

Monday, August 17, 2026, 6:30 PM
106 Center Street

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

<https://us02web.zoom.us/j/86346794494>

Meeting ID: 863 4679 4494

One tap mobile

+13092053325,,86346794494# US

+13126266799,,86346794494# US (Chicago)

AGENDA

1. Call to Order
2. Roll Call
3. Meeting Agenda Approval
4. Approval of Minutes

a) August 3, 2026 Work Session Minutes

b) August 3, 2026 City Council Minutes

5. Open Forum

This is the time for the public to speak. Open Forum will be limited to one-half hour. No person may speak more than 5 minutes or more than once. Each subject will have a limit of 10 minutes. Council members may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or a future Agenda. Members of the public interested in speaking on an agenda item may direct a request to be recognized to the Mayor.

6. City Council Communications, Questions, and Reports

a) Council Work Group Updates

b) Construction Updates

c) Ice Cream Social at The Commons:
September 15th, 5-7 PM

d) Tree Grant/Canopy Grant

7. Meet Excelsior
8. Consent Agenda
 - a) Review Verified Claims under \$20,000 and Approve Verified Claims over \$20,000
 - b) Second Reading and Approval of Ordinance 697 Amending Appendix E, Article 15, Nonconforming Uses, Structures, Lots, and Signs to Clarify the meaning of "Expansion"
 - c) Second Reading and Approval of Ordinance 698 Amending Appendix E, Article 21, Fencing to Remove CUP Requirements for Swimming Pools
 - d) Second Reading and Approval of Ordinance 699 Amending Appendix E, Articles 2 and 42 to Clarify Definitions of Porch and Pergola and Exemptions from Residential Review Permit Ordinance
 - e) Second Reading and Approval of Ordinance 700 Amending the Excelsior Code of Ordinances by Adding Chapter 34, Article 2 Sewer Service
 - f) 2027 South Lake Minnetonka Police Department Budget
 - g) Third and Center Street SUIP - Approve Pay Voucher No. 2
 - h) Planning Commissioner Recommendation Approval
 - i) Division Street Watermain Lining Project - Approve Pay Voucher No. 2
9. Public Hearings
 - a) Public Hearing and Consideration of Assessment Roll for 2022-2023 Street and Utility Improvements Project - 7:15 PM
 - b) 88 First Street Application for Variance from Lot Coverage for Driveway Construction - 7:30 PM
10. Petitions, Requests, and Communications
 - a) Mini Master Park Plan - 8:00 PM
11. Ordinances and Resolutions
12. Reports of Officers, Boards, and Committees
13. Unfinished Business
 - a) 26 Water Street Request to Appeal HPC Decision to Deny Site Alteration Permit for Partial Demolition of Tonka Theater Building - 9:00 PM
14. New Business
 - a) Rotary Contract Work Group - 9:15 PM
15. Adjournment

City of Excelsior
City Council Work Session

Minutes

Monday, August 3rd, 2026

106 Center Street – Entrance located off Center Street

5:30 P.M. – 6:30 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Ringate called the work session to order at 5:32 PM.

Present: Mayor Ringate and Councilmembers Caron, O'Hanlon, and Vogel. Bildsoe absent.

Also Present: City Manager Luger, Assistant City Manager Lindberg, Public Works Director Amundsen, City Engineer Dawley, and Finance Director Palmer.

2. APPROVAL OF AGENDA

Caron moved to approve the work session agenda. Vogel seconded. Motion carried 4/0.

3. NEW BUSINESS

a) Water, Sewer, and Surface Water Rate Study Update

Matt Stark, representative from Baker Tilly presented the Water, Sewer, and Surface Water Rate Study update.

4. ADJOURNMENT

Caron moved to adjourn. Vogel seconded. Motion carried 4/0. The work session adjourned at 6:30 PM.

Respectfully submitted,

Hilary Vokovan
City Clerk

City of Excelsior
City Council Meeting

Minutes

Monday, August 3, 2026

106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street

6:30 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Ringate called the meeting to order at 6:35 P.M.

Present: Mayor Ringate and Councilmembers Caron, O'Hanlon, and Vogel. Bildsoe absent.
Also Present: City Manager Luger, Assistant City Manager Lindberg, City Engineer Dawley,
Public Works Director Amundsen, Finance Director Palmer, Community Development
Director Mullin, City Planner Long, and City Attorney Tolar.

2. APPROVAL OF AGENDA

Caron moved approval of the agenda. Vogel seconded. Motion carried 4/0.

3. APPROVAL OF MINUTES

(a) July 20, 2026 Work Session Minutes

(b) July 20, 2026 City Council Minutes

O'Hanlon moved approval of both sets of minutes. Caron seconded. Motion carried 4/0.

4. OPEN FORUM

This is the time for the public to speak. Open forum will be limited to one-half hour. No person may speak more than 5 minutes or more than once. Each subject will have a limit of 10 minutes. Council members may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or future Agenda. Members of the public interested in speaking on an agenda item may direct a request to be recognized to the Mayor.

Bruce Kelly, 165 Maple, expressed concern about the parking fund and sales tax revenue.

5. CITY COUNCIL COMMUNICATIONS, QUESTIONS AND REPORTS

(a) Council Work Group Updates

Ringate provided an update on the parking work group.

(b) Elections Update

Assistant Manager Lindberg provided an elections update.

(c) Public Works Construction Updates

Public Works Director Amundsen provided a construction update.

City Engineer Dawley provided an update on the St. Alban's Bay Bridge project.

(d) South Lake Minnetonka Police Department update

Ringate provided a brief update.

- (e) Excelsior Fire District Update
Ringate provided a brief update.
- (f) Summary of Closed Session on July 20, 2026
Ringate read a statement regarding the performance review of City Manager Luger.

6. MEET EXCELSIOR

None.

7. CONSENT AGENDA

- (a) Review Verified Claims under \$20,000 and Approve Verified Claims over \$20,000
- (b) June Financials
- (c) Ordinance 700 – Amendment to Chapter 34 Sewer Service
- (d) Approve City Manager Employment Agreement
- (e) Haskell’s Liquor License Refund Request
- (f) 2026 Sanitary Sewer Lining Project – Accept Bids Received and Award Contract
- (g) Parks and Recreation Commission Appointment

O’Hanlon moved approval of the Consent agenda. Caron seconded. Motion carried 4/0.

8. PUBLIC HEARINGS

- (a) Ordinance No. 698 Amendment to Swimming Pool Standards
City Planner Long presented on the item. Mayor Ringate opened the public hearing. No-one was present to speak on the Ordinance. Mayor Ringate closed the public hearing. Caron moved approval of the first reading of Ordinance 698 and scheduled the second reading and approval for August 17th. Vogel seconded. Motion carried 4/0.
- (b) Ordinance No. 697 Amending City Ordinance, Appendix E, Chapter 15, Section 15-4 Nonconforming Structures to Clarify Definitions of Expansion. City Planner Long presented on the item. Mayor Ringate opened the public hearing. No-one was present to speak on the item. Mayor Ringate closed the public hearing. Caron moved approval of the first reading of Ordinance 697 and scheduled the second reading and approval for August 17th. Vogel seconded. Motion carried 4/0.
- (c) Ordinance No. 699 Amendment to Porch and Pergola Definitions. City Planner Long presented on the item. Mayor Ringate opened the public hearing. No-one was present to speak on the Ordinance. Mayor Ringate closed the public hearing. O’Hanlon moved approval of the first reading of Ordinance 699 and scheduled the second reading and approval for August 17th. Caron seconded. Motion carried 4/0.

9. NEW BUSINESS

(a) Scheduling City Ice Cream Social and City Council Training

The City Council scheduled the ice cream social for September 14th from 5:00 PM – 7:00 PM. The City Council scheduled a special work session training with the City Attorney on Thursday, October 29th at 5:30 PM.

10. PETITIONS REQUESTS AND COMMUNICATIONS

(a) Resolution 2026-40 Issuing 2026C General Obligation (GO) Bonds.

Jessica Green from Northland presented information on the sale of the 2026C Bonds.

Caron moved approval of Resolution 2026-40. Vogel seconded. The motion carried 4/0.

11. ORDINANCES AND RESOLUTIONS

None.

12. REPORTS OF OFFICERS, BOARDS AND COMMITTEES

(a) 2027 Excelsior Fire District Budget and Capital Improvement Plan (CIP)

O'Hanlon moved approval. Vogel seconded. Motion carried 4/0.

(b) Presentation from Interim Fire Chief Basinger Regarding the Haskell's Fire

13. UNFINISHED BUSINESS

None.

14. ADJOURNMENT

O'Hanlon moved to adjourn. Caron seconded. Motion carried 4/0. The City Council adjourned at 8:25 P.M.

Respectfully submitted,

Hilary Vokovan

City Clerk

08/12/2026

CHECK REGISTER FOR CITY OF EXCELSIOR
CHECK DATE 07/30/2026 - 08/11/2026

Check Date	Check	Amount
Bank GEN WELLS FARGO		
08/04/2026	3597(E)	145.19
08/05/2026	3598(E)	15,671.55
08/05/2026	3599(E)	900.00
08/05/2026	3600(E)	8,670.30
08/05/2026	3601(E)	2,788.05
08/11/2026	93919	6,810.00
08/11/2026	93920	109.39
08/11/2026	93921	4,208.00
08/11/2026	93922	851.97
08/11/2026	93923	34.46
08/11/2026	93924	40.00
08/11/2026	93925	29.16
08/11/2026	93926	44.73
08/11/2026	93927	404.15
08/11/2026	93928	303.00
08/11/2026	93929	255.00
08/11/2026	93930	105.30
08/11/2026	93931	28.00
08/11/2026	93932	3,073.29
08/11/2026	93933	7,006.00
08/11/2026	93934	2,929.19
08/11/2026	93935	211.29
08/11/2026	93936	104.00
08/11/2026	93937	1,000.00
08/11/2026	93938	100.00
08/11/2026	93939	40.68
08/11/2026	93940	1,000.00
08/11/2026	93941	70.00
08/11/2026	93942	157.00
08/11/2026	93943	156.94
08/11/2026	93944	205.67
08/11/2026	93945	18,852.41
08/11/2026	93946	556.00
08/11/2026	93947	7,322.51
08/11/2026	93948	644.78
08/11/2026	93949	16.51
08/11/2026	93950	187.73
08/11/2026	93951	19,900.00

08/11/2026	93952	1,661.57
08/11/2026	93953	444.24
08/11/2026	93954	397.51
08/11/2026	93955	1,140.19
08/11/2026	93956	2,198.84
08/11/2026	93957	1,019.70
08/11/2026	93958	40.35
08/11/2026	93959	775.79
08/11/2026	93960	231.00
08/11/2026	93961	13.64
08/11/2026	93962	6,805.90
08/11/2026	93963	60.00
08/11/2026	93964	45.30
08/11/2026	93965	752.15
08/11/2026	93966	304.82
08/11/2026	93967	423.19
08/11/2026	93968	473.93
08/11/2026	93969	165.54
08/11/2026	93970	627.64
08/11/2026	93971	412.00
08/11/2026	93973	328.52
08/11/2026	93974	558.24
08/11/2026	93975	17.18
08/11/2026	93976	69.46
08/11/2026	93977	196.89
08/11/2026	93978	778.61
08/11/2026	93979	808.48
08/11/2026	93980	2,589.92
08/11/2026	93981	6,697.07
08/11/2026	93982	3,375.00

GEN TOTALS:

Total of 68 Checks:	138,344.92
Less 0 Void Checks:	0.00
Total of 68 Disbursements:	138,344.92

08/12/2026

CHECK REGISTER FOR CITY OF EXCELSIOR
CHECK DATE 07/30/2026 - 08/11/2026

Check Date	Check	Amount
Bank GEN WELLS FARGO		
08/11/2026	93972	106,490.75
GEN TOTALS:		
Total of 1 Checks:		106,490.75
Less 0 Void Checks:		0.00
Total of 1 Disbursements:		106,490.75

ITEM REPORT

To: City Council

From: Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: August 17, 2026

Department/Office: Community Development

Item Name: Second Reading and Approval of Ordinance 697 Amending Appendix E, Article 15, Nonconforming Uses, Structures, Lots, and Signs to Clarify the meaning of "Expansion"

Summary:

BACKGROUND

At the City Council meeting on August 3, 2026, the Council approved, with a vote of 4-0, the first reading of Ordinance 697 and scheduled the second reading and approval for the August 17th council meeting. Ordinance 697 adds language to the nonconforming structure ordinance (Appendix E, Zoning Ordinance, Chapter 15) to clarify the definition of "expansion" of a nonconforming structure. The proposed change does not alter the intent of the ordinance, rather it will make the intent more clear to applicants and staff. The Council held a public hearing on August 3rd and no one from the public spoke.

At the meeting on August 3rd, Council Member Caron identified the cities of Minneapolis, Fridley, New Market, and Lake Elmo as possibly taking alternative approaches to nonconforming structures. Staff are working with the city attorney to review these ordinances and will bring any recommended amendments to the Excelsior ordinance to the Planning Commission for review.

Proposed Ordinance Amendment

Ordinance 697 is attached for review and approval.

Recommended Action:

It is recommended that the City Council waive the second reading of Ordinance No. 697 and approve it.

Budget:

Attachments:

1. Ordinance No. 697

ORDINANCE NO. 697

**AN ORDINANCE TO AMEND APPENDIX E, ARTICLE 15 NONCONFORMING USES,
STRUCTURES, LOTS, AND SIGNS, SECTION 15-2 GENERAL PROVISIONS OF THE EXCELSIOR
CITY CODE TO ADD DEFINITION OF "EXPANSION," SECTION 15-4 NONCONFORMING
STRUCTURES TO CLARIFY LIMITS TO EXPANSIONS**

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Appendix E, Article 15, Section 15-1 Purpose of the Excelsior City Code is amended as follows:

It is the purpose of this article to provide for the regulation of nonconforming uses, structures, lots and signs, and to specify those requirements, circumstances, and conditions under which nonconforming uses, structures, lots and signs will be operated and maintained. This Appendix E establishes separate zoning districts, each of which is an appropriate area for the location of uses which are permitted in that zoning district. It is necessary and consistent with the establishment of these zoning districts that nonconforming, structures, uses and signs not be permitted to continue without restriction. Furthermore, it is the intent of this article that all ~~nonconformities~~ nonconforming uses shall be eventually brought into conformity.

(Ord. No. 554, § 1, 1-17-2017)

Section 2. Appendix E, Article 15, Section 15-2 Definition of the Excelsior City Code is amended as follows:

(f) Expansion - Any increase in dimension, size, area, volume, or height, any increase in the area of use, any placement of a structure or part thereof where none existed before, any addition of a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool, any improvement that would allow the land to be more intensely developed, any move of operation to a new location on the property, or any increase in intensity of use based on a review of the original nature, function or purpose of a non-conforming use, the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or services offered, odors, area of operation, number of employees, and other factors deemed relevant by the city. Expansion is synonymous with "enlargement" and "intensification."

Section 3. Appendix E, Article 15, Section 15-4 Nonconforming structures of the Excelsior City Code is amended as follows:

-
- (a) *Expansions.* No nonconforming structure may be expanded, ~~enlarged, or extended~~ in a manner that increases an existing nonconformity.

Section 4. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this 17th day of August 2026.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:	August 3, 2026
Second Reading and Adoption:	August 17, 2026
Publication of Ordinance:	August 27, 2026
Effective Date:	September 28, 2026

ITEM REPORT

To: City Council

From: Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: August 17, 2026

Department/Office: Community Development

Item Name: Second Reading and Approval of Ordinance 698 Amending Appendix E, Article 21, Fencing to Remove CUP Requirements for Swimming Pools

Summary:

BACKGROUND

On August 3, 2026, the Council waived the first reading of Ordinance 698, an ordinance amending fencing requirements for pools and removing the requirement for a conditional use permit. During discussion of the ordinance, Staff was asked about whether the proposed ordinance would provide adequate screening of pools from neighboring properties. Staff has reviewed Edina, Wayzata, Shorewood, Tonka Bay's ordinances to compare their pool screening requirements to Excelsior's proposed ordinance amendment.

