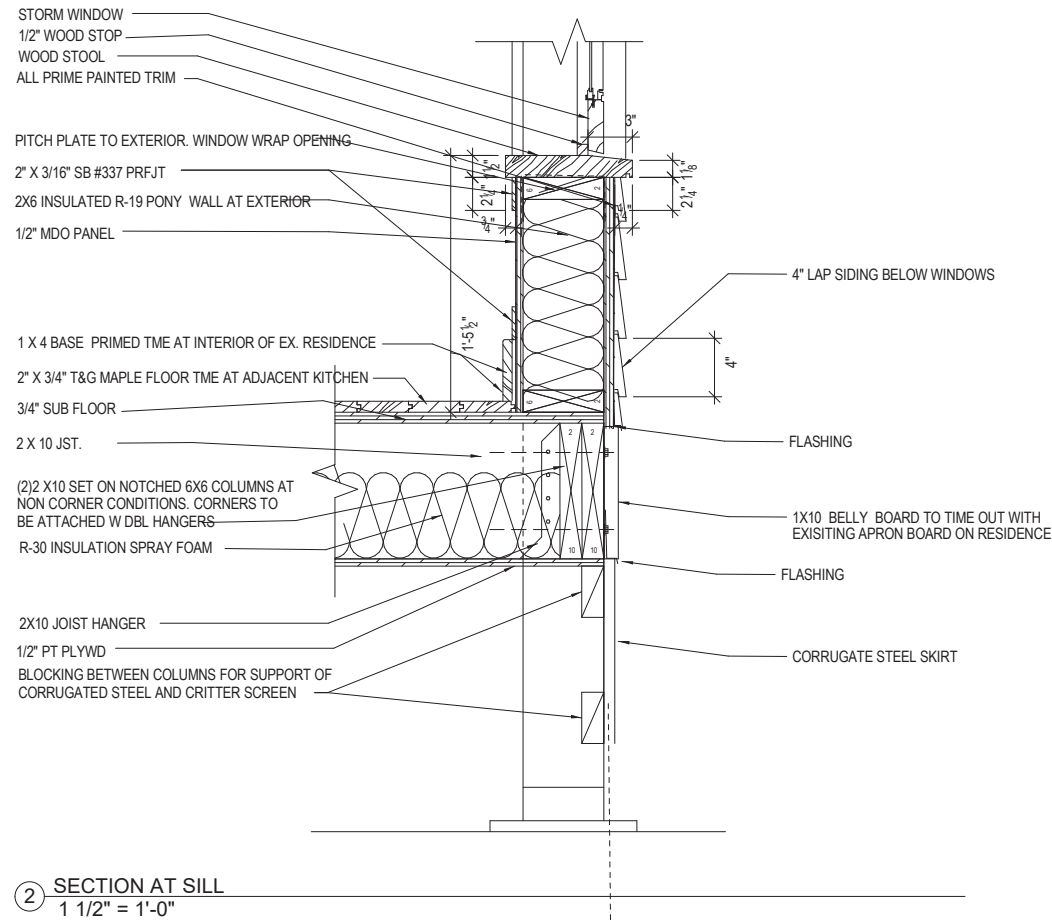
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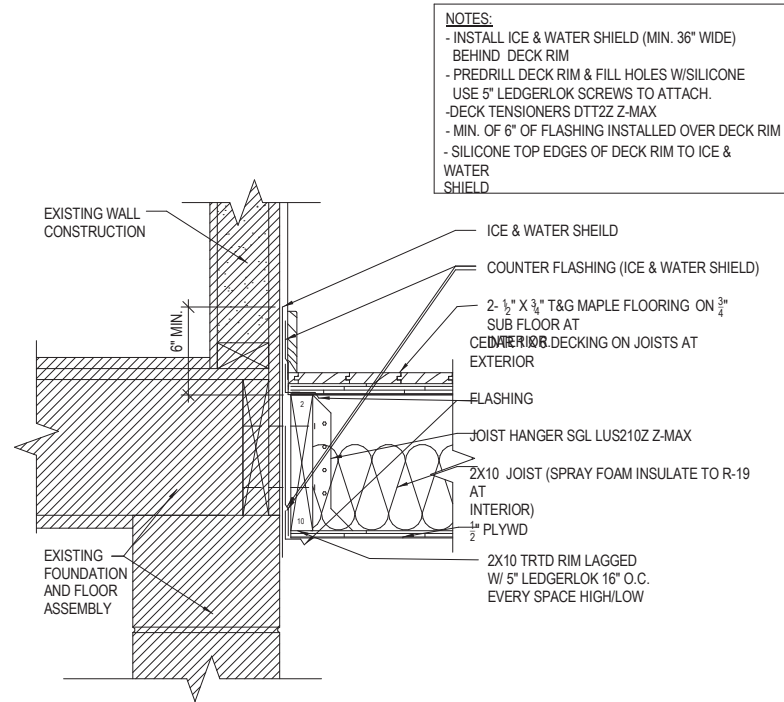
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1 SECTION AT SOFFIT
1 1/2" = 1'-0"

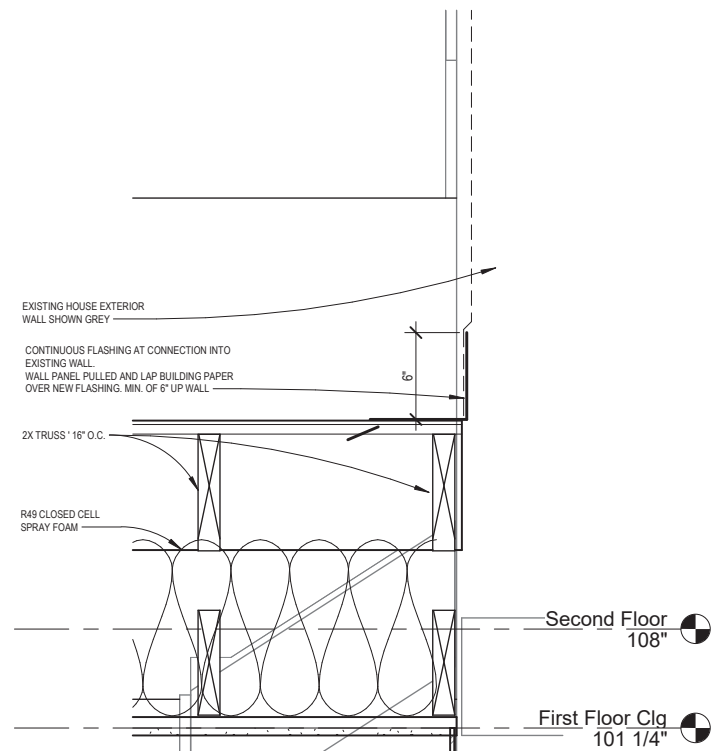


2 SECTION AT SILL
1 1/2" = 1'-0"



- NOTES:
- INSTALL ICE & WATER SHIELD (MIN. 36" WIDE) BEHIND DECK RIM
 - PREDRILL DECK RIM & FILL HOLES W/SILICONE
 - USE 5" LEDGERLOK SCREWS TO ATTACH.
 - DECK TENSIONERS DTT22 Z-MAX
 - MIN. OF 6" OF FLASHING INSTALLED OVER DECK RIM
 - SILICONE TOP EDGES OF DECK RIM TO ICE & WATER SHIELD

3 SECTION AT CONNECTION TO HOUSE
1 1/2" = 1'-0"



4 Section East @ Connection to House
1 1/2" = 1'-0"

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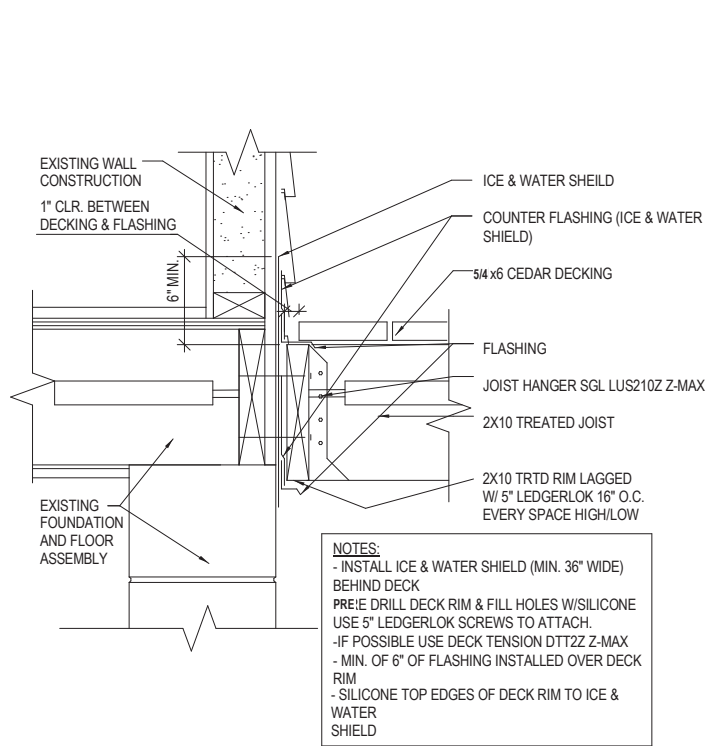
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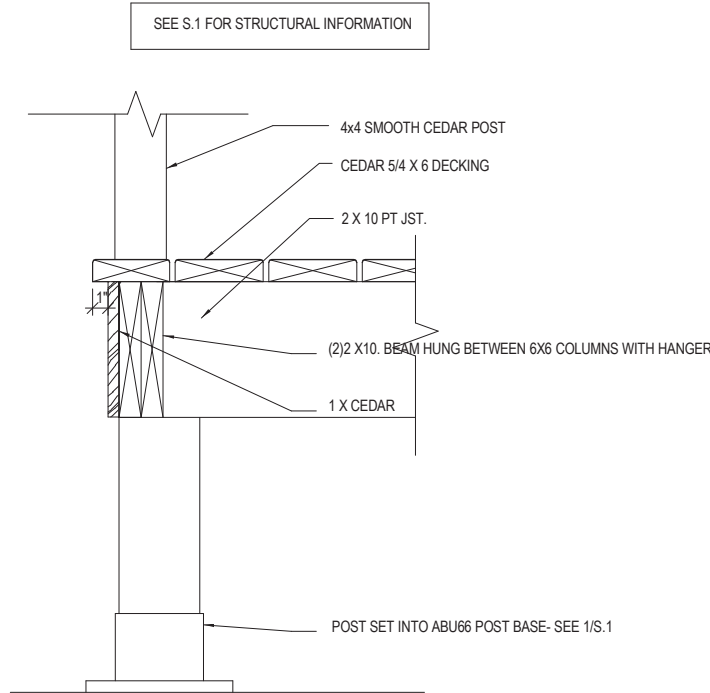
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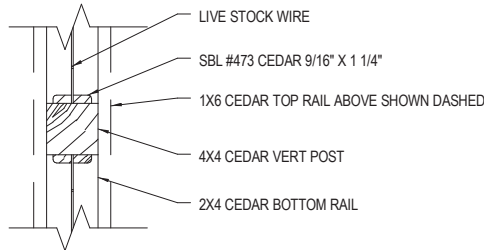
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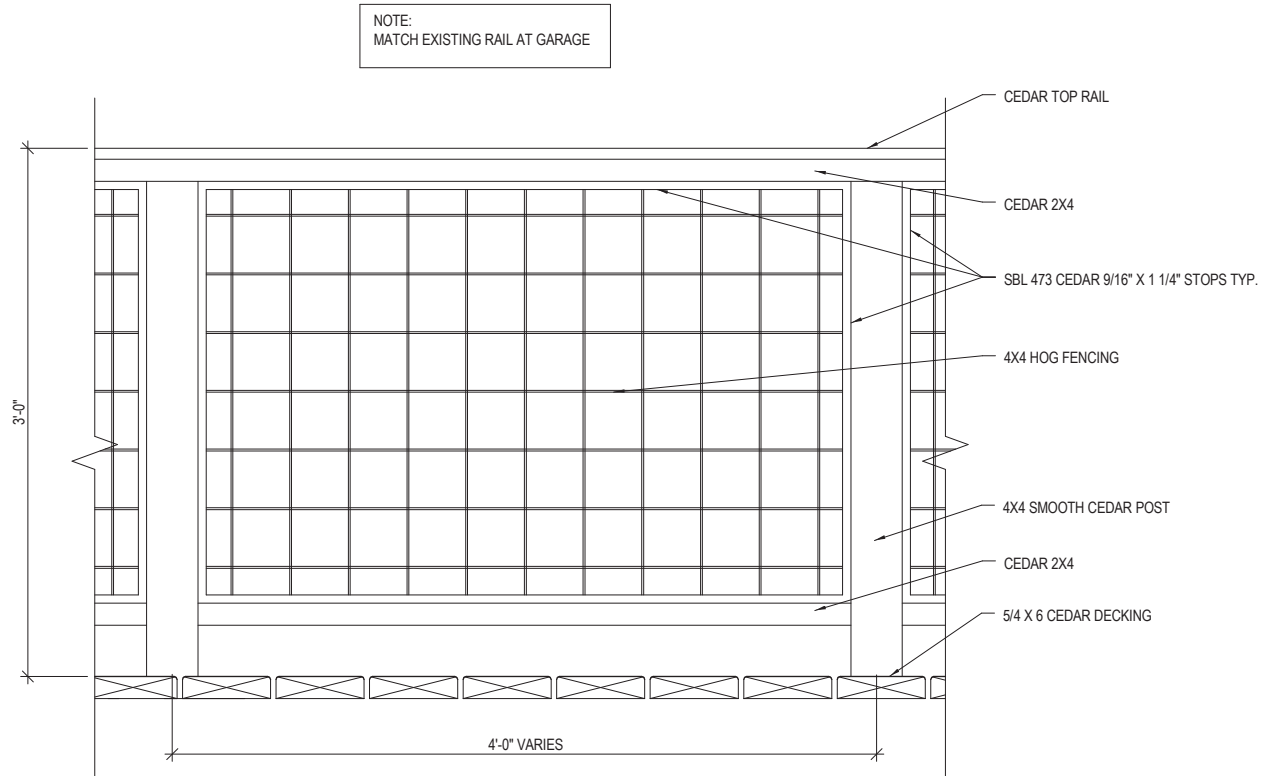
1 CONNECTION AT RIM
1 1/2" = 1'-0"



2 RIM DETAIL AT DECK
1 1/2" = 1'-0"



3 PLAN DETAIL AT RAIL SYSTEM
1 1/2" = 1'-0"



6 ELEVATION AT RAIL SYSTEM
1 1/2" = 1'-0"

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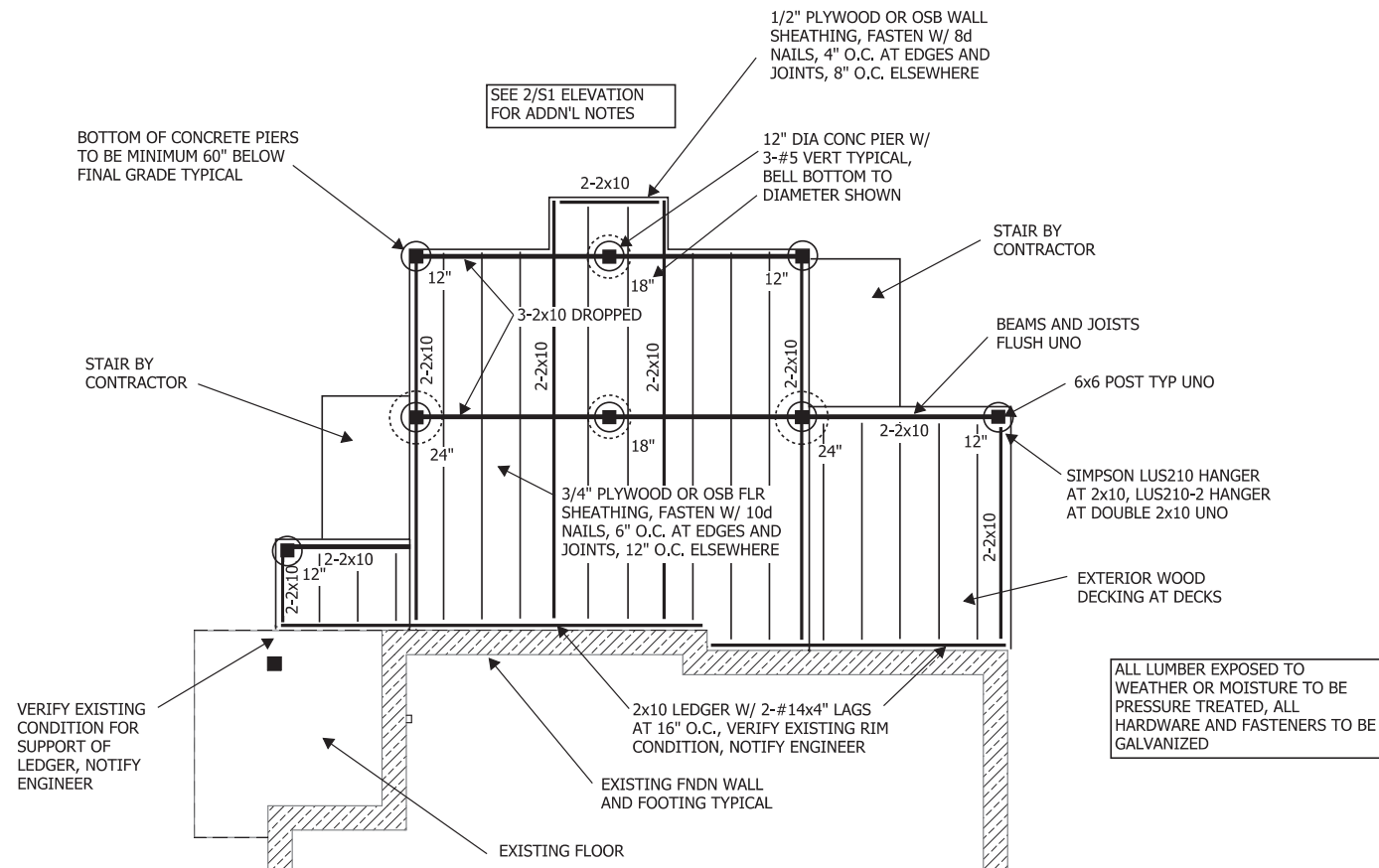
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DATE	NOTES
5-15-23	PERMIT

Jane Lazynski 3 Season Porch
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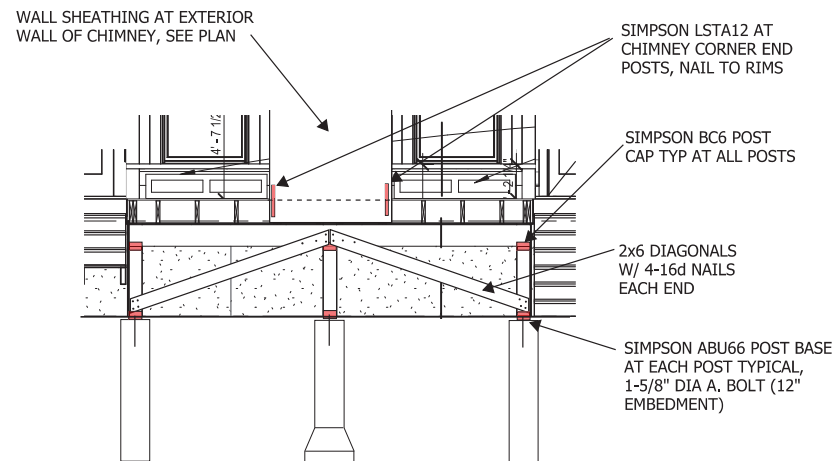
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1
S1

MAIN FLOOR FRAMING AND FNDN PLAN

1/4" = 1'-0"



2 LATERAL BRACING ELEVATION
S1 $1/4" = 1'-0"$



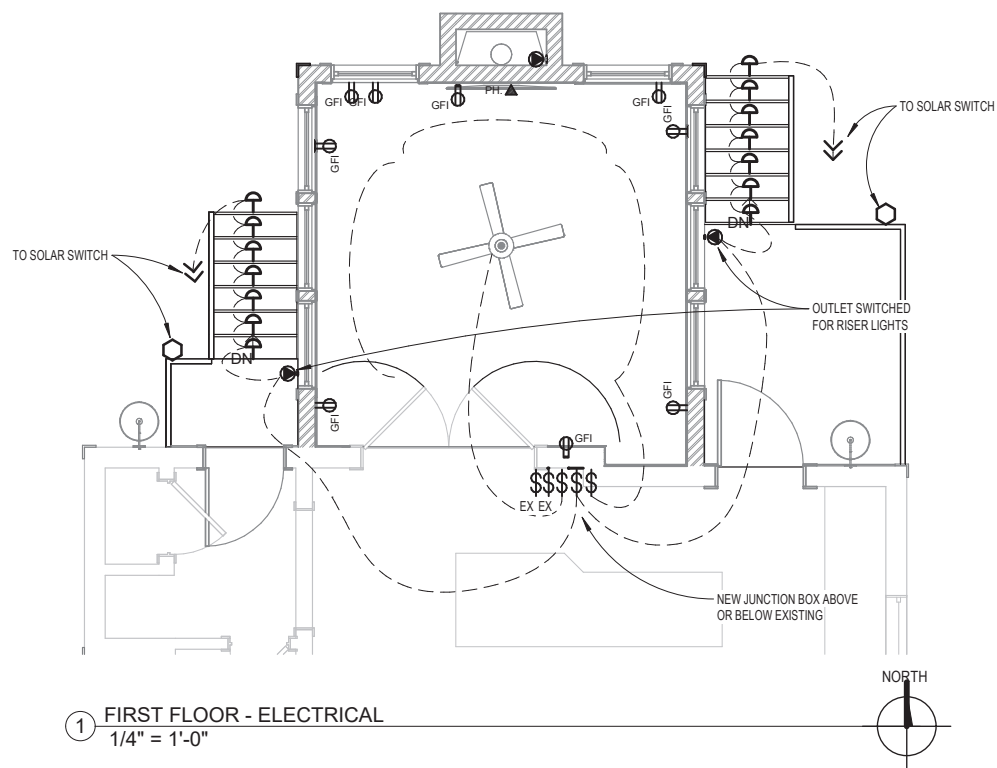
Mattson Macdonald Young
structural engineers
105 5th Ave S, Suite 100
Minneapolis, MN 55401
612-827-7825
mmyeng.com

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.

Date: 5-15-23 MN Reg. No. 4011



1/4" = 1'-0"



ELEC. / MECH. NOTES

I. SEE SELECTION SUMMARY SCHEDULE FOR PRODUCT SPECIFICATIONS.

II. DEVICES AT CABINETS AND PANELED WALLS SHOULD BE ROUGHED IN WITH A TAIL TO ACCOMMODATE PRECISE LOCATION IN FINISHED SURFACE. CONFIRM DEVICE COLOR WITH DESIGNER AT THESE LOCATIONS.

III. PROVIDE LINE ITEM PRICING FOR ITEMS LABELED "OPTION".

IV. UNLESS OTHERWISE NOTED, NEW SWITCHES AND RECEPTACLES SHOULD BE MOUNTED AT THE SAME HEIGHTS AS EXISTING DEVICES IN THE SAME ROOM. (SEE INTERIOR ELEVATIONS.)

V. CONTACT PROJECT MANAGER BEFORE INSTALLING PLUMBING OR MECHANICAL RUNS THAT WILL REQUIRE A SOFFIT. CONSTRUCTION OF NEW SOFFITS NOT SHOWN ON THE PLAN TO ACCOMMODATE THIS WORK MUST BE APPROVED BY DESIGNER AND PM BEFORE WORK CAN PROCEED.

VI. EXISTING ELECTRIC DEVICES ARE NOTED "X" OR "EX".

ELECTRICAL / MECHANICAL SYMBOLS				
SYMBOL		DESCRIPTION	SYMBOL	DESCRIPTION
CEILING	WALL	LIGHTING / DEVICES		RECEPTACLES / MISC.
		RECESSED INCANDESCENT (5" U.N.O.)		DUPLEX RECEPTACLE
		DIRECTIONAL LIGHT (4" U.N.O.)		FLOOR RECEPTACLE
		PUCK LIGHT		RECEPTACLE 240V
		SURFACE INCANDESCENT		PLUG MOLD
		UNDER CABINET LIGHT		DEDICATED RECEPTACLE
		FLOOD LIGHT		POWER / DISTRIBUTION PANEL
		CEILING FAN OUTLET		HIDDEN NM CABLE / CONDUIT
		EXHAUST FAN		NM CABLE / CONDUIT UP/DOWN
		CARBON MONOXIDE / SMOKE DETECTORS		DOORBELL CHIME
		SWITCHES	ABBREVIATIONS	
		SINGLE POLE SWITCH	WP	WEATHER PROOF
		3 WAY SWITCH	GFI	GROUND FAULT INTERRUPT
		DIMMER SWITCH	PS	PORCELAIN SOCKET
		FAN CONTROLLED SWITCH	LV	LOW VOLTAGE
		PUSH BUTTON	X	EXISTING
MECHANICAL				
		THERMOSTAT		FLOOR / CEILING SUPPLY
		WALL SUPPLY		FLOOR / CEILING RETURN
		WALL RETURN		GAS

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E1



VIEW 1 – SOUTHEAST (RIGHT)



VIEW 2 SOUTHEAST (RIGHT)



VIEW TO NORTHWEST (LEFT)



VIEW TO NORTHEAST (BACK)



VIEW TO NORTHEAST ADDITIONAL (BACK)



ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: Public Hearing, 210 George Street, Residential Review Permit and Variance (PC No. 25-07)

Summary:

APPLICANT	John Carey, Lake Country Builders, 331 N 2nd St, Excelsior, MN 55331
PROPERTY OWNER	Mike Coughlin, 210 George St, Excelsior, MN 55331
LOCATION	210 George Street
CASE NO.	PC No. 24-07
60/120 DAY REVIEW DEADLINE	August 4, 2025/ October 3, 2025

BACKGROUND

Section 42-6 of the Excelsior Zoning Ordinance states that Residential Review Permits are required in the R-1 and R-2 zoning districts for:

New construction, additions or remodels that result in the:

- (1) Increase of volume of a principal or accessory structure requiring a building permit.
- (2) Reorientation or change in setbacks of a principal structure or accessory structure requiring a building permit.

The applicant is requesting a Residential Review Permit (RRP) for the demolition of the existing one-car detached garage and the construction of a new addition which includes a two-car attached garage with second floor living space, increasing the size of an existing single-family home at 210 George Street. Variances from the maximum building coverage standard as well as the rear and side yard setback requirements are needed. Removal of the detached garage reduces the maximum lot coverage as compared to the existing condition.

The addition consists of:

1. A two-story addition that will add approximately 673 sq ft new building coverage to the lot. The new two-car garage is approximately 560 sq ft and the second-floor addition will add 777 sq ft of living space above the garage. The total new square footage of the addition will be approximately 1337 sq ft. The proposed addition will

replace the existing 400 sq ft one-car garage on the property. The project will also include the removal of an existing driveway and the addition of a new ribbon driveway and parking pad, and a small change to the front entrance to add a roof over the landing.

1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW NEIGHBORHOOD CHARACTER

The neighborhood is a mix of one, one and a half and two-story homes. The existing home built was built in 1910. The property at 210 George Street and adjacent parcels are relatively narrow lots that reflect the historic nature of the neighborhood. There are new larger homes (2 story) as well as original homes (1.5 – 2 story) on the block.

There is an existing single-family home on the parcel and a detached one-car garage.

DETAILS/ANALYSIS

Standard	Required - R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	6,431 sf	6,431 sf
Minimum Lot Width	60 feet	55'	55'
Rear Yard Setback	35 feet	Approx. 50'	Approx. 27'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	Approx. 20'	Approx. 20'
Side Yard Setback	16' total (no less than 7' on one side)	4'/20' existing home	4'/20' existing home 5'10"/25' proposed addition**
Driveway Setback	3' from side property	Approximately 3'	4'
Maximum Building Coverage	25% (1,607 sq ft)	1,120 sf (17%)	1,793 sf (27.8%)
Maximum Lot Coverage	42% (2,701)	2,966 (46.1%)	2,762 sf (42.9%)

* The front yard setback of a principal structure (or addition thereto) shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. (Sec. 41-3)

** new addition improves upon the existing setback condition by 1 foot.

The Addition and Building Coverage: An attached two-car garage added to the home with second floor living space. The proposed building coverage is 185 sf over the maximum permitted. (The parcel is 6,431 sf.)

	Maximum Permitted	Existing	Proposed	Variance Requested
Building Coverage	25% (1,607 sf)	17% (1,120 sf)	27.8% (1,793 sf)	2.8% (185 sf)

The Addition and Rear and Side Yard Setbacks: Due to the narrow width of the existing lot the addition must be placed to the rear of the home. The proposed addition requires a variance of eight (8) feet from the rear yard setback requirement. The existing house has a side yard setback of four (4) feet from the western property line, a legally nonconforming setback. The new addition increases (improves) the side setback to approximately 5' 10" but it is still less than the minimum seven (7) foot side yard setback allowed in the ordinance. The proposed driveway will be located four (4) feet from the eastern property line and meets driveway setback requirements.

	Required R-2 District	Existing	Proposed	Variance Requested
Rear yard setback	35'	Approx. 50'	27'	8'
Side yard setback	16' total (no less than 7' on one side)	4'/20'	Approx. 5'10"/25'	2'2"

Exterior Materials: Hardie Lap Siding

Landscaping and Tree Preservation: No trees are impacted by the proposed addition.

Stormwater Management: A stormwater best management practice (BMP), required for new construction in the R1 and R2 zoning districts, is not required for the construction of an addition. However, the applicant has proposed to install a rain garden at the back of the site and direct downspouts to the rain garden location. The parcel slopes significantly left to right, at the rear the change in elevation is 7', and the rain garden will improve stormwater conditions on the parcel by preventing water from draining onto the neighbor's parcel as is the condition today.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance *Section 42-7 (c) Neighbor Notification and Opportunity to be Heard*, property owners within 500 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on June 23, 2025.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review. (*Staff's comments on revised plans are in italics.*)

1. Massing and scale of new structure should be compatible with neighboring structures.

The façade of the original home will be preserved. The addition does not significantly impact the streetview of the home. The addition is large and its position behind the home will be somewhat noticeable from public view because the peak of the addition's roof (3' – 3'10") will be visible from the street. This will change the original roof line but does not necessarily detract from the character-defining elements of the home. The new addition also has dormers that work to blend the new addition to existing home's style and character. During the pre-application period, the applicant worked with staff and reduced the height of the addition, reduced the size of the garage, and added dormers, thereby reducing the size of the side setback, rear setback, and building coverage variances required.

2. The size and mass of a new structure should be compatible with the size of the property.

The addition will add 673 sf of building coverage to the rear of the home (the existing detached garage will be removed). The addition is centered at the rear of the home which extends the home's footprint but keeps the addition pulled in from the parcels on either side providing more open space. The addition improves the side yard setback on the right side. The two car garage will benefit the homeowners and fulfill modern needs. The second story of the addition causes the overall addition to feel large. However, the building coverage remains below what is allowed for a 1.5 story home, and the dormers, varying roof heights, slope of the parcel, location of the addition at the rear of the home, and removal of the existing detached garage mitigate the massing.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.