Review of Surrounding Communities

Edina and Wayzata

Edina and Wayzata's ordinances contain nearly identical pool safety protections. Both cities detail safety fencing and pool covering standards. The ordinances also include language on shielding pool lighting from adjoining properties but do not include additional screening requirements. Excelsior's proposed ordinance does not include language about lighting however, this protection is included in Excelsior's Zoning Code Section 16-5- Outdoor Lighting f (1), which requires lighting be hooded or controlled so as not to light adjacent properties.

Shorewood and Tonka Bay

Shorewood and Tonka Bay require safety fencing that is at least four feet in height, but there are no additional screening requirements. If approved, Excelsior's ordinance will mirror fencing requirements of Shorewood and Tonka Bay.

Recommended Action:

Following review of surrounding communities' ordinances, Staff recommend that the Council approve Ordinance 698.

Budget:

Attachments:

1. Ordinance No. 698

ORDINANCE NO. 698

AN ORDINANCE TO AMEND APPENDIX E, ARTICLE 21, FENCING, SECTION 21-2 FENCING AND RETAINING WALLS OF THE EXCELSIOR CITY CODE TO REMOVE CONDITIONAL USE PERMIT REQUIREMENT FOR SWIMMING POOLS AND ADD FENCING REQUIREMENTS FOR SWIMMING POOLS

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Appendix E, Article 21, Section 21-2 (6) of the Excelsior City Code is amended as follows:

(6) Swimming pool protection.

~~a. A conditional use permit, as provided for in article 4 of this Appendix E, shall be required for Swimming pools having a depth of 24 inches at any point and a surface area exceeding 150 square feet shall meet the following standards: require a building permit. Each application for a building permit conditional use permit to construct or erect a swimming pool shall be accompanied by plans of sufficient detail to show:~~

- ~~1. The proposed location of the pool and its relationship to the principal building on the lot.~~
- ~~2. The size of the pool.~~
- ~~3. Fencing and other fixtures existing and proposed on the lot, including utility location and trees.~~
- ~~4. The location, size and types of equipment to be used in connection with the pool, including but not limited to filter unit, pump fencing and the pool itself.~~
- ~~5. That the requirements contained in subsections 21-2(3)b., and c., and d. of this section will be satisfied including submission and approval of a site plan.~~

~~a. All swimming pools for which a permit is required and granted shall be provided with Fencing safeguards to prevent children from gaining uncontrolled access shall be installed and inspected and approved by the Building Official prior to filling of the pool. This can be accomplished with fencing, screening or other enclosure, or any combination thereof, of sufficient density as to be impenetrable. If~~

- ~~1. Fences are employed, they shall be at least four feet (4) in height.~~
- ~~2. The bottoms of the fences shall not be more than four (4) inches from the ground nor shall any open space in the fence be more than four (4) inches.~~
- ~~3. Fences shall be of a noncorrosive material and shall be constructed as to be not easily climbable.~~
- ~~4. All fence openings or points of entry into the pool enclosure shall be equipped with gates or doors. All gates or doors to swimming pools shall be equipped with self-closing and self-latching devices placed at a sufficient height so as to be inaccessible to all small children.~~
- ~~5. The fencing requirements of subsection 21-2(3) need only be provided around the means of access on above ground pools which have four feet high, vertical or outward inclined side walls. Prior to filling the pool, the approved fence and/or screen must be completely in place and inspected and approved by the city building official.~~

b.e. In all residential districts, swimming pools shall be setback ten (10) feet from all adjoining lots and, except for fences and pump enclosures, shall be located at least ten (10) feet away from any other building or structure on the same lot and shall not be located within a drainage or utility easement. Swimming pools shall not be permitted in a front yard or in the area between the street right-of-way and the minimum required building side yard setback line.

c. Requirements contained in subsection 21-2(6) shall be satisfied by submission and approval of a site plan by the Zoning Administrator.

Section 2. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2026.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:
Second Reading and Adoption:
Publication of Ordinance:
Effective Date:

August 3, 2026
August 17, 2026
August 27, 2026
September 28, 2026



Item: 8.d.

ITEM REPORT

To: City Council

From: Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: August 17, 2026

Department/Office: Community Development

Item Name: Second Reading and Approval of Ordinance 699 Amending Appendix E, Articles 2 and 42 to Clarify Definitions of Porch and Pergola and Exemptions from Residential Review Permit Ordinance

Summary:

Background

At the August 3rd City Council meeting, the Council approved, with a vote of 4-0, the first reading of Ordinance 699 amending definitions of porch and pergola and clarifying that enclosed porches are not exempt from the residential review permit ordinance and scheduled the second reading and approval for the August 17th Council meeting. The Council held a public hearing on August 3rd and no one from the public spoke.

Proposed Amendments

Ordinance 699 is attached for review and approval.

Recommended Action:

Staff recommends that the City Council waive the second reading of Ordinance 699 and approve it.

Budget:

Attachments:

1. Ordinance No. 699

ORDINANCE NO. 699

An Ordinance to Amend *Appendix E, Article 2 Rules and Definitions, Section 2-2 Definitions, and Article 42 Residential Review Process, Section 42-6 Residential Review Permit – When Required* of the Excelsior City Code to Add Definition of “Enclosed Porch”, “Covered Porch”, Amend Definition of “Pergola” and Clarify Exemptions from Residential Review Permit Requirements

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Appendix E, Article 2, Section 2-2 Definitions is amended as follows:

Porch. A covered, or capable of being covered, entryway attached to a building and/or projecting from its main mass.

Enclosed Porch. A porch, or any portion of floor area thereof, with exterior walls that are or can be at least 50% enclosed with screens or windows.

Pergola. An arbor or passageway with a permanently partially open roof or trellis work on which clinging plants are typically grown.

Section 2. Appendix E, Article 42, Section 42-6 Residential review permit—When required, (b) Exemptions is amended as follows:

(4) Street-facing, single-story porches. Enclosed porches are not exempt.

Section 3. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this 17th day of August 2026.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:

August 3, 2026

Ordinance No. 699

Second Reading and Adoption:
Publication of Ordinance:
Effective Date:

August 17, 2026
August 27, 2026
September 28, 2026



Item: 8.e.

ITEM REPORT

To: City Council

From: Tim Amundsen, Public Works Director, Hilary Vokovan, City Clerk

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Second Reading and Approval of Ordinance 700 Amending the Excelsior Code of Ordinances by Adding Chapter 34, Article 2 Sewer Service

Summary:

At the August 3rd City Council meeting, the Council approved, with a 4-0 vote, the first reading of Ordinance 700 Amending the Excelsior Code of Ordinances by Adding Chapter 34, Article 2 Sewer Service to create a definition and policy for Fat, Oil, and Grease (FOG) prevention to Food Service Establishments (FSE).

Proposed Amendments

Ordinance 700 is attached for review and approval.

Recommended Action:

Staff recommends the City Council waive the second reading of Ordinance 700 and approve.

Budget:

Attachments:

1. Ordinance No. 700

ORDINANCE 700

AN ORDINANCE AMENDING THE EXCELSIOR CODE OF ORDINANCES BY ADDING CHAPTER 34 ARTICLE II SEWER SERVICE

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Section 34-33 of the City Code is amended as follows:

For the purposes of this article, the following shall mean:

Authorized enforcement agency. The city or its designee.

Best management practices (BMPs). Schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

Clean Water Act. The federal Water Pollution Control Act, and any subsequent amendments thereto.

Construction activity. Any activity subject to NPDES construction permits. Currently these include construction projects resulting in land disturbance of one acre or more. Such activities include, but are not limited to, clearing and grubbing, grading, excavating and demolition.

FOG. Non-petroleum food-based fats, oils, and greases, including oil-based sauce, syrup and dressing slop, industrial waste, inflammable liquids, or any other prohibited material or substance under this chapter.

FOG Disposal System. A grease interceptor that reduces FOG in effluent by separation, mass and volume reduction.

Food service establishment (FSE). Any facility in which food is prepared or served for commercial or institutional purposes. Food preparation or service under this definition includes cutting/processing, preparing, handling, cleaning, cooking, or packaging food items of any kind. A food service establishment includes restaurants, cafes, lunch counter cafeterias, bars and clubs, hotel with food service, hospital, long-term care or convalescent home/facility, factory or school kitchen, catering kitchen, bakery, meat packing facility, or other establishment where FOG may be introduced into the drainage/sewer system. Individual dwelling units which are not otherwise private living quarters within a long-term care or convalescent home/facility are not food service establishments.

Grease Interceptor. A plumbing appurtenance or appliance that is installed in a sanitary drainage system to intercept FOG from a wastewater discharge.

Hazardous materials. Any materials, including any substance, waste, or combination thereof, which because of their quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Illegal discharge. Any direct or indirect non-stormwater discharge to the storm drain system.

Illicit connections. An illicit connection is defined as either of the following: Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or; any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Municipal separate storm sewer system (MS4). The system of conveyances (including sidewalks, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) owned and operated by the city and designed or used for collecting or conveying stormwater, and is not used for collecting or conveying sewage.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit. A permit issued by EPA (or by a state under authority delegated pursuant to federal law) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area.

Non-stormwater discharge. Any discharge to the storm drain system that is not composed entirely of stormwater.

Pollutant. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Storm drainage system. Publicly-owned facilities by which stormwater is collected and/or conveyed, including, but not limited to, any roads with drainage systems, municipal streets, gutters,

curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Stormwater. Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

Stormwater pollution prevention plan (SWPPP). A document which describes the best management practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

Wastewater. Any water or other liquid, other than uncontaminated stormwater, discharged from a facility.

Section 2. Section 34-42 of the City Code is added as follows:

Sec. 32-42 *Food, Oil, and Gas (FOG) Discharge Prevention and Prohibition.*

(a) *Scope and application.*

- (1) This section is not intended to modify or repeal any other ordinance, rule, regulation, or other provision of law related to material disposal activities in the Excelsior Sanitary Sewer. The requirements of this section are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, specifically the related provisions contained in Chapter 28, Article III of this Code.
- (2) This section applies to any Food Service Establishment ("FSE"), as defined herein, that discharges their wastewater into the City of Excelsior's sanitary sewer system, unless exempted as provided herein. An FSE is exempt from the requirements of this subdivision when the public works director or their designee issues a written notice of exemption upon determining that the FSE does not generate FOG.
- (3) No Wastewater Discharge. It is a violation of this ordinance for an FSE to discharge FOG into the sewer system regardless of whether a FOG disposal system is yet installed.
- (4) Joint and Several Liability. The owner of the property on which a FSE is located and the owner/operator of the FSE are jointly and severally responsible for compliance of this section and jointly and severally liable for any costs assessed by the city for violations of this section.
- (5) FOG Program; Initial Compliance
 - a. Effective June 1, 2027, (the "Effective Date,") a building or the portion thereof that is designed or intended to be used for an FSE shall have a FOG disposal system installed and maintained in compliance with the applicable provisions of the Minnesota State Plumbing Code and Minnesota Rules and the requirements set forth herein as follows:
 - (i) Existing FSEs. Any FSE that exists and is in operation as of the Effective Date stated above shall install an approved FOG disposal system no later than June 1, 2027, unless an earlier date is required as provided herein.

- (ii) New FSEs. Any FSE that is newly constructed or otherwise established after the Effective Date stated above shall install an approved FOG disposal system prior to and as a condition of the issuance of a certificate of occupancy for the FSE.
- (iii) Renovated or Modified FSEs. Any FSE that expands, renovates or modifies its facility or otherwise performs plumbing work for which a building permit or plumbing permit is required that FSE shall install a FOG disposal system as a condition of the permit(s) issued and prior to final inspection approval under the permit(s).
- (iv) Certificate of Compliance. An FSE will receive a certificate of compliance from the City upon verification that the FOG system has been installed pursuant to the provisions of this Section.

(6) FOG Program; Ongoing Compliance.

- a. Reporting Required. Maintenance and cleaning records, and employee training records regarding proper FOG disposal shall be made monthly and kept for a period of three years. Such records shall be made available to the Director of Public Works or his/her designee during inspections. The records shall include for each inspection or cleaning: date, time, volume of waste removed, disposal site and person conducting the inspection or cleaning. The FSE must submit the above records to the city on an annual basis to remain compliant with this section. The previous year's reports are due to the City no later than January 31 of the following year. The City will provide training materials and the required documentation at the request of the FSE and will also have it available on the City website or City Hall. The FSE's failure to provide records upon request or annually to the city is a violation of this section, and subject to an administrative penalty.
- b. Compliance Inspection(s). Any property within the city that is connected to the city's sewer system shall be subject to a compliance inspection to determine whether the property's FSE's discharge of its wastewater is in compliance with this ordinance and FOG is not discharged into the city's sanitary sewer system. The property owner or occupant shall permit the city's designated inspector on the property and within any structure thereon to complete the inspection. The compliance inspection shall occur at a time and in the manner as reasonably determined by the city inspector. Inspections may be conducted on an annual basis, or more frequently, as determined by the Public Works Director or designee.
- c. Incomplete Inspection. In the event that the city inspector cannot complete the compliance inspection because the grease interceptor is not readily accessible and/or not properly maintained as required by the this code and state building code, such failure shall constitute a failure to comply with inspection requirements and will be subject to the administrative penalty outlined in Paragraph (g) of this section. The FSE shall receive a notice of non-compliance.
- d. Failure to Comply with Inspection Requirements. If the property owner or occupant fails to permit or have completed a compliance inspection, the city may apply to the district court for an administrative search warrant authorizing the city to enter the property to conduct the inspection.

- e. Re-Inspections. In the event that the discharge of wastewater on the property is not in compliance with this section, a second compliance inspection shall be completed within thirty days (30) days of the notice of noncompliance to determine if the necessary corrections have been made and compliance with this section has been met. The second compliance inspection shall be subject to the requirements set forth above. Thereafter, the property shall be subject to re-inspections on a periodic basis to confirm continued compliance.
- f. Inspections with Building Permits. If a city inspector is on a property for the purpose of a building permit inspection, the city inspector has the authority to inspect the property for compliance with this subdivision without further notice to the property owner or occupant.

(b) FOG disposal system requirements.

- (1) The FOG disposal system shall consist of an exterior gravity grease interceptor of the type/design and size meeting the requirements of the Minnesota State Plumbing Code. An exterior gravity grease interceptor shall be required, unless the FSE establishes and the director of public works or their designee determines that any of the following circumstances exist:
 - a. Only catered meals are distributed and consumed and all dishes, pans, utensils, etc., are removed and cleaned at an approved facility off-site with properly operating and sized grease interceptors;
 - b. Only pre-packaged foods are served and no fats, oils, greases, or other products containing grease are washed down sinks or drains; or
 - c. Installation of a gravity grease interceptor is not feasible due to:
 - (i) Lack of available exterior space necessary to place an interceptor relative to the location of city sewer main or utility easement; or
 - (ii) Lack of adequate slope for gravity flow between kitchen plumbing fixtures in the FSE and the wastewater facilities, and
 - (iii) The alternative grease control equipment proposed to be installed will remove FOG to the extent that the waste discharge does not exceed the maximum allowed concentration.

If the Director of Public Works or their designee determines that an exterior gravity grease interceptor is not required, then the FSE shall install a hydro-mechanical grease interceptor (or trap) or another alternative treatment technology. The alternative treatment system or equipment to be installed will be determined by the director of public works or their designee in his/her sole discretion. The FSE bears the burden of demonstrating that the installation of a grease interceptor is not feasible.