The front yard setback will not change and the proposed addition is at the rear of the home.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.

The proposed addition respects the sites natural features and does not propose substantial grade changes. Existing retaining wall on the right side of the property will remain.

5. Consider front porch element in design of new structures.

The addition is at the rear of the home. There is an improved front entryway proposed as part of the project.

6. A new structure should be detailed as four-sided architecture.

The addition and garage have 4-sided architectural details that are compatible with those on the existing house.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.

The views, privacy and sunlight of the neighbors will be somewhat impacted. The rear yard of the subject parcel shares property lines with three adjacent parcels. Removing the existing detached garage opens up space between the subject home and the home to the left. The home on the right is located 35' from the proposed addition.

2. VARIANCE ANALYSIS

The applicants are requesting a variance of 186 sf (2.8% of lot area) from the building coverage maximum permitted. (Sec. 41-5). The applicants are also requesting an eight (8) foot variance from the rear yard setback. Lastly the proposed addition requires a side setback variance of two feet and two inches (but improves the existing legally nonconforming side yard setback).

According to the information provided by the applicant, the existing property is over the maximum lot coverage standard of 42% by 4.1% or approximately 265 sq ft. This would be considered an existing non-conformity. The addition will reduce this nonconformity by removing lot coverage. The new lot coverage nonconformity will be reduced from 4.1% (265 sq ft) to 0.9% (61 sq ft.)

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

It is a goal of Excelsior's to preserve existing homes and to encourage renovations and updates. This is a single-family home with an existing detached garage and the property owner proposes adding a new two-car garage to the rear of the home that will replace the existing garage and add living space to the second floor of the home. A two-car garage is a reasonable addition to a single-family home.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

The parcel is small at 6,431 sq ft. The owners' home and surrounding homes have varying lot sizes due to the historic nature of the neighborhood. The homeowners did not cause the lot size that makes it difficult to conform to modern zoning standards. The request is to add an attached two-car garage and second floor addition and a new driveway (that aids in reducing impervious surface coverage). The owners require variances for the rear and side yard setbacks and maximum building coverage.

The city requires a 35-foot setback from the rear property line. The property owners are asking for an eight (8) foot variance so that the new rear setback will be 27 feet. The survey shows an alley to the south of the property. The alley adds distance from the neighboring property which reduces privacy concerns. The existing small lot causes the proposed addition to be placed in a way that requires a rear yard setback variance.

The proposed addition also requires a side yard setback variance - the proposed addition will be approximately five feet ten inches (5' 10") from the western property line. The Code requires a minimum side setback of (7) feet. The existing home sits four (4) feet from the property line. The applicant was aware of the nonconforming side setback and improved the side setback of the addition. The placement of the addition is hidden behind the existing house on either side.

Lastly, the proposed addition requires a variance for maximum building coverage. The maximum building coverage in the ordinance is applied to lots 10,000 sq ft or smaller. If the homeowners had a 10,000 sq ft lot their proposed building coverage would be 19.93 % well under the maximum 25%. The small parcel size associated with the historic neighborhood causes the circumstances that make an addition difficult without a building coverage variance. The requested variance keeps the total building coverage under 30%, which is what the City allows for a 1.5 story home.

3. Will the variance, if granted, alter the essential character of the area?

The character of the area is a single-family neighborhood made up of one and a half and two story homes. The addition does not significantly impact the essential character of the area. According to plans submitted by the applicant, the new addition respects the existing style and materials of the existing home. The addition is relatively large on the parcel, yet there will be minimal impact from public views onto the site with the proposed addition as it is located in the rear of the structure. The main impact will be the gable roof peak of the second-floor addition that will be visible over the existing roof line, and the increased bulk in the rear yard – however, the detached garage will be removed, offsetting the increase.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Rear yard setback variance: The intent of a rear yard setback is to prevent overcrowding and preserve privacy. The survey shows an existing alley that is behind the property. This alley provides a buffer between the 210 George Street and the

property that abuts the rear property line, 428 William St.

Side yard setback variance: The intent of a side yard setback is to prevent overcrowding and preserve privacy. The existing house is nonconforming and has a side yard setback of four (4) feet. The proposed addition must be attached to the rear of the home, so it also encroaches into the side yard. However, the homeowners have increased the side yard setback to five foot ten inches (5'10").

Building coverage variance: The intent of a building coverage standard is to ensure adequate open space on a parcel and to reduce impacts among parcels. This proposed addition is at the rear of the residence, is centered at the rear of the home, and its exterior detailing fits well with that of the existing home. All of these characteristics minimize the impact of the addition on the neighborhood; however, the addition exceeds the building coverage maximum. Despite being over 35% smaller than 10,000 sq ft lots it is being compared to, the city ordinance requires that the home meet the same requirements of a 10,000 sq ft lot. Excelsior promotes keeping existing homes and encourages renovations to update these original homes rather than demolition and new construction. The applicant kept the size of the proposed garage (22.8' x 23.3') to a minimum, and added 1.5 story detailing (dormers and varied roof line) to minimize the impact of the added mass on the parcel.

The proposed addition meets the intended uses for the zoning district. The approval of the variances and the construction of the addition would be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan. The reduction in lot coverage and addition of a stormwater best management practice (BMP) improves the conditions of the parcel and its impact on the neighboring parcel.

Public Hearing

As required by City Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, June 23, 2025.

Recommended Conditions of Approval.

Staff recommends the following conditions with any approval of this Residential Review Permit and Variance applications.

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The plans shall be consistent with the plans included in the Planning Commission packet dated June 23, 2025.
3. The RRP and Variance application shall expire one year from the date of adoption of the resolution if not acted upon.

Recommended Action:

The Planning Commission shall hold the public hearing for the Residential Review Permit and Variance applications. The Planning Commission shall recommend approval or denial of the RRP and Variance applications for the proposed additions at 210 George Street. Staff recommends that the Residential Review Permit application be approved based on the project's conformance with the Good Neighbor Guidelines and that the Variance application be recommended for approval based on the findings in the staff report.

Budget:**Attachments:**

1. 06 18 2025 - 210 GEORGE STREET - PLAN REVIEW
2. 1_Residential Review Permit Application - signed
3. 2_RRP Questionnaire - 210 George St.
4. 3_Land Use Application - 210 George St - signed
5. 4_Narrative Questions - Variance Application June
6. 5_Proposed Survey REV 6-2-25
7. 6_05.29.25-Coughlin Variance Set

Excelsior Good Neighbor Guidelines PLAN Review

210 GEORGE STREET

06/18/2025

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The project includes the removal of an existing deck, shed and street-facing garage near the rear of the house and an addition to the existing house of a side-facing two-stall garage with living space above.

The immediate neighborhood is mostly 1-1/2 story homes, with some two-story. The massing and scale of the addition and its integration with the existing house appears to be reasonably compatible with neighboring structures. Though the addition is taller than the existing house, its location at the rear of the lot and overall form do not appear to negatively affect the public streetscape or adjacent neighbors and appears to be visually compatible. The site's lower grade elevation and the existing fence atop the existing retaining wall along the west (200 George Street) – the addition's nearest residential neighbor - helps minimize its impact (**see attached elevation drawing**). The applicant indicated consideration was given to minimizing the height and size of the addition, making several changes to the original design during pre-submittal design reviews to reduce height and break up roof profile and massing with roof dormers and recessed elements.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
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The size and mass of the addition is reasonably compatible with the massing of the existing house. The addition's footprint is slightly larger than the removed existing garage footprint that it replaces, and its two-level massing impact is reduced by being located toward the rear of the yard, behind the existing house. The lowering of the addition's roof height and eaves located lower than second floor window heads creates more of a 1-1/2 story effect at the side elevations, reducing its impact on streetscape and neighbors.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
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The addition is at the rear of the house and west sides and does not affect front setbacks or alignments. By removing the existing garage and attaching the new garage to the house at the rear, more open space is created at the driveway side between house and the adjacent neighbor to east (218 George Street).

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure setbacks and stepdowns at the slope to break up massing and continuous walls.
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The addition is located at the rear of the lot and indicates no retaining walls or extensive grading. With the removal of the existing garage, site drainage is improved, including a rain garden, as site plan indicates.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
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Though the addition is at the rear of the house, an new bracketed/cantilevered portico entrance roof has been added at the front door.

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
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Generally, the elevator addition is well-designed and detailed in terms of integration with the existing house's massing and exterior materials. Its side-facing elevations includes dormer windows, which help break up the addition's roof massing.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
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The greatest potential impact of the addition might be to the closest neighbor the neighbor to the west, 200 George St. The addition's location at the rear of the site and significant existing grade/elevation changes, and existing fence reduce its impact on neighbors and the public street, and should not have a significant effect on views, privacy and sunlight. The removal of the exiting garage provides more space and light to the site to the east (218 George Street).

Lot 1, SAMPSON & GATES SUBDIVISION OF LOT 18 OF SNELLS ADDITION TO THE VILLAGE OF EXCELSIOR, Hennepin County, Minnesota.

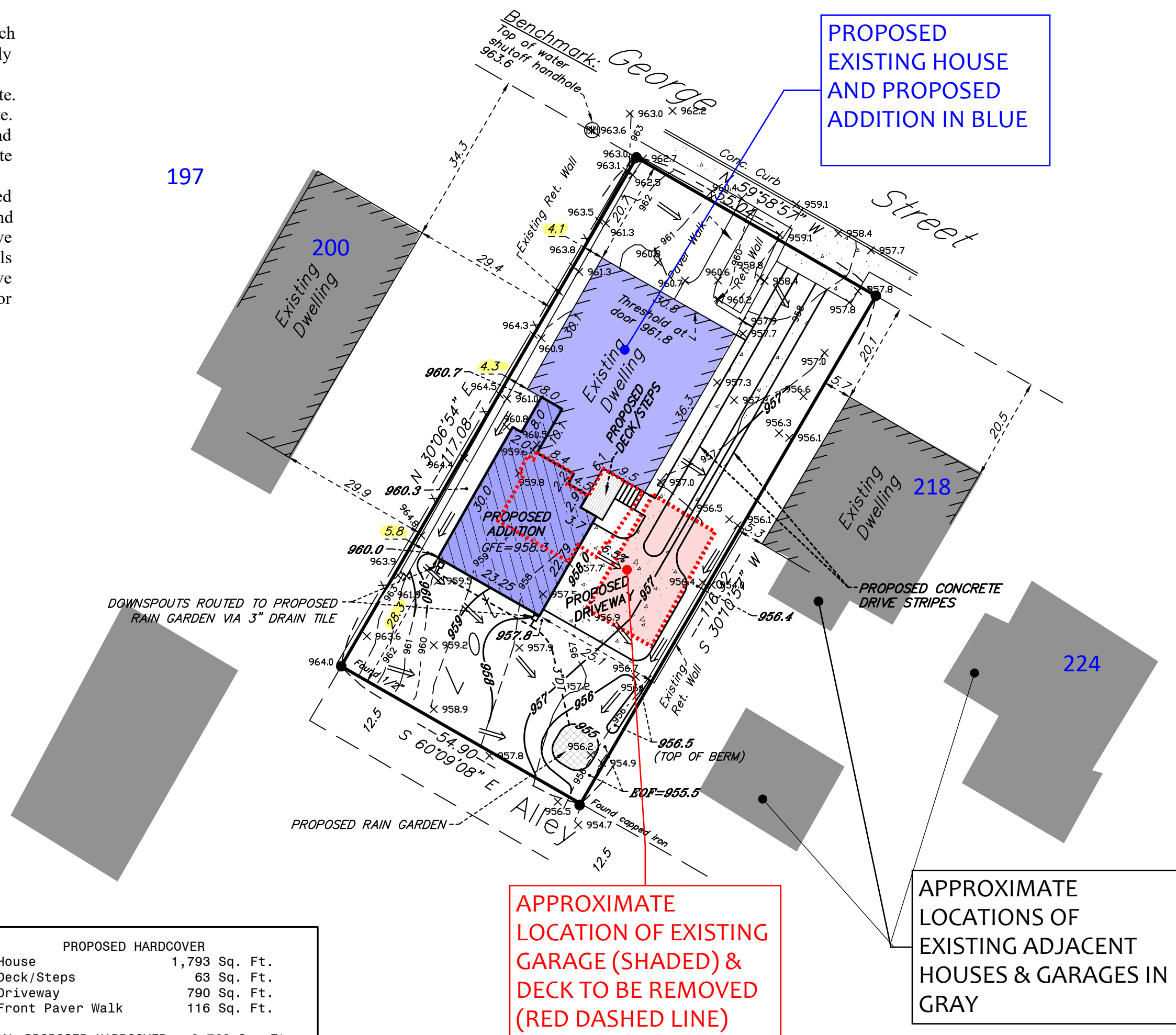
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
8. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

"●" Denotes iron survey marker, set, unless otherwise noted.

	=	CATCH BASIN
	=	GAS METER
	=	FIRE HYDRANT
	=	POWER POLE
	=	MANHOLE
	=	TELEPHONE PED.
	=	ELEC. TRANSFORMER
	=	WELL
	=	GATE VALVE
	=	LIGHT POLE
—X—X—	=	FENCE LINE
— S —	=	SANITARY SEWER LINE
— W —	=	WATER LINE
— G —	=	GAS LINE
— ST —	=	STORM DRAIN LINE
— E —	=	OVERHEAD UTILITY LINE
- - 960 - -	=	EXISTING CONTOUR
X 960.5	=	EXISTING SPOT ELEVATION
<i>960</i>	=	PROPOSED CONTOUR
<i>960.5</i> →	=	PROPOSED SPOT ELEVATION
⇒	=	DRAINAGE ARROW
	=	CONCRETE SURFACE

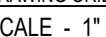
EXISTING HARDCOVER		
House	1,120	Sq. Ft.
Existing Deck	357	Sq. Ft.
Bituminous Driveway	908	Sq. Ft.
Garage	400	Sq. Ft.
Concrete Surfaces	65	Sq. Ft.
Paver Walk	116	Sq. Ft.
TOTAL EXISTING HARDCOVER	2,966	Sq. Ft.
AREA OF LOT	6,431	Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT		46.1%

PROPOSED HARDCOVER		
House	1,793	Sq. Ft.
Deck/Steps	63	Sq. Ft.
Driveway	790	Sq. Ft.
Front Paver Walk	116	Sq. Ft.
TOTAL PROPOSED HARDCOVER	2,762	Sq. Ft.
AREA OF LOT	6,431	Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT		42.9%



DATE	REVISION DESCRIPTION
4-28-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC
5-28-25	PROPOSED DRIVEWAY LAYOUT, ADDITION SIZE, UPDATED HC
6-2-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'



0 20 40

CLIENT NAME / JOB ADDRESS

LAKE COUNTRY BUILDERS

210 GEORGE STREET

EXCELSIOR, MN

Advance
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.



Thomas M. Bloom

42379

LICENSE NO.

APRIL 23, 2025

DATE

DATE SURVEYED: FEBRUARY 27, 2025

DATE DRAFTED: APRIL 23, 2025

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

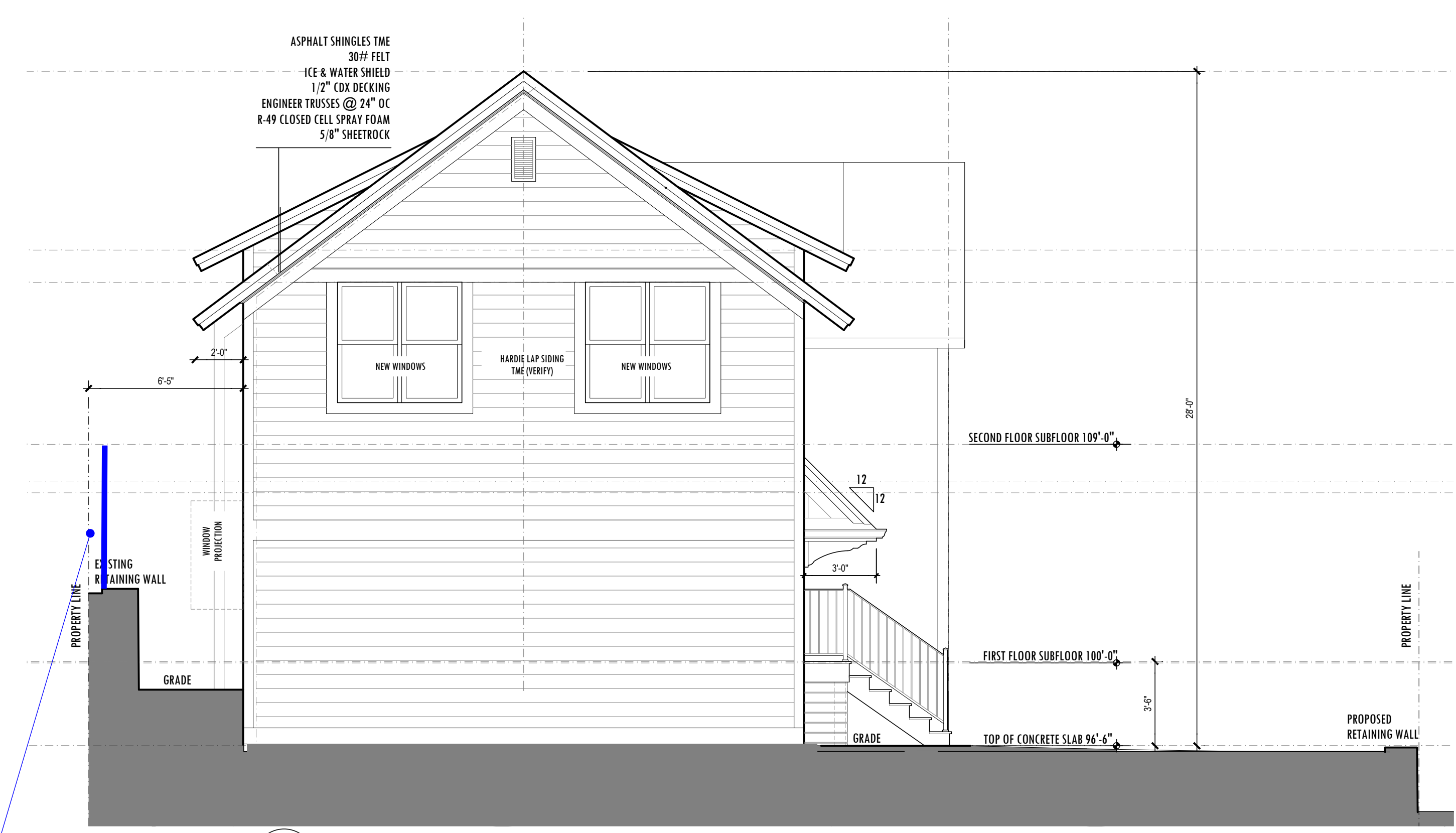
250602 JR

SHEET SIZE *17 X 22*

SHEET NO.

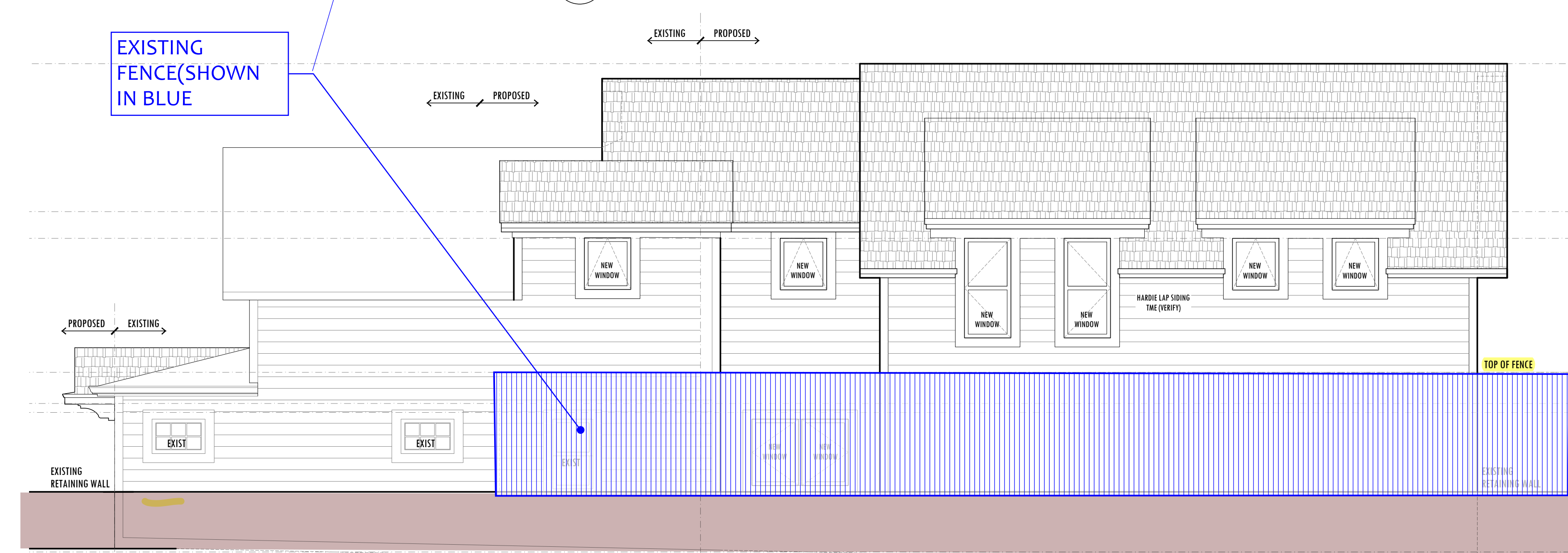
S1

SHEET 1 OF 1



1
 A3.1 **PROPOSED REAR ELEVATION**
 SCALE 1/4" = 1'-0"

EXISTING FENCE (SHOWN IN BLUE)



2
 A3.1 **PROPOSED RIGHT ELEVATION**
 SCALE 1/4" = 1'-0"

COUGHLIN RESIDENCE
 210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET
A3.0



Residential Review Permit Application

350 Highway 7, Ste. 230, Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: John Carey	Business Name: Lake Country Builders	
Address: 331 N 2nd St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-900-7720	E-Mail: jcarey@lakecountrybuilders.com	
OWNER INFORMATION (if different)		
Name: Mike Coughlin	Business Name:	
Address: 210 George St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 952-250-6954	E-Mail: mcoughlin6@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 210 George St.	Zoning District (R-1 or R-2): R-2, Single and Two Family	
Property Identification Number(s) (PIN #s): 34-117-23-12-0091		
Legal Description (attach if necessary): Sampson & Gates subdivision of lot eighteen of snells addition to the village of excelsior. Lot 001.		
Description of Proposal (attach additional information if needed): Proposal for an addition to supply 210 George St. with a 2-car attached garage in place of their exs 1-car. Second level space above.		
Reason(s) to Approve Request (attach additional information if needed): Existing lot and non-conforming structure face significant hardship in adding the modern amenity of a 2-car garage.		
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: 

Date: 06/04/2025

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature:  [mike coughlin \(Jun 4, 2025 21:21 CDT\)](#)

Date: 06/04/2025

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

What is a Residential Review Permit and When is a Residential Review Permit Required?

A Residential Review Permit (RRP) requires review and approval by the Planning Commission before the building permit process can proceed forth. An RRP is required for any new construction, addition, or remodeling that results in the increase in volume, change in setbacks, or reorientation of an existing principal structure or accessory structure requiring a building permit.

When do I *not* need an RRP?

An RRP is not required for decks under 48 inches in height; any structure not requiring a building permit; structures requiring a Site Alteration Permit as outlined in Chapter 20 of the City Code; street-facing, single-story porches that are more than 50% open at the perimeter; bay windows and cantilevers not projecting more than two feet from the plan of the façade on which such projection is located; and any minor changes not affecting streetscape elevations or views of any neighboring property as determined by the Zoning Administrator in consultation with the City Architect. Any project that does *not* result in the increase in volume, change in setbacks, or reorientation of a structure requiring a building permit also does not require an RRP.

How is the RRP Reviewed?

The RRP is reviewed by assessing how the proposed application adheres to the “Good Neighbor Guidelines,” which are attached to this document. A pre-application concept review is strongly encouraged prior to submission of the official RRP application. Such plans and elevation drawings need not be construction drawings but should be detailed enough for City staff to determine whether the proposal is likely to meet zoning requirements and the Good Neighbor Guidelines. If there are inconsistencies between zoning requirements and the Good Neighbor Guidelines, the provisions set forth within the Good Neighbor Guidelines prevails. An applicant also has the option to apply for a Sketch Plan Review, which would be reviewed by the Planning Commission to gain feedback on a conceptual application for an additional cost. Once the official and complete submittal for an RRP has been received, the City Architect and City Zoning Administrator review the submitted application and write a report to be reviewed by the Planning Commission, who approve or deny the application. If the applicant disagrees with the determination of the Planning Commission, the applicant may appeal the decision to the City Council.

Do My Neighbors Have a Say in Approval of My RRP Application?

Per the RRP ordinance, it is required that notice be sent to property owners within 350 feet of the property for which an RRP has been submitted. Any person may submit written comments prior to or oral comments or testimony at the meeting at which the RRP application is considered at the discretion of the Planning Commission. While resident input is highly valued, the Planning Commission cannot legally rely solely on resident opinions in making its decision.

Do I Need an Architect or Engineer Prepare My Plans?

The short answer is no. You can prepare your own plans or your contractor or a drafting service can prepare them for you. If your project is very complex, however, you may find it advantageous to hire a professional designer to assist you to help ensure that your design meets the Good Neighbor Guidelines.

How Much Does an RRP Cost?

How much the RRP costs depends on the complexity of your project. An escrow will be required along with an escrow agreement, and the City will draw upon the escrow to pay the costs it incurs in connection with the application.

How Long Does the Approval Process Take?

The Planning Commission must act within 60 calendar days after a complete application is filed. An application may be extended for up to an additional 60 days subject to the requirements of Minn. Stat. § 15.99. City staff and the Planning Commission will do everything they can, however, to process an RRP as quickly as possible.

The following is required for a complete Residential Review Permit submittal:

- ☐ 1. Completed City of Excelsior Residential Review Permit Application Form.
- ☐ 2. Photographs of the existing structure.
- ☐ 3. Existing and proposed survey. Two copies of certificates of existing and proposed surveys. Surveys must comply with Excelsior Zoning Ordinance, Article 9. The survey must show the location of the house and the measurements to all of the lot lines and the top of the foundation height indicated on the survey. Please see Excelsior Zoning Ordinance, Article 14 for information on measurements.
- ☐ 4. Site plan showing existing and proposed trees and landscape buffers; trees proposed to be removed; proposed outdoor deck/patio; and other landscaping features.
- ☐ 5. Floor plans (including dimensions).
- ☐ 6. Wall opening tabulations.
- ☐ 7. Building elevations (indicating building height, measured as indicated in Section 14-1 (b) of the Zoning Code).
- ☐ 8. Architectural elevations showing proposed structure or project in relation to structures on adjacent properties.
- ☐ 9. Electronic copies of the building plans and survey.
- ☐ 10. Residential Review Checklist (attached)

CONTACT INFORMATION

Excelsior City Planner, Julia Mullin, (952) 653-3674, jmullin@excelsiormn.org

City Architect, Brian Larson, brian@larsonarchitectsllc.com

1. Prevailing neighborhood streetfront setback: (Guidelines #3 and #7)
Prevailing setback on block (est.) _____
Average setback on block (est.) _____
Proposed new house setback _____

2. Is the pattern of homes on in your neighborhood 1, 1 ½, or 2 stories high? (Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☐	☐
House on left	☐	☐	☐
House to rear	☐	☐	☐
Prevailing on block	☐	☐	☐
Proposed new house	☐	☐	☐

3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)

	Front Porch	None
House on right	☐	☐
House on left	☐	☐
House to rear	☐	☐
Prevailing on block	☐	☐
Proposed new house	☐	☐

4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)

	1 stall garage	2 stall garage	3 stall garage
House on right	☐	☐	☐
House on left	☐	☐	☐
House to rear	☐	☐	☐
Prevailing on block	☐	☐	☐
Proposed new house	☐	☐	☐

5. Is the proposed addition or structure compatible in form and detail with the

design character of the main house? (Guideline #2)

6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)

- ☐ Structure sited parallel to slope
☐ Building designed to reduce cut and fill (minimize retaining walls)
☐ Landscaping incorporated into grading changes

Notes: _____

8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7)

House to right: _____

House to left: _____

House to rear: _____

Notes: _____

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)
- ☐ Locate structure on lot to minimize impact
 - ☐ Adjust building height, or portions of building, to minimize impact
 - ☐ Other: _____

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)
- ☐ House to right: _____
 - ☐ House to left: _____
 - ☐ House to rear: _____

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)
- ☐ Offset/locate windows to reduce impact
 - ☐ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties
 - ☐ Use landscaping elements for screening
 - ☐ Other: _____

12. How is the structure detailed as four-sided architecture?
- ☐ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.
 - ☐ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

13. Have you spoken to your neighbors about the proposed addition or structure?
- ☐ Yes
 - ☐ No

RESIDENTIAL DESIGN STANDARDS

In addition to the Good Neighbor Guidelines, the City has additional Design Standards that can be found in Article 41 of the Zoning Ordinance. Any question regarding the Design Standards can be directed to the Planning Director by calling (952) 653-3674.

Single family and multiple family containing up to five units including all new construction and remodeling shall meet the following design standards:

A. Entrances

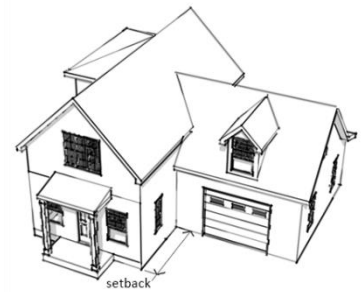
Primary entrances on principal structures shall face the primary abutting public street or be linked to that street by a clearly defined and visible walkway or courtyard. Primary entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

B. New construction and remodeling

New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while allowing desirable architecture innovation, variation, and visual interest. All sides of buildings shall use the same building materials and other architectural treatments as principal facades.

C. Window and door openings

For principal residential buildings, above grade window and door openings shall comprise at least 15 percent of the total area of exterior walls (excluding the area of garage doors) facing a public street or sidewalk. In addition, above grade window and door openings shall comprise at least ten percent of the total area of all exterior walls.



D. Garages

1. Garage doors/street facing building facade. Street facing garage doors shall not exceed 64 square feet each and shall not exceed 50% of the combined façade width of the dwelling and garage; and be recessed at least ten feet from the longest front or side wall plane of the principal building. Side-loaded garages must be recessed at least six feet from the longest front wall plane of a principal building. For tuck-under garages, provide a feature that will provide a shadow line giving the perception that the garage opening is recessed.