- (2) Additional requirements. The following shall be met:
 - a. Exterior gravity grease interceptor must be constructed on the property occupied by the structure in a location which allows unrestricted access to city representatives for the purposes of inspection, sampling and testing.

- b. Gravity grease interceptors shall not be installed inside a building where food is handled.
 - c. Interceptors shall be placed as close as practical to the fixtures they serve.
 - d. Interior hydro-mechanical or grease traps must be installed in an easily accessible location. City representatives must have unrestricted access for purposes of inspection, sampling and testing during normal business hours.
 - e. Each FSE that requires a grease interceptor shall have an interceptor that serves that establishment unless otherwise approved by the director of public works or their designee and plumbing inspector.
 - f. Plumbing shall be such that dishwasher discharge shall not be directed into or pass through the grease interceptor trap.
 - g. Any wastewater discharges with temperatures in excess of 140°F shall not be directed into or pass through the grease interceptor trap.
- (d). *Maintenance and cleaning.* The following maintenance and cleaning methods shall be implemented by the FSE:
- (1) Exterior Gravity Grease Interceptors. Exterior gravity grease interceptors shall be pumped/cleaned out a minimum of once every 90 days, or more frequently if the unit has accumulated waste, both floatable and settleable accounting for 25 percent of its wetted depth, as measured from the static water level to the interior tank bottom.
 - (2) Interior Grease Traps; Hydro-Mechanical Grease Interceptors. Interior grease traps and hydro-mechanical grease interceptors must be pumped/cleaned out completely a minimum of once every 30 days, or more frequently if the unit has accumulated waste, both floatable and settleable accounting for 25 percent of its wetted depth, as measured from the static water level to the interior tank bottom.
 - (3) Decanting or Discharging Waste. Decanting or discharging of removed waste liquid back into the interceptor or trap from which the waste was removed, for the purposes of reducing the volume to be disposed is strictly prohibited.
 - (4) Procedures; Requirements. Any person who cleans a grease interceptor shall do so in accordance with the following procedures and requirements:
 - a. Completely empty and remove the contents (liquids and solids) of all vaults of the grease interceptor and remove the grease mat and scrapings from the interior walls.
 - b. Dispose of waste and wastewater removed from a grease interceptor at a facility approved for disposal of such waste. Waste and wastewater removed from a grease interceptor shall not be discharged to any public or private sanitary or storm sewer system.
 - c. No deposit waste and wastewater removed from a grease interceptor back into the grease interceptor from which the waste or wastewater was removed or into any other grease interceptor, for the purpose of reducing the volume of waste and wastewater to be disposed of.

- d. No introduce enzymes, emulsifying chemicals, hot water or other agents into a grease interceptor to dissolve or emulsify grease or as a grease abatement method. Introduction of bacteria as a grease degradation agent is permitted only with prior written approval by the FOG control program manager.

(g). Enforcement.

- (1) Administrative Citation. Pursuant to Excelsior City Code Chapter 3, a violation of this section may be subject to an administrative fine and penalty. Each day a violation persists constitutes another violation. This Section shall follow the Administrative Citation Procedures of Chapter 3. An Administrative Citation may constitute a notice of noncompliance.

- (2) Notice.

- a. Initial Compliance. Beginning on the Effective Date, FSEs will receive notice that the City will begin conducting inspections to ensure compliance with this Section. FSEs will have thirty (30) days from the date of the notice to ensure compliance. Noncompliant FSEs will be subject to an escalating administrative penalty outlined in Paragraph (g)(4).
 - b. Ongoing Compliance. Beginning July 1, 2027, compliance obligations and notices thereof shall default to the procedures beginning in Paragraph (a)(6) (*Ongoing Compliance*) of this Section. Noncompliant FSEs will be subject to an escalating administrative penalty outlined in Paragraph (g)(4).
- (3) The City shall send notice of a compliance violation via certified mail and may send electronic mail as secondary notice to the Owner of the FSE and the Manager/Operator. It is the Owner's responsibility to ensure the City has the proper contact information from the FSE. Failure to provide the City with the proper contract information is a violation of this Section and may be subject to penalty.

- (4) Penalties; Installation and Inspection.

- a. Non-Compliance Thirty (30) Days after Notice. Failure of an FSE to install a FOG disposal system within thirty (30) days after receiving Notice of Inspection from the City shall result in a fine of \$500 dollars per day until installation is complete.
- b. Non-Compliance Sixty (60) Days after Notice. Failure of an FSE to install a FOG disposal system sixty (60) days after receiving a Notice of Inspection, shall result in a fine of \$750 dollars per day until installation is complete.
- c. Non-Compliance Ninety (90) Days after Notice. Failure of an FSE to install a FOG disposal system one-hundred and twenty days (120) after receiving the Notice of Inspection shall be grounds for suspending or revoking a permit or other approval related to FOG compliance.
- d. Non-Compliance One-Hundred and Twenty Days (120) After Notice. Failure of an FSE to install a FOG disposal system one hundred and twenty days (120) after receiving the Notice of Inspection may result in termination of access to the sanitary sewer.

(5) Penalties; General

- a. Failure to submit records. Failure of an FSE to submit annual compliance reports as outlined in Paragraph (a)(6)(a) will result in a \$1000 administrative fine.
- b. Inspection Failure. It shall be a violation of this section for an FSE to deny the city the opportunity to inspect an FSE for FOG compliance. It shall be a violation of this section for an FSE to fail a FOG inspection. Either violation is subject to a \$200 dollar administrative fine per occurrence.

(h) Remedies. The remedies, penalties, and procedures provided under this Section are cumulative.

Section 2. Effective Date. This ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the City Council of the City of Excelsior, Minnesota, this ____ day of _____, 2026.

ATTEST:

Gary Ringate, Mayor

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:
Second Reading and Adoption:
Publication of Ordinance:
Effective Date:

August 3, 2026
August 17, 2026
August 27, 2026
September 28, 2026



Item: 8.f.

ITEM REPORT

To: City Council

From: Kristi Luger, City Manager

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: 2027 South Lake Minnetonka Police Department Budget

Summary:

On July 22, the Coordinating Committee of the South Lake Minnetonka Police Department (SLMPD) unanimously recommended the 2027 proposed operating budget be forwarded with a 15.6% overall increase to the member City Councils for approval.

Per the SLMPD Joint Powers Agreement, the funding formula is updated every three years which resulted in Excelsior's share of the budget decreasing from 27.96% to 24.18%. Due to the funding formula reallocation, Excelsior's share of the budget is increasing by \$11,767 from the 2026 budget. A copy of the 2027 proposed operating budget is included in the packet.

The police chief will be at the meeting to answer any questions.

Recommended Action:

Approve the 2027 South Lake Minnetonka Police Department Operating Budget.

Budget:

Attachments:

1. 2027 Final Budget

2027 Budget		2026 Budget		Variable %	\$ Change
8,000		8,000		0.0%	
25,000		46,000		-45.7%	
180,000		170,000		5.9%	
122,430		115,500		6%	
14,000		18,000		-22.2%	
6,863		6,863		0.0%	
2,500		7,000		-64.3%	
27,000		27,000		0.0%	
-		7,865		-100.0%	
5,000		2,500		100.0%	
5,000		5,000		0.0%	
25,000		45,000		-44.4%	
25,000		1		2499900.0%	
445,793		458,729		-2.8%	-

2,456,196	2,169,889		13.2%	286,307
55,000	50,000		10.0%	5,000
61,338	61,338		0.0%	-
8,337	7,865		6.0%	
142,437	131,460		8.4%	10,977
25,000	46,000		-45.7%	(21,000)
61,985	54,628		13.5%	7,357
448,361	402,634		11.4%	45,727
418,705	304,090		37.7%	114,615
27,500	27,700		-0.7%	(200)
35,888	32,652		9.9%	3,236
101,931	88,723		14.9%	13,208
139,154	120,875		15.1%	18,279
82,656	80,074		3.2%	2,582
11,360	11,160		1.8%	200
2,500	2,500		0.0%	-
96,463	88,442		9.1%	8,021
23,100	22,100		4.5%	1,000
48,410	44,760		8.2%	3,650
207,116	238,331		-13.1%	(31,215)
5,780	5,670		1.9%	110
60,927	49,391		23.4%	11,536
335,869	183,117		83.4%	152,752
4,856,013	4,223,399		15.0%	632,614

- 50,000

4,410,220	3,814,670	15.6%
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1,066,471		1,054,704		1.1%	11,767
350,088		322,758		8.5%	27,330
2,296,975		1,875,411		22.5%	421,564
696,541		519,547		34.1%	176,994

\$1,233,018.24	1,054,704	\$178,314.24
\$377,325.23	322,758	\$54,567.23
\$2,192,479.33	1,875,411	\$317,068.33
\$607,384.37	519,547	\$87,837.37



Item: 8.g.

ITEM REPORT

To: City Council

From: Morgan Dawley, City Engineer

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Third and Center Street SUIP - Approve Pay Voucher No. 2

Summary:

All work by the contractor included in Construction Pay Voucher No. 2 has been completed on the Third and Center Street SUIP, and the quantities have been reviewed and agreed upon by the contractor. Staff recommends approval of the attached Construction Pay Voucher No. 2 in the amount of \$554,952.73.

Major items of work completed during this pay period include street and utility reconstruction in Phase 1 of the project (Third Street between Lake Minnetonka and Smith Street) and street removals and utility reconstruction in Phase 2 of the project (Center Street between Lake Street and Second Street).

Recommended Action:

Approve Construction Pay Voucher No. 2 for the Third and Center Street SUIP and authorize payment in the amount of \$554,952.73 to GMH Asphalt Corporation.

Budget:

Attachments:

1. Pay Voucher 2
2. Letter of Recommendation

Client: City of Excelsior 37 Water Street Excelsior, MN 55331	Contractor: GMH Asphalt Corporation 9180 Laketown Road Chaska, MN 55318
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WSB Project No.: 030889-000
Client Project No.:
State Project No.:
Federal Project No.:

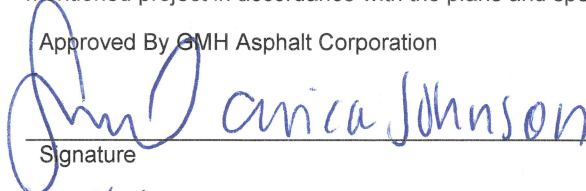
Contract Amount		Funds Encumbered	
Original Contract	\$4,736,389.43	Original	\$4,736,389.43
Contract Changes	\$0.00	Additional	N/A
Revised Contract	\$4,736,389.43	Total	\$4,736,389.43

Work Certified To Date	
Base Bid Items	\$943,981.30
Contract Changes	\$0.00
Material On Hand	\$0.00
Total	\$943,981.30

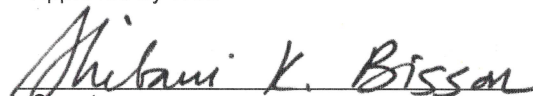
Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$584,160.77	\$943,981.30	\$47,199.07	\$341,829.50	\$554,952.73	\$896,782.23
Percent Retained: 5%			Percent Complete: 19.93%		

This is to certify that the items of work shown in this Pay Voucher have been actually furnished for the work comprising the above-mentioned project in accordance with the plans and specifications heretofore approved.

Approved By GMH Asphalt Corporation


Signature
8.12.2026
Date

Approved By WSB


Signature
August 12, 2026
Date

Approved By City of Excelsior

Signature

Date

Payment Summary				
No.	Up Through Date	Work Certified Per Voucher	Amount Retained Per Voucher	Amount Paid Per Voucher
1	07/03/26	\$359,820.53	\$17,991.03	\$341,829.50
2	07/31/26	\$584,160.77	\$29,208.04	\$554,952.73

Funding Category Name	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
1 - Local Funding	\$943,981.30	\$47,199.07	\$341,829.50	\$554,952.73	\$896,782.23

Accounting Number	Funding Source	Amount Paid This Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid Contractor To Date
1 - Local Funding	Local	\$554,952.73	\$4,736,389.43	\$4,736,389.43	\$896,782.23

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
1	2011.601	VIBRATION MONITORING	LS	\$47,475.00	1	0	\$0.00	0	\$0.00
2	2021.501	MOBILIZATION	LS	\$230,000.00	1	0.2	\$46,000.00	0.4	\$92,000.00
3	2101.502	CLEARING	EACH	\$595.00	28	5	\$2,975.00	6	\$3,570.00
4	2101.502	GRUBBING	EACH	\$397.00	28	5	\$1,985.00	6	\$2,382.00
5	2104.502	REMOVE SIGN	EACH	\$26.40	18	1	\$26.40	1	\$26.40
6	2104.502	SALVAGE SIGN	EACH	\$26.40	19	2	\$52.80	2	\$52.80
7	2104.502	SALVAGE BENCH	EACH	\$250.00	2	0	\$0.00	0	\$0.00
8	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$7.20	210	61	\$439.20	192	\$1,382.40
9	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.59	726	275	\$712.25	589	\$1,525.51
10	2104.503	REMOVE CURB & GUTTER	L F	\$3.50	4832	1080.6	\$3,782.10	2166.3	\$7,582.05
11	2104.503	SALVAGE FENCE	L F	\$10.15	42	0	\$0.00	30	\$304.50
12	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$19.50	544	0	\$0.00	49	\$955.50
13	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$9.00	427	0	\$0.00	159	\$1,431.00
14	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$1.65	12508	2319.6	\$3,827.34	4862.82	\$8,023.65
15	2104.518	REMOVE CONCRETE WALK	S F	\$1.00	25662	3528.5	\$3,528.50	3528.5	\$3,528.50
16	2104.618	SALVAGE BRICK PAVERS	S F	\$16.70	268	0	\$0.00	76.4	\$1,275.88
17	2106.507	EXCAVATION - COMMON (P)	C Y	\$43.75	3983	800	\$35,000.00	800	\$35,000.00
18	2106.507	EXCAVATION - SUBGRADE	C Y	\$42.50	6928	1318	\$56,015.00	1318	\$56,015.00
19	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	\$33.60	8040	1278	\$42,940.80	1278	\$42,940.80
20	2106.507	COMMON EMBANKMENT (CV)	C Y	\$7.70	2000	0	\$0.00	0	\$0.00
21	2106.507	STABILIZING AGGREGATE (CV)	C Y	\$44.50	974	292.29	\$13,006.90	344.64	\$15,336.48
22	2106.607	EXCAVATION - SUBGRADE (CONTAMINATED)	C Y	\$16.30	2000	0	\$0.00	0	\$0.00
23	2106.607	HAUL & DISPOSE OF CONTAMINATED MATERIAL (PETROLEUM IMPACTED SOIL)	C Y	\$52.10	2000	20	\$1,042.00	20	\$1,042.00
24	2106.609	HAUL & DISPOSE OF CONTAMINATED MATERIAL (COAL TAR IMPACTED BITUMINOUS PAVEMENT)	TON	\$33.90	2780	970	\$32,883.00	1838	\$62,308.20
25	2106.609	HAUL & DISPOSE OF CONTAMINATED MATERIAL (COAL TAR IMPACTED SOIL)	TON	\$15.00	3128	264	\$3,960.00	264	\$3,960.00
26	2108.604	GEOTEXTILE FABRIC TYPE 5	S Y	\$3.05	11682	2557	\$7,798.85	2557	\$7,798.85
27	2112.519	SUBGRADE PREPARATION	RDST	\$550.00	34	6	\$3,300.00	6	\$3,300.00
28	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$195.00	50	0	\$0.00	9	\$1,755.00
29	2130.523	WATER	MGAL	\$85.00	59	3	\$255.00	3	\$255.00
30	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	\$48.95	2978	662	\$32,404.90	662	\$32,404.90
31	2301.504	CONCRETE PAVEMENT 6" HIGH-EARLY	S Y	\$90.25	914	0	\$0.00	0	\$0.00

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
32	2231.503	BITUMINOUS PATCHING MIXTURE	L F	\$6.50	6366	0	\$0.00	0	\$0.00
33	2360.504	TYPE SP 9.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	\$66.20	97	0	\$0.00	0	\$0.00
34	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2;C)	TON	\$99.30	1321	0	\$0.00	0	\$0.00
35	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,C)	TON	\$92.20	1321	0	\$0.00	0	\$0.00
36	2504.602	ADJUST CURB BOX	EACH	\$223.00	1	0	\$0.00	0	\$0.00
37	2506.502	ADJUST FRAME & RING CASTING	EACH	\$1,453.00	2	0	\$0.00	0	\$0.00
38	2521.518	4" CONCRETE WALK	S F	\$6.55	27547	0	\$0.00	0	\$0.00
39	2521.518	6" CONCRETE WALK	S F	\$14.20	1157	0	\$0.00	0	\$0.00
40	2531.503	CONCRETE CURB & GUTTER HAND FORM	L F	\$33.10	600	0	\$0.00	0	\$0.00
41	2531.503	CONCRETE CURB & GUTTER DESIGN B418	L F	\$20.15	578	0	\$0.00	0	\$0.00
42	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$22.15	5188	0	\$0.00	0	\$0.00
43	2531.603	7" CONCRETE VALLEY GUTTER	L F	\$48.25	67	0	\$0.00	0	\$0.00
44	2531.618	TRUNCATED DOMES	S F	\$62.20	274	0	\$0.00	0	\$0.00
45	2540.602	INSTALL BENCH	EACH	\$250.00	2	0	\$0.00	0	\$0.00
46	2540.602	TEMPORARY MAIL BOX	EACH	\$195.00	75	12	\$2,340.00	28	\$5,460.00
47	2540.602	MAIL BOX	EACH	\$185.00	2	0	\$0.00	0	\$0.00
48	2540.602	MAIL BOX SUPPORT	EACH	\$52.75	2	0	\$0.00	0	\$0.00
49	2540.618	INSTALL BRICK PAVERS	S F	\$21.85	343	0	\$0.00	0	\$0.00
50	2557.603	INSTALL FENCE	L F	\$129.00	42	0	\$0.00	0	\$0.00
51	2563.601	TRAFFIC CONTROL	LS	\$10,550.00	1	0.2	\$2,110.00	0.4	\$4,220.00
52	2564.618	SIGN PANELS TYPE C	S F	\$63.30	121	0	\$0.00	0	\$0.00
53	2564.502	INSTALL SIGN PANEL TYPE SPECIAL	EACH	\$211.00	15	0	\$0.00	0	\$0.00
54	2564.502	INSTALL SIGN	EACH	\$211.00	18	0	\$0.00	0	\$0.00
55	2571.502	DECIDUOUS TREE 2" CAL B&B	EACH	\$717.00	28	0	\$0.00	0	\$0.00
56	2571.602	TREE TRENCH	EACH	\$28,000.00	3	0	\$0.00	0	\$0.00
57	2572.503	CLEAN ROOT CUTTING	L F	\$7.50	1830	0	\$0.00	0	\$0.00
58	2572.506	WATER	GAL	\$1.00	1830	0	\$0.00	0	\$0.00
59	2572.507	ROOTING TOPSOIL BORROW	C Y	\$100.00	114	0	\$0.00	0	\$0.00
60	2572.510	PRUNE TREES	HOURL	\$262.00	20	4	\$1,048.00	6	\$1,572.00
61	2572.604	HYDROVAC AND PLACE CU STRUCTURAL SOIL BORROW	HOURL	\$416.00	48	0	\$0.00	0	\$0.00
62	2573.501	STABILIZED CONSTRUCTION EXIT	LS	\$800.00	1	0.2	\$160.00	0.4	\$320.00
63	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$158.00	25	5	\$790.00	13	\$2,054.00
64	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	\$4.15	559	0	\$0.00	1525	\$6,328.75
65	2574.507	COMMON TOPSOIL BORROW	C Y	\$72.80	472	0	\$0.00	0	\$0.00
66	2574.508	FERTILIZER TYPE 3	LB	\$1.58	308	0	\$0.00	0	\$0.00
67	2575.504	SODDING TYPE LAWN	S Y	\$10.50	6369	0	\$0.00	0	\$0.00
68	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	\$2.00	3948	0	\$0.00	0	\$0.00
69	2575.523	WATER	MGAL	\$31.65	96	0	\$0.00	0	\$0.00
70	2582.518	CROSSWALK MULTI COMP	S F	\$13.30	217	0	\$0.00	0	\$0.00
71	2021.501	MOBILIZATION	LS	\$1,000.00	1	0.2	\$200.00	0.2	\$200.00
72	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	\$381.00	7	3	\$1,143.00	3	\$1,143.00
73	2104.503	REMOVE SEWER PIPE (STORM)	L F	\$13.15	235	19	\$249.85	19	\$249.85
74	2502.503	8" PVC PIPE DRAIN	L F	\$133.00	125	0	\$0.00	0	\$0.00
75	2502.503	4" PERF PVC PIPE DRAIN	L F	\$25.00	150	50	\$1,250.00	50	\$1,250.00
76	2503.503	12" RC PIPE SEWER CLASS V	L F	\$69.05	48	14	\$966.70	14	\$966.70
77	2503.503	15" RC PIPE SEWER CLASS V	L F	\$64.50	1089	625	\$40,312.50	625	\$40,312.50
78	2503.503	18" RC PIPE SEWER CLASS V	L F	\$76.85	59	59	\$4,534.15	59	\$4,534.15
79	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$2,026.00	1	2	\$4,052.00	2	\$4,052.00
80	2506.502	CASTING ASSEMBLY	EACH	\$1,314.00	9	0	\$0.00	0	\$0.00
81	2506.503	CONST DRAINAGE STRUCTURE DESIGN H	L F	\$249.00	5	0	\$0.00	0	\$0.00
82	2506.503	CONST DRAINAGE STRUCTURE DES 48-4020	L F	\$475.00	32	16.9	\$8,027.50	16.9	\$8,027.50
83	2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	L F	\$779.00	9	6.6	\$5,141.40	6.6	\$5,141.40

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
84	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$1,519.00	2	0	\$0.00	0	\$0.00
85	2506.602	CONST DRAINAGE STRUCTURE DESIGN SPEC (2'X3')	EACH	\$2,377.00	5	3	\$7,131.00	3	\$7,131.00
86	2021.501	MOBILIZATION	LS	\$1,000.00	1	0.2	\$200.00	0.4	\$400.00
87	2104.502	REMOVE MANHOLE	EACH	\$599.00	12	2	\$1,198.00	6	\$3,594.00
88	2104.502	REMOVE CASTING	EACH	\$475.00	12	7	\$3,325.00	11	\$5,225.00
89	2104.503	REMOVE SEWER PIPE (SANITARY)	L F	\$10.75	3203	335	\$3,601.25	727	\$7,815.25
90	2104.503	REMOVE SANITARY SERVICE PIPE	L F	\$1.08	1999	293	\$316.44	464	\$501.12
91	2106.601	DEWATERING	LS	\$0.01	1	0	\$0.00	0	\$0.00
92	2123.610	UTILITY CREW	HOURL	\$779.00	38	2.25	\$1,752.75	4.5	\$3,505.50
93	2503.601	SANITARY SEWER BYPASS PUMPING	L S	\$5,511.00	1	0.2	\$1,102.20	0.4	\$2,204.40
94	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$3,464.00	8	3	\$10,392.00	7	\$24,248.00
95	2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EACH	\$3,344.00	1	0	\$0.00	0	\$0.00
96	2503.602	CONNECT TO EXISTING SANITARY SEWER SER	EACH	\$1,042.00	74	2	\$2,084.00	6	\$6,252.00
97	2503.602	4" CLEAN-OUT ASSEMBLY	EACH	\$8,054.00	12	0	\$0.00	0	\$0.00
98	2503.602	8"X4" PVC WYE	EACH	\$1,490.00	74	7	\$10,430.00	19	\$28,310.00
99	2503.603	8" PVC PIPE SEWER	L F	\$66.10	2934	149	\$9,848.90	819	\$54,135.90
100	2503.603	4" PVC SANITARY SERVICE PIPE	L F	\$30.35	1812	58	\$1,760.30	239.5	\$7,268.83
101	2503.603	6" PVC SANITARY SERVICE PIPE	L F	\$115.00	47	1	\$115.00	24.5	\$2,817.50
102	2503.603	8" DUCTILE IRON PIPE SEWER	L F	\$146.00	80	0	\$0.00	20	\$2,920.00
103	2503.603	LINING SEWER PIPE 12"	L F	\$113.00	309	0	\$0.00	0	\$0.00
104	2503.603	LINING SEWER PIPE LATERAL	L F	\$24.80	398	0	\$0.00	0	\$0.00
105	2503.603	TELEVISION SANITARY SEWER	L F	\$2.64	3323	0	\$0.00	0	\$0.00
106	2504.604	4" POLYSTYRENE INSULATION	S Y	\$77.40	20	0	\$0.00	0	\$0.00
107	2506.602	CHIMNEY SEAL	EACH	\$0.01	15	0	\$0.00	0	\$0.00
108	2506.602	CASTING ASSEMBLY (SANITARY)	EACH	\$1,659.00	15	0	\$0.00	0	\$0.00
109	2506.603	CONSTRUCT 8" OUTSIDE DROP	L F	\$903.00	30	0	\$0.00	10.81	\$9,761.43
110	2506.603	CONSTRUCT 48" DIA SANITARY MANHOLE	L F	\$333.00	172	15.32	\$5,101.56	67.07	\$22,334.31
111	2021.501	MOBILIZATION	LS	\$1,000.00	1	0.2	\$200.00	0.4	\$400.00
112	2104.502	REMOVE GATE VALVE & BOX	EACH	\$684.00	23	2	\$1,368.00	5	\$3,420.00
113	2104.502	REMOVE CURB STOP & BOX	EACH	\$110.00	64	15	\$1,650.00	15	\$1,650.00
114	2104.502	REMOVE HYDRANT	EACH	\$435.00	9	1	\$435.00	3	\$1,305.00
115	2104.503	REMOVE WATER MAIN	L F	\$3.35	3675	734.5	\$2,460.58	1293.5	\$4,333.23
116	2104.503	REMOVE WATER SERVICE PIPE	L F	\$1.08	1465	299	\$322.92	351	\$379.08
117	2123.610	UTILITY CREW	HOURL	\$779.00	14	3	\$2,337.00	10	\$7,790.00
118	2504.601	TEMPORARY WATER SERVICE	LS	\$60,966.00	1	0.2	\$12,193.20	0.4	\$24,386.40
119	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,290.00	16	5	\$6,450.00	7	\$9,030.00
120	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$320.00	64	9	\$2,880.00	11	\$3,520.00
121	2504.602	CONNECT TO EXISTING HOUSE SERVICE	EACH	\$2,365.00	5	1	\$2,365.00	1	\$2,365.00
122	2504.602	HYDRANT	EACH	\$10,630.00	9	1	\$10,630.00	3	\$31,890.00
123	2504.602	ABANDON WATER SERVICE	EACH	\$272.00	5	0	\$0.00	0	\$0.00
124	2504.602	ABANDON CURB STOP	EACH	\$817.00	1	0	\$0.00	0	\$0.00
125	2504.602	1" CORPORATION STOP	EACH	\$1,399.00	64	11	\$15,389.00	13	\$18,187.00
126	2504.602	4" GATE VALVE & BOX	EACH	\$2,728.00	1	0	\$0.00	0	\$0.00
127	2504.602	6" GATE VALVE & BOX	EACH	\$3,031.00	12	1	\$3,031.00	3	\$9,093.00
128	2504.602	8" GATE VALVE & BOX	EACH	\$4,347.00	21	6	\$26,082.00	10	\$43,470.00
129	2504.602	10" GATE VALVE & BOX	EACH	\$6,524.00	1	0	\$0.00	0	\$0.00
130	2504.602	1" CURB STOP & BOX	EACH	\$685.00	64	11	\$7,535.00	13	\$8,905.00
131	2504.603	WATER SERVICE (DIRECTIONAL DRILLED)	L F	\$74.05	266	40	\$2,962.00	40	\$2,962.00
132	2504.603	1" TYPE PE PIPE	L F	\$17.20	1421	348	\$5,985.60	397	\$6,828.40
133	2504.603	4" WATERMAIN DUCTILE IRON CL 52	L F	\$103.00	5	0	\$0.00	0	\$0.00
134	2504.603	6" WATERMAIN DUCTILE IRON CL 52	L F	\$130.00	17	0	\$0.00	0	\$0.00

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
135	2504.603	8" WATERMAIN DUCTILE IRON CL 52	L F	\$97.00	5	0	\$0.00	0	\$0.00
136	2504.603	6" PVC WATERMAIN	L F	\$51.05	144	16	\$816.80	39	\$1,990.95
137	2504.603	8" PVC WATERMAIN	L F	\$56.45	3003	742.5	\$41,914.13	1392.5	\$78,606.63
138	2504.603	8" PVC WATERMAIN (DIRECTIONAL DRILLED)	L F	\$108.20	545	0	\$0.00	0	\$0.00
139	2504.603	10" PVC WATERMAIN	L F	\$77.95	9	0	\$0.00	0	\$0.00
140	2504.604	4" POLYSTYRENE INSULATION	S Y	\$77.40	20	0	\$0.00	0	\$0.00
141	2504.608	DUCTILE IRON FITTINGS	LB	\$15.30	2671	950	\$14,535.00	1507	\$23,057.10
142	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	LS	\$50,000.00	1	0	\$0.00	0	\$0.00
143	2504.601	IRRIGATION SYSTEM REPAIR	L S	\$35,000.00	1	0	\$0.00	0	\$0.00
144	2021.501	MOBILIZATION	LS	\$1,000.00	1	0	\$0.00	0	\$0.00
145	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$15.00	14	0	\$0.00	0	\$0.00
146	2104.503	REMOVE CURB & GUTTER	L F	\$25.00	10	0	\$0.00	0	\$0.00
147	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$50.00	3	0	\$0.00	0	\$0.00
148	2104.518	REMOVE CONCRETE WALK	S F	\$10.00	60	0	\$0.00	0	\$0.00
149	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	\$132.00	2	0	\$0.00	0	\$0.00
150	2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,C)	S Y	\$165.00	3	0	\$0.00	0	\$0.00
151	2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,C)	S Y	\$165.00	3	0	\$0.00	0	\$0.00
152	2521.518	4" CONCRETE WALK	S F	\$14.10	60	0	\$0.00	0	\$0.00
153	2502.503	4" PVC PIPE DRAIN	L F	\$53.75	22	0	\$0.00	0	\$0.00
154	2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	\$1,834.00	2	0	\$0.00	0	\$0.00
155	2503.603	4" HDPE PIPE SEWER-DIRECTIONAL DRILLED	L F	\$46.25	516	0	\$0.00	0	\$0.00
156	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$3,452.00	1	0	\$0.00	0	\$0.00
Bid Totals:							\$584,160.77		\$943,981.30

Project Category Totals				
Category		Amount This Voucher	Amount To Date	
A. SURFACE IMPROVEMENTS		\$298,383.04	\$406,111.17	
B. STORM SEWER IMPROVEMENTS		\$73,008.10	\$73,008.10	
C. SANITARY SEWER IMPROVEMENTS		\$51,227.40	\$181,293.24	
D. WATERMAIN IMPROVEMENTS		\$161,542.23	\$283,568.79	
E. PROVISIONAL IMPROVEMENTS		\$0.00	\$0.00	
F. ALTERNATE 1		\$0.00	\$0.00	

Contract Change Item Status											
CC	CC No.	Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
Contract Change Totals:											

Contract Change Totals				
No.	Contract Change	Description	Amount This Voucher	Amount To Date

Material On Hand Additions					
Line No.	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line No.	Item	Description	Date	Added	Used	Remaining



August 12, 2026

Ms. Kristi Luger
City Manager
City of Excelsior
PO Box 558
Excelsior, MN 55331

Re: Construction Pay Voucher No. 2
Third and Center Street SUIP
City of Excelsior, MN
WSB Project No. 030889-000

Dear Ms. Luger:

Please find attached Construction Pay Voucher No. 2 in the amount of \$554,952.73 for the above-referenced project. The quantities completed to date have been reviewed and agreed upon by the contractor, and we hereby recommend that the City of Excelsior approve Construction Pay Voucher No. 2 in the amount of \$554,952.73 for GMH Asphalt Corporation.