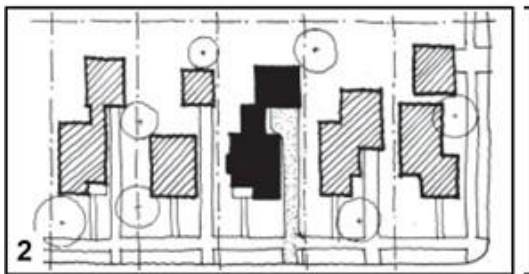
2. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
3. The aggregate footprint or coverage of all garages and accessory buildings shall not exceed 800 square feet.
4. No detached garage shall exceed 768 square feet in floor area on lots of 12,000 or greater, or 624 square feet on lots of less than 12,000 square feet in size.
5. No attached garage shall exceed 800 square feet or 75% of the square footage of the footprint of the principal dwelling, whichever is less.

E. Front, Side and Rear Wall Plane and Wall Height Limitations

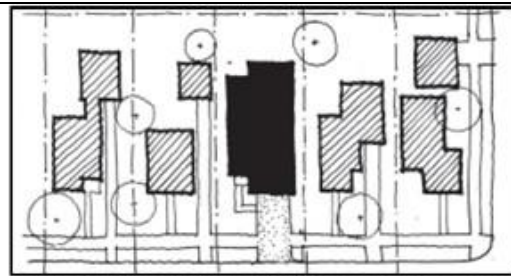
1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front wall of principal structures up to 20 feet in height shall not exceed 24 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projected or recessed) within every 24 feet or less. A porch may be utilized in lieu of the required offset.
2. The length of an exterior side or rear wall shall not exceed 32 feet without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 32 feet or less. A porch may be utilized in lieu of the required offset.
3. To the extent that any wall height of a new or remodeled structure exceeds 28 feet in height, it shall step back at least two feet for each foot it exceeds 28 feet in height at the point the wall height exceeds 28 feet in height. For purposes of this section, "wall height" shall mean the distance from the place it emerges from the ground to the top of a cornice or a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or an arch type or to the mean distance of the highest ridge of a pitched, hip, or gambrel roof.

Excelsior Good Neighbor Guidelines

Guideline	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	- Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. - Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: - Street facing gable - One story open front porch - Step-downs - Upper level components that are 1/2 story rather than full story - Roof planes that are broken up (no large unarticulated planes) - Offset structure components to break up bulk and large flat planes (gable and wing) - Separate components by breezeway or one story element - Garage located 60' back from front street - Highly creative design that reduces the perception of bulk - A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs - Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect established range of neighboring structure widths. - Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. - Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.



Appropriate: Footprint of building maintains scale and pattern of neighborhood.



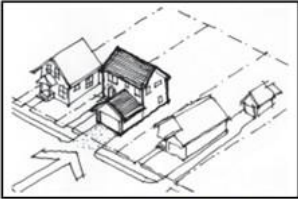
Inappropriate: Oversized footprint of building ignores scale and pattern of neighborhood and neighbors' open spaces.

2. The size and mass of a new structure should be compatible with the	- Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. - Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
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size of the property	
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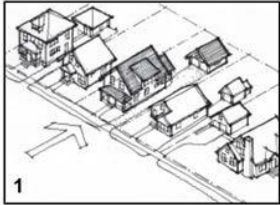


Appropriate: Recessed garage is downplayed, emphasizing house at streetfront.

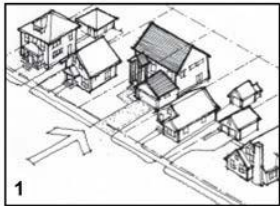


Inappropriate: Garage-dominated "snout" house.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
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Appropriate infill: New house maintains overall massing rhythm, sideyard spacing and aligns with predominant street setback.



Inappropriate Infill: New house is more massive, disrupts rhythm along street and does not follow existing alignment.

4. A new structure’s design should respect the site’s natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site’s natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
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Appropriate: Adjust the building to respect existing vegetation and slope.



Inappropriate: Clearing the site; using cut and fill and retaining walls.

5. Consider front porch element in design of new structures	• Use an unenclosed single-story front porch to break up a structure’s massing on the street face.
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Front Porches contribute to the streetscape and neighborhood character

6. A new structure should be detailed as four-sided architecture

- Relate structure's ratio of solid to void, distribution of window and door openings, and use of consistent detailing on all sides to those of neighboring structures.
- Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large unbalanced solid wall expanses.



Appropriate: Details are consistent on all sides.



Inappropriate: Details and material use are not consistent.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements

- Locate decks, balconies and pools to consider privacy of neighboring properties.
- Minimize interruption of the sunlight, skyplane, and views for neighboring structures.



Inappropriate Infill: Tall mass may obstruct sunlight to adjacent yards.

Notes:

- Street face refers to the streetscape elevations of the houses in the block adjacent to the new structure; when the new structure is within two houses of the street corner, the immediately adjacent block beyond the street corner shall also be included.
- Neighboring structures or properties refer to the properties in the block surrounding the new structure, including those in the rear.
- For corner lots, all of the street faces of structures adjacent to the property will be evaluated.
- Special consideration will be given to appropriate mass and scale, appropriate roof lines, and diverse architectural style.
- Special consideration will also be given to tree preservation, landscaping, and stormwater management that exceeds standards set forth in the City Code.

Residential Review Permit Application

Final Audit Report

2025-06-05

Created:	2025-06-04
By:	Lake Country Builders (jcarey@lakecountrybuilders.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZ3MWwe8fc7xVhsr8C27KpPVIS_Nqr73R

"Residential Review Permit Application" History

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Signature Date: 2025-06-05 - 2:21:47 AM GMT - Time Source: server
-  Agreement completed.
2025-06-05 - 2:21:47 AM GMT



1. Prevailing neighborhood streetfront setback: (Guidelines #3 and #7)
Prevailing setback on block (est.) 20-21 ft
Average setback on block (est.) 20-21 ft
Proposed new house setback existing 20 ft

2. Is the pattern of homes on in your neighborhood 1, 1 1/2, or 2 stories high? (Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☒	☐
House on left	☐	☒	☐
House to rear	☐	☒	☐
Prevailing on block	☐	☒	☒
Proposed new house	☐	☒	☒

3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)

	Front Porch	None
House on right	☐	☒
House on left	☐	☒
House to rear	☒	☐
Prevailing on block	☐	☒
Proposed new house	☐	☒

4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)

	1 stall garage	2 stall garage	3 stall garage
House on right	☐	☒	☐
House on left	☐	☒	☐
House to rear	☐	☒	☐
Prevailing on block	☐	☒	☐
Proposed new house	☐	☒	☐

5. Is the proposed addition or structure compatible in form and detail with the

design character of the main house? (Guideline #2)

Yes

6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

Addition is placed at back of home out of view except for small roof gable. NW elevation obstructed by large drop in grade from neighbors property.

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)

☒ Structure sited parallel to slope

☒ Building designed to reduce cut and fill (minimize retaining walls)

☒ Landscaping incorporated into grading changes

Notes: _____

8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7)

House to right: None

House to left: Improves it

House to rear: None

Notes: _____

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)

☒ Locate structure on lot to minimize impact

☒ Adjust building height, or portions of building, to minimize impact

☐ Other: _____

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)

☒ House to right: Minimal, due to grade drop

☒ House to left: None

☒ House to rear: None

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)

☐ Offset/locate windows to reduce impact

☐ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties

☒ Use landscaping elements for screening

☐ Other: _____

12. How is the structure detailed as four-sided architecture?

☒ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.

☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

12. Have you spoken to your neighbors about the proposed addition or structure?

☐ Yes

☒ No



City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION

Name: John Carey	Business Name: Lake Country Builders	
Address: 331 N 2nd St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-900-7720	E-Mail: jcarey@lakecountrybuilders.com	

OWNER INFORMATION (if different)

Name: Mike Coughlin	Business Name:	
Address: 210 George St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 952-250-6954	E-Mail: mcoughlin6@gmail.com	

TYPE OF APPLICATION (check all that apply)

☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION

Street Address: 210 George St.	Zoning District: R-2, Single and Two Family
Property Identification Number(s) (PIN #s): 34-117-23-12-0091	
Legal Description (attach if necessary): Sampson & Gates subdivision of lot eighteen of snells addition to the village of excelsior. Lot 001.	
Description of Proposal (attach additional information if needed): Proposal for an addition to supply 210 George St. with a 2-car attached garage in place of their exs 1-car. Second level space above.	
Reason(s) to Approve Request (attach additional information if needed): Existing lot and non-conforming structure face significant hardship in adding the modern amenity of a 2-car garage.	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: John Carey

Date: 04/25/2025

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: Mike Coughlin (Apr 27, 2025 08:33 EDT)

Date: 04/27/2025

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Land Use Application - 210 George St

Final Audit Report

2025-04-27

Created:	2025-04-25
By:	Lake Country Builders (jcarey@lakecountrybuilders.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYfqo96yVmm_TxiXFV-1DwHdwhtPM1XY9

"Land Use Application - 210 George St" History

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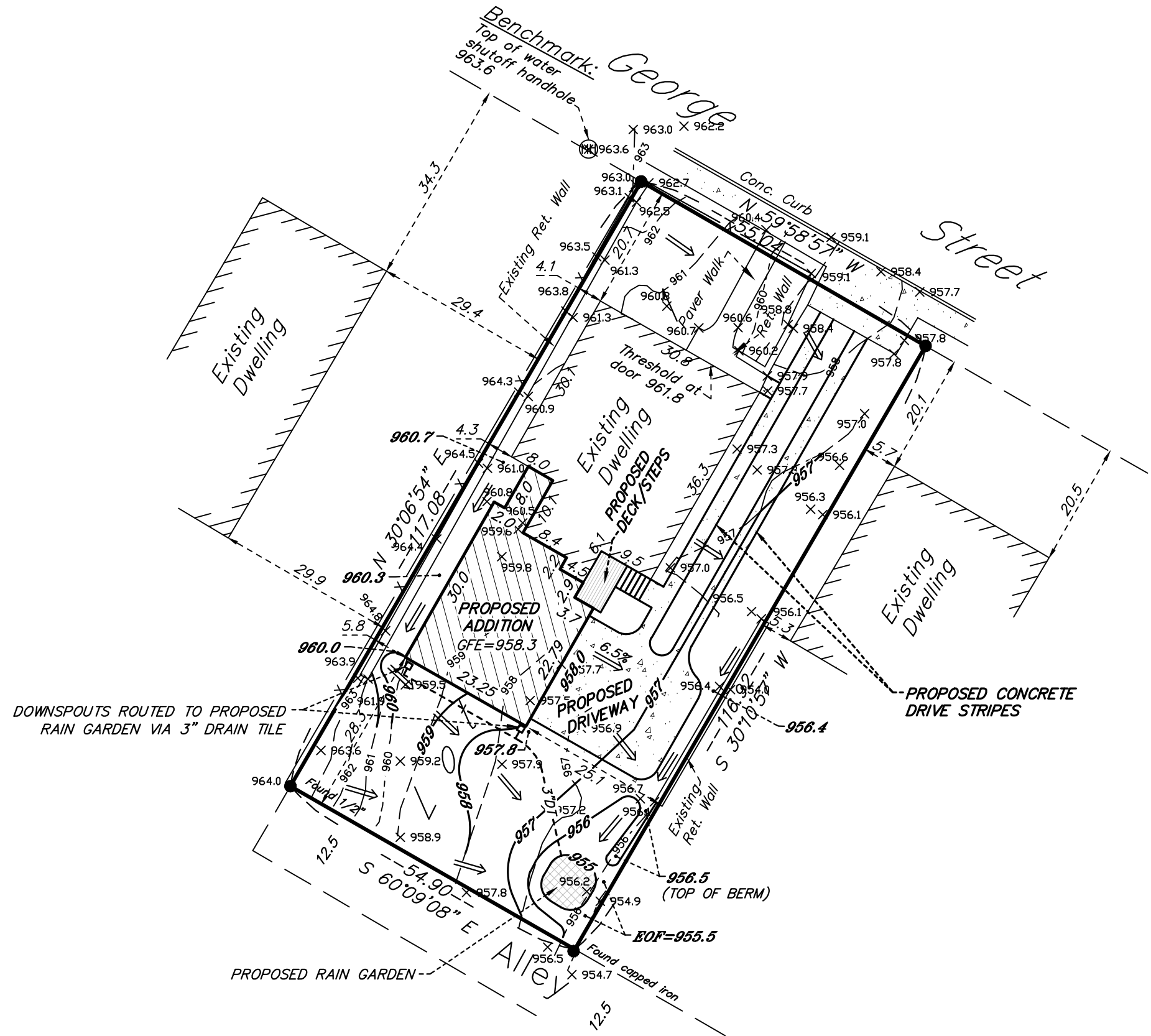
1. What are the practical difficulties that would prohibit reasonable development without a variance?
 - The modest existing house and 1-car detached garage are already non-conforming in encroaching on the side-yard setbacks and in total building hardcover just given the small size of the lot.
 - Given the 55' lot width and side-setback requirements, the only available configuration for the homeowners to have a 2-car attached garage is behind the house. Additionally, given that the garage entry therefore needs to be placed sideways, we need to accommodate a turn radius that will allow them to enter the garage. This effectively pushes the back of the garage into the north side-yard set-back.
 - Given the size of the lot, the existing configuration is already over hardcover with a detached 1-car garage. To give the homeowners a practically sized 2-car garage, the building hardcover will have to increase. However, we have reduced the driveway width from 17'4" to 8' wide while changing the configuration to a ribbon driveway, and removed an existing 357 SF deck to reduce total hardcover as much as possible.
2. What are the unique circumstances on the property that create practical difficulties?
 - The small overall lot size, 55' width, and the lot being less than 6,500 sf with the existing home located in both the side-yard setback as well as the front yard setback.
3. What other alternatives have you considered that do not require a variance? Why are these elements not acceptable?
 - A discussion was had with consideration to build new because the main level currently has a modest living room, a small dinette area, one bath, laundry and kitchen. However, it seemed that their lot would not allow them a functional design and ultimately lose the historical character of the existing home.
 - We did attempt to configure reduced sizes and placements of the garage and space above to try and meet current requirements for setbacks and hardcover, but all of these efforts produced a garage that was not large enough to fit 2 cars and/or placed in a way so as to not be able to turn into it.
 - Ultimately, it was important to the homeowners to retain the character, charm and modest scale that so perfectly fits into the fabric of historic Excelsior.

4. How is the variance not the result of the deliberate actions of the applicant or property owner?
 - The homeowners purchased the home in April of 2024. All hardships predated their ownership and engagement with Lake Country Builders to design for their home.
5. How does the variance, if granted, not alter the essential character of the locality?
 - The design we are proposing is consistent with other rear-placed garages throughout the city of excelsior, while also maintaining the signature charm of the existing home that matches the character of the locality.
6. How is the Variance consistent with the Comprehensive Plan?
 - We believe that this variance specifically speaks to the Comprehensive Plan's core values of "A livable small-town feel", "a sustainable environment" and "families and individuals". A 2-car garage is a modern amenity for families trying to build a life in Excelsior. The space above the garage is specifically intended to expand a space for the homeowners' kids and grandkids to stay and gather. Additionally, we are proposing to reduce the overall hardcover of the lot and have developed a specific drainage plan and rain garden to ensure this project is environmentally conscious. The new design also allows snow removal to thaw and drain into the homeowner's lot, whereas the current driveway and garage promote drainage into the neighbors.
 - This variance also compliments the Comprehensive Plan's goals to have homeowners modernize their home while matching the character of area. Moving the garage away from the street, which is also a goal of the plan, allows us to give the homeowners a necessary modern amenity while keeping the original aesthetic and character of the home. Given the size of the lot and complexities, this is also a favorable in that it removes the need to tear down the existing home to meet the same utility goals.
 - Overall, we feel this proposal strongly aligns with the goals and spirit of the Comprehensive Plan.

Lot 1, SAMPSON & GATES SUBDIVISION OF LOT 18 OF SNELLS ADDITION TO THE VILLAGE OF EXCELSIOR, Hennepin County, Minnesota.

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
8. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

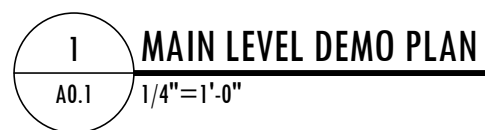
"●" Denotes iron survey marker, set, unless otherwise noted.



	=	CATCH BASIN
	=	GAS METER
	=	FIRE HYDRANT
	=	POWER POLE
	=	MANHOLE
	=	TELEPHONE PED.
	=	ELEC. TRANSFORMER
	=	WELL
	=	GATE VALVE
	=	LIGHT POLE
— X — X —	=	FENCE LINE
— S —	=	SANITARY SEWER LINE
— W —	=	WATER LINE
— G —	=	GAS LINE
— ST —	=	STORM DRAIN LINE
— E —	=	OVERHEAD UTILITY LINE
- - 960 - -	=	EXISTING CONTOUR
X 960.5	=	EXISTING SPOT ELEVATION
— 960 —	=	PROPOSED CONTOUR
960.5 ↘	=	PROPOSED SPOT ELEVATION
⇒	=	DRAINAGE ARROW
	=	CONCRETE SURFACE

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,120 Sq. Ft.	House	1,793 Sq. Ft.
Existing Deck	357 Sq. Ft.	Deck/Steps	63 Sq. Ft.
Bituminous Driveway	908 Sq. Ft.	Driveway	790 Sq. Ft.
Garage	400 Sq. Ft.	Front Paver Walk	116 Sq. Ft.
Concrete Surfaces	65 Sq. Ft.		
Paver Walk	116 Sq. Ft.		
		TOTAL PROPOSED HARDCOVER	2,762 Sq. Ft.
TOTAL EXISTING HARDCOVER	2,966 Sq. Ft.	AREA OF LOT	6,431 Sq. Ft.
AREA OF LOT	6,431 Sq. Ft.	PERCENTAGE OF HARDCOVER TO LOT	42.9%
PERCENTAGE OF HARDCOVER TO LOT	46.1%		

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT NAME /JOB ADDRESS	Advance Surveying & Engineering, Co. 18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Thomas M. Bloom</i> Thomas M. Bloom # 42379 LICENSE NO. APRIL 23, 2025 DATE	SHEET TITLE PROPOSED SURVEY DRAWING NUMBER 250602 JR	SHEET SIZE 17 X 22 SHEET NO. S1 SHEET 1 OF 1
4-28-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC	SCALE - 1" = 20'	LAKE COUNTRY BUILDERS 210 GEORGE STREET EXCELSIOR, MN				
5-28-25	PROPOSED DRIVEWAY LAYOUT, ADDITION SIZE, UPDATED HC						
6-2-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC						



- NO WORK AT SHADED AREAS**

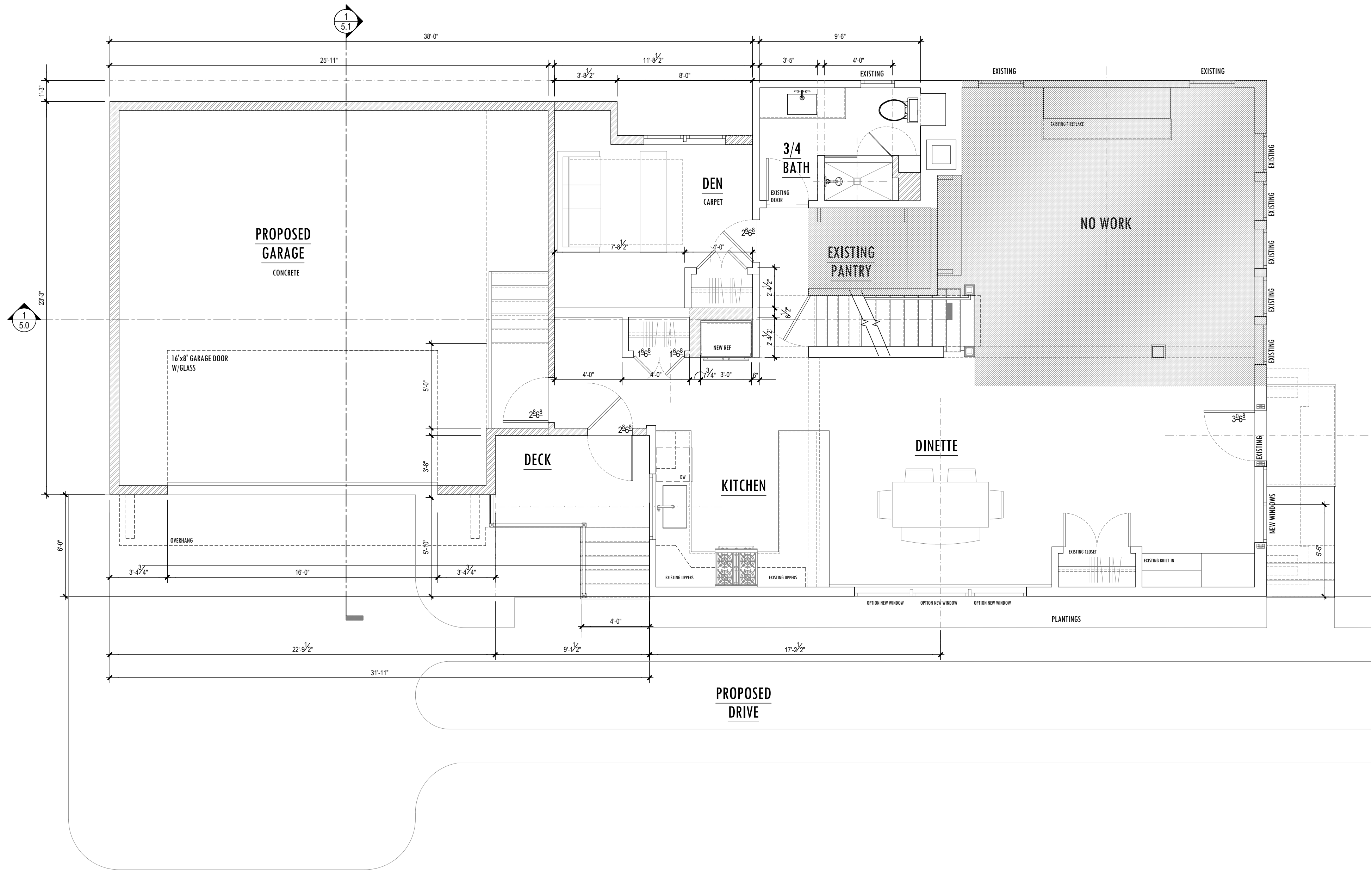
COUGHLIN RESIDENCE
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A0.1

RELEASE DATE: MAY 29, 2025

ALL DRAWINGS COPYRIGHT 2025
LAKE COUNTRY BUILDERS, LTD
LCB DESIGN BUILD



339 SECOND STREET
EXCELSIOR, MN 55331
LAKECOUNTRYBUILDERS.COM
952-474-7121

COUGHLIN RESIDENCE

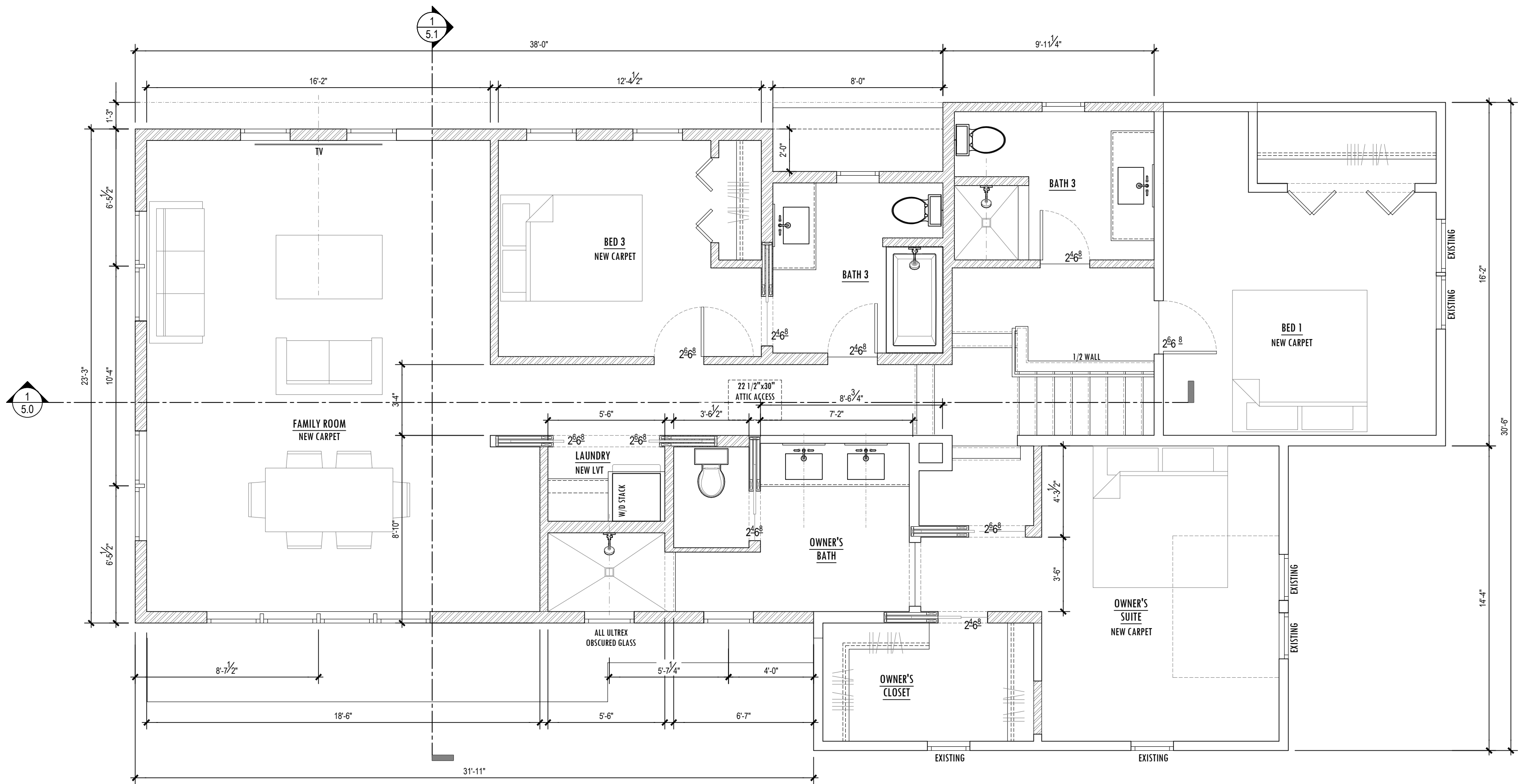
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.0

RELEASE DATE: MAY 29, 2025

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1

PROPOSED UPPER LEVEL PLAN
 A1.1 1/4"=1'-0"

COUGHLIN RESIDENCE

210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.1

RELEASE DATE: MAY 29, 2025

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1 PROPOSED FRONT ELEVATION
 A3.0 SCALE 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
 A3.0 SCALE 1/4" = 1'-0"

COUGHLIN RESIDENCE

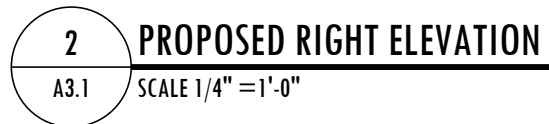
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A3.0

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210 GEORGE ST. EXCELSIOR MN 55331

A3.0

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ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: Public Hearing, 10 Water Street, PUD Preliminary Plan (PC No. 25-04)

Summary:

APPLICANT	Matt Mithun, Water & Lake LLC, 950 Wayzata Blvd, Ste. 140, Wayzata, MN 55391
PROPERTY OWNER	Same
LOCATION	10, 26, 28 Water Street
CASE NO.	PC No. 2025-04
60/120 DAY DEADLINE	May 31, 2025/ July 30, 2025 (deadline extended to 8/15/2025)

BACKGROUND

Before you tonight is a Planned Unit Development (PUD) Preliminary Plan application for a mixed-use development at 10 Water Street. This item was scheduled for your May 20, 2025, meeting but was postponed by the applicant. The staff report created for the May 20th meeting (dated May 20, 2025) is attached here and provides a full analysis of the project. Please review in addition to this staff report.

On June 10, 2025, the applicant submitted some revisions to the plans and to best illustrate these revisions provided a "Revised PUD Narrative". The applicant provided:

"Summary overview of additions/changes:

- Revised Public Benefit providing more detail.
- Added content on Tonka Cinema.
- Refinements picked up in the zoning requirements matrix Pg 5.
- Reduced maximum height on Water Street from 40'3" to 39'8".
- Added adjacent building heights to diagram.
- Added Solar Studies diagram.
- Added superimposed street view renderings going down Water Street and from Center & Lake.

- Added new perspective rendering.”

Also attached to this staff report are written public comments on the application received by staff to date.

UPDATED PROJECT REVIEW TIMLINE

The Heritage Preservation Commission (HPC) completed their review of the PUD Preliminary Plan application at their meeting on June 17, 2025. They approved HPC Resolution 2025-04 which documents their findings and recommendations to the City Council for how the project conforms with the Preservation Design Manual guidelines. (The Resolution is attached to this staff report.) The Commission approved Resolution 2025-04 on a vote of 3-2 (Commissioners Brattland and Dahlstrom voted against the resolution. A summary of their comments will be provided to the City Council in the staff report for Council meeting on July 21, 2025.) You can access the HPC meeting videos on the city website: the HPC discussed the application at their April 29th, May 27th, and June 17th meetings.

The Planning Commission will hold a public hearing for the application on June 23rd and will create a set of recommendations to the City Council. The City Council is scheduled to continue the public hearing and review the application at their meeting on July 21, 2025.

REVISED PUD NARRATIVE

Staff has reviewed the revised PUD Narrative. The applicant “bubbled” the page numbers in the narrative where there are updates. This is a summary:

1. On p. 02.2, the applicant has provided additional detail on the proposed public benefits they propose with this project. They have included funding amounts as follows:
 - \$275,000 for the construction and completion of the water main loop on Lake Street.
 - \$100,000 for design and construction of a redesigned pedestrian crossing at the Lake and Water Streets intersection.
 - \$125,000 over 5 years for downtown enhancements, such as fireworks, Christmas lights, public restrooms, or Water Street beautification efforts (hanging baskets, trees).

They have also provided detail around the projected economic impact this project will have on Excelsior.

2. There is additional description of the future theater use, how it might be programmed, and visual examples of how the renovated interior might look. (p. 02.3)

3. On page 05, in the zoning standards table, they’ve reduced the building height, measured from the grade at Water Street, of the three-story section of the building from 40.25’ to 39’8”, a decrease of 7”. The achieved this reduction through structural changes. The two-story section of the building remains at 30’4”.

4. They’ve indicated on page 5 that the parking requirements for the proposed

commercial uses are met. Staff continues to recommend that the applicant should provide a parking plan for the development that demonstrates how, given the combination of residential, restaurant, and commercial uses, the parking they are providing will be adequate and how much they will rely on public parking. This is a PUD application and there is room for flexibility in the application of parking standards, but we need additional information on how they believe it will work.

5. The applicant has provided photos of the Dock Cinema building conditions, both interior and exterior. If the PUD Preliminary Plan application is approved by the City Council, the HPC will review a Site Alteration Permit for the proposed partial demolition of the theater. (p. 7.1 and 7.2)

6. On page 7.3, there is a rendering of the proposed Water Street façade of the Dock Cinema building to provide more information about the extent of the proposed exterior renovation of the cinema.