Once processed, please keep one copy for your records and return two copies to our office, one for the contractor and one for our files.

If you have any questions, please contact me at 612.360.1304. Thank you.

Sincerely,

WSB

Shibani Bisson, PE
Project Manager

Attachment

cc: Hilary Vokovan, City of Excelsior
Tim Amundsen, City of Excelsior
Morgan Dawley, WSB

srb



Item: 8.h.

ITEM REPORT

To: City Council

From: Hilary Vokovan, City Clerk

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Planning Commissioner Recommendation Approval

Summary:

The Planning Commission currently has one vacancy. One application has been received. Mayor Ringate will make his recommendation for the Planning Commission appointment of Janice Meyer.

Recommended Action:

Approve the recommendation for the appointment of Planning Commissioner Janice Meyer.

Budget:

Attachments:

None



Item: 8.i.

ITEM REPORT

To: City Council

From: Morgan Dawley, City Engineer

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Division Street Watermain Lining Project - Approve Pay Voucher No. 2

Summary:

All work by the contractor included in Construction Pay Voucher No. 2 has been completed on the Division Street Watermain Lining Project, and the quantities have been reviewed and agreed upon by the contractor. Staff recommends approval of the attached Construction Pay Voucher No. 2 in the amount of \$114,350.07.

Major items of work completed during this pay period include final watermain work, base lift of pavement, curb and gutter and driveway replacement. The project funding source is 2026C bond issuance revenue with debt service by watermain utility funds.

Recommended Action:

Approve Construction Pay Voucher No. 2 for the Division Street Watermain Lining Project and authorize payment in the amount of \$114,350.07 to Bituminous Roadways, Inc.

Budget:

Attachments:

1. Pay Voucher No. 2
2. Letter of Recommendation

Client: City of Excelsior 37 Water Street Excelsior, MN 55331	Contractor: Bituminous Roadways, Inc. 1520 Commerce Drive Mendota Heights, MN 55120
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WSB Project No.: 031327-000
Client Project No.:
State Project No.:
Federal Project No.:

Contract Amount		Funds Encumbered	
Original Contract	\$402,370.00	Original	\$402,370.00
Contract Changes	\$0.00	Additional	N/A
Revised Contract	\$402,370.00	Total	\$402,370.00

Work Certified To Date	
Base Bid Items	\$351,667.50
Contract Changes	\$0.00
Material On Hand	\$0.00
Total	\$351,667.50

Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$120,368.50	\$351,667.50	\$17,583.38	\$219,734.05	\$114,350.07	\$334,084.12
Percent Retained: 5%			Percent Complete: 87.4%		

This is to certify that the items of work shown in this Pay Voucher have been actually furnished for the work comprising the above-mentioned project in accordance with the plans and specifications heretofore approved.

Approved By Bituminous Roadways, Inc.

Approved By WSB

Ryan Vosejka

Signature

8/12/2026

Date

Mike Hoff

Signature

August 12, 2026

Date

Approved By City of Excelsior

Signature

Date

Payment Summary

No.	Up Through Date	Work Certified Per Voucher	Amount Retained Per Voucher	Amount Paid Per Voucher
1	07/03/26	\$231,299.00	\$11,564.95	\$219,734.05
2	07/31/26	\$120,368.50	\$6,018.43	\$114,350.07

Funding Category Name	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
1 - Local Funding	\$351,667.50	\$17,583.38	\$219,734.05	\$114,350.07	\$334,084.12

Accounting Number	Funding Source	Amount Paid This Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid Contractor To Date
1 - Local Funding	Local	\$114,350.07	\$402,370.00	\$402,370.00	\$334,084.12

Contract Item Status

Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
1	2021.501	MOBILIZATION	LS	\$70,000.00	1	0	\$0.00	1	\$70,000.00
2	2104.502	REMOVE GATE VALVE & BOX	EACH	\$1,000.00	3	0	\$0.00	3	\$3,000.00
3	2104.502	REMOVE HYDRANT	EACH	\$2,500.00	1	1	\$2,500.00	1	\$2,500.00
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	20	16	\$80.00	16	\$80.00
5	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.50	300	102	\$255.00	313.6	\$784.00
6	2104.503	REMOVE WATER MAIN	L F	\$40.00	70	15	\$600.00	31.1	\$1,244.00
7	2104.503	REMOVE CURB & GUTTER	L F	\$20.00	90	76	\$1,520.00	98.8	\$1,976.00
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$50.00	10	35.5	\$1,775.00	35.5	\$1,775.00
9	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$50.00	10	0	\$0.00	0	\$0.00
10	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$10.00	440	74.5	\$745.00	145.2	\$1,452.00
11	2106.507	EXCAVATION - COMMON	C Y	\$75.00	110	40	\$3,000.00	40	\$3,000.00
12	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$185.00	10	0	\$0.00	3	\$555.00
13	2123.610	UTILITY CREW	HOURL	\$1,050.00	5	2	\$2,100.00	2	\$2,100.00
14	2211.507	AGGREGATE BASE (CV) CLASS 5 TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	C Y	\$55.00	100	52	\$2,860.00	55.4	\$3,047.00
15	2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$100.00	40	0	\$0.00	0	\$0.00
16	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	\$110.00	70	41.6	\$4,576.00	41.6	\$4,576.00
17	2504.601	TEMPORARY WATER SERVICE	LS	\$50,000.00	1	0	\$0.00	1	\$50,000.00
18	2504.602	ROBOTICALLY REINSTATE WATER SERVICE	EACH	\$980.00	14	11	\$10,780.00	11	\$10,780.00
19	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,000.00	7	7	\$14,000.00	7	\$14,000.00
20	2504.602	HYDRANT	EACH	\$20,000.00	1	1	\$20,000.00	1	\$20,000.00
21	2504.602	ADJUST GATE VALVE	EACH	\$2,000.00	1	1	\$2,000.00	1	\$2,000.00
22	2504.602	6" GATE VALVE & BOX	EACH	\$7,500.00	4	2	\$15,000.00	3	\$22,500.00
23	2504.602	RECONNECT WATER SERVICE	EACH	\$10,000.00	1	1	\$10,000.00	1	\$10,000.00
24	2504.602	WATERMAIN SPOT REPAIR	EACH	\$5,000.00	1	0	\$0.00	0	\$0.00
25	2504.603	6" PVC WATERMAIN	L F	\$100.00	70	27	\$2,700.00	27	\$2,700.00
26	2504.603	LINING WATER MAIN 6"	L F	\$135.00	720	0	\$0.00	712	\$96,120.00
27	2504.608	DUCTILE IRON FITTINGS	LB	\$40.00	380	380	\$15,200.00	380	\$15,200.00
28	2506.502	ADJUST FRAME & RING CASTING	EACH	\$1,500.00	3	0	\$0.00	0	\$0.00
29	2506.602	CHIMNEY SEAL	EACH	\$300.00	3	0	\$0.00	0	\$0.00
30	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$45.00	90	95.5	\$4,297.50	95.5	\$4,297.50
31	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$160.00	10	35.5	\$5,680.00	35.5	\$5,680.00
32	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$250.00	5	0	\$0.00	2	\$500.00

Contract Item Status

Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
34	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	\$7.00	150	100	\$700.00	140	\$980.00
35	2574.507	COMMON TOPSOIL BORROW	C Y	\$100.00	20	0	\$0.00	0	\$0.00
36	2575.504	SODDING TYPE LAWN	S Y	\$30.00	110	0	\$0.00	0	\$0.00
37	2575.523	WATER	MGAL	\$100.00	3	0	\$0.00	0	\$0.00
Bid Totals:							\$120,368.50		\$351,667.50

Project Category Totals

Category	Amount This Voucher	Amount To Date
A. BASE BID: SURFACE AND WATERMAIN IMPROVEMENTS	\$120,368.50	\$351,667.50

Contract Change Item Status

CC	CC No.	Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
Contract Change Totals:											

Contract Change Totals

No.	Contract Change	Description	Amount This Voucher	Amount To Date

Material On Hand Additions

Line No.	Item	Description	Date	Added	Comments

Material On Hand Balance

Line No.	Item	Description	Date	Added	Used	Remaining



August 12, 2026

Ms. Kristi Luger
City Manager
City of Excelsior
PO Box 558
Excelsior, MN 55331

Re: Construction Pay Voucher No. 2
Division Street Watermain Lining
City of Excelsior, MN
WSB Project No. 031327-000

Dear Ms. Luger:

Please find attached Construction Pay Voucher No. 2 in the amount of \$114,350.07 for the above-referenced project. The quantities completed to date have been reviewed and agreed upon by the contractor, and we hereby recommend that the City of Excelsior approve Construction Pay Voucher No. 2 in the amount of \$114,350.07 for Bituminous Roadways, Inc.

Once processed, please keep one copy for your records and return two copies to our office, one for the contractor and one for our files.

If you have any questions, please contact me at 608.632.1432. Thank you.

Sincerely,

WSB

Kyle Hoff, PE
Project Manager

Attachment

cc: Hilary Vokovan, City of Excelsior
Tim Amundsen, City of Excelsior
Morgan Dawley, WSB

srb

178 E 9TH STREET | SUITE 200 | ST. PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM



ITEM REPORT

To: City Council

From: Morgan Dawley, City Engineer

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Public Hearing and Consideration of Assessment Roll for 2022-2023 Street and Utility Improvements Project - 7:15 PM

Summary:

At the December 20, 2021 Regular Council meeting and following a Public Hearing, the Council ordered the improvements for the 2022-2023 Street and Utility Improvements Project (MCES L20).

As presented previously to City Council, the project includes improvement of roadways within the 2022-2023 Street and Utility Improvements Project (MCES L20) that, according to the City of Excelsior Assessment Policy, are to be assessed to benefit property owners. Minnesota Statutes require that the City Council hold a public hearing prior to considering adopting assessments for public improvements. Notice of the date, time, and location, and the amount of the proposed assessment has been made by the City Clerk to all property owners has been made by mail, in accordance with statutory requirements. The purpose of the hearing is to give property owners an opportunity to provide a public testimony regarding the actual assessment.

The proposed assessments are for city street and sidewalk improvements only. There are no assessments proposed for city sanitary sewer, waterman, or storm sewer or any other utilities.

The properties included in the project area proposed to be assessed include the following areas:

- William Street - from College Avenue to approximately 90 feet south-west of George Street
- College Street - from Water Street to William Street
- Water Street - from State Highway 7 to Oak Street
- Grathwol Lane - from Water Street to western terminus
- Oak Street - from William Street to approximately 280 feet south-east of Beehrle Avenue

The total cost of the improvement is \$5,877,556, including indirect legal, engineering, and administrative costs related to the project. The total amount assessed for street and sidewalks is \$205,728.

Attached is the final assessment roll, and resolution with the language required by Minnesota Statutes to adopt the assessments.

Staff will provide a presentation and will be available to answer questions at the meeting.

Recommended Action:

Adopt Resolution 2026-41 Adopting the Assessment Roll for the 2022-2023 Street and Utility Improvements Project (MCES L20).

Budget:

Attachments:

1. Resolution 2026-41
2. 015678-000 Assessment Roll
3. MCES L20 - Assessment Presentation

RESOLUTION 2026 - 41

RESOLUTION ADOPTING ASSESSMENT ROLL FOR THE 2022-2023 STREET AND UTILITY IMPROVEMENTS PROJECT (MCES L20)

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the 2022-2023 Street and Utility Improvements Project (MCES L20), which includes the following areas:

- William Street – from College Avenue to approximately 90 feet southwest of George Street
- College Street – from Water Street to William Street
- Water Street – from State Highway 7 to Oak Street
- Grathwol Lane – from Water Street to western terminus
- Oak Street – from William Street to approximately 280 feet southeast of Beehrle Avenue

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR, MINNESOTA:

1. The proposed assessment (Attachment A), a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of twenty years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 5.93 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid on or before November 13, 2026; and they may, at any time thereafter, pay to the Hennepin County Auditor the entire amount of the assessment remaining unpaid, with

interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.

- 4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the Hennepin County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Council of the City of Excelsior on this 17th day of August 2026.

Approved:

Gary Ringate, Mayor

Attest:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

WSB Project: 2022 - 2023 Street & Utility Improvements Project (MCES L20) Project Location: Excelsior, Minnesota WSB Project No.: 015678-000													Reconstruction Area Proposed Residential Unit Assessment:				\$2,660.00
													Reconstruction Area Proposed Commercial Assessment (per FF):				\$83.00
													Reconstruction Area Proposed Institutional Assessment (per Ac):				\$11,870.00
													Water Street Loading Bay Assessment:				\$13,500.00
													Water Street Overlay Proposed Commercial Assessment (per FF):				\$37.00
													Grathwol Lane Proposed Residential Unit Assessment:				\$1,140.00
													Grathwol Lane Proposed Commercial Assessment (per FF):				\$24.00
Map ID	PID	FEE OWNER	FEE OWNER ADDRESS	FEE OWNER ADDRESS LINE 2	CITY STATE	ZIP CODE	PROPERTY ADDRESS	USE DESCRIPTION	ACRES	ASSESSABLE FRONTAGE	ASSESSABLE RATE	ASSESSMENT METHOD			WATER ST LOADING BAY ASSESSMENT	PROPOSED ASSESSMENT	
												UNIT	ASSESSABLE ACRES	FF			
Reconstruction Area																	
1	3411723130023	A J HONZL & C L HONZL	540 WILLIAM ST		EXCELSIOR MN	55331	540 WILLIAM ST	Residential	0.30	69	15%	1				\$2,660.00	
2	3411723130022	E W ANDERSON/S I LOURIS TRS	556 WILLIAM ST		EXCELSIOR MN	55331	556 WILLIAM ST	Residential	0.28	71.5	15%	1				\$2,660.00	
3	3411723130021	LINDA F STOECKICHT ET AL	570 WILLIAM ST		EXCELSIOR MN	55331	570 WILLIAM ST	Residential	0.36	85	15%	1				\$2,660.00	
4	3411723130081	S A BREDAEL & S A BREDAEL	603 GLENCOE RD		EXCELSIOR MN	55331	603 GLENCOE RD	Residential	0.43	5	15%	1				\$2,660.00	
5	3411723130082	STEPHEN CROSS	602 GLENCOE RD		EXCELSIOR MN	55331	602 GLENCOE RD	Residential	0.29	5	15%	1				\$2,660.00	
6	3411723130079	DALE ERDMAN ETAL	601 GLENCOE RD		EXCELSIOR MN	55331	601 GLENCOE RD	Residential	0.60	5	15%	1				\$2,660.00	
7	3411723130058	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	0.87	465	20%		0.87			\$10,326.90	
8	3411723130016	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	1.77	219	20%		1.77			\$21,009.90	
9	3411723420001	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	1.61	528	20%		1.61			\$19,110.70	
10	3411723420073	THE WATERS OF EXCELSIOR	C/O WATERS SENIOR LIVING	10900 WAZATA BLVD #740	MINNETONKA MN	55305	723 WATER ST	Commercial	1.85	433.40	30%			433.40	\$13,500.00	\$49,472.20	
11	3411723420071	RIDGEVIEW MEDICAL CENTER	ATTN VICE PRESIDENT/FINANCE	500 SOUTH MAPLE ST	WACONIA MN	55387	675 WATER ST	Commercial	2.31	242.00	30%			242.00		\$20,086.00	
12	3411723130014	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	0.55	67	0%					\$0.00	
13	3411723130013	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	1.31	189	0%					\$0.00	
24	3411723130042	T J GEPHART & M M GEPHART	575 WILLIAM ST		EXCELSIOR MN	55331	575 WILLIAM ST	Residential	0.28	85.6	15%	1				\$2,660.00	
26	3411723130018	ANDREW CHARLES ERICKSON	300 OAK ST		EXCELSIOR MN	55331	300 OAK ST	Residential	0.27	181	15%	1				\$2,660.00	
27	3411723130087	MT CALVARY EVAN LUTH CH EXEL	301 CO RD NO 19		EXCELSIOR MN	55331	301 OAK ST	Commercial	4.47	371.71	30%			371.71		\$30,851.93	
28	3411723130006	MOUNT CALVARY EVANGL LUTH CH	301 CO RD NO 19		EXCELSIOR MN	55331	401 WILLIAM ST	Residential	0.13	46.5	15%	1				\$2,660.00	
29	3411723130059	JACQUELINE K VERETTE	224 GEORGE ST		EXCELSIOR MN	55331	224 GEORGE ST	Residential	0.16	55.25	15%	1				\$2,660.00	
30	3411723130060	SUZANNE R STANGA	21105 MINNETONKA BLVD		SHOREWOOD MN	55331	428 WILLIAM ST	Residential	0.25	65	15%	1				\$2,660.00	
31	3411723130061	CASEY E CULLINAN	438 WILLIAM ST		EXCELSIOR MN	55331	438 WILLIAM ST	Residential	0.22	58.75	15%	1				\$2,660.00	
32	3411723130027	JOHN K RAYMOND	7620 JENNIFER LN E		PRIOR LAKE MN	55372	450 WILLIAM ST	Residential	0.31	75	15%	1				\$2,660.00	
33	3411723130026	W S FINCH & S G FINCH	462 WILLIAM ST		EXCELSIOR MN	55331	462 WILLIAM ST	Residential	0.30	86	15%	1				\$2,660.00	
Water Street Overlay																	
13	3411723130013	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	1.31	99	0%					\$0.00	
14	3411723130036	SOUTH LAKE HOLDINGS LLC	386 OAK ST		EXCELSIOR MN	55331	386 OAK ST	Commercial	0.22	37	30%			37.00		\$1,369.00	
15	3411723130037	BABCOCK PROPERTIES LLC	378 OAK ST	SUITE 100	EXCELSIOR MN	55331	378 OAK ST	Commercial	0.26	37	30%			37.00		\$1,369.00	
Grathwol Lane																	
14	3411723130036	SOUTH LAKE HOLDINGS LLC	386 OAK ST		EXCELSIOR MN	55331	386 OAK ST	Commercial	0.22	95	30%			95.00		\$2,280.00	
15	3411723130037	BABCOCK PROPERTIES LLC	378 OAK ST	SUITE 100	EXCELSIOR MN	55408	378 OAK ST	Commercial	0.26	98	30%			98.00		\$2,352.00	
16	3411723130038	T L LARSON & C R LARSON	366 OAK ST		EXCELSIOR MN	55331	366 OAK ST	Residential	0.36	84.25	15%	1				\$1,140.00	
17	3411723130039	MICHAEL RAU & LYNNE RAU	354 OAK ST		EXCELSIOR MN	55331	354 OAK ST	Residential	0.40	86.8	15%	1				\$1,140.00	
18	3411723130040	JOHN J DOUGHERTY	340 OAK ST		EXCELSIOR MN	55331	340 OAK ST	Residential	0.41	81.7	15%	1				\$1,140.00	
19	3411723130047	HEATHER PAIGE HARPER	530 WATER ST		EXCELSIOR MN	55331	530 WATER ST	Residential	0.44	158.65	15%	1				\$1,140.00	
20	3411723130046	D & L FITTS	375 COLLEGE AVE		EXCELSIOR MN	55331	375 COLLEGE AVE	Residential	0.33	110.2	15%	1				\$1,140.00	
21	3411723130045	BERNARD M HANSON ETAL	365 COLLEGE AVE		EXCELSIOR MN	55331	365 COLLEGE AVE	Residential	0.45	137.5	15%	1				\$1,140.00	
22	3411723130044	T A JACKSON & R B JACKSON	349 COLLEGE AVE		EXCELSIOR MN	55331	349 COLLEGE AVE	Residential	0.47	125.5	15%	1				\$1,140.00	
23	3411723130043	V A TRICK/M K TRICK REV TR	335 COLLEGE AVE		EXCELSIOR MN	55331	335 COLLEGE AVE	Residential	0.37	82.5	15%	1				\$1,140.00	
25	3411723130017	R PIETRZAK & J PIETRZAK	541 WILLIAM ST		EXCELSIOR MN	55331	541 WILLIAM ST	Residential	0.24	101	15%	1				\$1,140.00	
TOTAL ASSESSED AMOUNT																\$205,727.63	

2022-2023 Street & Utility Improvements Project (MCES L20)



City Council Meeting

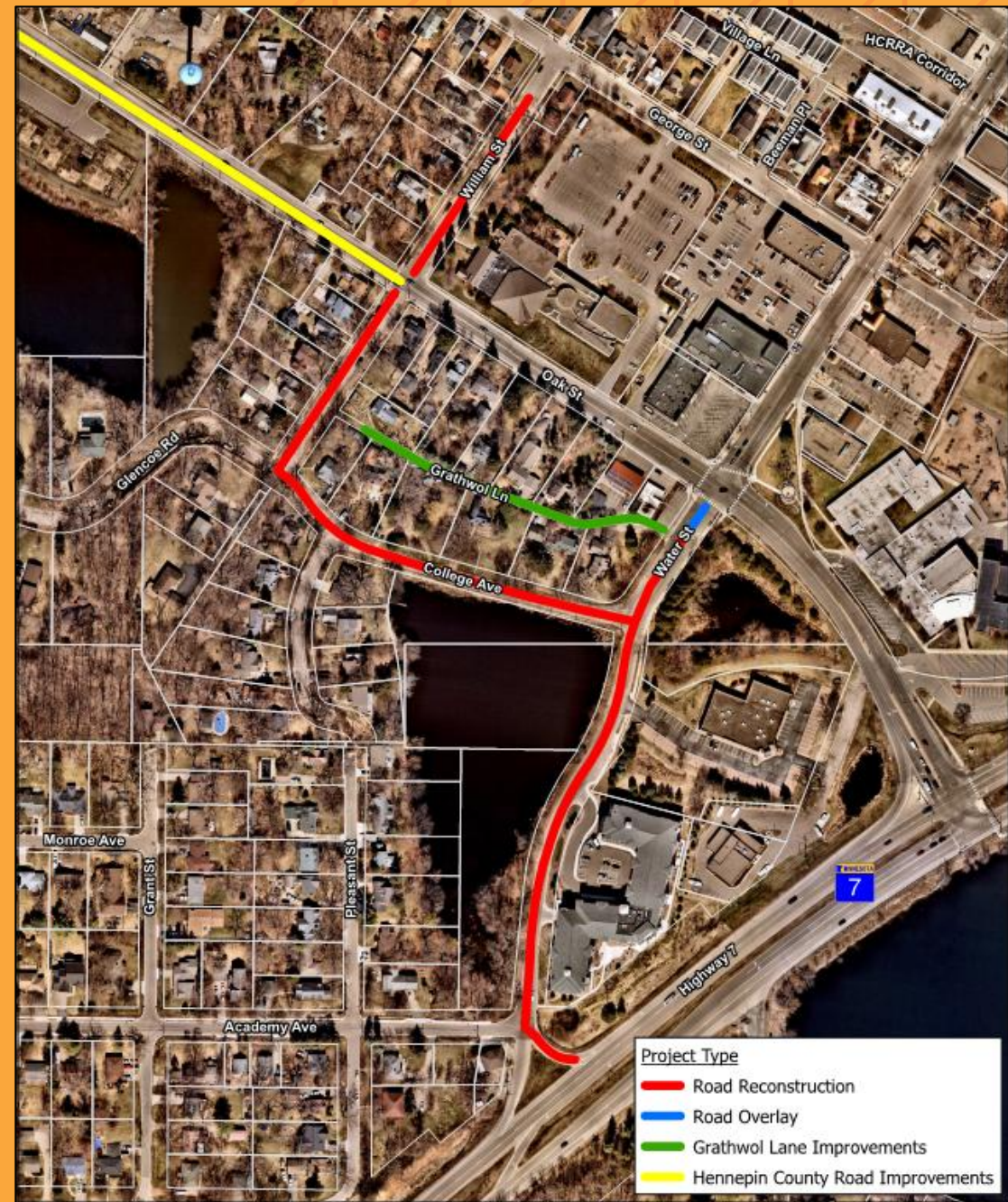
Assessment Public Hearing Presentation

Monday, August 17, 2026

Project Location:

William Street, College Avenue,
Water Street, Grathwol Lane

Oak Street
(Hennepin County Improvements)



Project Overview

Surface Improvements

- Full pavement reconstruction
- New concrete barrier, surmountable, or ribbon curb
- Replace existing sidewalk and add new sidewalk
- Water Street Loading Bay

Underground / Utility Improvements

- Complete watermain replacement including services
- Sanitary sewer replacements or lining where necessary
- New storm sewer including sediment control at lake outlets
- Met Council gravity sanitary sewer pipe

Project Highlights

College Avenue

- Pedestrian walking path on one side
- Tree preservation

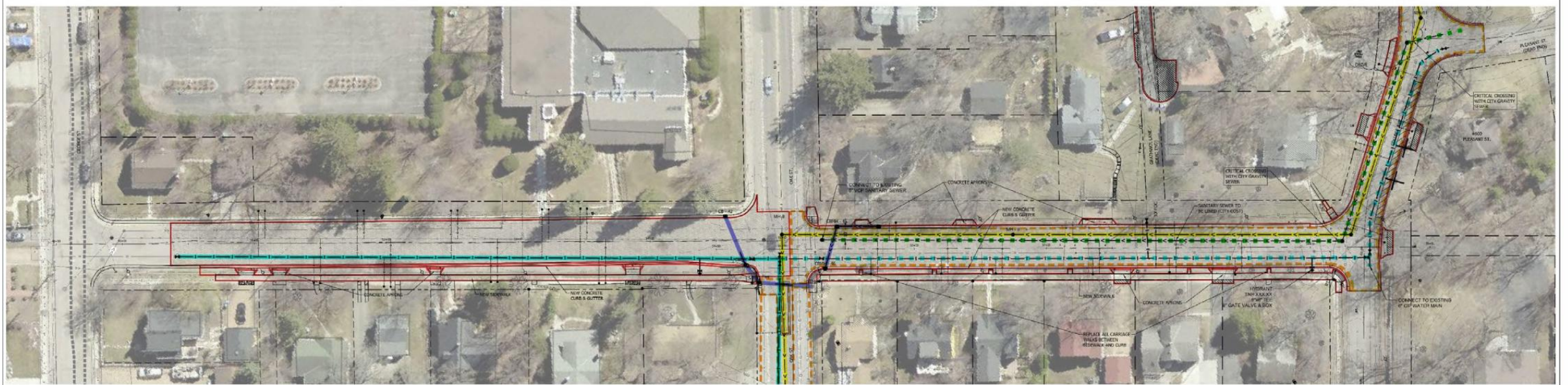
Water Street

- Landscaping to reduce headlight glare
- Pedestrian walking path on one side



LEGEND

	PROPOSED MCES GRAVITY SEWER (MCES COST)		PROPOSED CITY SANITARY SEWER (CITY COST)		PROPOSED STORM SEWER (CITY COST)		PROPOSED WATERMAIN (CITY COST)		BIT. ROAD PAVEMENT, BIT. TRAIL, CONC. SIDEWALK, CURB & GUTTER (MCES COST)		BIT. ROAD PAVEMENT, BIT. TRAIL, CONC. SIDEWALK, CURB & GUTTER (CITY COST)
	PROPOSED CITY SANITARY SEWER (MCES COST)		PROPOSED STORM SEWER (MCES COST)		PROPOSED WATERMAIN (MCES COST)						



LEGEND

	PROPOSED MCES GRAVITY SEWER (MCES COST)		PROPOSED CITY SANITARY SEWER (CITY COST)		PROPOSED STORM SEWER (CITY COST)		PROPOSED WATERMAIN (CITY COST)		BIT. ROAD PAVEMENT, BIT. TRAIL, CONC. SIDEWALK, CURB & GUTTER (MCES COST)		BIT. ROAD PAVEMENT, BIT. TRAIL, CONC. SIDEWALK, CURB & GUTTER (CITY COST)
	PROPOSED CITY SANITARY SEWER (MCES COST)		PROPOSED STORM SEWER (MCES COST)		PROPOSED WATERMAIN (MCES COST)						





BIT. ROAD PAVEMENT,
BIT. TRAIL, CONC.
SIDEWALK, CURB &
GUTTER (CITY COST)



PROPOSED
WATERMAIN
(MCES COST)



COLLEGE AVENUE

0 20 40
Scale In Feet



Final Costs & Funding



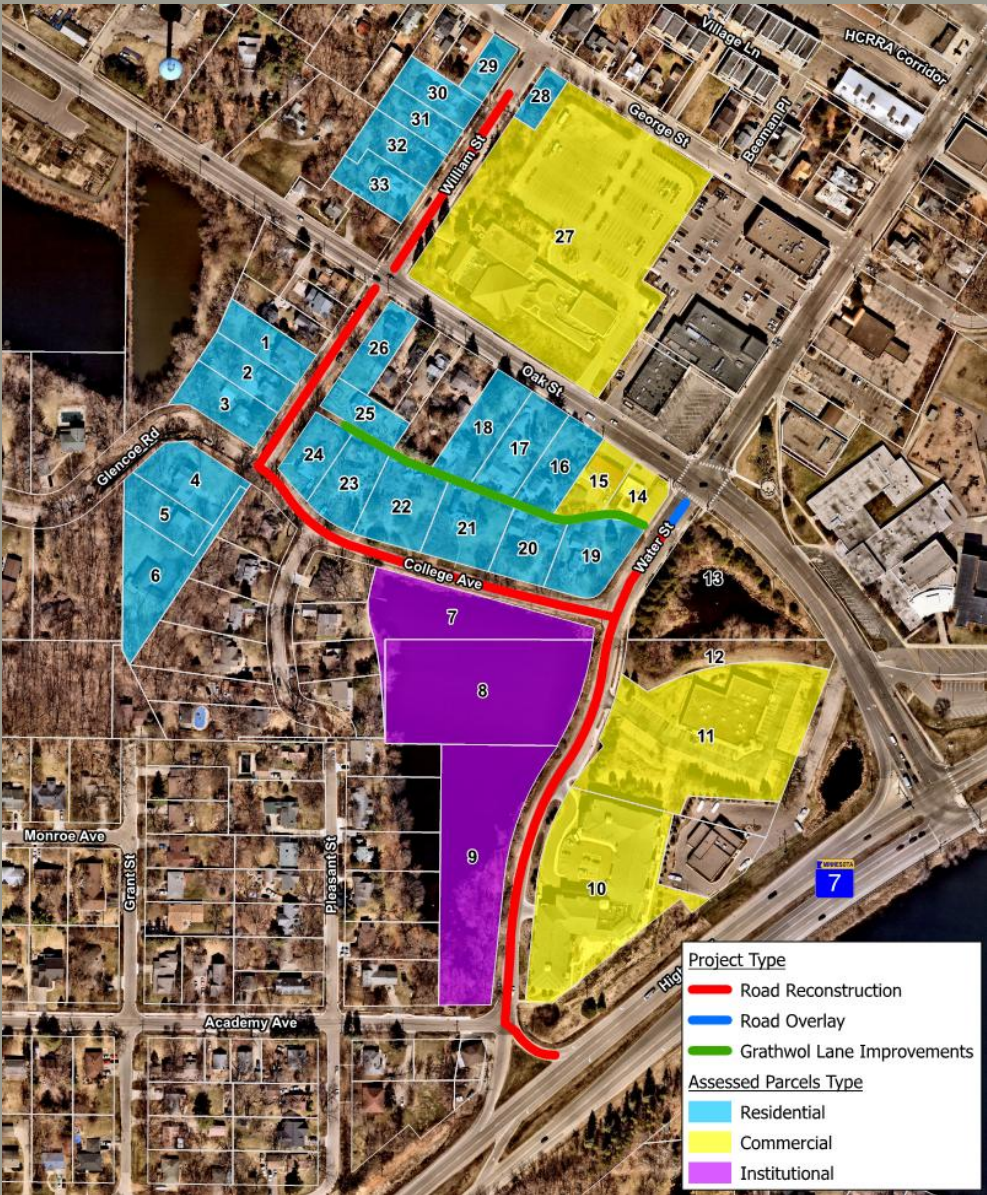
Project Total Costs: \$9,697,154

Project Funding Summary:

	City Street & Utility Funds	MCES Funds	Special Assessments	Project Totals
Surface*	\$568,256	\$1,143,817	\$205,728	\$1,917,801
Sanitary Sewer	\$460,983	\$5,876,131		\$6,337,114
Water Main	\$698,179	\$378,777		\$1,076,956
Storm Sewer	\$147,606	\$217,677		\$365,283
Total Funds	\$1,875,024	\$7,616,402	\$205,728	\$9,697,154

*Includes landscaping & pro-rata costs

Special Assessments Map



Final Anticipated Special Assessments

- Calculated using the City's Special Assessment Policy

Residential: 15% of surface improvement project costs

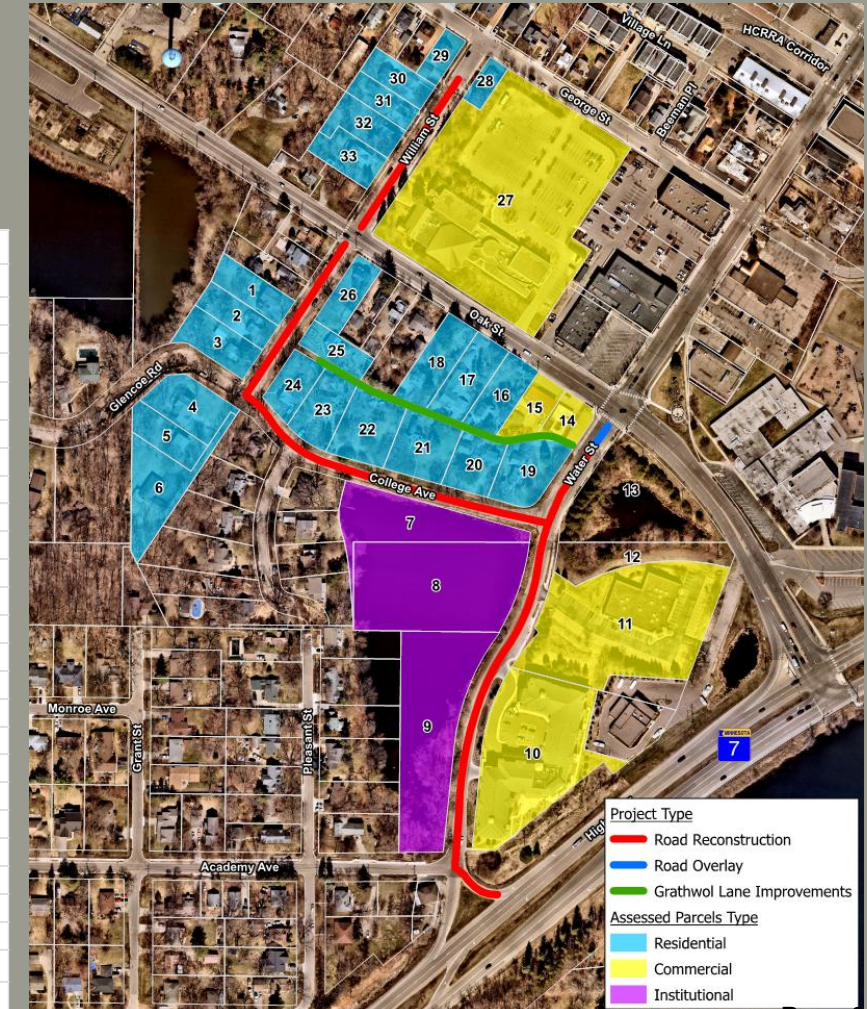
- Reconstruction Areas: \$2,660/Unit
- Grathwol Ln: \$1,140/Unit

**Special Assessment Amortization Schedule
Exhibit A**

Year	\$ 2,660 Principal	5.93% Interest	Total	Balance
2027	\$ 133	\$ 158	\$ 291	\$ 2,527
2028	133	150	283	2,394
2029	133	142	275	2,261
2030	133	134	267	2,128
2031	133	126	259	1,995
2032	133	118	251	1,862
2033	133	110	243	1,729
2034	133	103	236	1,596
2035	133	95	228	1,463
2036	133	87	220	1,330
2037	133	79	212	1,197
2038	133	71	204	1,064
2039	133	63	196	931
2040	133	55	188	798
2041	133	47	180	665
2042	133	39	172	532
2043	133	32	165	399
2044	133	24	157	266
2045	133	16	149	133
2046	133	8	141	-
	\$ 2,660	\$ 1,656	\$ 4,316	

**Special Assessment Amortization Schedule
Exhibit B**

Year	\$ 1,140 Principal	5.93% Interest	Total	Balance
2027	\$ 57	\$ 68	\$ 125	\$ 1,083
2028	57	64	121	1,026
2029	57	61	118	969
2030	57	57	114	912
2031	57	54	111	855
2032	57	51	108	798
2033	57	47	104	741
2034	57	44	101	684
2035	57	41	98	627
2036	57	37	94	570
2037	57	34	91	513
2038	57	30	87	456
2039	57	27	84	399
2040	57	24	81	342
2041	57	20	77	285
2042	57	17	74	228
2043	57	14	71	171
2044	57	10	67	114
2045	57	7	64	57
2046	57	3	60	-
	\$ 1,140	\$ 710	\$ 1,850	



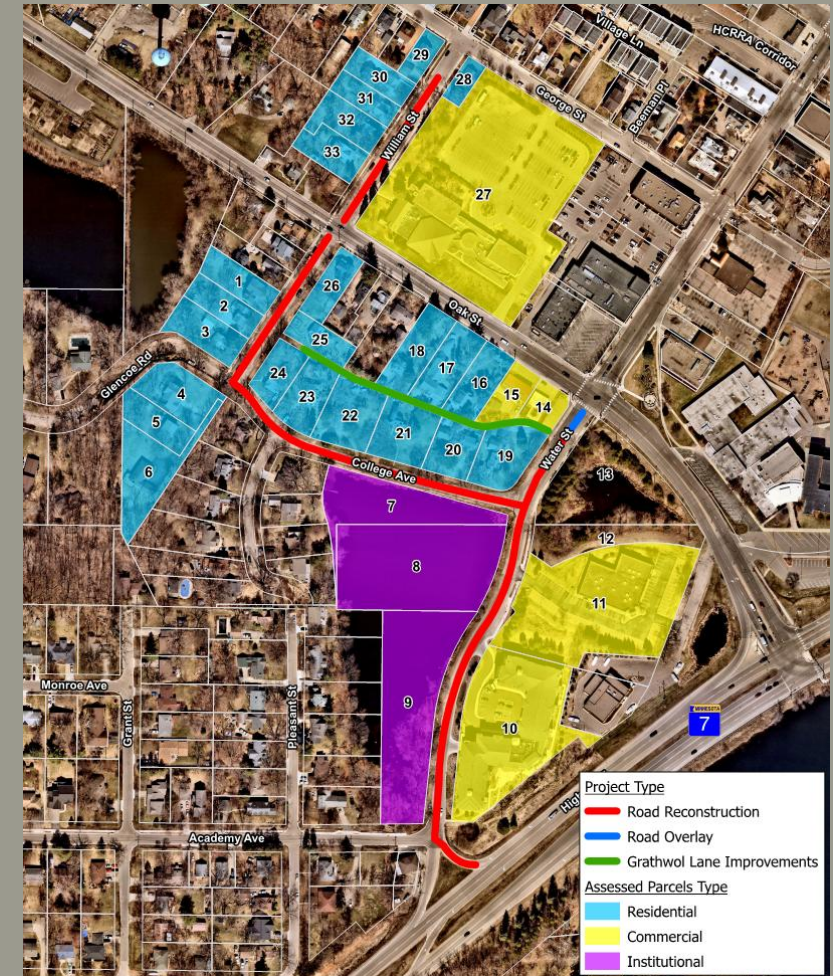
Final Anticipated Special Assessments

- Calculated using the City's Special Assessment Policy

Institutional: 20% of surface improvement project costs

- Reconstruction Areas: \$16,816/Acre (average)

	\$ 16,816	5.93%		
Year	Principal	Interest	Total	Balance
2027	\$ 841	\$ 997	\$ 1,838	\$ 15,975
2028	841	947	1,788	15,134
2029	841	897	1,738	14,294
2030	841	848	1,688	13,453
2031	841	798	1,639	12,612
2032	841	748	1,589	11,771
2033	841	698	1,539	10,930
2034	841	648	1,489	10,090
2035	841	598	1,439	9,249
2036	841	548	1,389	8,408
2037	841	499	1,339	7,567
2038	841	449	1,290	6,726
2039	841	399	1,240	5,886
2040	841	349	1,190	5,045
2041	841	299	1,140	4,204
2042	841	249	1,090	3,363
2043	841	199	1,040	2,522
2044	841	150	990	1,682
2045	841	100	941	841
2046	841	50	891	0
	\$ 16,816	\$ 10,470	\$ 27,286	



Final Anticipated Special Assessments

- Calculated using the City's Special Assessment Policy

Commercial/Multi-Family: 30% of surface improvement project costs

- Reconstruction Areas: \$83/Front Footage
- Water St Overlay Area: \$37/ Front Footage
- Grathwol Ln: \$24/Front Footage

Special Assessment Amortization Schedule				
Exhibit C.1				
RECONSTRUCTION AREA				
	\$ 28,970	5.93%		
Year	Principal	Interest	Total	Balance
2027	\$ 1,449	\$ 1,718	\$ 3,166	\$ 27,522
2028	1,449	1,632	3,081	26,073
2029	1,449	1,546	2,995	24,625
2030	1,449	1,460	2,909	23,176
2031	1,449	1,374	2,823	21,728
2032	1,449	1,288	2,737	20,279
2033	1,449	1,203	2,651	18,831
2034	1,449	1,117	2,565	17,382
2035	1,449	1,031	2,479	15,934
2036	1,449	945	2,393	14,485
2037	1,449	859	2,307	13,037
2038	1,449	773	2,222	11,588
2039	1,449	687	2,136	10,140
2040	1,449	601	2,050	8,691
2041	1,449	515	1,964	7,243
2042	1,449	429	1,878	5,794
2043	1,449	344	1,792	4,346
2044	1,449	258	1,706	2,897
2045	1,449	172	1,620	1,449
2046	1,449	86	1,534	0
	<u>\$ 28,970</u>	<u>\$ 18,038</u>	<u>\$ 47,008</u>	

Special Assessment Amortization Schedule				
Exhibit C.2				
WATER STREET				
	\$1,369	5.93%		
Year	Principal	Interest	Total	Balance
2027	\$68	\$81	\$150	\$1,301
2028	68	77	146	1,232
2029	68	73	142	1,164
2030	68	69	137	1,095
2031	68	65	133	1,027
2032	68	61	129	958
2033	68	57	125	890
2034	68	53	121	821
2035	68	49	117	753
2036	68	45	113	685
2037	68	41	109	616
2038	68	37	105	548
2039	68	32	101	479
2040	68	28	97	411
2041	68	24	93	342
2042	68	20	89	274
2043	68	16	85	205
2044	68	12	81	137
2045	68	8	77	68
2046	68	4	73	0
	<u>1,369</u>	<u>852.41</u>	<u>2,221</u>	

Special Assessment Amortization Schedule				
Exhibit C.3				
GRATHWOL LANE				
	\$2,316	5.93%		
Year	Principal	Interest	Total	Balance
2027	\$116	\$137	\$253	\$2,200
2028	116	130	246	2,084
2029	116	124	239	1,969
2030	116	117	233	1,853
2031	116	110	226	1,737
2032	116	103	219	1,621
2033	116	96	212	1,505
2034	116	89	205	1,390
2035	116	82	198	1,274
2036	116	76	191	1,158
2037	116	69	184	1,042
2038	116	62	178	926
2039	116	55	171	811
2040	116	48	164	695
2041	116	41	157	579
2042	116	34	150	463
2043	116	27	143	347
2044	116	21	136	232
2045	116	14	130	116
2046	116	7	123	0
	<u>2,316</u>	<u>1,442.06</u>	<u>3,758</u>	

Payment Options

- Deferments (based on eligibility – inquire at City Hall)
- Prepay (Interest free – payment to City required before November 13, 2026)
- Take No Action – Assessment will be certified to Hennepin County November 2026

Amortized with interest over 20 years, starting with 2027 property tax year statements

Next Steps

- Consider resolution adopting assessment roll.

Questions?



THE CITY OF
EXCELSIOR
MINNESOTA

ITEM REPORT

To: City Council

From: Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: August 17, 2026

Department/Office: Community Development

Item Name: 88 First Street Application for Variance from Lot Coverage for Driveway Construction - 7:30 PM

Summary:

Background

At its February 17, 2026, meeting, the City Council reviewed and approved seven variances for construction of a new single-family home at 88 First Street. During that discussion, the applicant and Council considered whether a full driveway, rather than a ribbon driveway, would be more practical and whether that change would require an additional lot coverage variance. Because the additional variance request had not been noticed for the meeting, it could not be added at that time. The applicant proceeded with the approved plans for a ribbon driveway. While the new home is under construction, the applicant, Randy Herman, has submitted a new variance application to expand the approved ribbon driveway into a full driveway. The parcel is 4,368 square feet, is zoned R-2, and the applicant is requesting a 201-square-foot variance to fill the ribbon driveway and convert it to a full driveway.

Planning Commission Recommendation

The Planning Commission reviewed the proposed expanded driveway design and held a public hearing at their July 27th meeting. No one from the public spoke. The applicants spoke and expressed concern about clearing the ribbon driveway during the winter. They also discussed options for reducing other areas of hardcover with the Commission. The small lot causes difficulty in the reduction of hardcover because the proposed home has a small footprint, patio, and sidewalk.

During discussion, Commissioners determined that the request was reasonable and would not alter the essential character of the property. The Commission disagreed on criteria two, "Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?" Commissioners Day and Malsam saw the extremely small size of the lot as a unique circumstance. They felt that the small home and the minimal additional hardcover on the lot makes it difficult for the property owners to reduce other areas of hardcover to accommodate the full driveway. Commissioners Muenzberg and Tyler felt that the ribbon driveway that was approved has been used by others in the community to reduce hardcover and that the unique

circumstance criteria was not met.