7. On page 7.4 there is a new rendering of the proposed “public porch” and seating area proposed as a public benefit of the project. The rendering shows no changes from the earlier PUD narrative but is meant to provide additional detail and clarity.

8. On page 11.1 the applicant added SE and SW elevations of the proposed Dock Cinema building.

9. On page 19, the bottom image was revised to show a lower height between Lago Tacos and the Dock Cinema building. They removed the additional theater marquee from the rendering, and consider the parapet on the Lago Tacos building, but the two buildings are adjacent in the plans. We need clarification from the applicant.

10. On page 20.1 the applicant has illustrated the reduced height of the three-story portion of the building on Water Street, from 40’3” to 39’8”. They added some height measurements as well: at intersection of Lake and Water the two story building on Lake is 33’9” and the three story portion of the building, at the back by the parking lot, seen from Lake Street, is 42’9”.

11. On page 21.1, the applicant added the Masonic Lodge building, 241 Water Street, located between Second and Third Streets, as a comparison building for considering height. And they have corrected the height of the three-story section of their proposed building.

12. They added a second p. 21.1 and p. 21.2 to better illustrate the grade change on the site.

13. They added a Solar Study, p. 21.3.

14. On pages 21.4 – 21.7 they have provided views of the proposed development from a variety of nearby locations.

PROPOSED CONDITIONS OF ANY APPROVAL OF THE PUD PRELIMINARY PLAN APPLICATION

In summary, staff recommends that the following aspects of the project are the most important for further discussion by the Planning Commission in order for the City to determine if the proposed project meets the criteria for approval of a PUD Preliminary Plan application:

- The height of the proposed building and its compatibility with the surrounding area
- The proposed public benefits of the project
- The proposed parking provided as part of the development
- The visual and physical connection to The Port and The Commons

The following are recommended conditions of any approval of the PUD Preliminary Plan application. Staff recommends that these conditions should be satisfied prior to review of a PUD Final Plan application:

1. The public benefits shall be detailed and satisfactory to the City Council.
2. Building height shall be reduced to two stories on Water Street or at a minimum the third story should be set back.
3. A parking analysis to substantiate adequacy shall be submitted for review and approval. Parking provided must be deemed sufficient so it does not overburden public parking supply.
4. A more detailed landscaping plan shall be submitted and approved. Landscaping proposed shall be superior to what is required by ordinance.
5. A traffic study shall be subject to review and approval by the City Engineer.
6. All grading and drainage plans shall be subject to the review and approval of the City Engineer and the Minnehaha Creek Watershed District.
7. All utility plans shall be subject to review and approval of the City Engineer and Public Works Superintendent
8. All ground-mounted and rooftop mechanical equipment must be designed or screened to mitigate noise and any visual impact. All equipment shall be compatible with the building.
9. The applicant shall conform with all requirements required by the City Engineer to ensure that stormwater is managed on site.
10. Street tree and boulevard plantings along Water Street and Lake Street are subject to review and approval by the Public Works Superintendent.
11. Comprehensive Plan Amendment application shall be approved concurrently with Final Plan application.
12. Preliminary and Final Plat Application (to combine the four parcels into one) shall be approved concurrently with Final Plan application
13. A conceptual Sign Plan for restaurant, retail, and apartment complex shall be submitted for review and approval by the Heritage Preservation Commission and Zoning Administrator.
14. An exterior lighting plan shall be submitted for review and approval by the Heritage Preservation Commission and Zoning Administrator.

15. The Fire District shall review plans and provide written approval.
16. A Site Alteration Permit application for partial demolition of the theater and for new construction pursuant to Sec. 20-10(a) of the city ordinance shall be reviewed by the Heritage Preservation Commission.

Recommended Action:

The Planning Commission shall conduct a public hearing on the subject application and make a recommendation of approval, modification, or denial to the city council. Staff has provided a set of recommended conditions of approval (above) which the Planning Commission should review and finalize as part of your recommendation to the City Council. Staff recommends the Planning Commission provide comment, specifically, on public benefit, building height, proposed parking, and connection to The Port and The Commons.

Budget:

Attachments:

1. PC Staff Report_10 Water_05_20_2025
2. 10 Water St Preliminary PUD_CE Review Memo for PC
3. Allison Wert 10 Water Street Support
4. Andrew Huseby 10 Water Street Support
5. Anne Iverson 10 Water Street Support
6. Chris Dennis Letter_06_18_25
7. Grotting Letter_05_2025
8. Hegenes Letter of Support
9. Laura Hotvet 10 Water Street Support
10. Letter of Support_Patrick Foss - 10 Water St.
11. 2025 06-10 10 Water St - Preliminary PUD Narrative REVISED
12. Res FINAL_2025-04-10 Water St Resolution



MEMORANDUM

Item 5(a) 10, 26, 28 Water Street Planned Unit

Re: Development (PUD) Preliminary Plan

Date: May 20, 2025

To: Planning Commission

From: Julia Mullin, Community Development Director

APPLICANT: Matt Mithun, Water & Lake LLC, 950 Wayzata Boulevard, Ste. 104, Wayzata, MN 55391

PROPERTY OWNER: Same

LOCATION: 10, 26, 28 Water Street

CASE NO.: PC No. 2025-04

60/120-DAY DEADLINE: May 31, 2025/July 30, 2025

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2. Staff Report and Planning Commission Review	(Page 2)
3. Project Overview	(Page 2)
4. PUD Process	(Page 3)
5. Zoning Standards and Requested Flexibility	(Page 4)
6. PUD Project Analysis	(Page 5)
7. Public Benefits	(Page 13)
8. PUD Criteria Review	(Page 15)
9. Other City Approvals Required	(Page 21)
10. Proposed Conditions of Approval	(Page 22)
11. Recommended Action	(Page 23)

1. BACKGROUND

The applicant, Matt Mithun, Water & Lake LLC, 950 Wayzata Boulevard, Ste. 104, Wayzata, MN 55391, has submitted a Planned Unit Development (PUD) Preliminary Plan application for a proposed mixed-use development on the parcels located at 10, 26, and 28 Water Street and a small interior parcel to the west of 28 Water St. The proposed project will include residential units, restaurant space, parking, and the partial demolition and restoration of the historic Dock Cinema building to restore one theater and add retail space. The project area is 1.4 acres (60,707 sf). The applicant is exploring a Tax Increment Financing (TIF) request to the City to help finance the project.

The project site is located in Excelsior's Downtown Historic District and pursuant to *Sec. 67-7(b)(4)* of the City code, the Heritage Preservation Commission (HPC) reviewed the application for conformity with City Code *Chapter 20 Historic Preservation* and the Preservation Design Guidelines, at their meeting on April 29, 2025.

The application is before the Planning Commission as required in *Sec. 67-7(b)6* for recommendation to the City Council:

The planning commission shall conduct the public hearing and shall, as appropriate, recommend approval, denial, or modification of the request. Such recommendation shall be accompanied by the report and recommendation of the city staff, and shall be entered in and made part of the permanent written record provided to the city council.

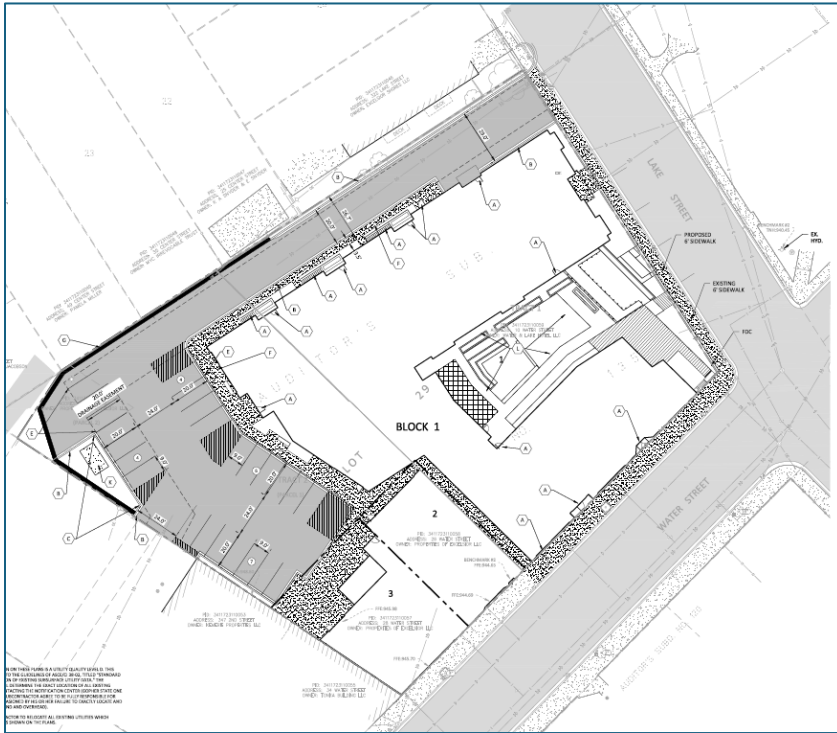
2. STAFF REPORT AND PLANNING COMMISSION REVIEW

The intent of this staff report is to support you, the Planning Commission, as you review:

- how the project conforms to the city zoning ordinance and where the applicant is requesting zoning flexibility, and
- how well the project satisfies the PUD criteria in the city zoning ordinance and where modifications may be needed.

3. PROJECT OVERVIEW

The project proposes construction of a mixed-use building at the corner of Water Street and Lake Street with restaurant space on the main level and 40-43 apartment units above. The building is three stories at Water Street (with the third level set back on part of the building) and 3-4 stories on Lake Street. The first level at the corner of Lake Street and the alley is the structured parking. The building will include structured parking (68 - 70 stalls) on the first level behind the restaurant space, as well as surface parking (24 stalls) at the interior of the site; both are accessed from the alley off Lake Street. The applicant proposes outdoor seating for the restaurant at the corner of Water and Lake Streets, and a public space with seating along Lake Street. The plans include a renovation of the historic Dock Cinema building (originally the Tonka Theater) that includes a partial demolition of the building – they propose to demolish an addition to the structure as well as the back portion of the original building (constructed 1945). The theater is a Contributing building to both the local and National Register historic district. They will restore the marquee and façade of the building, renovate an entrance space on Water Street, establish retail space at the rear of the building, and create a multipurpose theatre space on the second level.



(Site Plan)



(View from intersection of Water and Lake Streets)

4. PLANNED UNIT DEVELOPMENT PROCESS

This project is before the city as a Planned Unit Development application. A Planned Unit Development is used to accommodate development that:

- may be difficult to carry out under conventional zoning district standards
- results in public benefits, and

- provides procedures and standards intended to allow more flexibility.

As stated in *Sec. 65-1* of the city Zoning Ordinance, the flexibility provided by the City should result in a development that is better planned and provides more amenities than a development created with conventional zoning ordinance standards:

This flexibility should result in a development that is better planned and contains more amenities than one produced in accordance with conventional zoning ordinances and subdivision controls. While more lenient siting requirements may be granted, the planned unit development should contain features not normally required of traditional developments.

The PUD process in Excelsior is a two-stage review with Preliminary Plan PUD application and Final Plan PUD application. A Sketch Plan review is optional and was conducted by the Planning Commission in March and November 2024. This application seeks Preliminary Plan PUD approval. If the Preliminary Plan PUD is approved by the City Council, a Final Plan PUD application will subsequently be submitted for review/recommendation by the Planning Commission and approval by the City Council. At the Final Plan stage of a PUD process, the final project plans will be considered along with the rezoning to PUD, and approval of a Development Agreement.

5. ZONING STANDARDS AND REQUESTED FLEXIBILITY

The subject parcels are currently zoned Downtown Commercial. A PUD application allows the city to provide some flexibility in zoning standards in order to facilitate a complex development that will bring benefit to the City. With the approval of a PUD, the City essentially creates a zoning district for the project site with a unique set of zoning standards. Approval of a PUD is a public policy decision for the City Council.

According to *Sec. 65-5* of the Zoning Ordinance, an applicant may request modification of the requirements of the City zoning ordinance regarding building height and density. The City may approve a modification of building setback and parking requirement standards if:

- The modifications bear a demonstrable relationship to, and are consistent with, the goals and policies of the Comprehensive Plan.
- The adverse impact and effect of such modifications will be eliminated by screening landscaping, superior site and building design and other features related to planning, design and construction.
- The modification is necessary to achieve the purposes of this section.

As proposed, the development requires flexibility in the following city's zoning standards:

1. Building Height (*Sec. 50-3*)

2. Parking Required (*Sec. 19-7*)
3. Minimum floor area per dwelling unit (*Sec. 41-7*)
4. Parking area setbacks (*Sec. 19(h)(4)1*)

6. PUD PROJECT ANALYSIS

a. Residential Use: Unit Mix and Type

The application proposes 40-43 apartment units (unit number varies throughout application).

UNIT TYPE	NUMBER OF UNITS	% of TOTAL UNITS
1 BR	13	32.5%
1 BR + den	9	22%
2 BR	12	30%
2 BR + den	6	15%
3BR	1	0.5%
TOTAL	41	100%

The residential density of the proposed project is 28 – 31 units/acre. Our high density multifamily district calls for a density of 19 – 30 units.

b. Minimum Floor Area Per Dwelling Unit.

The majority of the units meet the minimum floor area standard. It is the smaller units, the 1-bedroom units and 1-bedroom plus den units that are proposed to be smaller than the standard required. Multifamily housing trends support the creation of small units, and the sizes proposed are not outside the industry standard. Smaller units meet the City's Comprehensive Plan goal of having diverse housing available and can provide a lower cost option within the overall mix. Units that are less expensive to rent may increase the variety of tenants who may rent in this complex. This is one of the ways in which the project can satisfy the PUD ordinance's goal of creating developments that are "better planned and contain more amenities than one produced in accordance with conventional zoning."

UNIT TYPE	NUMBER	SIZE	Required Min Floor Area
1 BR	13	634 – 896 sf	700 sf
1 BR + den	9	857 – 1,107 sf	
2 BR	12	1,177 – 1,539 sf	800 sf

2 BR + den	6	1,411 – 1,635 sf	
3BR	1	1,871 sf	880 sf
TOTAL	41		

c. Restaurant Use

In the proposed new mixed use building at Water and Lake Streets, 5,700 sf of commercial space for a restaurant use is proposed. The Lagos Tacos building is located within the project area. The applicant has indicated that renovation of the Lagos Tacos building will not be part of this project. However, required parking will need to be accommodated on the site; and plans for a possible expansion indicated on plans should be noted.

d. Theater and Retail Use

The renovated Dock Cinema building will have 5,368 gross floor area. The first floor (3,620 sf total) will have a vestibule/entrance and retail space (1,800 sf) at the rear, opening to the parking lot. The second floor will have a theater space (1,748 sf).

e. Setbacks.

The front of the proposed project parcel is Water Street. The chart below provides information on setback requirements for the existing zoning district (Downtown Commercial) and the high density residential district (R-4). As we review proposed zoning dimensions the DC (Downtown Commercial) is relevant because of the location of the proposed project, and the R-4 District is relevant because of the type of use proposed (high density residential).

Setback Type	Required (Downtown Commercial)	Required (R-4 District)	Existing Setback	Proposed Setback
Front (Water Street)	None	20'	0'	0'
Rear	12'	30'	> 12'	27'
Side - NE	None	30'	> 10'	<5'
Side – SW	None	20'	0'	0'

f. Parking lot setbacks:

Parking lots must be set back 10' back from a property line abutting public streets. The plans satisfy this requirement. Parking lots must be set back 5' from interior side and rear property lines. Plans show parking

stalls that have 0' setback from the side property line and the drive area (alley) is 0' from the rear property line. These dimensions do not meet zoning requirements. The applicant is managing the constraint of ensuring fire district vehicles are able to access the alley and the rear of the proposed structure which requires a minimum 24'. Additional discussion with the city engineer and Fire District is necessary in order to finalize these setbacks and determine that any adverse impacts are mitigated.

g. Building Height

Height in the Downtown Commercial zoning district is restricted to two stories, not to exceed 28 feet (Zoning Ordinance, *Sec. 50-3*). The Preservation Design Manual (used to review proposed change in the downtown historic district pursuant to City Code, *Sec. 20*) states a new building's height should relate to the average height of existing adjacent structures. The neighboring Dock Cinema is two stories, Lago Tacos is one story, and the Tonka Building is two stories. A PUD may provide flexibility from the zoning standard for height (Zoning Ordinance, *Sec. 65-5(a)*).

We measure building height from the point of lowest grade in an area around the structure. There is a significant grade change on this parcel - page 20 of the narrative illustrates this. The lowest elevation along Water Street is 943' (at the corner of Water and Lake) and the lowest elevation on Lake Street is 937' (just to the right of the entrance to the alley), a difference of 6'. And the grade changes on Water St. from 946' at Lago Tacos to 942' at the corner of Water and Lake.

Location	Elevation
South corner (by Lago Tacos)	946'
West corner (interior of parcel)	946'
East corner (Lake St. and Waer St.)	942'
North corner (Lake St. and alley)	937'

Using our method for measuring height only a one story building would likely meet our height requirement of 28'. We would expect a request for height flexibility for most developments on this parcel; the discussion should be around how much height is appropriate.



(Grade Change on site; Water Street in yellow and Lake Street in blue)

Height: Measuring height from grade at various points around the structure helps to understand the size of the building and to assess its compatibility with neighboring structures. The applicant has provided a variety of height measurements. (See pages 20, 21).

What part of structure	Height
On Water Street, at corner, height of first story	14'
On Water Street, at corner, height of second story	30'
On Water Street at corner, height of recessed third story	38'
On Water Street, by Dock Cinema, height of full third story	40'
On Lake Street, height of upper story	45'
On Lake Street, height of elevator bulkhead	54' (approx.)

Page 20 of the narrative illustrates the comparison height of the other existing buildings on the block all of which are substantially less tall. We need the building heights of the two-story Dock Cinema/Tonka Theater, the one-story Lago Tacos, and the two-story Tonka Building (corner of Second and Water) in order to fully assess the impact of the proposed building height. On Lake Street there is a three-story apartment building adjacent to the proposed development with a partially below grade basement level with parking making part of the building 3.5/4 stories. It was built prior to the establishment of the height standard, and it is not located in the historic district.

Stories: The proposed structure is three stories facing Water Street; part of the facade along Water Street has the third story recessed. The proposed structure facing Lake Street is partially three stories and partially 3.5 - 4 stories, with the first level used for parking and the fourth level set back. There is also a rooftop deck on the building, on the uppermost story (the fourth story at the alley entrance, and the third story in the parking area), with an elevator bulkhead and stair bulkhead providing access. The fourth level and rooftop structures will be visible from Water Street. The structure is three stories facing the surface parking lot at the interior of the parcel.

The Planning Commission should consider the proposed height of the new building and consider its impact on the Downtown Historic District as a whole. The district overall is a mix of one and two-story buildings. There are no three-story buildings on Water Street in the district.

Staff recommends that the new building be a maximum of two stories on Water Street and should be no taller than the average of the theatre building and the Tonka building (corner of Second and Water), as guided by the Preservation Design Manual (used by the HPC to review structures in the historic district).

Or, if three stories are permitted on Water Street in this new building, the third level must be set back all along Water Street. Additionally, the height of stories (floor heights) should align with those in neighboring historic buildings. Building height could be reduced with a lower ceiling height on the main level. It is proposed at approximately 14'. Other buildings on Water have ceiling heights closer to 10-12'. Additional stories could have lowered heights as well.

Given the changing topography of the parcel, a more detailed illustration of building height, measured from the grade at all sides of the proposed building would help the Commissions' and Council's understanding of the height of the structure, its relationship to buildings in the historic district, and its impact on the Port, The Commons, and this entrance to downtown Excelsior.

h. Mass and Scale and Compatibility with the Surrounding Neighborhood.

The discussion of building height is critical to an assessment of mass and scale. Reducing the height along Water Street as recommended above would significantly improve the compatibility of the development's mass and scale with the surrounding neighborhood. The architectural detail on the building, the placement of windows, the use of brick and careful attention to its color all contribute greatly to compatibility.

i. Entrances.

From Water Street: one entrance into Dock Cinema and one entrance into proposed new restaurant space
From Lake Street: access to public seating area, "public perch" and one private entrance to apartment units
From alley: one private entrance to apartments and vehicular entrance to garage
From surface parking lot: one entrance to rear of Dock Cinema and private main entrance to apartments

Staff has identified one public entrance into the proposed new building. It is recommended that additional entrances be added along Water Street to increase compatibility with Water Street retail character, to enhance public-facing character of the restaurant. Part of the purpose of the Downtown Commercial zoning district (Sec. 50 Zoning code) is to promote high standards of building and site design which will foster compact commercial developments with pedestrian convenience and human scale to preserve and strengthen historic character.

Dock Cinema will have a front entrance on Water Street, and a rear entrance will be added for access to rear-facing retail. It is recommended that the primary entrance remain on Water and that new retail space be oriented to Water Street.

The main entrance to the 40-43 apartment units will be at the rear of the building and not on a public street. Because this project is located downtown at the entrance to our historic district, more effort should

be made to make the new development public facing and accessible from Water and Lake Streets. Activating the street with entrances is fundamental to downtown character.

j. Site Circulation. Pedestrians will circulate through the site via a new entrance proposed between the proposed new mixed use building and the Dock Cinema. The rear of the development is largely for private use. The addition of the passage way from Water Street supports the goal mentioned above of creating pedestrian convenience and human scale development. Vehicles will access the site from Lake Street. Staff believes that it is the intent of the applicant to allow through access from lake Street to Second Street, but the details need to be clarified.

Multiple access points are important to creating movement into and around the site. The city engineer shall confirm that the surface parking lot layout will handle traffic if Lake Street is indeed the only access point.

k. Parking. The project proposes structured parking on the lowest level of the new mixed use building that is partially exposed at grade on Lake Street and the alley, and partially below grade, and a surface parking lot at the rear of the building. Entrance to the parking garage and surface lot is from Lake Street.

The application indicates 68 – 70 stalls in the parking garage and 24-25 surface stalls. There are proposed stalls that the Fire District required removed in their preliminary review that are included in the landscape plan. These should be removed. Stalls that are compact, full size, ADA accessible should be identified.

Due to unknowns about the new restaurant seating capacity, staff has estimated required parking.

Parking stalls for residential and commercial uses:

Use	Parking Requirement (Sec. 19-7 of Zoning Ordinance)	Proposed Use	Parking Required by Ordinance	Parking Proposed
Multifamily dwelling units	2.5 stalls/unit	40-43 apartment units	(100-108 stalls) 105 stalls (est.)	68-70 stalls in the parking garage (70 stalls for 41 units is 1.7 stalls/unit)

Restaurant with liquor	1 stall per 3 seats OR 1 stall per 42 sf of gfa*	5,700 sf – new restaurant at Lake and Water	(133 stalls; however If use seating capacity it will be less) 67 stalls (est.)	24-25 stalls in surface lot
Retail	2.5 stalls per 1,000 sf of gfa	3,620 sf in Dock Cinema	9 stalls	
Theater	1 stall per 10 seats of design capacity	1,748 sf – second level Dock Cinema	5 stalls (est.)	
Lagos Tacos	1 stall per 3 seats	Existing use	16 stalls (est.)	
TOTAL			202 (est.)	92-95

NOTE: GFA is gross floor area

The city's multifamily parking requirement is high, given recent parking and development trends. The applicant cites the residential development at One West Drive as a recent example of the City providing parking flexibility as part of a PUD application. One West Drive was approved at 1.6 stalls/unit (78 stalls for 49 units). The city explored reducing the requirement when it was considering the PUD application for One West Drive but did not change it, and concluded at that time that for multifamily parking the city and developer share a common interest in providing the correct number of stalls on site.

Staff concludes that the parking for the residential units may be adequate, however, the parking provided for the restaurant, retail, and theater uses is not enough. Currently, the city uses the parking impact fee as a tool for allowing a new development to contribute financially to the provision of public parking in place of providing the required stalls on site. Given the estimated gap between required parking and proposed parking, another solution will be required. The City may provide parking flexibility as part of the PUD to the commercial uses as well as the multifamily use. Agreement on a final parking stall count to be provided onsite is an item that requires further discussion before the Preliminary Plan can be approved.

I. Bicycle Access. A bicycle rack is provided at the entrance to the multifamily units at the interior of the parcel. Zoning Ordinance (Sec. 19-8) requires that multifamily developments provide for off-street parking of bicycles. A bicycle rack on Lake Street would also be desirable.

m. Impervious Surface (Lot) Coverage. The existing parcel, except for the grassy area at the intersection of Lake and Water Streets, is covered with impervious surface – structures, parking areas, gravel drive. The requirement in the downtown commercial zoning district allows a maximum of 100% coverage of the parcel. The proposed plans include a small area of green space on lake Street and a small area landscaped in the west corner of the parcel.

n. Landscaping. There are initial landscaping plans provided by the applicant (pages L101 and L102 of the Plans), however they are conceptual and do not include types and quantities of plantings. As a PUD application, the landscaping should exceed city requirements pursuant to *Section 65* of the City zoning ordinance, including provision of street trees on Water Street and Lake Street. Preliminary plan approval should be conditioned on submittal of complete landscape plans and a narrative of how they exceed city requirements. Installation shall meet city requirements and be subject to the approval by the Public Works Superintendent.

Planting requirements for commercial and multifamily areas (Sec. 12-6):

Standard	Required
1 overstory tree for every 2,000 sf of lot area	32
1 understory tree for every 10,000 sf of lot area	7
1 shrub for every 750 sf of lot area	85
1 perennial for every 500 sf of lot area	128

*Total site area: 60,707 sf

Plantings should at a minimum be planted along buildings, in required setbacks, and in parking areas. Species that provide year round interest such as evergreens are encouraged and should account for 20% of shrubs to be planted.

Staff notes that along Lake Street the landscaped areas are around large retaining walls and a ramped walkway. Because the sidewalk on Lake Street is below the grade of the restaurant and amenity deck, attention to landscaping that screens the walls year round is important.

o. Tree Removals, and Tree Preservation. There are existing trees on the vacant parcel at 10 Water Street and also along the parking areas where the parcels meet the residential parcels on Center Street. The

proposed initial landscaping plans do not provide a vision for tree plantings on the parcel. Additional information is needed. It is expected that street trees will be planted along Water Street and Lake Street as well.

p. Alley. Today there is alley access through these parcels from Second Street to Lake Street. This access will be preserved, however, this is not a public alley. The width is 20' – 29' and must be satisfactory to the city engineer and Fire District for emergency access.

q. Trash and Recycling. Trash and recycling for the residential units, restaurant, and retail space will be managed in specified areas in the parking area at the rear of the buildings as noted on the site plan.

r. Mechanical Equipment Screening. All ground-mounted and rooftop mechanical equipment must be designed and located to be compatible with the building and must conform with the Preservation Design Manual and zoning requirements. All equipment must be designed or screened to mitigate noise.

s. Traffic Study. See city engineer report.

t. Heritage Preservation Commission Review. This property is located in the Downtown Historic District and is therefore subject to review by the Heritage Preservation Commission. The HPC has reviewed the Preliminary Plan application (April 29th meeting) and will act on a Resolution with recommendations to the City Council at their May 27th meeting.

u. City Engineer Review. The city engineer has completed a preliminary review of the stormwater and grading plan for the project and a review of traffic impacts and provided a memo with comment and recommendations which is attached to this staff report. Any approval of the PUD Preliminary Plan should be conditioned upon final approval by the city engineer.

v. Fire District Review. The applicant has had an initial meeting with Fire District staff to review the plans. Configuration of the driveway access and overall access will need to be reviewed and approved by the Fire District. Any Preliminary Plan approval should be conditioned upon approval by the Fire Marshall.

7. PUBLIC BENEFITS

Public Benefit. A required component of all PUD applications, as stated above in the PUD Criteria, is public benefit to the community: *The planned unit development provides one or more public benefits such as free public parking, public spaces, preservation of public views or long-term affordable housing units. (Sec. 65-2(c) Zoning Ordinance)*

This applicant states on Page 2 of their narrative that this project's benefits are the following:

<i>A New Chapter for the Dock Cinema</i> Restoration of the historic marquee and facade. Creation of a community-focused, multipurpose theatre space. Potential for new commercial opportunities.
<i>Welcoming Public Space</i> A dynamic and welcoming "front porch" along the lakefront. A catalyst for enhancing the pedestrian experience at Water and Lake Streets.
<i>Benefits City Infrastructure</i> Opportunity for completion of Lake Street water main loop. Long-term infrastructure benefits for the city and surrounding neighborhood.
<i>Improve Historic Water Street</i> Enhanced beautification and visitor experience along Water Street. Collaboration on hanging baskets and street trees.
<i>Short Term Rental Opportunities</i> Potential community-based priority.
<i>Meaningful Economic Impact</i> Converts vacant lot into significantly contributing tax base. Economic impact of new year-round residents and businesses.
<i>Enhanced Stormwater Management</i> Captures stormwater from three parcels: 10, 26, and 28 Water Street.

Staff has been working with the applicant to develop a set of proposed public benefits that meet City goals and reflect the significance of the applicant's request to the City for:

- flexibility in building height and parking requirements
- approval to partially demolish a contributing structure in the downtown historic district
- approval of a new 3-story building on Water Street in the downtown historic district

Staff recommends that the proposed public benefits are not adequate at this time. Many of the public benefits they propose, including potential for new commercial opportunities, opportunity to complete

water main loop on Lake Street, increased tax base, and stormwater management on the project site, are improvements we'd expect and require from any development. These are benefits of the project, and the city values them, however, for a PUD application, more significant proposed benefits to the public, unique to this project, are needed.

Staff has had conversations with the development team about the following possible public benefits and has recommended they include some or all of these in the application. The Planning Commission should discuss and comment on the overall proposed package of public benefits and provide recommendation.

- Redesigned pedestrian crossing at Lake Street and Water Street given the additional vehicular and pedestrian activity this project proposes (for example, textured crossing area, bumped out sidewalks).
- Enhanced stormwater management to include an area beyond the project parcels given the proximity of this project to Excelsior Bay and the significant density the project will add to downtown.
- Setting aside some (up to five?) apartment units at a lower cost to make it more likely that year-round residents will live in this development, people who work in the area. Units offered at 80% of the area median income would be targeted at individuals who earn \$68,880.
- Financial contribution to the replacement of the Lake Street water main loop which needs upgrading.
- Including public bathrooms in the development to meet a longstanding need downtown. Working with the City to develop an effective solution.
- Improved pedestrian-oriented public realm to include wider sidewalks and street trees on Water Street and Lake Street.

8. PUD CRITERIA

We review a PUD Preliminary Plan PUD application using the criteria found in Section 65 of the Zoning Ordinance. There are three sections of criteria that apply:

- Decision Criteria
- Residential Project Standards
- Non-Residential Project Standards. Staff has commented on these criteria below:

Decision Criteria (Sec. 65-2). Article 65 of the Excelsior Zoning Ordinance provides Decision Criteria by which a PUD application must be reviewed. Sec. 65-2 Decision Criteria states the city may approve or approve with modifications a planned unit development plan if:

a. *The planned unit development is consistent with the comprehensive plan (the city's comprehensive plan can be found here [PLAN](#))*

The city's vision statement is on p. 20 of the Comprehensive Plan and includes: *A Livable Small-Town Feel. Where the City embraces the size and scale of its downtown and neighborhoods while striving to preserve the higher quality of life, charm, smallness and friendliness that this place offers.*

The Excelsior Comprehensive Plan: goals and objectives for Commercial and Residential areas and for Downtown, (see p. 120 -122 of the Comprehensive Plan), include:

- *Ensure that new commercial development and redevelopment is designed in scale with, and complementary to, existing adjacent development.*
- *Stress the importance of historic preservation to the character of Excelsior to both current and prospective business people in the community.*
- *Promote the economic importance, and supporting the provision of, a variety of housing types and choices (i.e., life cycle housing) within the community to meet the varied needs of residents of all ages and socio-economic circumstances in all geographic areas of the city.*
- *Continue to support the development of multiple family housing in a dispersed pattern throughout the community as opposed to designation of specific areas, which would create large concentrations of such housing.*
- *Encourage the inclusion of affordable housing in new residential developments.*
- *Ensure new residential development be of a character, size, density and quality architecture that respects the traditional neighborhood character and maintains the quality of life for existing and future residents.*
- *Encourage, support and promote the application of sustainable building practices in all private sector rehabilitation and redevelopment.*

b. *The planned unit development accomplishes, by the uses of permitted flexibility and variation in design, a development superior to what would result of the property were developed under existing conventional zoning regulations. The following shall be evaluated and applied:*

- i. *Includes structures that have appropriate mass and scale relative to surrounding properties,*
- ii. *Interconnects usable interior or exterior open space,*
- iii. *Conserves or improves natural features such as public views, trees, wetlands or open space,*
- iv. *Provides additional aesthetic features and harmonious design,*
- v. *Provides recreation, or other public facilities;*
- vi. *Includes energy efficient site design or building features,*
- vii. *Uses low impact development techniques.*

The proposed development includes new pedestrian access from Water Street to the interior of the parcel where the main entrance to the apartment units is located. The proposed new building has harmonious design. Staff recommends that the mass and scale relative to other buildings in the downtown historic district is too great in some areas. Building height along Water Street should be kept to two stories, and additional height should be located at the interior of the parcel. If a recessed third story is permitted on Water Street, more effort to lower ceiling heights should be employed to reduce the overall height of the structure. The applicant has not discussed energy efficiency or low impact development techniques.

c. The planned unit development provides one or more public benefits such as free public parking, public spaces, preservation of public views or long-term affordable housing units;

The applicant details public benefits on p. 2 of the Narrative. See discussion of public benefits below.

d. The planned unit development results in no greater burden on present and projected public utilities and services than would result from development under existing conventional zoning and the development will be serviced by adequate public or private facilities including streets, fire protection and utilities;

The development, due to its location in downtown Excelsior, will be adequately serviced by public and private services and utilities. An additional 40-43 residential units will add to water and sewer service and will also increase the efficiency of this existing public infrastructure. The development will be charged fees for connection to the existing water and sewer infrastructure, which contribute to the maintenance of the systems. There will be additional use of city streets and given the proximity to The Port and The Commons, the city engineer should review and approve any required traffic study and recommend improvements to the intersection at Lake Street and Water Street. Any approval should be conditioned upon review by the Public Works Superintendent and the Fire Marshall.

e. The perimeter of the planned unit development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass, setbacks. Building height and architectural design of proposed structures;

As detailed above, the height of the development on Water Street should be kept to two stories in keeping with the requirements of our downtown historic district. The architectural design of the project is intended to reflect the commercial nature of Lake Street and the residential nature of Lake Street.

- f. Landscaping within and along the perimeter of the planned unit development is superior to that required by this Code and enhances the visual compatibility of the development with the surrounding neighborhood;*

A more detailed landscape plan is required. As presented, the landscaping is not superior to what is provided by Code. Effort should be made to incorporate trees into the parking area. Attention to the winter landscape on Lake Street is important due to the large retaining walls facing the street in that area. Detailed beautification plans including planters, hanging baskets, and street trees on Water Street are needed. A vision for anchoring this entrance to the downtown historic district and connecting it through landscape with The Port and The Commons is needed.

- g. At least one major circulation point is functionally connected to a public right-of-way and the number of required parking spaces are met or exceeded on the site;*

The vehicular entrance to the site is off of Lake Street. There is a pedestrian entrance from Water Street to the interior of the site. Improved pedestrian access from Lake Street and from Second Street is desirable and vehicular access from Second Street should be confirmed. The parking stalls indicated do not meet the city's parking requirements. Multifamily housing construction trends, travel trends in the metro area, parking requirements in surrounding communities and others similar to Excelsior, and a goal of providing diverse housing types within the City support a parking requirement for multifamily uses that is less than 2.5 stalls/unit. Further discussion and additional rational from the applicant about how the parking provided for the commercial uses is adequate is required.

- h. Open space, where provided to meet the requirements of this Code within the planned unit development is an integrated part of the project rather than an isolated element of the project;*

A small public open space is provided on Lake Street detailed with Adirondack chairs and several tables. Larger public space would better meet this criteria.

- i. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristic of the subject property and immediate vicinity;*

The architectural design takes its inspiration from historic buildings on Water Street and the older homes along Lake Street. The colors and textures of the building are a reflection of existing materials surrounding the site. The brick material, vertical window shapes, storefront bays reflect historic downtown buildings. The building does not attempt to mimic historic buildings.

j. Roads, parking lots, street lamps, parking lot lighting, off-street loading areas, trash receptacles, landscaping, fencing, outdoor storage, signage, and streets, whether public or private, within and contiguous to the site comply with city guidelines for construction and any applicable design standards or guidelines set forth by the design standards manual or preservation design manual;

An outdoor lighting plan and a signage plan is needed. Final plans will be reviewed for conformance.

k. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project

See city engineer's review.

l. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment;

The development is proposed to be constructed in one phase.

Residential Project Standards (Sec. 65-11). Section 65-11 establishes standards for multifamily PUD projects in addition to those standards for all PUD projects:

b. For multiple family residential PUD district projects, the normal standards of either the R-3 or R-4 zoning districts shall apply to each project, excepting usage standards, as determined by the City council and as provided above.

The height is greater than what's required in our multifamily districts which is 35'. We expect setbacks to be more in conformance with the Downtown Commercial district, not our multifamily districts, because of the location of this project.

c. Multiple family residential projects shall maintain a quality standard of architectural and aesthetic compatibility with surrounding properties. All PUD residential projects shall maintain a high degree of design, architectural style, and quality of exterior building materials. Satisfaction of this standard shall be evaluated by the city council using the following criteria:

(1) The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street.

This development is well detailed and architectural features and materials are consistent throughout.

- (2) *The front façade of any principal building shall face onto a public street, and shall not be oriented to face directly toward a parking lot.*

The front elevations of the buildings face Water Street and Lake Street.

- (3) *Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences. Garage entrances shall not be a primary feature of the front façade of a principal building.*

The primary entrance to the residential units is at the rear of the structure. The garage entrance is off the alley.

- (4) *Existing structures that are designated as historic shall be protected from encroachment by incompatible structures or landscape development.*

The proposed development's use of materials and architectural detail complements the adjacent historic structures, however, the height of the structure on Water Street is incompatible.

- (5) *Significant environmental features and pedestrian orientation shall be incorporated into the site design.*

The development is pedestrian-oriented; the structure is built to the street and includes a new passageway to the rear. Improved connections from The Port and The Commons are needed.

- (6) *The primary material for the exterior of principal structures shall be brick, stone, wood, or other high quality materials which exceed the requirements of [section 17-5\(b\)\(1\)](#) of this appendix.*

The proposed development meets this standard.

- d. *In addition to the above standards, the city council may impose such other standards for a residential PUD project as are reasonable and as the city council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.*

Sec. 65-12. Non-residential project standards.

- b. For non-residential PUD district projects, the normal standards of either the DC, CC, GC, or MU zoning classifications shall apply to each project, except usage standards, as determined by the city council and as provided above.*

The building height standard needs additional review and discussion as described in this staff report.

- c. Non-residential projects shall be designed and constructed in conformance with the provisions of the design standards or, if applicable, the city's Heritage Preservation regulations. The projects shall maintain a quality standard of architectural and aesthetic compatibility with surrounding properties.*

The HPC has reviewed and made recommendations to City Council.

- d. In addition to the above standards, the city council may impose such other standards for a non-residential PUD project as are reasonable and as the city council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area including, but not limited to, requiring sprinkler or other fire suppression systems in structures not otherwise required to have them.*

9. NEXT STEPS: OTHER CITY APPROVALS REQUIRED

In addition to the PUD process, the proposed project will require an amendment to the Comprehensive Plan, approval of a Preliminary and Final Plat to combine the four parcels into one, and a rezoning from Downtown Commercial/Cottage Commercial to PUD. These applications will be submitted after the Preliminary Plan PUD application is considered by the Planning Commission and the City Council. A brief review of what to expect with each of those applications is included here to provide context for your consideration of the Preliminary Plan PUD application.

Application	
Comprehensive Plan Amendment	Reguide the parcels from Downtown Commercial to Mixed Use
Preliminary Plat and Final Plat Approval	Combine the four parcels to one (City Code <i>Sec. 30 Subdivisions</i>)
Zoning Ordinance Amendment	Change zoning of parcels from Downtown Commercial and Cottage Commercial to PUD (Zoning Ordinance, <i>Sec. 3</i>)

10. PROPOSED CONDITIONS OF ANY APPROVAL OF THE PUD PRELIMINARY PLAN APPLICATION

In summary, staff recommends that the following aspects of the project are the most important for further discussion in order for the City to find that the proposed project meets the criteria for approval of a PUD application:

- Building Height
- Public Benefits of the Project
- Parking Provided
- Connection to The Port and The Commons – visual and physical
- Landscaping

The following are recommended conditions of any approval of the PUD Preliminary Plan application. These conditions shall be satisfied prior to review of a PUD Final Plan application:

1. The public benefits shall be detailed, increased from what is in this application, and satisfactory to the City Council (see recommended public benefit).
2. Building height shall be reduced to two stories on Water Street.
3. A parking analysis to substantiate adequacy shall be submitted for review.
4. Superior landscaping plan shall be submitted and approved.
5. A traffic study shall be subject to review and approval by the City Engineer.
6. All grading and drainage plans shall be subject to the review and approval of the City Engineer and the Minnehaha Creek Watershed District.
7. All utility plans shall be subject to review and approval of the City Engineer and Public Works Superintendent
8. All ground-mounted and rooftop mechanical equipment must be designed or screened to mitigate noise and any visual impact. All equipment shall be compatible with the building.
9. The applicant shall conform with all requirements required by the City Engineer to ensure that stormwater is managed on site.
10. Street tree and boulevard plantings along Water Street and Lake Street are subject to review and approval by the Public Works Superintendent.
11. Preliminary Plan and Final Plat application to combine the four parcels to one – to be approved concurrently with Final Plan application
12. Comprehensive Plan Amendment application – to be approved concurrently with Final Plan application.

13. Preliminary and Final Plat Application – may be approved concurrently with Final Plan application
14. A conceptual Sign Plan for restaurant, retail, and apartment complex shall be submitted for approval by the Zoning Administrator.
15. An exterior lighting plan shall be submitted to the Zoning Administrator for review and approval.
16. Fire District shall review plans and provide written approval

11. RECOMMENDED ACTION

The Planning Commission shall conduct a public hearing on the subject application and make a recommendation of approval, modification, or denial to the city council. Staff recommends that approval of the Preliminary Plan PUD application require reduced building height on Water Street, additional public benefit, and a detailed parking plan based on anticipated need as detailed in this staff report. Planning Commission should recommend any conditions of approval.

Attachments

1. City Engineer Report
2. Application and Narrative
3. Plan Set

Memorandum

To: Kristi Luger, City Manager
Julia Mullin, Community Development Director

From: Morgan Dawley, PE, City Engineer

Date: May 20, 2025

Re: 10 Water Street Preliminary PUD
Engineering Review
City of Excelsior, MN
WSB Project No. 028742-000

We have reviewed the 10 Water Street Preliminary PUD submittal dated April 1, 2025. The proposed development will consist of a mixed-use development including secure underground private parking for residents, parking surface lot spaces, porch, a pedestrian garden sidewalk landscape along Water Street and Lake Street, private apartments, outdoor amenity spaces, a restaurant, and associated site elements to support this use.

Upon review of April 1, 2025, submittal materials provided by the applicant, this memo offers the following comments and conditions of approval. Additional and/or revised engineering comments and conditions of approval may be added with subsequent revisions and re-submittals by the applicant.

General Comments

1. Should the City Council choose to include additional public benefit scope items as additional conditions of approval for the development, the following infrastructure items have been considered previously for past redevelopment proposals for the 10 Water Street site, and could be considered for the current proposal:
 - a. Watermain looping on Lake Street from Water Street to Center Street to improve fire flow and drinking water quality turnover in the downtown area
 - b. Pavement rehabilitation following construction adjacent to the site on Water Street and Lake Street (mill and overlay)
 - c. Sidewalk widening and crosswalk/pedestrian enhancements adjacent to development on Water Street and/or Lake Street or both sides.
2. City Standard Details and Construction Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure. Include relevant plates in final plans.
3. The applicant is responsible for and shall provide copies of all applicable permitting for the project prior to grading permit (mass grading) and/or building permit issuance, including but not limited to Minnehaha Creek Watershed District (MCWD), Minnesota Pollution Control Agency (MPCA) NPDES construction stormwater, MPCA sanitary sewer, Minnesota Department of Health (MDH), and Metropolitan Council Environmental Services (MCES), as may be applicable. City approvals shall be conditional upon approvals by all pertinent regulatory agencies necessary for building permit issuance.

4. The applicant shall ensure compliance with applicable regulations and provisions under the Shoreland Management District pertaining to Lake Minnetonka.
5. Final civil plans, including demolition/removals, utilities, grading/paving, restoration, landscaping, and erosion control/SWPPP shall be submitted to the City Engineer for review and approval as a condition of building permit. Any approvals shall be conditioned on satisfaction of all City Engineer comments and City Engineer approval of all final plans and final plat.
6. A photometric plan shall be provided for any proposed site lighting adjacent to residential uses.
7. A signed Stormwater Management Plan and narrative shall be submitted with the final plan submittal detailing compliance with the City's Design Standards and Surface Water Management Plan including flood control. All plans and stormwater management reports submitted for the final plat review shall be signed by a licensed engineer.
8. A development agreement outlining the proposed development's public and private improvements, ownership and maintenance responsibilities of the improvements, and financial securities shall be required and executed as a condition of final approvals.
9. The developer must coordinate the relocation of any private utilities in conflict with the proposed improvements. Any costs incurred for the relocation of overhead facilities or the conversion to underground facilities will be the responsibility of the developer at the discretion of the City.
10. The applicant is responsible for and shall provide copies of all applicable access easement approvals, pipeline easement encroachment agreements, or any other similar agreements or permits necessary to construct all proposed, necessary, and appurtenant items related to roads, trails, sidewalks, driveways, public utilities, private utilities, that may be required by the easement- or facility-owners to allow for the development to be constructed as proposed to the City in accordance with the final plans approved by the City.
11. Based on past city experience with removal of older asphalt pavements within the City of Excelsior, it is recommended that the developer investigate and plan for during construction the disposal of some asphalt pavement that may not be suitable to be disposed of as recyclable bituminous and may need to be landfilled in accordance with MPCA regulations.
12. Submit a construction staging, temporary traffic, and temporary access and sidewalk access plan for all site areas and adjacent properties impacted by the project. A haul route plan shall be submitted for review and approval with the final plat.
13. Show on future submittals exactly how existing power poles will remain, be removed, be held for temporary conflict, and how existing power pole/light poles will be modified to either remove existing street/security lighting no longer necessary following completion of the project, or that will remain with lighting on them.
14. Include a demolition plan in future submittals. Show on demolition plan extents of tree branch trimming and label any necessary branch trimming to facilitate construction activity. Existing coniferous and other branches appear to extend to the existing drive aisle and appear to need to be removed for construction of the proposed driveway.

15. Enumerate tree removal numbers with species on the demolition plan for tree removal/preservation requirements verification.
16. Commercial driveway aprons conforming to the Excelsior City Standard Detail Plates shall be required and shown in the final plan.
17. All retaining walls over the height of 4 feet shall be designed by a licensed engineer as required by building code for review by the Building Official.
18. The Fire Marshal/Fire Chief and/or Building Official shall approve emergency vehicle access/circulation. The applicant shall coordinate with Excelsior Fire District prior to Final PUD submittal and incorporate comments from the Fire Marshal/Fire Chief in the final plans for City review. Additional comments from the Fire Marshal or Building Official may be provided under separate cover.

Lot Survey & Preliminary Plat (Sheets S01-S03)

1. An existing updated survey shall be provided to document all existing conditions of the site including the boundary line of the parcels and the ownership of the land within 100 feet of the parcel line.
2. The existing drainage and utility easements for City storm sewer shall be applied for vacation by the applicant and vacation of the easements shall be conditional upon final PUD approvals.
3. Drainage and utility easements as required by the City engineer shall be incorporated into the final plat/lot survey as a condition of approval. On future utility plan submittals provide profiles to verify easement widths over the modified City storm sewer. Easements (which may be included in the required private stormwater management agreement to be executed between the city and the applicant as a condition of final approval) will also be required over the private stormwater management system areas to allow for city inspection, verification of function, and other related activities required of the city by MPCA as a part of MS4 permitting responsibilities.
4. Clarify on final survey submittals if the existing private vehicular, pedestrian, and driveway easements will remain, or be extinguished and whether any benefitting property owners are in agreement with access easement modifications.

Site Plan (Sheet C01)

1. All roadways, drive aisles, and alleys must meet the Excelsior Fire District requirements for minimum widths and turning radii, the Fire Marshall will review compliance with existing fire codes. Provide additional dimensions and turning templates at driveway entrances for review on updated plan submittals for review as required by the Fire Marshal.
2. Verify through updated submittals that adequate site triangles are provided at the alley/driveway intersection with Lake Street and the intersections of Lake Street with Water Street and Center Street.
3. Provide typical sections for the concrete walk and bituminous roadway impacts that align with the Excelsior City Standard Detail Plates in the final plans.

4. Label all sidewalk widths, step, and stairway widths.
5. ADA accessibility shall be maintained for all parking and pedestrian ways that are accessible routes. All public routes shall be designed to be ADA compliant or have clearly identified alternative routes on future submittals.
6. Add concrete commercial driveway apron to city standards (standard detail plate) at the alley/driveway access on Lake Street.
7. There is no loading or unloading zone provided or identified on Water Street or Lake Street. Commercial deliveries shall be accommodated without blocking through traffic on Lake Street or Water Street to maintain existing conditions. Loading/unloading accommodations must be long enough at full width and excluding tapers to allow for a semi food delivery truck and be a typical 8-foot parking width wide. Provide details for review to show how pedestrians will be able to move through this area.
8. Ensure that all relevant Key Notes are shown on the plans. Currently some Key Notes are listed in the legend but not identified on the plans.

Grading Plan (Sheet C02)

1. The proposed preliminary site grades, drive aisles, parking areas, and utilities shall be verified by the City during the final submittal process as a condition of preliminary plan review.
2. Provide sections and details on all retaining walls on final plan submittals, including dimensions to property lines and how construction of walls will be conducted without grading or impact across property lines. Provide details on how drainage along rather than over retaining walls will be properly accommodated in the final plans.
3. A Stormwater Pollution Prevention Plan shall be provided to address erosion control measures including soil stabilization practices, limited grading, temporary or permanent cover, the use of mulch and construction phasing, as a condition of building permit issuance.
4. The contractor shall provide the City with a schedule for erosion and sediment control inspections.
5. Power pole and overhead wire conflicts with grading appear on the plans. Update plans or provide information on pole and wire protection, replacement, or removal.
6. Show all proposed low floors and low openings elevations on the building, including on the wall to the parking garage (ventilation grates) adjacent to the proposed alley/driveway.
7. Show pavement patching in offsite areas necessary for utility work on utility plans and show removals for these areas on demolition plans.
8. Show emergency overflow locations and routes within the housing area if piped inlets are plugged or at capacity.

Utility Plan (Sheet C03)

1. Provide information about building utility services such as meters. If located outside of the principal building, they shall be entirely screened from off-site views.
2. The downstream sanitary gravity main capacities shall be verified by the City during the preliminary/final application process. Capacity improvements for sewer and water may be identified as necessary through further analysis as a public improvement and at the cost of the applicant.
3. The capacities for the existing watermain shall be verified by the City during the preliminary/final application process to ensure adequate water sizing for the anticipated water consumption.
4. The applicant shall submit their water consumption needs for the site redevelopment to the City for consideration under the sewer and water capacity analysis.
5. Any existing utilities abandoned on-site need to be included in demolition/removal plans.
6. Pressures will decrease 4 to 5 psi per level moving up multi-story buildings and building booster pumps may be needed. The applicant shall verify all available flow and pressure information as may be needed for the mechanical designs for the site.
7. Final plans shall include a profile for all proposed storm sewer.

Landscape Plan (Sheet L01)

1. All landscaping and plantings on- or off-site shall not conflict with underground utilities, designated drainage swales, emergency overflow routes, or drainage and utility easements at the discretion of the City Engineer.

Trip Generation & Traffic Modeling

Existing Conditions

1. Proposed site is in the west quadrant of the Lake Street and Water Street intersection.
2. No existing counts were collected, what summer traffic volumes are being referred to?

Trip Generation

1. Clarify the area that existing trip generation was done for since the proposed site is vacant.
2. It would be helpful to show existing/ proposed ADTs on Lake St and Water St since turning movement counts were not collected.
3. Is the existing movie theater open? Google says it's permanently closed.
4. Table 1 displays the trip generation estimates for the existing building "adjacent to the proposed site".

5. Include ITE Code and building sizes in Table 1.
6. What is asterisk for on the daily movie theater trip generation? With limited parking in this area, it is unlikely this theater would generate this many trips on its own, potentially shared trips with other uses. If the movie theater is currently closed the daily/peak hour trips should be zero.

Proposed Condition

1. Include the site plan in the memo (including parking)
2. If the movie theater is being reduced in size, indicate how many screens/seats would remain.
3. Include ITE Code and building sizes in Table 2.
4. Table 2 displays the expected number of trips that are generated with the proposed development "and adjacent land uses".

Conclusions

1. Proceeding with the assumption that the movie theater is open and operating thereby generating trips, upon review of the applicant's submitted proposed traffic information the construction of the development is not anticipated to create a substantial increase to the background traffic in the area.

Stormwater Management & Modeling

1. The provided MIDS report shows the project meeting water quality requirements, however it does not show BMP parameters for the proposed underground infiltration device. Applicant to provide the MIDS model for further review.
2. Proposed BMP invert of 932.0' is not 3' above the OHWL of nearby Lake Minnetonka (929.4'). Applicant to raise BMP a minimum of 0.4'.
3. Applicant to provide construction detail for the proposed underground infiltration system including a section view.
4. Applicant to provide additional information on the soil amendment justifying improved infiltration rates below the proposed underground infiltration system.
5. Applicant to provide post-construction infiltration testing verifying design infiltration rates are met.
6. Applicant to provide more information on low floor plans. Noted first floor elevation for the garage appears to be the low opening.
7. It appears that water on the south and west sides of the site is routed down a driveway along a wall/curb to Lake Street. Applicant to provide more detail showing water is not routed to the parking garage opening.

Recommended Action

This concludes the preliminary PUD review engineering comments and recommended conditions of approval for the proposed 10 Water Street development site. More comments may be provided following reviews of any future revised and additional material that may be provided by the applicant.

Based upon our review of the preliminary PUD review for this proposed development, dated April 1, 2025, and subsequent revisions, we recommend the project be considered for Planning Commission conditional recommendation for approval, and City Council conditional approval, conditional on satisfaction of the above engineering comments and conditions of approval, any additional Planning Commission and City Council conditions of approval, and any and all Excelsior code and zoning ordinance requirements. Should you have any questions regarding this memorandum, please feel free to call me at 763-287-7173.

From: [Allison Wert](#)
To: [CityHall](#)
Cc: [Jacob Wert](#)
Subject: 10 Water Street
Date: Monday, May 12, 2025 9:22:40 PM

You don't often get email from wert.allison@gmail.com. [Learn why this is important](#)

ALLISON S. WERT
JACOB J. WERT

20560 Summerville Road
Excelsior, MN. 55331 | 612.859.7777
jacob.wert@shelard.com
wert.allison@gmail.com

12 May, 2025

Dear Mayor, Councilmembers and Commissioners of Excelsior:

We recently learned of the PUD application for 10, 26 and 28 Water Street. We are writing to express our full support of and enthusiasm for this project. We grew up in Deephaven and Minnetonka and returned to raise our family here 18 years ago. We have a deep connection to Excelsior.

We feel that this project will have such a positive impact on Excelsior and bring a much-needed change to the current eyesore and unutilized, valuable space at the heart of the city. Above all else, we want to see Excelsior evolve in a tasteful, community-centered and thoughtful way-this project does just this. We have been saddened to watch parts of Wayzata develop as they have over the past 20 years.

There are so many aspects of this project we find thoughtful, neighborhood-based and inviting—what a positive impact it will have on Excelsior. The plans are beautiful and will complement the existing city landscape. Restoration of the historic Dock Cinema would be incredible- it will bring more vibrancy to Water Street – and how insightful to create a multipurpose space. We also understand that construction would allow for much needed and overdue infrastructure benefits for the buildings and homes in the area. The addition of parking near the lake is not something that one would expect to come with a project such as this, on such valuable land. Without a doubt this is a development that will enhance so many aspects of Excelsior's innate charm: increasing housing options and parking, inviting community gathering spaces, and improving needed infrastructure.

Sincerely,

From: [Huseby, Andrew L](#)
To: [CityHall](#)
Subject: 10 Water Street | Letter of Support
Date: Wednesday, May 14, 2025 10:14:38 PM

You don't often get email from andrew.l.huseby@jpmorgan.com. [Learn why this is important](#)

Dear City of Hall of Excelsior,

I hope this message finds you well. I am writing to express my strong support for the 10 Water Street proposal, a transformative mixed-use development that promises to significantly enhance the economic and cultural landscape of our cherished city, Excelsior.

The proposal for 10 Water Street is not just a development project; it is a strategic investment in the future of Excelsior. Here are several compelling reasons why this project deserves your approval:

1. **Economic Impact:** The development will convert a long-vacant lot into a vibrant tax-generating asset, bringing new residents and businesses to Excelsior. This influx will stimulate local commerce, increase foot traffic, and contribute to the city's financial health, ensuring sustainable growth for years to come.
2. **Complementing the City Landscape:** Thoughtfully designed to harmonize with Excelsior's historic charm, the project respects the architectural integrity of the area while introducing modern elements that enhance the city's aesthetic appeal. The integration of residential, retail, and cultural spaces will create a seamless transition between the historic district and the surrounding areas.
3. **Revitalizing Water Street and Excelsior:** After 15 years of inactivity, the 10 Water Street parcel will finally be developed, breathing new life into Water Street and the city as a whole. The project's vibrant mix of uses will attract diverse demographics, fostering a lively community atmosphere that benefits both residents and visitors.
4. **Preserving and Restoring the Cinema:** The proposal includes the restoration of the historic Dock Cinema, a beloved cultural asset with the potential to serve as a community-driven space for decades. This preservation effort not only safeguards Excelsior's heritage but also provides a venue for cultural enrichment and community engagement.
5. **Enriching Excelsior's Small-Town Charm:** The project enriches Excelsior's small-town charm while fostering sustainable economic growth and preserving connections to the city's historic character. It will be a meaningful addition to Excelsior, unlocking the potential of this beautiful land. This transformative project aligns with the community's vision and connection to the past, ensuring a development we will be proud of for future generations.
6. **Proven Track Record:** Mithun Companies has a demonstrated track record of having a positive impact on the communities in which they are present. Their expertise, commitment, and dedication to the community will ensure that 10 Water Street enhances and complements the charming nature of downtown Excelsior.

I strongly believe the 10 Water Street development will be a source of pride for our city, offering meaningful contributions to its economic vitality and cultural richness.

Thank you for considering the proposal, which I am confident will be a catalyst for positive change for future generations to come in Excelsior. Please feel free to reach out if you have any questions or require further information.

Warm regards,
Andrew Huseby

Andrew Huseby | Executive Director | **J.P. Morgan Private Bank** | 241 5th Ave N. Suite 900 | Minneapolis, MN 55401 | T: 612 215 2123 | andrew.l.huseby@jpmorgan.com | privatebank.jpmorgan.com

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From: [Anne Iverson](#)
To: [CityHall](#)
Subject: 10 Water Street
Date: Wednesday, May 14, 2025 7:30:32 PM

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Anne Iverson

19980 Cottagewood Road

Excelsior, MN 55331

Anneiver@hotmail.com

May 14, 2025

Dear Mayor and City Council Members,

As a proud, long-time resident of Deephaven- just a short bike ride down the trail to Excelsior and now a parent raising my children in this beautiful community I am writing to express my enthusiastic support for the proposed project at 10 Water Street and the revitalization of the historic Dock Cinema. This initiative is more than a development; it is a long-awaited and deeply needed investment in the spirit, culture, and future of our city.

For years, the parcel at 10 Water Street has remained untouched, a visible reminder of both potential and pause. Now, we have an opportunity to finally bring it to life in a way that respects our past, celebrates our present, and prepares for the future.

The restoration of the Dock Cinema especially its historic marquee and façade is more than a nostalgic gesture. It's a commitment to preserving the character of Excelsior while reimagining it as a modern, multipurpose cultural space. Imagine the ability to attend local performances, and movie

nights in a place that honors Excelsior's roots while opening doors to new experiences. This is not just a theatre it's a gathering place, a shared heart for the community.

The project also promises a positive ripple effect along Water Street, enhancing the pedestrian experience and reinforcing the charm that makes Excelsior special. A thoughtfully designed public space like the envisioned "front porch" by the lake will only deepen the city's reputation as a warm and welcoming destination for both residents and visitors.

Economically, the impact is hard to overstate. From new commercial opportunities that align with the small-town charm, to the long-term boost in tourism and local spending, the revitalization of this space will only help to enhance Excelsior's core. The potential addition of short-term rentals, with a focus on community-based priorities, presents yet another way to thoughtfully grow while staying true to our values.

Excelsior has always been a place where families come to grow, businesses come to thrive, along this special shoreline town. This project reflects those values. It is respectful, community-focused, and long overdue.

I urge you to support this initiative not just for what it brings today, but for what it secures for tomorrow. As someone who plans to remain in this community for many years to come, I see this as an investment in our shared story, one that will benefit the community and generations after.

Thank you for your continued service to Excelsior and for considering this transformational opportunity.

Warmly,
Anne Iverson

To the Members of the Excelsior Planning Commission and City Council,

I am writing in support of the proposed development at 10 Water Street. As a business owner and adjacent property owner, I believe this project represents a meaningful opportunity for our city—both economically and socially.

This development stands to enhance Excelsior's tax base, bring new residents to our vibrant downtown, and introduce a welcome new restaurant option with views of the lake. These elements align with the long-term vitality and character of Excelsior.

I also support the inclusion of a third floor in the proposed design. The reality of real estate in high-demand, limited-space locations is that additional density is often necessary to make a project financially viable. The cost of construction materials like a 2x4 is the same regardless of location—but the variable is land value. In desirable areas like Excelsior, with a small and historic downtown footprint, vertical development can be a reasonable and measured response. While Manhattan is an extreme example, the principle holds: higher land costs often require additional stories to make the economics work. This project is far from a skyscraper, and the third floor remains in scale with the surrounding area while helping ensure long-term financial feasibility.

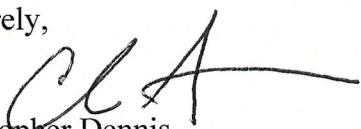
That said, I do have concerns regarding the inclusion of short-term rentals alongside long-term housing within the same building. As the owner of a short-term rental property, I understand firsthand the seasonal nature of demand. January and February are traditionally high-vacancy months, particularly during the weekdays, and these are also the times when our local businesses are in greatest need of steady, year-round patronage. A project heavily reliant on short-term guests during those slow months' risks underdelivering on its potential to support local retail and dining establishments when it matters most.

Additionally, the mix of short- and long-term tenants within one building raises questions about oversight, quality of life, and property management. How will the city ensure that short-term rentals are appropriately monitored and maintained? What impact will transient occupancy have on permanent residents in the same space?

I encourage the Council to continue supporting thoughtful development that enhances Excelsior's charm and economic health while also considering the long-term community implications of mixed tenancy.

Thank you for your time and continued leadership.

Sincerely,



Christopher Dennis

Lakes Area Realty

Building Owner: 11 Water Street, 35 Water Street, and 409 2nd Street.

From: [CityHall](#)
To: [Julia Mullin](#)
Subject: FW: 10 Water Street
Date: Thursday, May 8, 2025 10:51:46 AM
Attachments: [image001.png](#)

Hi Julia,

Please find the below.

Thank you,

Hilary Vokovan – Administrative Assistant

Direct Phone 952.653.3671 | frontdesk@excelsiormn.org

www.excelsiormn.org

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350 Highway 7, Suite 230
Excelsior, MN 55331-1877

From: James Grotting <jcgrotting@gmail.com>
Sent: Thursday, May 8, 2025 10:49 AM
To: CityHall <cityhall@excelsiormn.org>
Cc: adgrotting@aol.com
Subject: 10 Water Street

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Dear council members:

My wife, Ann, and I have had the opportunity to review the proposal for the new development at 10 Water Street by Mr. Matt Mithun. We own a condominium at 433 Lake Street in Bayshore Manor. We are in support of the project and feel that it would be a positive addition to the community and a landmark building for the Excelsior waterfront for years to come. I have every confidence that the council members will review this proposal thoughtfully and make a decision that is in the best interest for our wonderful community.

Sincerely,

James C. Grotting, MD

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May 5, 2025

Dear Mayor and City Council Members of Excelsior,

I am writing on behalf of Hegenes Properties, the owners of the property Excelsior Shores, at 322 Lake Street, Excelsior, MN, to express our strong support for the Preliminary Planned Unit Development (PUD) application for 10, 26, and 28 Water Street, as submitted by the development team.

As immediate neighbors to the proposed project site, we view the redevelopment of what is currently a vacant and dusty parking lot as a tremendous opportunity to enhance our neighborhood. The proposed 3-story mixed-use project, featuring 43 apartment units, retail space, and the revitalization of the historic Dock Cinema, aligns with the vision of fostering a vibrant and engaging community in Excelsior's downtown.

We are particularly excited about the addition of new residents to the area, which will bring increased vitality and support for local businesses. The inclusion of a restaurant at the corner of Water and Lake Street promises to create a welcoming gathering place for neighbors, further strengthening community connections. Additionally, the project's thoughtful design, including public spaces, enhanced stormwater management, and infrastructure improvements like the Lake Street water main loop, demonstrates a commitment to both aesthetic and practical benefits for the city.

We believe this project will not only complement the historic character of Excelsior but also contribute significantly to its economic and social fabric. We respectfully urge the City Council to approve the PUD application, as it represents a meaningful step toward unlocking the potential of this unique parcel.

Thank you for considering our support for this transformative project. We look forward to seeing it move forward and contribute to the continued growth of our community.

Sincerely,

Ryan Sather
President

From: [Laura Hotvet](#)
To: [CityHall](#)
Subject: 10 Water Street
Date: Tuesday, May 13, 2025 8:04:20 AM
Attachments: [Outlook-xb5prfli.png](#)

You don't often get email from lhotvet@lakesarearealty.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing in support of the project proposed by Matt Mithun at 10 Water Street. In my opinion, the property itself is one of the most important parcels located in the South Lake Minnetonka area. It represents the front porch entrance of our beloved city of Excelsior and historic Water Street. What is important to me, is that the proposed new build on the lot will support the renovation and rebuild of the cinema project. The cinema is not only important to our history, it offers a platform for a diverse array of activities for people to partake in year-round, and will bring more visitors to the area supporting our local businesses.

Adding more commercial and residential units benefits the city and its tax base which in turn benefits everyone. My two cents!



LAURA HOTVET COMMERCIAL BROKER
Lakes Area Realty
Excelsior/Lake Minnetonka Office
612.816.7537
LHotvet@LakesAreaRealty.com



From: [CityHall](#)
To: [Kristi Luger](#)
Cc: [Theresa Bajda](#); [Julia Mullin](#)
Subject: FW: Letter of Support - 10 Water St.
Date: Tuesday, May 6, 2025 4:47:14 PM
Attachments: [image001.png](#)

Good afternoon,

Here is another letter of support for 10 Water Street.

Let me know if I can assist further.

Thank you,

Hilary Vokovan – Administrative Assistant

Direct Phone 952.653.3671 | frontdesk@excelsiormn.org

www.excelsiormn.org

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350 Highway 7, Suite 230
Excelsior, MN 55331-1877

From: Patrick Foss <pfoss@thinktalent.net>
Sent: Tuesday, May 6, 2025 4:01 PM
To: CityHall <cityhall@excelsiormn.org>
Cc: Matt Mithun <matt@mithunent.com>
Subject: Letter of Support - 10 Water St.

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Greetings,

I would like to take a minute to share my support of the proposed project at 10 Water Street in Excelsior. As a neighbor, business owner and resident, I appreciate the time and thoughtfulness put into this design. I applaud the approach to this project by starting with the public listening sessions and making adjustments based on that feedback. The plans and presentation appear to address many concerns of those that came before it.

As a neighbor, located at 351 2nd Street, this design seems reasonable and will make good use of a property that has been vacant for far too long. The residential nature fits well within the area and will lead to vested residents to enhance the Excelsior living experience. The potential variance requests for unit size, height and parking seem reasonable and should not result in

putting this project at risk. This plan seems realistic and achievable without compromising the existing standards

As a business owner, I support the continued community development that will bring people into town. We have four new restaurant concepts opening in the next several weeks and bringing people into town will be important to the long-term viability of our hospitality ecosystem. Having more people living in town and taking pride in Excelsior will benefit both residents and visitors.

As a resident, I welcome the development that creates an endcap to Water Street that is thoughtfully designed and blends in with the existing streetscape. Making preservation of the theater a key element of the design ties the new to the storied past of Excelsior. This addition will contribute to the vibrancy of The Port area without impacting some of the older areas of Excelsior. We walk our dog by the lot regularly and have always talked about how that property could be developed in a positive way. The occasional flea market or gathering doesn't do it justice.

I hope you will support this overdue proposal and do what you can to make it happen.

Thank you.

Patrick Foss

President, Think*Talent*

CEO, Excelsior Brewing Company

Resident: 456 Lafayette Avenue, Excelsior, MN 55331

pfoss@thinktalent.net

M-952-210-8943

10 Water Street

Preliminary PUD Application | April 1, 2025

Revised June 10, 2025



10 Water Street

PUD Application | Cover Letter

10 Water Street

- + | Cover Letter
- + | Introduction
- + | Section 1 | PUD Narrative
- + | Section 2 | Architectural Response

Dear Mayor, Council Members & Commissioners,

We are pleased to be submitting our Preliminary PUD Application for 10, 26 & 28 Water St.

You'll recall we first came before you about a year ago proposing a hotel project at this same location. We received mixed feedback, with the biggest takeaway that we should come back with a 3-story project. So we went back to work and now submit a 3-story mixed-use project with 43 apartment units, retail, and a reimagining of the historic cinema.

Over the last year we have been working closely with our architect, Tushie-Montgomery, and we're excited to share with you a project that we believe will be a meaningful addition to Excelsior. The details of our proposal can be found within the application, but I'd like to take a moment to communicate at a high-level what this project means to us, the development team, and what I believe it could mean to the City of Excelsior.

Under current zoning and given the topography of the site (7' of drop), we are entitled to build a 21' building. This would most likely mean a restaurant/bar with a big patio and lots of surface parking. We don't believe anyone feels like this is the best/highest use of this site, nor do we believe that anyone wants to see it remain a grass field/parking lot forever.

Same as last year with the hotel proposal, we want to be very clear with what we're proposing and the potential outcomes. Approval means finally unlocking the potential of this uniquely beautiful parcel with a transformative project. Denial means it remains a parking lot for the foreseeable future. And please don't take that message the wrong way, I just believe it's important to be as clear as possible at this point so that a fully informed decision can be made.

Of course we have the ability to make modifications, as we have shown with updates made since the Sketch Plan Review and meetings we have had with residents. But again, material changes to height or density leave us with a project that is not viable.

What this project means to the City financially is clear and meaningful, but what it adds to the character of the City is what we're the most excited about and hope resonates with all of you. We only want to pursue a project that Excelsior can be proud of, and between a diverse unit mix of beautiful apartments, one-of-a kind retail, green public space, and the preservation of a cinema that has the chance to be a community-driven asset for decades, we believe this project will become a great source of pride for Excelsior.

Sincerely,

R. Matt Mithun

R. Matt Mithun

10 Water Street

PUD Application | Introduction

10 Water Street

PUD Application | Introduction

Project Vision Overview Statement:

This proposal introduces approximately 40 new residential units and 5,600 square feet of commercial space at the corner of Water and Lake Street. It also includes the restoration and revitalization of the historic Dock Cinema, incorporating an additional 1,800 square feet of commercial space within the building.

Designed to enhance community engagement, the development features inviting public spaces, approximately 70 underground parking spaces, and up to 24 additional surface parking spots. This thoughtfully scaled, mixed-use project enriches Excelsior's small-town charm while fostering sustainable economic growth, supporting diverse housing opportunities, and strengthening connections to the city's historic character.

By balancing public benefit with strategic private investment, this development exemplifies a collaborative approach to thoughtful urban revitalization.



Public Benefit

+ | *Preservation and Revitalization of Historic Cinema and Theatre Experience*

- Restoration of historic marquee and façade
- Community-based priority multipurpose theatre space (Movies, public use, events)
- 1,800 sf of new boutique commercial space

+ | *Public Spaces and Preservation of Public Views - Welcoming Elevated Deck and Front Porch Public Seating and Gathering Space*

- 1,815 sf of elevated deck and front-porch space exclusively for public use
- Preservation of public views - No comparable privately-owned, for-public-use civic amenity space like it exists today on Lake Street

+ | *Lake Street Water Main Loop Completion*

- To the community's benefit this project will pay \$275,000 for the construction and completion of the Lake Street water main loop which is currently incomplete
- This project would not require it

+ | *Lake & Water Pedestrian Improvements*

- To the city's benefit this project will pay \$100,000 to the city to advance their efforts in design and construction of a redesigned pedestrian crossing at the Lake & Water intersection

+ | *Community and Downtown Enhancements*

- To the benefit of the downtown district and community this project will contribute \$125,000 over a period of five years supporting fireworks, Christmas lights, public restrooms, or Water Street beautification efforts with hanging flower baskets and boulevard tree plantings

+ | *Enhanced Stormwater Treatment Prior to Reaching The Commons and Lake Minnetonka*

+ | *Economic Impact and Vitality*

- This project will generate \$385,000 in Park Dedication, SAC/WAC, and Permit Fees to the city
- By conservative estimates from the city's financial advisor this project will create \$8,881,000 of new tax increment over the next 26 years
- With the County Assessor's Office still conducting their analysis our estimates show this project will create \$12,274,000 of new tax increment over the next 26 years
- If captured through a Redevelopment TIF District the city of Excelsior would receive cashflows of \$2,220,000 in TIF proceeds and administrative fees from this project
- Our analysis shows the city will capture \$3,070,000 in TIF proceed cashflows through the Redevelopment District from this project
- This financial benefit to the city does not exist but for this project and its ability to create a Redevelopment TIF District
- If the 10 Water Lot was developed as a 1-story commercial building with a surface parking lot as is entitled by-right the new tax increment created would be substantially smaller, the fees would be substantially less, there would be no opportunity for Redevelopment TIF District, there would be insufficient means to proceed with the Cinema's restoration, and there would be no public benefit.
- Increased economic impact of new residents that would not otherwise exist

10 Water Street

PUD Application | Introduction



06.10.2025 - Conceptual interior renderings of revitalized cinema lobby and vestibule spaces.

Rebuilding the Tonka Cinema: A Community Revival

The Tonka Cinema has long stood as more than just a movie house. Built in 1940 and tragically lost to fire during World War II, it was so cherished that the federal government granted a rare steel exemption to rebuild it in 1945—proof of its importance to the heart of Excelsior.

Today, in an era when cinemas nationwide are closing their doors, we are choosing a different path. We believe in the power of shared experiences, in gathering together to laugh, cry, and celebrate stories. That's why we're thrilled to announce the revival of Tonka Cinema—not just as a movie theater, but as a dynamic community hub.

This renovation will honor the cinema's historic character while meeting the needs of today's audiences. The upstairs theater will be fully restored and modernized, while the large ground-floor space will be reimagined as a vibrant retail or restaurant venue—bringing new life and energy to downtown Excelsior.

At the heart of this revival is a powerful partnership with the Twin Cities-based nonprofit FilmNorth. For over 35 years, FilmNorth has championed independent filmmakers and brought diverse voices to the screen. Tonka Cinema will become their second location, expanding their reach and deepening their impact.

In a show of community commitment, Mithun Companies has generously agreed to lease the cinema space to FilmNorth at no cost. This allows programming to remain centered on the community rather than commercial profit—ensuring that Tonka Cinema becomes a gathering place for all.

What to Expect:

- A mix of first-run feature films and curated indie gems
- Excelsior-specific discounts and resident-focused pricing
- Community events, filmmaker talkbacks, and cultural programming
- Opportunities for residents, schools, and local organizations to rent the space at discounted rates including screening live sporting events, e-sports, and children's birthday parties
- Plans for a "Dinner & a Movie" series in collaboration with Excelsior restaurants
- A potential Lake Minnetonka Film Society offering monthly themed screenings and discussions
- An international film festival that brings new voices to our lakeshore

Sample Weekly Schedule:

- **Monday & Tuesday** – Rental opportunities for residents, businesses, and organizations at reduced rates for locals
- **Wednesday** – Special events, filmmaker Q&As, and flexible community programming
- **Thursday to Sunday** – Regular screenings of first-run films in a beautifully restored historic setting

The return of Tonka Cinema is more than a renovation—it's a rebirth. With your support, we can bring stories back to our screens and connection back to our streets. Let's build something lasting together.

10 Water Street

PUD Application | Introduction



06.10.2025 - Precedent imagery to help guide and inspire cinema interior design.

10 Water Street

PUD Application | Section One: PUD Narrative

10 Water Street

PUD Application | Section One: PUD Narrative

The purpose of the PUD, (Planned Unit Development) District, is to accommodate development that may be difficult to carry out under conventional zoning district standards, that results in public benefits as outlined in Section 65-2 of the zoning ordinance, and provides comprehensive procedures and standards intended to allow more flexibility in the development of residential and/or non-residential areas. This flexibility should result in a development that is better planned and contains more amenities than one produced in accordance with conventional zoning ordinances and subdivision controls. While more lenient siting requirements may be granted, the planned unit development should contain features not normally required of traditional developments. The decision to approve a PUD is a public policy decision for the City Council to make in its legislative capacity.

Sec. 65-7. Preliminary plan.
(a)Submission requirements. The preliminary plan application shall include as applicable, but not be limited to, the following submissions. The applicant is encouraged to submit more detailed plans as outlined in the final plan submittal process (section 65-7(e)).

(1) A Completed Application. All applications shall be filed with the zoning administrator on an official application form at least 30 days in advance of the meeting at which it will first be considered.



City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review
Application

APPLICANT INFORMATION		
Name: Matt Mithun		Business Name: Water & Lake LLC
Address: 950 Wayzata Blvd, Ste 104		
City: Wayzata	State: MN	Zip Code: 55391
Telephone: (952) 473-6422		E-Mail: matt@mithunent.com
OWNER INFORMATION (if different)		
Name:		Business Name:
Address:		
City:	State:	Zip Code:
Telephone:		E-Mail:
TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☒ PUD – Preliminary General Plan	☐ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other
PROJECT INFORMATION		
Street Address: 10 Water St, 26 Water St, 28 Water St.		Zoning District: DC,Downtown Commercial
Property Identification Number(s) (PIN #s): 3411723110059, 3411723110058, 3411723110057, 3411723110054		
Legal Description (attach if necessary): Please find attached ALTA		
Description of Proposal (attach additional information if needed): Please find attached Preliminary Plan		
Reason(s) to Approve Request (attach additional information if needed): Please find attached Narrative		

APPLICANT’S STATEMENT
This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: R. Matt Mithun Date: 3/30/25

OWNER’S STATEMENT
I am the owner of the above described property and I agree to this application.

Signature: R. Matt Mithun Date: 3/30/25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

10 Water Street

PUD Application | Section One: PUD Narrative

- + (2) A Location Map of the subject property and surrounding area, showing streets and zoning designations and existing land uses of adjacent properties.

Applicant Commentary: The site is located at the intersection of Lake Street and Water Street, at the eastern edge of the Downtown Commercial Zoning District. The 10 Water Street lot, where the proposed new structure will be situated, features 147 feet of frontage on Water Street and 187 feet on Lake Street.

This parcel is unique within Excelsior's downtown district as an edge condition that abuts multiple zoning classifications and architectural styles. As shown in the zoning map on the following page, the site is adjacent to four distinct zoning classifications: Downtown Commercial, R-2 Single & Two-Family, Public Park, and R-4 High-Density Residential.

The architectural context of the site is similarly varied. The historic Water Street streetscape is predominantly composed of brick-clad buildings with varied heights, constructed directly against lot lines and adjacent structures. In contrast, as one moves north from Water Street, Lake Street transitions into a waterfront-influenced residential architectural style, characterized by wood siding, larger lots, and increased setbacks from property boundaries and neighboring structures.

This unique positioning necessitates a thoughtful architectural response that harmonizes with the diverse adjacent uses, programming needs, and architectural styles. While preserving the strong historic character of Water Street is critical, it is equally important to respect the character of Lake Street and thoughtfully integrate the mixed-use nature and residential components of the project. The goal is to achieve the highest and best use of the site, ultimately maximizing its benefit to the community.



10 Water Street

PUD Application | Section One: PUD Narrative

+ (2) A Location Map of the subject property and surrounding area, showing streets and zoning designations and existing land uses of adjacent properties.

Applicant Commentary: Zoning Summary
The adjacent table outlines the primary zoning guidelines for the Downtown Commercial District and specifies whether the proposed plan complies with existing zoning regulations or requires flexibility through the PUD application process.

While the project team has striven to conform to as many ordinance guidelines as possible, the requested flexibility is necessary to deliver a project of greater value and public benefit than one strictly adhering to the prescriptive zoning requirements for this site.

Additionally, our team encourages the City to evaluate this site with consideration of its location at the edge of the Downtown Commercial District, transitioning from the Excelsior Historic Downtown District into adjacent residential areas. These include R-2 Single & Two-Family, Public Park, and R-4 High-Density Residential districts.

Requirement	
50-2 Permitted Uses Dwelling Unit located above ground floor, restaurants, retail permitted.	MET Dwelling units are all above ground floor along both Water & Lake. No residential use on Water.
50-3 Lot Requirements and Setbacks Front yard setback - None req'd Side yard setback - None req'd Rear yard setback - 12 ft req'd	MET MET MET
Building Height - 2 stories not to exceed 28 ft	Variance Required Even a 2-story building would need a variance based on grade calculation and elevation drop on site. Height is currently 3 stories along Water. Max height from Water St grade is 39'-8". 2 Story form is 30'-4".
Impervious surface max - 100%	MET
17-8 Minimum floor area per dwelling One Beds - 700 sf min Two Beds - 800 sf min Three Beds - 880 sf min	MET MET MET
19 Off-Street Parking Requirements Residential - 2.5/Unit (1.5 Indoor, 1 Outdoor) Commercial - 2.5/1000 SF Gross Theater - 1/10 Seats of Design Capacity	Not Met Resi parking exceeds OWD. Garage has 70 spaces for 40 Units (1.75/Unit) OWD has 77 spaces for 50 Units (1.54/Units) MET Commercial 12.5 Req'd + 4.5 Req'd = 17 Total 5 Req'd
Parking Setback Requirements Front and side yard - 10 ft Rear - 5 ft Bike Parking - Req'd (no specific number)	MET Variance Possible No setback provided on side. Drive lane is 2 ft off rear property line. Completely screened. MET
20 Off-Street Loading No loading spaces req'd in downtown commercial district.	MET Loading space provided by garage.

10 Water Street

PUD Application | Section One: PUD Narrative

+ (3) Narrative. The applicant shall supply a narrative explaining:

A. How proposed development will be superior to or more innovative than conventional development undertaken by the City's land use regulations and how it accomplishes the goals outlined in Section 65-1:

Applicant Commentary: Our initial vision for this project was a mixed-use development that incorporated a hotel and event space as we understood these to be a desire of the community. Out of economic necessity that project needed a fourth floor for viability. After significant time, effort, and resources on that endeavor the consensus of feedback we took away from commissioners and council members was the height of a fourth floor, traffic the development would create, and intensity of operations were not what was desired for the community. With that feedback taken to heart, we set about reenvisioning a project that could be a transformative mixed-use community with appropriate scale that fosters the charm and character of Excelsior's livable small-town feel.

We seek flexibility with a planned unit development to create a boutique mixed-use community that is accretive to the fabric of Water Street's development pattern and supports the spirit of the City's Comprehensive Plan while maintaining compatibility with surrounding land uses. The proposal is principled on harmonious design and appropriate mass and scale relative to surrounding properties. The flexibility of the PUD is further needed to create superior cohesive site design and circulation, improving a blighted neighboring back-alley condition and unlocking the opportunity for the highest amount of parking the small parcels can support. The PUD, as designed, additionally unlocks the opportunity to capture and treat all parcels' (including the Lago Tacos building) stormwater before entering the lake.

Under the current zoning designation (DC, Downtown Commercial) for the 10 Water Street vacant lot, the height would be capped at 28'. With over seven feet of drop on the parcel from the finished floor elevation of Water Street, and height being measured from a parcel's lowest elevation, that would leave a functional height cap of 21'. By modern building standards and retail/commercial market demand requirements the first-floor commercial needs a minimum of 15' floor-to-floor height. Without a height variance, that would leave a second-floor height to top of parapet of 6', resulting in an actual clear height (after removing space for mechanicals, ducting, and parapet) of around 3'. Particular to the vacant 10 Water Street lot, new construction would be functionally restricted to a single-story commercial building with surface parking similar to what was torn down years ago. Our current vision for a planned unit development accomplishes a development superior and more publicly beneficial than what would result if the property were developed under existing conventional zoning regulations.

Another consideration relative to "by right" development vs. PUD.....

10 Water Street alone could support a 3,150 sf restaurant @ 1 stall/42, when providing parking per the ordinance. This would suggest that of the 34,405 sf of site area, less than 10% would be covered by building, and approximately 26,250 sf of the site, 70%, would need to be a surface parking lot.



By Right
Diagram
Not to Scale

Required
Parking

Single Story
Restaurant w/
Liquor



Previous
Building on
Site, 2007

+ (3) Narrative. The applicant shall supply a narrative explaining:

B. How the proposed PUD will provide a benefit to the public beyond that available through conventional development:

Applicant Commentary: Our vision for this planned unit development benefits the city's residents in a multitude of ways. Our vision creates interconnected interior and exterior open spaces and welcoming public spaces complementary to the Commons. This project, and these spaces, could be a catalyst to public pedestrian experience enhancements. This project could potentially help support the completion of the Lake Street water main loop, which is needed public infrastructure for the neighborhood. The project would provide support and collaboration for hanging baskets or other Water Street beautification project initiatives. The development team is open to discussing designated short-term rental units to meet the appropriate needs and desires of the community. This project recognizes the City's goals of water quality improvements. The project would offer the opportunity for enhanced stormwater treatment where currently there is none. Finally, through this project there is the opportunity to restore and revitalize the Dock Cinema. Not only the restoration of the historic marquee and façade, but a new theatre with the potential for dynamic community uses. If the property were developed under conventional zoning regulations, none of the aforementioned public benefits would exist.

This project also offers the opportunity for meaningful economic impact and vitality. This project would convert an empty lot into a significantly contributing tax parcel along with the economic impact of new, year-round new residents and businesses.

Quoting directly from the City of Excelsior Comprehensive Plan, page 45, Vacant or Underutilized Properties: "The activity and physical appearance of vacant or overparked sites has a significant influence on how visitors and potential patrons to Excelsior businesses perceive the community. The City should promote the redevelopment of underutilized properties."

Our vision is to bring a transformative and timeless project to a high-profile corner of Water Street, which residents and the City can be proud of for generations to come.

+ C. The market that the PUD is intended to serve and the market demand for the proposed PUD:

Applicant Commentary: We have confidence that ample demand exists from a diverse age range of demographics for this type of vibrant mixed-use community. This project would provide a wider variety of housing options to residents, especially young households and empty nesters in Excelsior. We see this project as a vital addition and complimentary

diversification to the continuum of housing in Excelsior. There is also a high degree of desirability for multi-family residential to be sited near or in commercial areas, due to the precedent of high-density housing supporting nearby businesses.

We additionally believe there is a deep, market-supportable level of demand for our commercial spaces from a variety of unique and locally owned businesses and restaurants with a shared goal of providing opportunity for residents of Excelsior to purchase locally while continuing to encourage visitors to the downtown Excelsior area.

+ (4) Boundary Survey. A boundary survey prepared by a registered surveyor of the property and 100 feet beyond, showing:

- Existing property lines and dimensions.
- Ownership of all parcels.
- Platting and easements.
- Street and railroad right-of-ways.
- Buildings.
- Utility lines and facilities, including fire hydrants.

+ (5) Natural Features. A map of the property in question and 100 feet beyond, showing:

- Contours—Minimum two-foot intervals.
- Location, type and extent of tree cover and vegetation.
- Location and extent of water bodies, wetlands and streams and floodplains.
- Existing drainage patterns.
- Soil conditions as they affect development.

+ (6) General Site Plan. The proposed site plan shall be drawn at the same scale as the existing conditions and include the following information:

- The proposed uses of all areas of the site.
- Location of all proposed buildings on the site.
- All public streets, entrance and exit drives, parking areas and walkway locations.
- Parks and open space, public plazas and common areas.
- A conceptual landscape plan, showing the proposed location and types of proposed vegetation.
- Schematic utility plans indicating placement of water, sanitary and storm sewers.

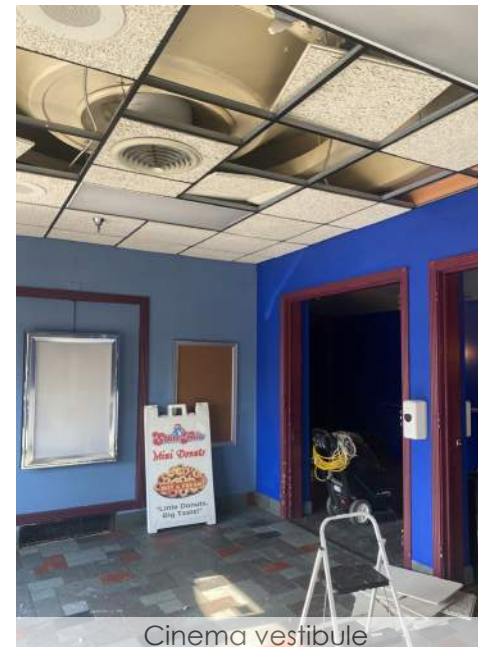
Applicant Commentary: Refer to the PUD Drawing Package to review Site Survey, Natural Features, Landscape Plan and General Site plan.

10 Water Street

PUD Application | Section One: PUD Narrative



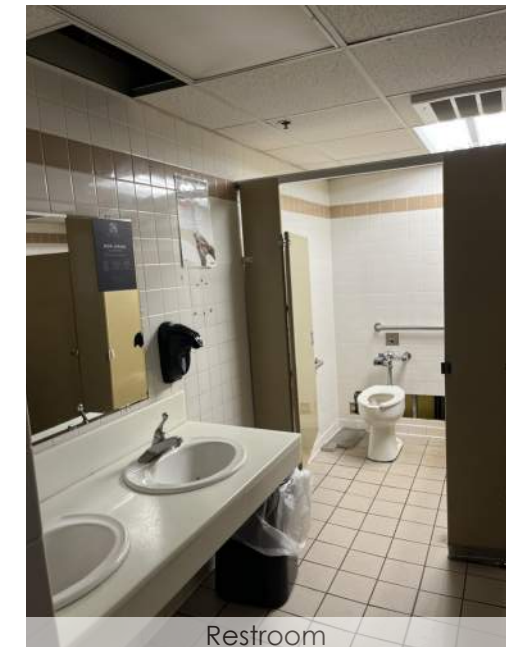
View of Dock Cinema looking North on Water St.



Cinema vestibule



Concession stand



Restroom



View of Dock Cinema looking South on Water St.



Cinema lobby



Stairs to upstairs theater

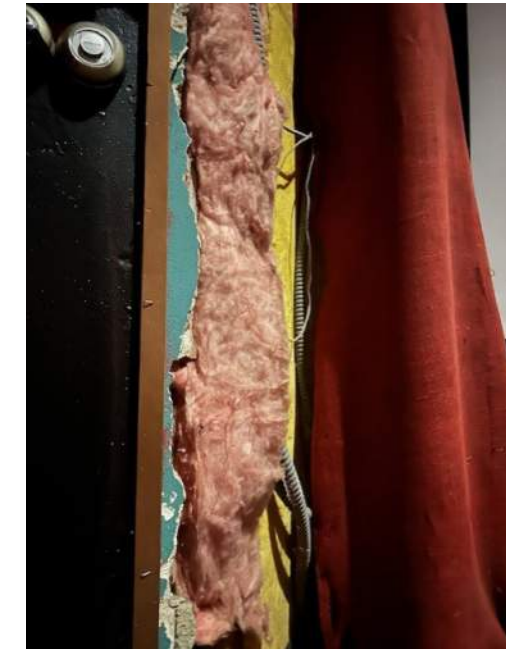


Theater

06.10.2025 - The above photos show the current condition of the Dock Cinema.

10 Water Street

PUD Application | Section One: PUD Narrative



06.10.2025 - The above photos show the deteriorating conditions of the cinema including water intrusion, failing exterior materials, and crumbling interior materials.

10 Water Street

PUD Application | Section One: PUD Narrative



06.10.2025 - This rendering focuses on the Water St facade of the cinema and was added to provide more context as to the extents of the exterior renovation of the cinema.

10 Water Street

PUD Application | Section One: PUD Narrative



06.10.2025 - This rendering focuses on the public porch and seating areas designed within the project as a public benefit to the community of Excelsior.

10 Water Street

PUD Application | Section One: PUD Narrative



10 Water Street

PUD Application | Section One: PUD Narrative



10 Water Street

PUD Application | Section One: PUD Narrative



10 Water Street

PUD Application | Section One: PUD Narrative

+ (7) Preliminary Elevations. Preliminary elevations of proposed structures and improvements.

Applicant Commentary: Primary elevations are included below. Refer to the PUD Drawing Package to review the full set of elevations.



SE Elevation (Water St.)
Not to Scale



SW Elevation (Parking Lot)
Not to Scale



NE Elevation (Lake St.)
Not to Scale



NW Elevation (Alley)
Not to Scale

Dock Cinema SE Elevation
Not to Scale



Dock Cinema SW Elevation
Not to Scale



10 Water Street

PUD Application | Section One: PUD Narrative

+ (7) Preliminary Elevations. Preliminary elevations of proposed structures and improvements.

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SE Elevation (Water St.)
Not to Scale



SW Elevation (Parking Lot)
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NE Elevation (Lake St.)
Not to Scale



NW Elevation (Alley)
Not to Scale

Dock Cinema SE Elevation
Not to Scale



Dock Cinema SW Elevation
Not to Scale



10 Water Street

PUD Application | Section One: PUD Narrative

+ (8) If the subject property is located within the Excelsior Downtown Historic District, the application should indicate planned materials and exterior colors.

Applicant Commentary: The City of Excelsior has established several design references related to exterior materials in its guidelines. According to the Historic Preservation Guide and New Construction Guidelines, new facade materials should be consistent with those of surrounding structures (NC.9 Materials, p. 47). The Preservation Guide identifies masonry as the predominant material in the downtown district (p. 16), followed by wood (p. 18) and metals (p. 19). The guidelines also acknowledge that new materials, such as fiber cement siding, may be approved for use in new construction within the district, reflecting the ongoing evolution of building technologies (p. 20).

Excelsior’s adopted “Exterior Design Standards” further state that exterior materials should demonstrate an attractive texture, pattern, or level of detail that contributes to the aesthetic quality of the building.

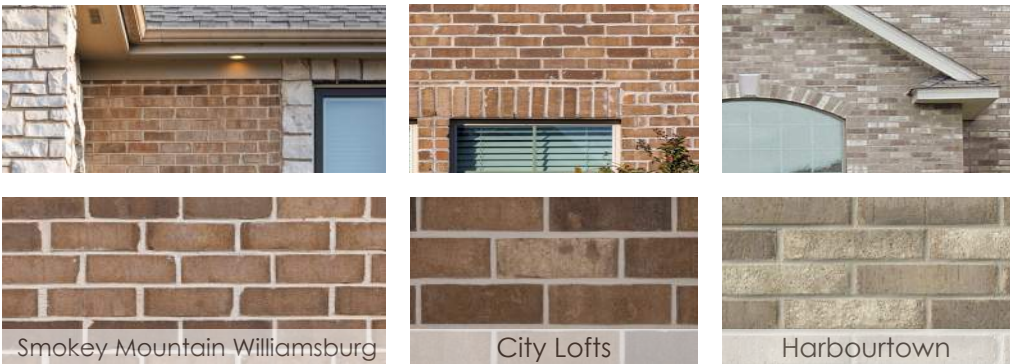
The material precedent imagery provided illustrates the evolution of brick facades along Water Street in Downtown Excelsior. Early 20th-century buildings predominantly feature pink and red brick tones, while more recent structures closer to the lake display deeper red-brown hues. The latest additions to Excelsior’s architectural landscape have adopted cream or buff-colored brick.

For this project, the design team proposes that the majority of the facade facing the public way be clad in brick, specifically the Smokey Mountain Williamsburg brick, which offers a range of buff-brown tones with subtle red undertones. This brick selection is intended to complement the historic character of the district. Several alternate brick options, including lighter and more gray-toned variations, are also presented to provide flexibility while maintaining compatibility with the surrounding architectural context.

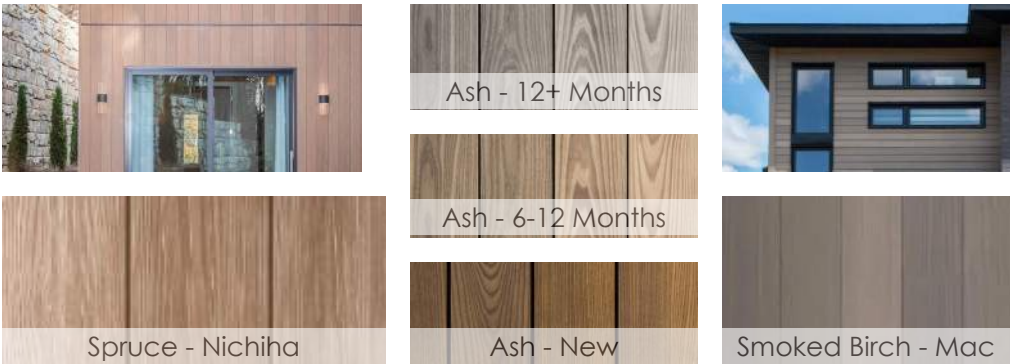
To contrast with the brick and pay homage to the vernacular transition toward a waterfront-inspired cottage style of Old Town residential architecture, the project proposes the use of wood-inspired cladding for the upper residential floor and within the building’s courtyard. The design team is currently planning to use a 5/8” thick Nichiha Fiber Cement product for these areas, but alternate options—composed of wood or metal—are also being considered to achieve a similar aesthetic while addressing maintenance requirements for the building type.



Material Precedents



Proposed Brick and Alternates



Proposed Wood and Alternates

10 Water Street

PUD Application | Section One: PUD Narrative

(9) Summary table. Summary table which includes total site area, gross floor area by use (i.e., residential, office, retail), itemized number of full size, compact, and handicap parking stalls and the collective total number, total lot coverage proposed, area devoted to public and/or private common space, and total number of residential units.

SITE LOCATION

10 WATER ST
EXCELSIOR, MN 55331



ZONING

CURRENT ZONING	
LOT 10 - 10 WATER ST	DC - DOWNDOWN COMMERCIAL
LOT 26 - 26 WATER ST	DC - DOWNDOWN COMMERCIAL
LOT 28 - 28 WATER ST	DC - DOWNDOWN COMMERCIAL
LOT 29 - 63 WATER ST	CC- COTTAGE COMMERCIAL

2040 LAND USE	CENTRAL BUSINESS DISTRICT
PROPOSED ZONING	PUD

PARKING

AUTOMOBILE PARKING: APARTMENT GARAGE	
STANDARD	51 STALLS
TANDEM	08 STALLS
COMPACT	09 STALLS
ADA ACCESSIBLE	02 STALLS
TOTAL PARKING PROVIDED	70 STALLS

AUTOMOBILE PARKING: SURFACE LOT	
STANDARD	20 STALLS
TIME RESTRICTED	03 STALLS
ADA ACCESSIBLE	01 STALLS
TOTAL PARKING PROVIDED	24 STALLS

BICYCLE PARKING	
EXTERIOR PARKING	08 SPACES
INTERIOR PARKING	34 SPACES
TOTAL PARKING PROVIDED	42 SPACES

DOCK CINEMA BUILDING AREA

1ST FLOOR	3,620 SF
2ND FLOOR	1,748 SF
TOTAL GROSS BUILDING AREA	5,368 SF

SITE AREA

CURRENT/EXISTING LOTS	
LOT 10 - 10 WATER ST	.79 ACRES (34,405 SF)
LOT 26 - 26 WATER ST	.2 ACRES (8,711 SF)
LOT 28 - 28 WATER ST	.37 ACRES (16,078 SF)
LOT 29 - 63 WATER ST	.03 ACRES (1,513 SF)
TOTAL LOT AREA	1.39 ACRES (60,707 SF)

TOTAL LOT COVERAGE	
IMPERVIOUS	94.2%
PUBLIC	3,496 SF
ALLEY	1,748 SF
PARKING	7,638 SF
PRIVATE	7,245 SF

UNIT MIX

	SIZE RANGE	QTY	PERCENTAGE
1 BED	634...896 SF	13	32.5 %
1 BED DEN	857...1,107 SF	09	22 %
2 BED	1,177...1,539 SF	12	30 %
2 BED DEN	1,411...1,625 SF	06	15 %
3 BED	1,871 SF	01	.5 %
TOTAL		40	100 %

MIXED USE BUILDING AREA

GARAGE TOTAL	29,250 SF
PARKING	28,250 SF
COMMON & AMMENITY	1,000 SF

1ST FLOOR TOTAL	24,300 SF
RETAIL	6,775 SF
LIVING	12,500 SF
COMMON & AMMENITY	4,675 SF

2ND FLOOR TOTAL	21,850 SF
LIVING	21,850 SF

3RD FLOOR TOTAL	21,850 SF
LIVING	21,850 SF

TOTAL GROSS BUILDING AREA	107,700 SF
TOTAL PARKING	28,250 SF
TOTAL RESIDENTIAL	68,000 SF
TOTAL COMMON & AMMENITY	4,675 SF
TOTAL RETAIL	6,775 SF

(10) Staging. When the PUD is to be constructed in stages, a schedule for the development of such stages shall be submitted stating the geographical sequence of construction and the number of dwelling units or square footage of non-residential property to be constructed in each stage.

Applicant Commentary: The PUD is anticipated to be constructed in one phase. At the time of Final PUD submission, with drawings advanced and our General Contractor formally on-boarded, we will submit a formal project construction schedule and outline construction management plan.

(11) Covenants. A description of plans for covenants, restrictions, uses and continuous maintenance provisions for the project.

Applicant Commentary: Prior to final PUD approval, all parcels within the development will be parties to a reciprocal easement and operating agreement (REOA) that will dictate terms for access, operations and maintenance, parking, uses, appearance standards, easements, and covenants, among other things. The REOA will be recorded prior to commencement of construction

End of Narrative.

10 Water Street

PUD Application | Section Two: Architectural Response

10 Water Street

PUD Application | Section 2: Architectural Response

Architectural Project Vision Overview Statement:

The project team is pleased to submit this Preliminary PUD application for consideration and would like to express our gratitude to Excelsior’s residents, city staff, and elected and appointed officials for their invaluable input during the Sketch Plan Review process. We received thoughtful feedback from the public engagements held between November and December 2024.

Through discussions with the City Council, Heritage Preservation Commission (HPC), Planning Commission, and neighborhood members, several key themes emerged: the unique “Charm and Character” of Excelsior, building scale and mass, public benefit, and architectural detailing.

We deeply value the stakeholder feedback and have spent the last three months evaluating it to refine the design. Our aim is to address individual concerns while ensuring a viable redevelopment. The following pages outline the design drivers and architectural responses, which we believe lead to a proposal that thoughtfully responds to the community’s needs, the site context, and the specific realities of this development parcel.

- + | *Community Feedback*
- + | *Historic Guidelines*
- + | *Building Size, Scale, and Massing*
- + | *Fenestration Patterning*
- + | *Charm, Character, and Detailing*

+ Community Feedback

Throughout the schematic and design development process, we attended multiple community meetings to gather feedback from residents and elected officials. The discussions with the City Council, Heritage Preservation Commission (HPC), Planning Commission, and neighborhood members revealed several key themes. One major concern was the building’s height, with officials suggesting reductions or modifications to setbacks to minimize its impact on the surrounding area. Public benefits were also a focal point, as city representatives emphasized the need for clearer articulation of how features like the theater, alley improvements, and public spaces would serve the community.

Design and aesthetic considerations were widely discussed, with recommendations to simplify window variations, standardize facade design, and ensure the building maintains the historic charm of Excelsior. Questions were also raised about the balance of commercial, residential, and short-term rental spaces, as well as how the project would integrate with surrounding buildings. Additionally, parking and circulation emerged as concerns, with officials seeking clarification on parking adequacy and how the project would impact traffic and alley access.

By engaging with these stakeholders, the project team has worked to refine the design to better align with their expectations. Some of the comments heard during these public meetings are summarized on the right.

+ Neighborhood Meetings

- ...library as a reference of successful project...
- ...Excelsior is not Wayzata...
- ...provide a building with charm and character...
- ...add more traditional characteristics to the design...

+ Historic Preservation Commission

- ...preserve the charm of Water Street...
- ...use of a richer brick to enhance Water Street aesthetic...
- ...simplify window pattern...
- ...reduce building height where possible...
- ...building fits harmoniously in the Lake Street streetscape...

+ Planning Commission

- ...highlight the public benefits...
- ...reinforcement of street level use, vitality and design...
- ...building feels too tall...
- ...add more traditional characteristics to the design...
- ...Dock Cinema future use...

10 Water Street

PUD Application | Section Two: Architectural Response

+ Excelsior Downtown Historic District. The subject property lies at the eastern edge of the Excelsior Downtown Historic District. The stated objective for new construction within the district is to “maintain the scale and quality of design in the district,” while ensuring that the district’s architecture remains “architecturally diverse with an overall pattern of harmony and continuity.”

The guidelines emphasize that it is not generally considered appropriate to construct new buildings that create a false sense of history. Instead, new infill construction should be readable as new and well-designed, in harmony with the surrounding historic streetscape. Additionally, building height should relate to the average height of existing adjacent structures and be compatible with the size, scale, massing, rhythm, and character of the surrounding area. While new projects should respect the district’s historic fabric, the guidelines suggest that new buildings incorporate contemporary details that harmonize with their neighbors, reinforcing the overall pattern of continuity and compatibility.

Adjacent and below, our team has identified several statements from the City of Excelsior Preservation Design Manual related to New Construction that resonate with our design objectives.

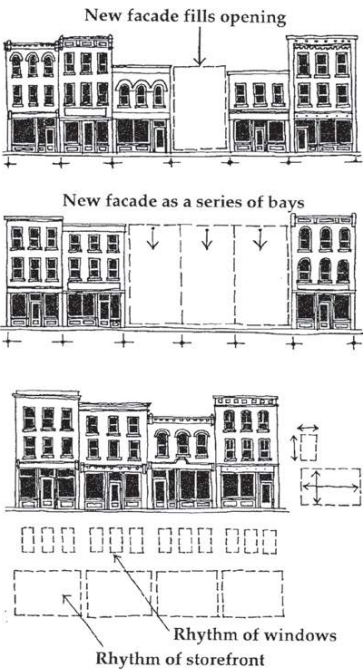
New Construction

Discussion of the issue could fill a book and is beyond the scope of this manual. However, the general principle for new construction the Excelsior Downtown Historic District is to maintain the scale and quality of design in the district. The Excelsior Downtown Historic District is architecturally diverse with an overall pattern of harmony and continuity.

While it is not generally considered appropriate to construct new buildings that give the viewer a false sense of history, new infill construction should be readable as new and well-designed in harmony with the surrounding historic streetscape. In creating compatibility and complementary design, new construction should be compatible with the size, scale, massing, height, rhythm, setback, color material, building elements, site design, and character of surround structures and the area. Avoid using noncontributing, newer buildings as examples to follow when designing new construction.

New construction should reflect the historic patterns that give Excelsior its unique charm. Additions to the streetscape should not call undue attention to their height or massing. They should reflect and enhance the pattern and rhythm of storefronts, windows and parapets along Water Street. Details such as elaborate Victorian wood and stone designs help give older buildings character, however, new infill construction may echo their patterns of placement and profiles, but should not attempt to duplicate historic detailing in new materials.

The site placement of new construction within in the historic streetscape also plays an important role in the compatibility and continuity. The historic district along Water Street has a clearly defined pattern of placement. New infill should respect that pattern and have the same setback as its commercial neighbors.



+ HPC Guideline Highlights

...architecturally diverse with an overall pattern of harmony and continuity...

...it is not generally considered appropriate to construct new buildings that give the viewer a false sense of history, new infill constructions should be readable as new and well-designed in harmony with the surrounding historic streetscape...

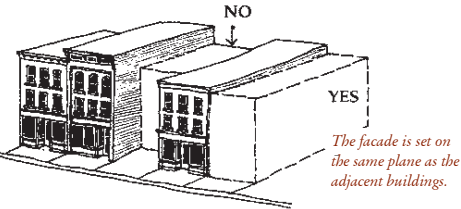
...height should relate to the average height of existing adjacent structures...

...compatible with size, scale, massing, height, rhythm...of surrounding structures...

...seen as a project of its own time...display contemporary details that harmonize with its neighbors...

New Construction Guidelines

- NC.1 **Height** – A new building’s height should relate to the average height of existing adjacent structures.
- NC.2 **Proportion of a building’s front façade** - Façade proportion of new construction should be compatible in height and width to its adjacent buildings and the streetscape. If the site is large, the mass of the facade can be broken into a number of smaller bays, to maintain a rhythm similar to the surrounding buildings.
- NC.3 **Setbacks** - New construction setback shall be consistent with the adjacent older buildings. In areas of zero setback from the right-of-way, the new setback shall be the same. In areas on side streets where the setbacks are less formal and more residential in design, variation in setback is more acceptable.
- NC.4 **Orientation** – New construction should be oriented to the primary street and not inward or to the side. Corner commercial or office buildings should be designed so that the entrance faces a primary street. The secondary elevation should be well designed and contain windows, storefronts and decorative features so that it visually enhances the secondary street. Blank walls should be no longer than ten feet where the building is not set back from the lot line.
- NC.5 **Building spacing** - New construction should fill the entire lot width opening, unless coordinated with pedestrian walkways from back parking areas.
- NC.6 **Roof shapes** - Roof styles in the downtown area should be predominately flat, with parapets and/or cornices.
- NC.7 **Proportion of openings within the façade** - The size and proportion of window and door openings should be similar to those on surrounding facades.
- NC.8 **Relationship of solids to voids** - The ratio of window area to solid wall should be similar to neighboring buildings.
- NC.9 **Materials** - New construction facade should be composed of materials similar to surrounding facades.
- NC.10 **Architectural character and details** - New construction should be a balance of new and old in overall design and architectural detail. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a project of its own time and yet be compatible with its historic neighbors. Architectural details should reflect some of the detailing of surrounding buildings in window shapes, cornice lines, and brickwork, while at the same time display contemporary details that harmonize with its neighbors.
- NC.11 **Colors** - Material and paint colors should relate to each other in a coherent and consistent design, and also be selected in response to the existing materials and colors of surrounding buildings.



10 Water Street

PUD Application | Section Two: Architectural Response

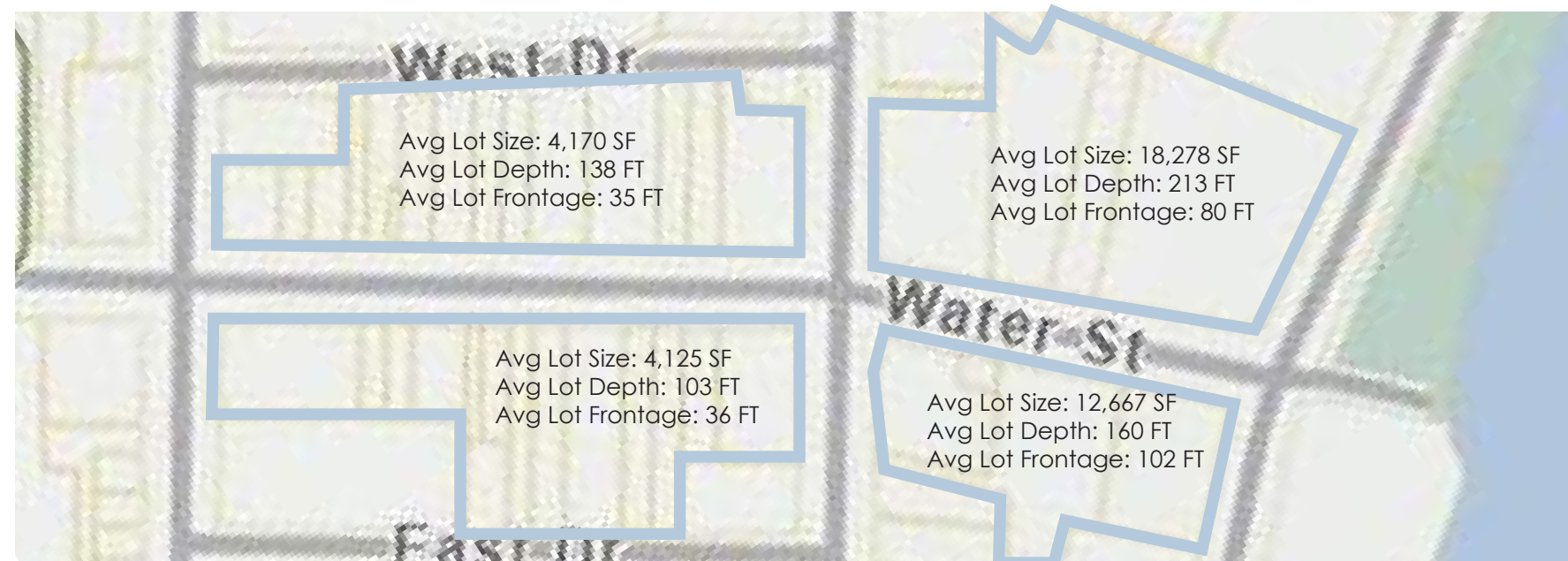
A central theme in our team's discussions throughout the course of this project has been the unique development context of the 10 Water Street site. While this site is within the historic district, it differs from the block of Water Street between 2nd and 3rd Streets. There, the core of the historic district is characterized by one- and two-story buildings constructed at the turn of the 20th century on narrow lots averaging 35' wide by 138' deep, with an average site area of 4,170 square feet. In contrast, the buildings on the 10 Water Street block were predominantly constructed between 1940 and 1955, with an average lot width of 80' and depth of 213', resulting in an average site area of 18,278 square feet. As you move away from the district's core, the lots become larger, the buildings of different vintages, and the land uses more diverse, including parks, single- and multi-family housing, along with additional downtown commercial uses.

While the area immediately west of 10 Water Street is a turn-of-the-century commercial district, the 10 Water Street site anchors the edge of this condition and should respond accordingly. The site serves as a key gateway to the historic downtown, and as the Historic Preservation Guidelines state: "While it is not generally considered appropriate to construct new buildings that give the viewer a false sense of history, new infill construction should be readable as new and well-designed in harmony with the surrounding historic streetscape."



Development Site

Downtown Historic District Map



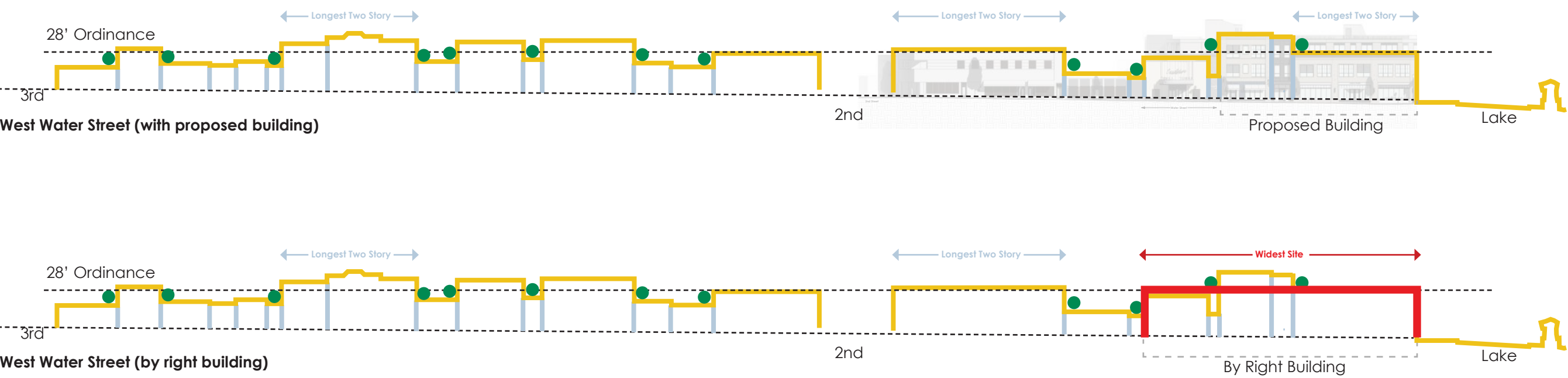
Average Lot Dimensions on Adjacent Blocks

10 Water Street

PUD Application | Section Two: Architectural Response

+ Building Size, Scale & Massing

While the core of the Downtown Historic District is composed of buildings ranging from one to two stories, with heights up to 37 feet, a defining characteristic of the streetscape is the undulation of building heights, illustrated below by green dots. This variation creates a rhythmic cadence that is intrinsically tied to the character of Water Street. To maintain this cadence, the Water Street façade was divided into two primary volumes, delineated by a change in height between them and the adjacent structures. Without this strategy, a continuous two-story roof line would have extended across approximately 80% of the entire block, disrupting the dynamic rhythm of the streetscape. This approach aligns with the Excelsior Design Standards, specifically under the “Unifying Design Concept,” which states that “varying building scales and heights are encouraged within blocks.” (Pg. 2) Additionally, the Composition Policy supports “Use of architectural features and detailing to enhance building surfaces should be encouraged. Such features may include setback of upper floors or roof line, strong building corner features, entrance detailing and emphasis, canopies, projected or recessed windows, or porches on residential style buildings.” (Pg. 4)



10 Water Street

PUD Application | Section Two: Architectural Response



Water Street
between
2nd & 3rd



Water Street
between
Lake & 2nd

06.10.2025 - Revised bottom image to use new rendering along Water St as base for graphic.

10 Water Street

PUD Application | Section Two: Architectural Response

As previously noted, the architectural context of the site becomes more varied as it extends outward from the core of the historic district. While Water Street is predominantly composed of historic brick structures, Lake Street transitions into a waterfront cottage residential style, characterized by wood siding, larger lots, and increased setbacks from property boundaries and neighboring structures.

In response to this transition, as the classically organized, zero-lot-line Water Street façade turns north along Lake Street, the building's massing adapts. A central void opens into a courtyard lined with vegetative public greenspace before the adjacent mass rises again to define the north wing of the building. This design element not only enhances the pedestrian experience but also responds to the adjacent 3.5-story multi-family development to the north and the setbacks between existing structures.

In this way, the project thoughtfully acknowledges and reflects the architectural transition of Lake Street into a residential district while adhering to the Excelsior Historic Preservation Design Manual NC.1, which states: "Height – A new building's height should relate to the average height of existing adjacent structures" (Pg. 47).



Water Street

Lake Street

10 Water Street

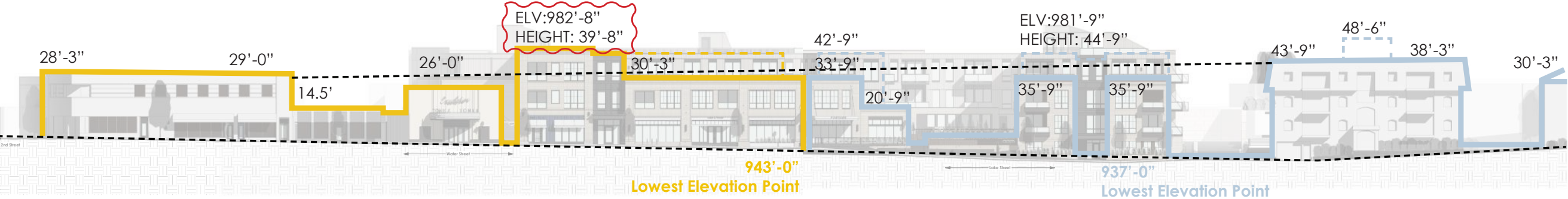
PUD Application | Section Two: Architectural Response

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In response to this transition, as the classically organized, zero-lot-line Water Street façade turns north along Lake Street, the building’s massing adapts. A central void opens into a courtyard lined with vegetative public greenspace before the adjacent mass rises again to define the north wing of the building. This design element not only enhances the pedestrian experience but also responds to the adjacent 3.5-story multi-family development to the north and the setbacks between existing structures.

In this way, the project thoughtfully acknowledges and reflects the architectural transition of Lake Street into a residential district while adhering to the Excelsior Historic Preservation Design Manual NC.1, which states: “Height – A new building’s height should relate to the average height of existing adjacent structures” (Pg. 47).

In response to initial comments in the staff report and the HPC the development team has decreased the height of the building along Water St to 39’-8” from 40’-3”.



Water Street

Lake Street

10 Water Street

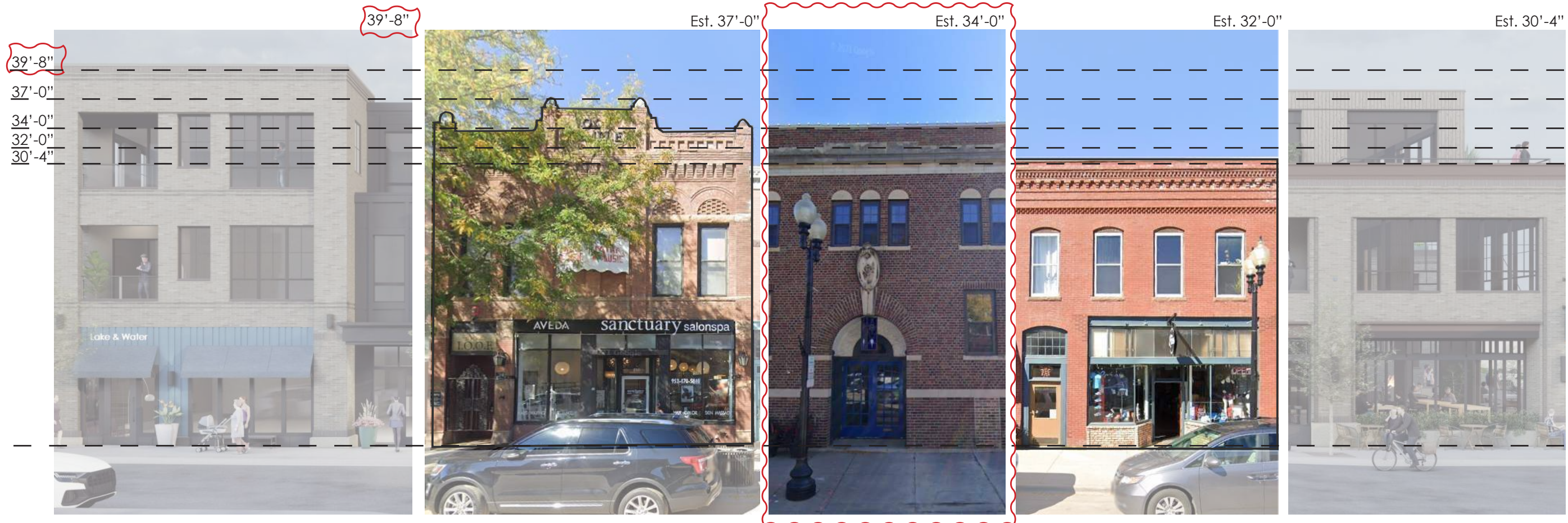
PUD Application | Section Two: Architectural Response

+ Building Height

The building is proposed as three stories above an enclosed parking structure. Along Water Street, the entirety of the parking structure is below grade, presenting the appearance of a three-story building, with the majority of the third floor set back from a two-story brick volume.

As the project extends north along Lake Street, where the grade drops by approximately seven feet, a portion of the garage level becomes exposed at the northern corner of the building. To mitigate this, the design team has planned an amenity space at the garage level to screen any visible parking from the public realm.

Along Water Street, the tallest portion of the building is estimated to be 39 feet, 8 inches above the sidewalk. For height comparison, several two-story buildings on Water Street are depicted below.

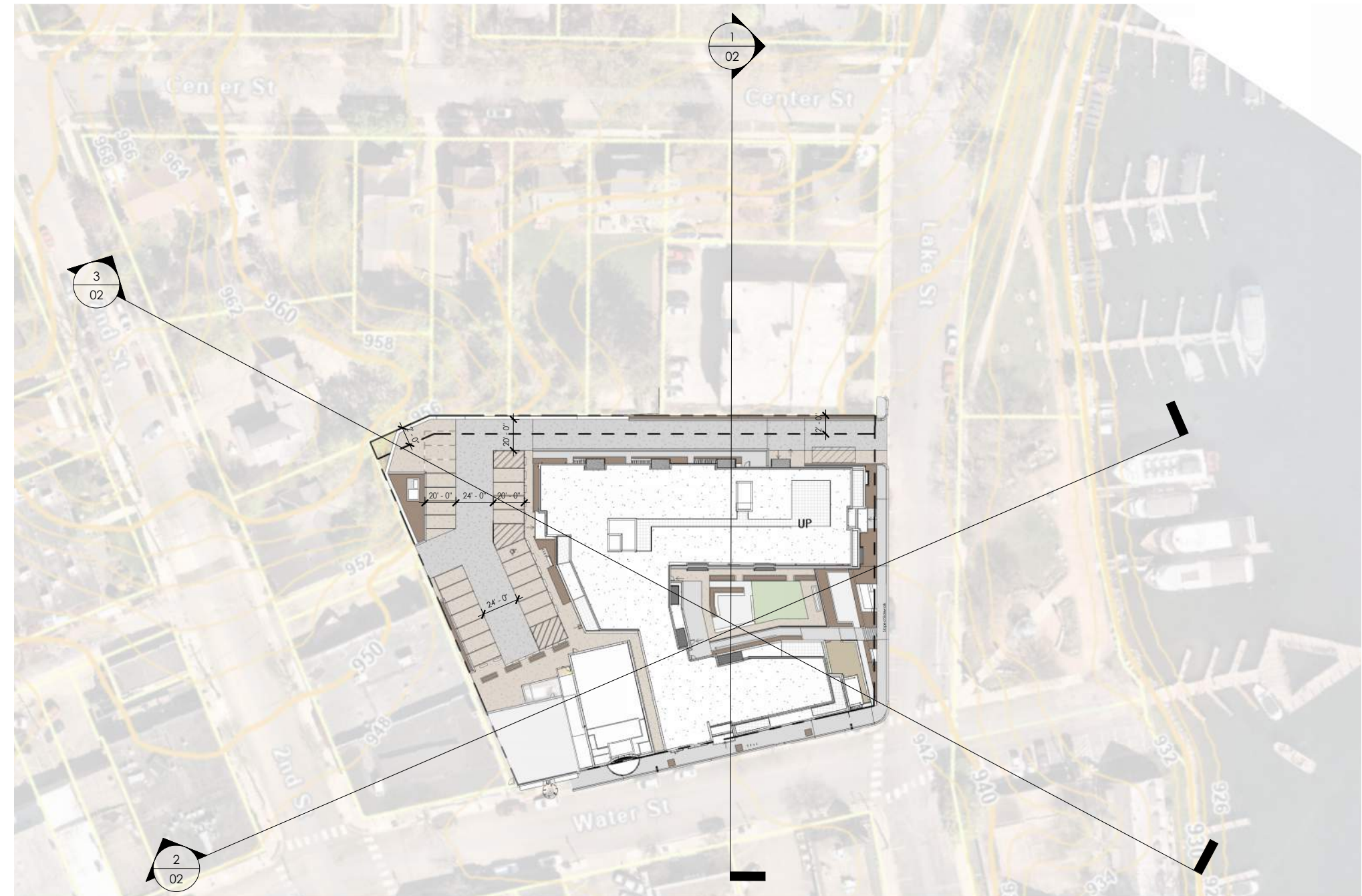


10 Water Street

PUD Application | Section Two: Architectural Response

The block surrounded by Water St, Lake St, Center St, and 2nd St has significant grade change with the highest grade being in the NW corner of the block, and the lowest grade being mid-block along Lake St between Water St and Center St.

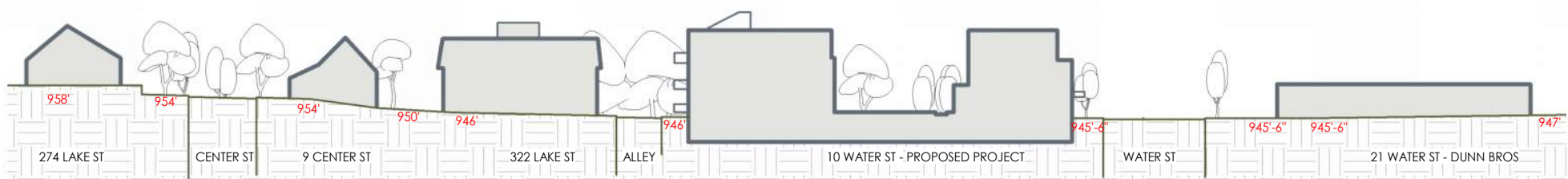
This site plan shows where site sections have been cut illustrating this significant grade change. The sections are on the next page.



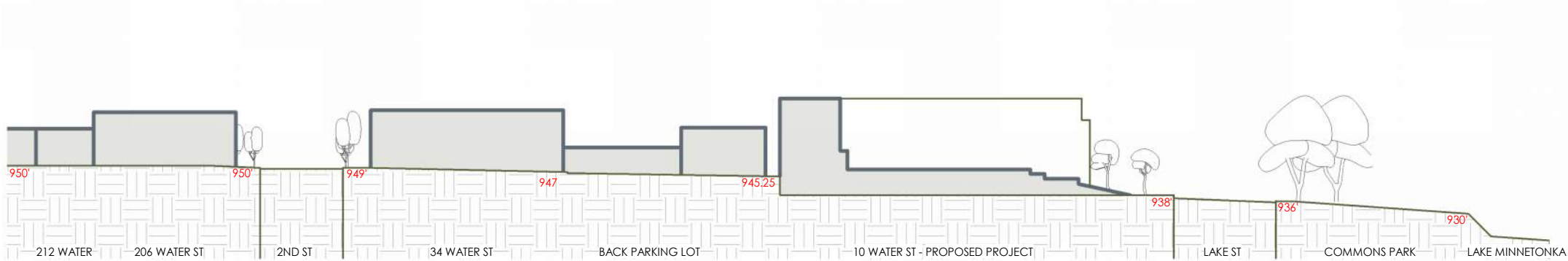
10 Water Street

PUD Application | Section Two: Architectural Response

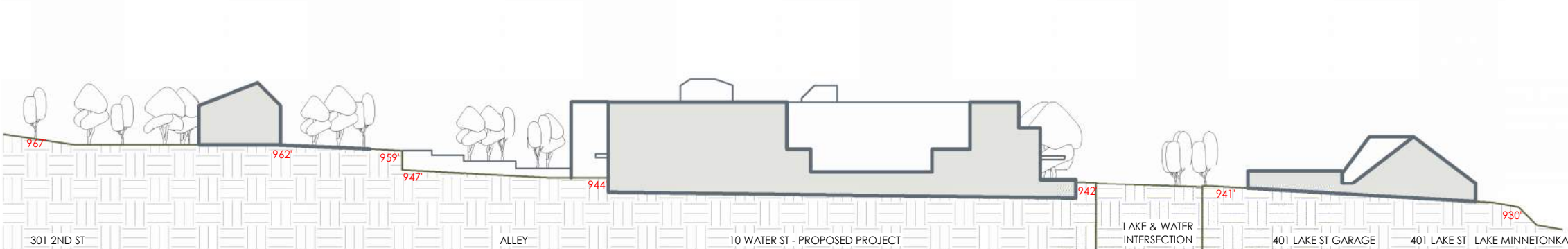
Site Sections



1 | Site Section 01
SCALE: 1" = 50'-0"



2 | Site Section 02
SCALE: 1" = 50'-0"



3 | Site Section 03
SCALE: 1" = 50'-0"

10 Water Street

PUD Application | Section Two: Architectural Response

Solar Studies



Spring Equinox | 9 AM



Spring Equinox | 12 PM



Spring Equinox | 5 PM



Summer Solstice | 9 AM



Summer Solstice | 12 PM



Summer Solstice | 5 PM



Winter Solstice | 9 AM



Winter Solstice | 12 PM



Winter Solstice | 5 PM

10 Water Street

PUD Application | Section Two: Architectural Response



View 1 from Water St mid-block between 2nd St and 3rd St towards Lake Minnetonka with proposed building

10 Water Street

PUD Application | Section Two: Architectural Response



View 2 from Water St and 2nd St intersection towards Lake Minnetonka with proposed building

10 Water Street

PUD Application | Section Two: Architectural Response



View 3 from Water St mid-block between 2nd St and Lake St towards Lake Minnetonka with proposed building

10 Water Street

PUD Application | Section Two: Architectural Response

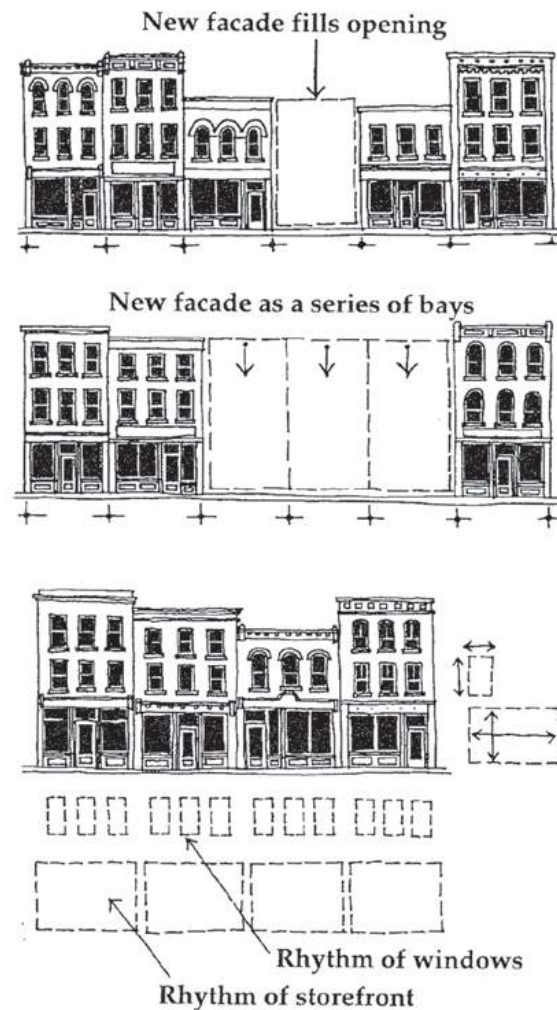


View from Lake St and Center St intersection looking towards proposed building

10 Water Street

PUD Application | Section Two: Architectural Response

+ Fenestration Patterning HPC Guidance



+ The Excelsior Historic Preservation Design Manual states: NC.7 Proportion of Openings Within the Façade – “The size and proportion of window and door openings should be similar to those on surrounding facades.”

As illustrated by the images on the left, the two narrowest buildings in the diagram below demonstrate window patterns closely aligned with the diagrams from the Preservation Design Manual. However, as we move further east toward the 10 Water Street site, the window patterns exhibit rough openings that are wider than they are tall, while maintaining a vertically oriented mullion pattern—seen in both the Sampson Building (200 Water Street, Bull & Wren) and the Laramie Ford Building (34 Water Street).

The proposed project seeks to reinforce a window pattern similar in size and proportion to those found on adjacent structures. This approach ensures compatibility with the surrounding streetscape while maintaining a design that is distinctly new and responsive to modern building programming.



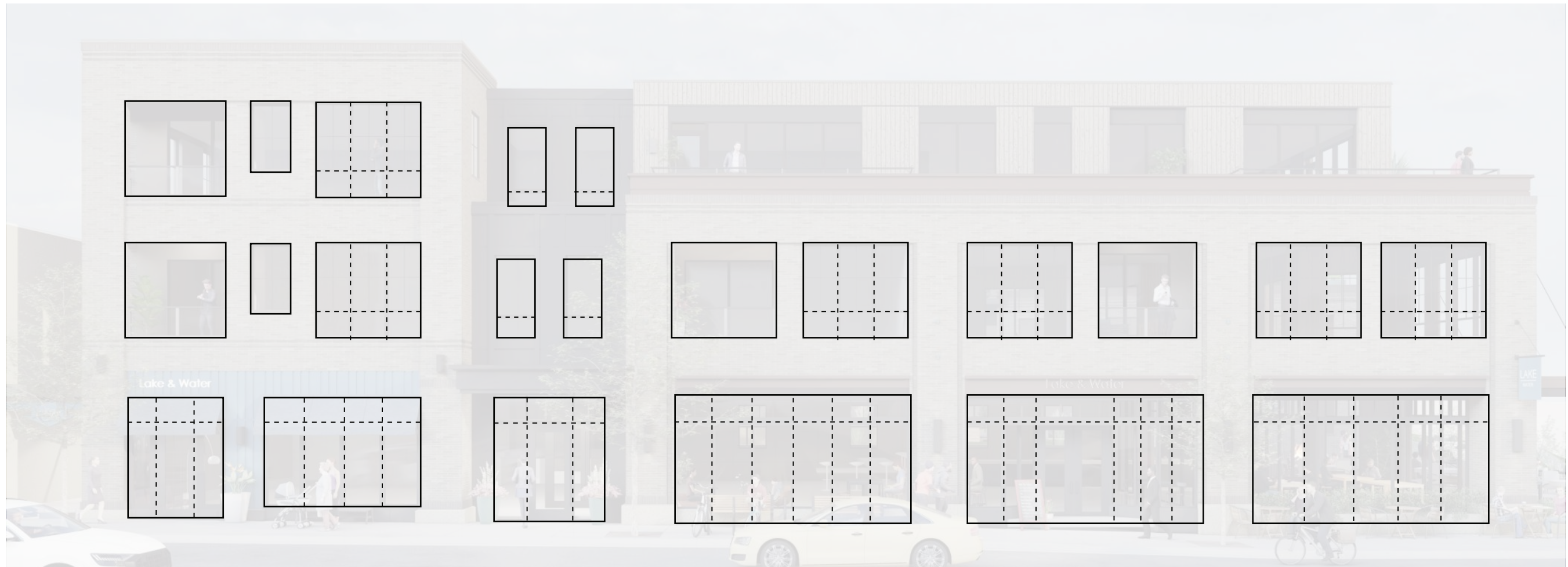
10 Water Street

PUD Application | Section Two: Architectural Response



Previous Iteration of Window Patterning

Our team has made several modifications to the fenestration pattern based on City and community feedback. First, the windows above street level have been refined and reorganized to introduce an added level of regularity, reflecting the consistent patterns found in historic structures. Second, in response to community engagement, we have introduced two additional retail entrances along Water Street. This effort increases opportunities for individual storefronts, encourages diverse retail character with unique entryway plantings by different shop owners, and reduces the length of uninterrupted glass storefronts, fostering a more inviting and pedestrian-friendly streetscape.



10 Water Street

PUD Application | Section Two: Architectural Response

+ Charm, Character & Detailing

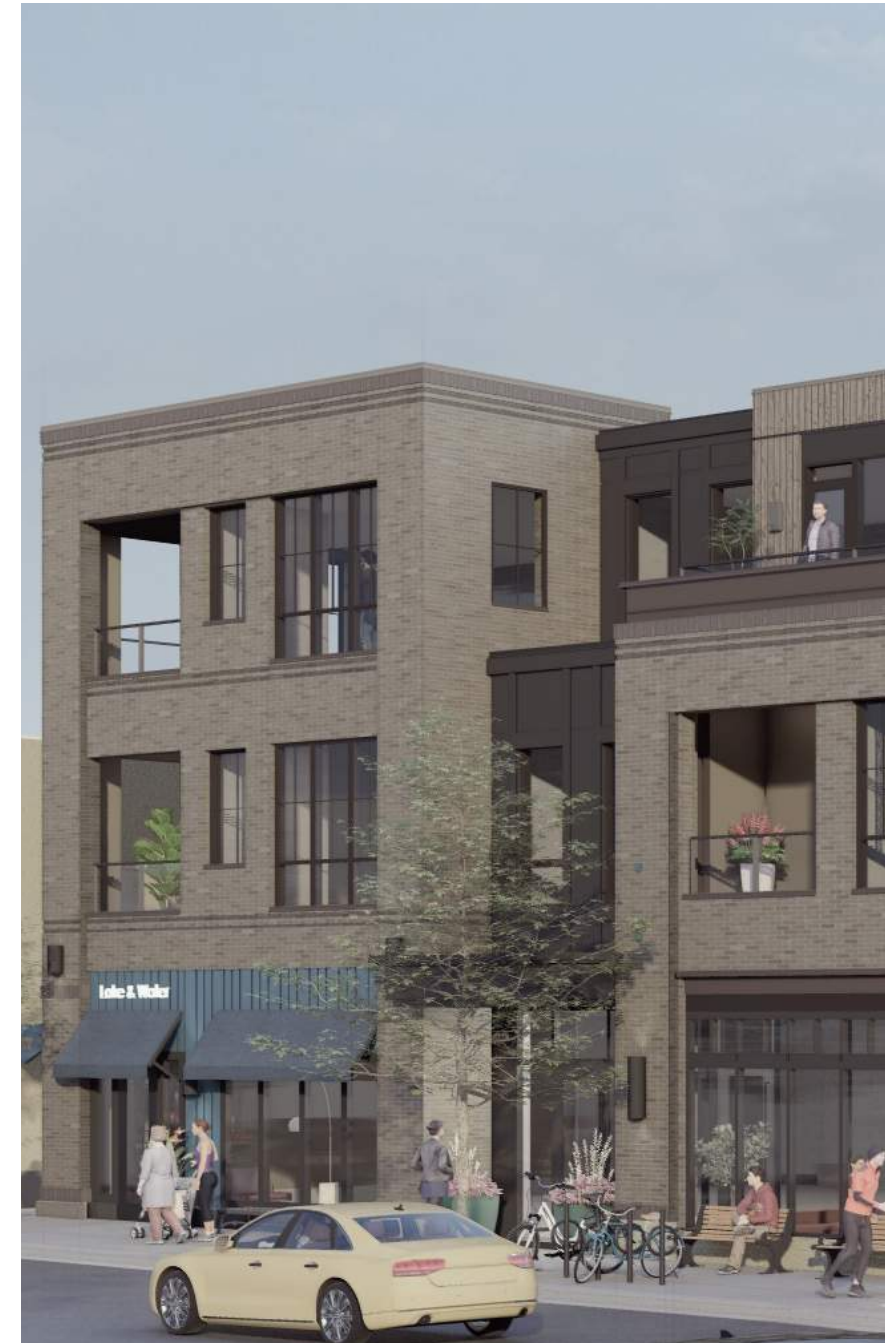
Throughout our public engagement, we heard passionate feedback from proud Excelsior residents expressing their love for the charming and character-filled nature of downtown. While these qualities can be difficult to define or directly translate into built form, through careful study and reflection, we identified a worn, eclectic character—full of individuality in its storefronts, planters, awnings, and pops of color. The image below particularly resonated with our development team, capturing an authentic sense of place and atmosphere.

In response, our team worked through a series of revisions to enhance the sense of uniqueness and individuality within the project. We added additional fenestration at the ground level to encourage distinct storefront expressions for up to three retail tenants. Adjustments were made to brick detailing, building lighting, awnings, canopies, and streetscape elements—all aimed at fostering a more eclectic, engaging, and pedestrian-friendly experience.

Additionally, we refined our public interface along Lake Street and introduced an elevated public porch designed for all to enjoy. While design remains inherently subjective, we are pleased with the project's evolution and grateful for the thoughtful feedback that helped shape it.



Previous Iteration



Currently Proposed

10 Water Street

PUD Application | Section Two: Architectural Response

+ The Excelsior Historic Preservation Design Manual states: NC.10 Architectural Character and Details – “New construction should be a balance of new and old in overall design and architectural detail. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a project of its own time and yet be compatible with its historic neighbors. Architectural details should reflect some of the detailing of surrounding buildings in window shapes, cornice lines, and brickwork, while at the same time displaying contemporary details that harmonize with its neighbors.”

The images below illustrate detailing from three distinct architectural periods: early 20th century (left), mid-20th century (center), and 21st-century infill (right). Generally, the early 20th-century building features the most ornate detailing, while the mid-century example showcases the clean lines and subtle detailing characteristic of Mid-Century Moderne. The most recent example, the historic infill library, employs clean planes of brick with a more traditional corbelled brick inset above modern aluminum storefront glass.

The proposed design for the new project seeks to capture the weight and presence of historic cornices while refining their form into a more streamlined expression. The brickwork incorporates moderate detailing, balancing tradition with contemporary aesthetics. Additionally, contrasting materials, such as wood elements in the residential portion and recessed balconies, introduce a modern yet contextually appropriate architectural language.



10 Water Street

PUD Application | Conclusion

+ Conclusion

In summary, while Water Street between 2nd and 3rd Streets is clearly a turn-of-the-century commercial district, the 10 Water Street site anchors the edge of this condition while also being influenced by unique elements not present just one block west.

While design is inherently subjective, we believe this proposal is both compatible with and complementary to the existing streetscape and historic fabric. The design respects the streetscape's rhythm, scale, and materiality while introducing a project that is firmly of its time. This development not only honors the historic context but also enhances the streetscape, providing public benefits such as public gathering spaces, improved infrastructure, economic vitality, stormwater management upgrades, and the revitalization of a cherished local cinema. Additionally, the project introduces new residential and commercial opportunities that contribute to the vibrancy of this beloved community.



City of Excelsior
Heritage Preservation Commission
Resolution No. 2025-04

A Resolution Providing Findings of Fact On the Conformity with Approved Design Standards
and Guidelines and Recommendations to the City Council on the PUD Preliminary Plan
Application for a Mixed-use Development and Renovation of the Tonka Theater Building at 10
Water Street

WHEREAS, Matt Mithun, Water & Lake LLC, 950 Wayzata Blvd., Ste. 104, Wayzata, MN 55391 (“Applicant”) has submitted a Planned Unit Development (PUD) Preliminary Plan application for a mixed-use development and renovation of the Tonka Theater Building at 10 Water Street; and

WHEREAS, the Heritage Preservation Commission (“HPC”) considered the application and its conformance with the Preservation Design Manual Guidelines at their meeting on April 29, 2025; and

WHEREAS, the HPC directed staff to prepare recommendations to the City Council based on the HPC’s review of the project.

NOW, THEREFORE, IT IS RESOLVED, that the HPC provides recommendation to the City Council in the form of this resolution.

FINDINGS OF FACT

1. Matt Mithun, Water & Lake LLC, 950 Wayzata Blvd., Ste. 104, Wayzata, MN 55391 (“Applicant”) has submitted to the City a PUD Preliminary Plan application.
2. The applicant proposes a mixed-use development and the renovation of the Tonka Theater building at 10 Water Street.
3. The location of the proposed project is in the Excelsior Downtown Historic District and in the National Register Excelsior Commercial District.
4. Pursuant to Sec. 65-7(b)(4) of the city’s Zoning Ordinance, if the subject property is located within Excelsior’s historic district, then the PUD Preliminary Plan application shall be reviewed by the HPC prior to the Planning Commission’s review of the request. The HPC shall make findings of fact on the project’s conformity with approved design standards and guidelines and forward such findings to the City Council.
5. At the HPC meeting of April 29, 2005, the HPC voted 4-0 to direct staff to draft a resolution with findings and recommendations for the City Council based on the Commission’s review of the proposed project and bring the resolution to the May 27, 2025, meeting for HPC approval. At the HPC meeting of May 27, 2025, there were questions regarding the historic status of the Tonka Theater and potential loss of

designation due to demolition. The resolution was continued to a special meeting of the HPC on June 17, 2025.

ADDITIONAL FINDINGS OF FACT AND RECOMMENDATIONS

1. The Commission prefaces its findings and recommendations with the following: The proposed project sites comprise an important location in the City and in both the Excelsior Downtown Historic District and National Register Excelsior Commercial District. The HPC considers the precedent it sets when it makes recommendations about proposed projects in the district.
2. The height of the proposed building should meet the Preservation Design Guidelines standard for height of new construction in the district: *A new building's height should relate to the average height of existing adjacent structures* (NC.1). The proposed height of the building on Water Street (over 40 feet) exceeds both the average height of adjacent structures in the district and the height of the tallest building in the district and the block in which it is situated. The height of the new construction along Water Street should be no taller than the two-story Tonka Building (Second and Water) (28'-29') or the Dock Cinema building (24.75'). These are the tallest buildings on this side of Water Street, and both are contributing structures in the historic district. A one-story building, Hennessy Building (Lago Tacos) (14.5'), is contributing and adjacent to the historic theater.
3. The proportions of the stories of the front façade on the proposed new building are not compatible with the adjacent historic buildings on the streetscape. Preservation Design Guideline NC.2 states: *Façade proportion of new construction should be compatible in height and width to its adjacent buildings and the streetscape. The Commission recommends that* the height of each story should be reduced to make the building more compatible in scale and proportion with other buildings in the downtown historic district and to reduce the overall building height. In addition, the large mass of the proposed building obscures the small-scale nature of Excelsior's historic district. The historic scale of Water Street is one of the most defining aspects of the district. The historic district is a mix of one and two-story buildings; there are no three-story buildings on Water Street or in the district. Visually, the 3-4 story new building will be highly visible, looming behind and above the historic buildings on the block from much of Water Street. The size, proportions and spacing of the historic buildings is also not continued along the proposed Lake Street elevation, which is highly visible from The Commons, the historic Port of Excelsior, and Lake Minnetonka.

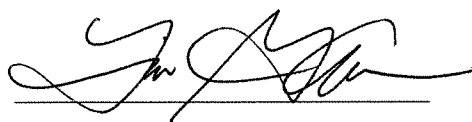
4. There are no balconies on the second level of buildings on Water Street; rather, there are masonry walls with regular patterns of vertical windows with projecting masonry sills. The proposed recessed balconies with glass railings create a non-historic elevation along Water Street. These large square openings are ceiling-to-floor and are not characteristic of historic elevations along Water Street. They do not meet the Preservation Design Guidelines on relationship of solids to voids: *The ratio of window area to solid wall should be similar to neighboring buildings* (NC.8). The Commission recommends an alternative design to the recessed balconies on the upper story on Water Street.
5. The proposed windows and doors do not meet historic guidelines for size and proportion of façade openings. Preservation Design Guidelines state: *The size and proportion of window and door openings should be similar to those on surrounding facades* (NC.7). The windows on the ground floor are tall compared with most openings in the historic district. On the ground floor level, the windows and doors should not be floor to ceiling; a bulkhead is recommended to resemble buildings along Water Street. The Commission also recommends that more verticality should be added to windows in upper stories and should more closely resemble the windows in historic buildings in the district which do not have large square openings. In addition, the Commission recommends that a door should be added to each bay in the proposed building so that it better reflects the pattern of historic storefronts in the district. The doors do not have to be operational today, but they would provide flexibility for future use of the space.
6. The proposal for the rear of the Tonka Theater building calls for a new storefront entrance and display windows in the rear. This is contrary to the standard for rear entries, which should not look like a primary street entrance.. Preservation Design Guidelines state: *Rear entrances on existing buildings shall clearly be secondary entrances and avoid the appearance of a primary façade* (BEA.8).
7. The darker brick color and the architectural detail that have been added since sketch plan review are significant changes that make the building more compatible with those in the downtown historic district. The Commission recommends incorporation of additional ornamentation on the building facade to break up the large windows.
8. The proposed use of fiber cement or concrete panels on the Water Street façade of the proposed building does not conform to the Guidelines for new construction materials “New construction façade should be composed of materials similar to surrounding facades.” (NC.9). These materials are not used on the facades of surrounding buildings in the district.
9. Rooftop decks are not permitted in the downtown historic district unless the deck is located on the rear most part of the building, the upper story or parapet wall screens the

deck from the street, and the deck does not exceed 200 square feet in size (BEA.19). The applicant should submit the locations of mechanical equipment and vents. It is recommended that they be placed on the roof or at rear of building and that they be appropriately screened.

10. A Site Alteration Permit application is required to be reviewed by the HPC for the proposed partial demolition of the historic Tonka Theater building. Information about the existing condition of the theater building is needed in order for the HPC to consider the partial demolition request. The later theater side addition from 1989 that is non-contributing (and not visible from Water Street) is acceptable for demolition. Additional details will need to be provided to the HPC for any proposed exterior alterations to the Tonka Theater building in connection with the proposed renovation.
11. Section 20-12 of the City Code states that “The demolition or relocation of historic resources is deemed detrimental to the public interest ...” It is critical that the downtown historic district designations, both local and national, which the city has earned are not harmed by this project. The HPC has never approved a demolition or partial demolition of a contributing building in the downtown commercial historic district. This decision can be precedent setting for future reviews.
12. The proposed partial demolition of the theater building should be considered in the context of its broader implications for the Downtown Historic District as a whole. The proposed partial demolition of the Tonka Theater building, which is a contributing building in a National Register district, is likely to remove the building from the National Register listing and deem it ineligible for future historic rehabilitation tax credits.

Adopted by the Heritage Preservation Commission of the City of Excelsior, Minnesota, on this 17th day of June 2025.

HERITAGE PRESERVATION COMMISSION



Tim Caron, Chair



Item: 4.D.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: PC Resolution 2025-01, 925 Excelsior Blvd Approval of RRP - Continued to July PC Meeting

Summary:

Recommended Action:

Budget:

Attachments:

None



Item: 5.A.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: June 23, 2025

Department/Office: Administration

Item Name: Next Council Meeting - July 21, 2025

Summary:

Recommended Action:

Budget:

Attachments:

None



Item: 5.B.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: June 23, 2025

Department/Office: Community Development

Item Name: Next PC Meeting - July 28, 2025

Summary:

Recommended Action:

Budget:

Attachments:

None