Commissioner Day moved to recommend approval of the variance. The motion was seconded by Commission Malsam but failed to pass with a vote of 2-2. Commissioners Tyler and Muenzberg voted nay. The Planning Commission has not made a recommendation to the City Council.

Recommended Action:

The Planning Commission does not have a recommendation. Staff recommended denial of the variance. Staff recommends that the Council hold the public hearing and following a vote the Council should direct Staff to draft the appropriate resolution for consent at the September 8th meeting.

Recommended Conditions of Approval.

If approved, Staff recommends the following conditions:

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 applicant shall revise their stormwater management plans to accommodate the additional hardcover. Revised plans shall be submitted to the City Engineer for approval.
3. The Variance application shall expire one year from the date of adoption of the resolution if not acted upon.

Budget:

Attachments:

1. Planning Commission Memo
2. 88 First Application Materials_Redacted
3. 88 First Site Plan and Survey



MEMORANDUM

Item 88 First Street – Application for Variance

Re:

Date: July 27, 2026

To: Planning Commission

From: Jess Long, Planner and Julia Mullin, Community Development Director

APPLICANT/ Property Owner: Randy Herman , 312 3rd Street

LOCATION: 88 First Street

CASE NO.: PC No. 2026-10

60/120-DAY REVIEW 8/16/2026 10/15/2026

DEADLINE:

BACKGROUND

The applicant, Randy Herman, has submitted a Variance application for the expansion of a ribbon driveway to a full driveway for a single family home that is under construction at 88 First Street. The parcel is 4,368 sq ft and is zoned R2. The Planning Commission previously approved a RRP application and recommended approval of variance applications for the construction of a two-story single-family home with an attached garage in January 2026. The City Council approved the requested variances. While at the City Council meeting the applicants and Council discussed the proposed ribbon driveway and whether a full driveway and lot coverage variance would be more practical. As the applicant moved forward with construction of the approved home, he submitted the current application to expand the driveway.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sq ft	4,368 sq ft	4,368 sq ft
Minimum Lot Width	60'	58.34'	53.34'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	N/A	20'
Maximum Lot Coverage	12% +2100= 1,834 sq ft	N/A	With Ribbon Driveway 42% (1,835 sf) Full Driveway 46.6% (2,036 sf)

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, July 27, 2026.

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?

The applicant proposes to use the property to build a full driveway for the new single family home. A driveway for single family home is a reasonable use for this parcel. The criteria is met.

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

Lot Coverage

The current lot is under construction, and when completed the proposed home and paths will create lot coverage of 1,835 sq ft or 42% which is the maximum allowed by city ordinance. If a full driveway is installed the lot coverage will increase to 2,036 sf (46.6% of the parcel). The applicant requires a variance of 201 sq ft. This parcel is very small and the proposed home and other lot coverage additions have been reduced to minimize the impact on the lot. While the lot is unique the need for a variance is caused by the landowner's request to expand the already approved ribbon driveway. The criteria is not met.

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

The applicant has designed a home whose features are consistent with the character of the area. A full driveway is consistent with a new single-family home and is similar to other properties in the neighborhood. The variance, if granted will not alter the essential character of the area. The criteria is met.

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.

Lot coverage variance: The intent of the lot coverage standard is to ensure adequate open space on a parcel and to reduce impacts among parcels. The size of the home and other hardcover features in relation to the size of the lot requires a variance. The applicant has reduced the size of many of the features to allow for open space. The variance of 201 sq would be consistent with the ordinance. The criteria is met.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Variance application. Staff recommends that the Commission should recommend to the City Council that they deny the variance application.



8

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

**Land Use Review
Application**

APPLICANT INFORMATION		
Name: <u>RANDY H. HERMAN</u>	Business Name:	
Address: <u>312 3RD STREET</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: [REDACTED]	E-Mail: [REDACTED]	
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 - General Plan	☒ Variance	☐ Final Plat
☐ PUD - Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION	
Street Address: <u>88 1ST STREET</u>	Zoning District: <u>R-1</u>
Property Identification Number(s) (PIN #s): <u>27-117-23-13-0022</u>	
Legal Description (attach if necessary): <u>LOT 062 AUDITORS SUBDIVISION NO. 135, HENNEPIN CITY, MN</u>	
Description of Proposal (attach additional information if needed): <u>CHANGE APPROVED RIBBON DRIVEWAY TO PAVERS</u>	
Reason(s) to Approve Request (attach additional information if needed): <u>SEE ATTACHED</u>	

PAID: \$600

DATE: 6-17-26

CHECK # 1065

RECEIPT: JM

RECEIVED
JUN 17 2026

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: [Signature]

Date: 6/15/26

OWNER'S STATEMENT

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

Signature: [Signature]

Date: 6/15/26

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.

Variance Application Questions & Answers

Property Address: 88 1st Street

Date: June 15, 2026

1. What are the difficulties that would prohibit reasonable development without a variance? The lot is very small and while the ribbon driveway in the current plan helped to reduce hard surface coverage and meet city requirements, a ribbon driveway presents challenges especially during winter months for snow and ice removal. The proposed plan is to install pavers on a crushed rock and sand base which will allow for better drainage than a solid surface, plus provide a more stable and even surface for driving, parking and walking compared to a mixed concrete and grass driveway. In addition, the garage is very narrow so having greater flexibility in maneuvering in and out will be a necessity. By virtue of its fixed path, the ribbon driveway limits the ability approach and exit at an angle while still staying on a hard surface.

2. What are the unique circumstances on the property that create the practical difficulties? The lot is very small so the ribbon driveway helped achieve the 42% hard surface total in the approved plan. Since the driveway is small, using pavers as an alternative driveway surface only increases the hard surface total percentage to 46.6%—adding just 201 square feet to the current hard surface total of 1835 square feet. The proposed alternative surface does not increase the driveway size and the proposed paver surface will still support good drainage and is consistent with many neighborhood driveways. (See attached photos & addresses)

3. What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable? The options are ribbon, pavers or hard pavement (cement or asphalt). The proposed solution, installing pavers for the driveway, will allow for better drainage than other alternatives, plus provide a more solid and even surface than a ribbon drive—important for more effective snow removal, ice mitigation, maneuvering, and overall safety.

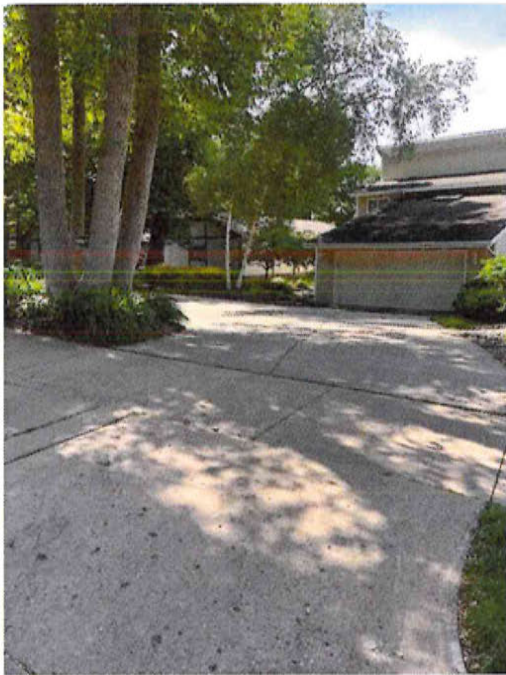
4. How is the variance not the result of deliberate actions of the applicant or property owner? We have reduced the size of hard surface on a very small lot to achieve hard surface requirements. Due to the lot's small size the driveway was initially designed as ribbon to achieve the hard surface requirements. While a ribbon driveway reduces hard surface, it is a more dangerous surface in the winter and difficult to maintain and maneuver on. A driveway made with pavers can provide good drainage and offer a safer surface for driving and walking during the entire year.

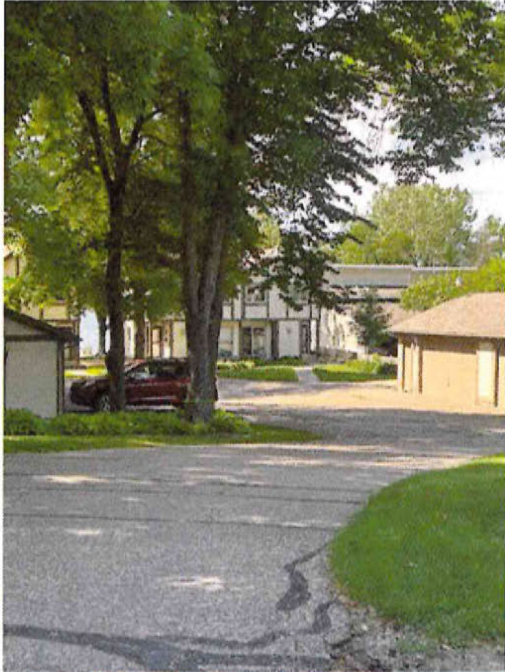
5. How does the variance, if granted, not alter the essential character of the locality (neighborhood)? Pavers are a commonly used driveway surface in neighboring homes. As compared to cement or asphalt they contribute to neighborhood charm and character and provide a better overall surface.

6. How is the variance consistent with the Comprehensive Plan? The driveway size and square footage is unchanged from the approved plan. We are proposing an alternative paver surface to the planned ribbon driveway. The proposed paver surface will increase hard surface by only 201 square feet and will still be aesthetically pleasing as well as being in conformance with City standards.

Sample of Neighboring Property Driveway Types:

118 W Lake Street (next door): Paved Surface
108 West Lake St (across street): Paved Surface
120-126 West Lake St: Paved Surface
140-142 West Lake St: Pavers
141 West Lake St: Paved Surface
14 1st St (next door): Ribbon Gravel Surface
2-8 1st St: Paved Surface





	HOUSE & GARAGE	1378 SQ. FT.
	WALK	111 SQ. FT.
	DRIVEWAY	451 SQ. FT.
	ALT. FOR RIBBON DRIVEWAY	250 SQ. FT.
	PATIO	87 SQ. FT.
	GARAGE STOOP	9 SQ. FT.
TOTAL HARDCOVER AREA OF LOT		2036 Sq.Ft.
		4368 Sq.Ft.
% OF HARDCOVER W/ FULL DRIVE		46.6%
TOTAL HARDCOVER W/ RIBBON DRIVE		1835 SQ. FT.
% OF HARDCOVER W/ RIBBON DRIVE		42%
BUILDING COVERAGE		31.5%

ALT. FOR RIBBON DRIVEWAY

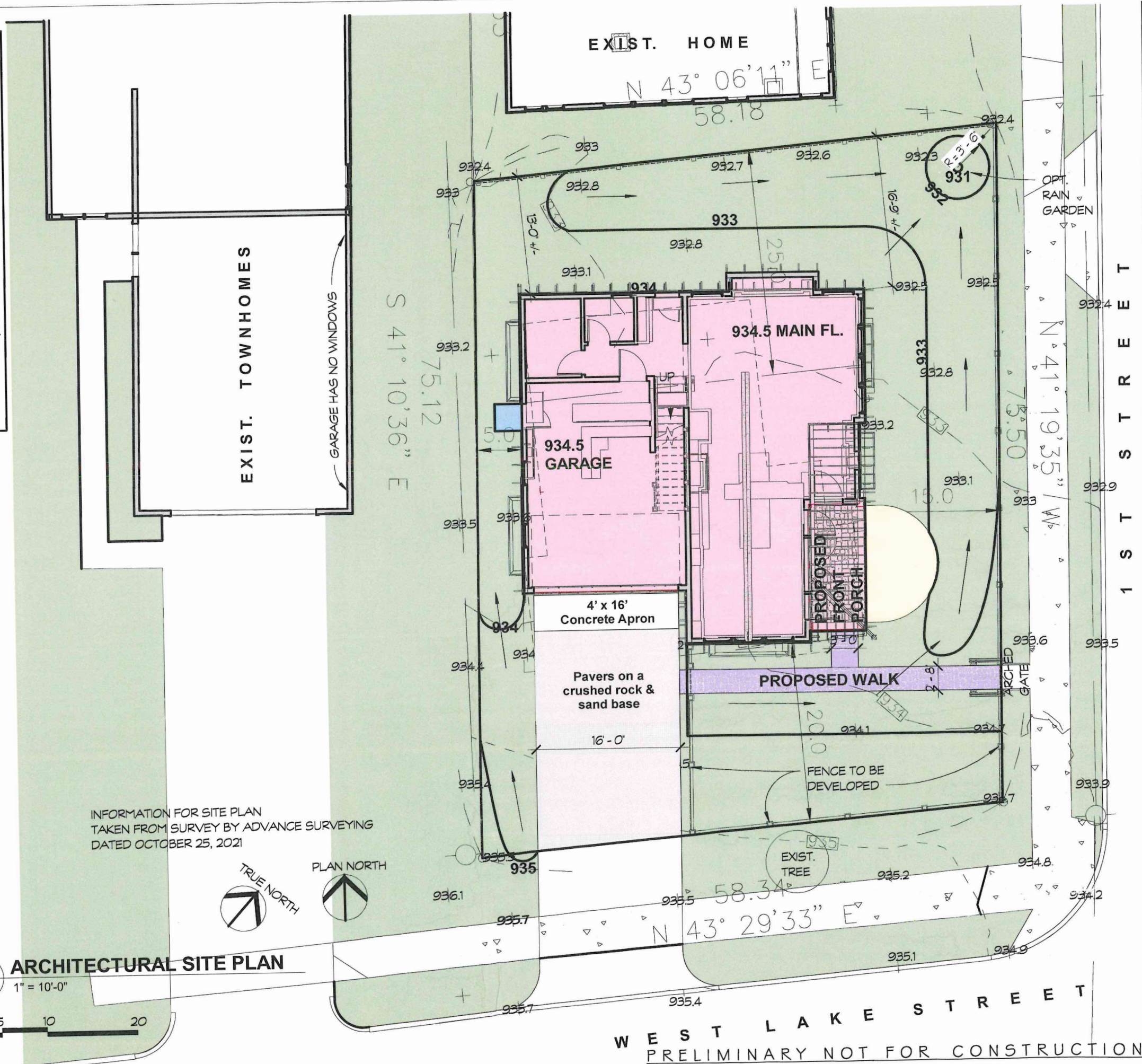
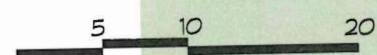
ABBREVIATIONS

B.I.	BUILT IN
CANT.	CANTILEVER
CLG.	CEILING
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D.	DRAWER
ENG.	ENGINEERED
EQUIP.	EQUIPMENT
EXP.	EXPOSED
F.D.	FLOOR DRAIN
F.P.	FIREPLACE
FURN.	FURNACE
GL.	GLASS
HT.	HEIGHT
L.	LOCKER
LIN.	LINEN
MED.	MEDICINE
MIN.	MINIMUM
O.H.	OVERHEAD
R.	RISER
REF.	REFRIGERATOR
SEV	STAIN AND VARNISH
SH.	SHELF
SHWR	SHOWER
STRUCT.	STRUCTURE
TEMP.	TEMPERED
TYP.	TYPICAL
W.H.	WATER HEATER

INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY BY ADVANCE SURVEYING
DATED OCTOBER 25, 2021



1
A2 **ARCHITECTURAL SITE PLAN**
1" = 10'-0"



sharratt design company

PHONE: 952-470-9750
FAX: 952-407-8407
info@sharrattdesign.com

464 SECOND STREET
SUITE 100
EXCELSIOR, MN. 55331

HERMAN HOME

11-25-25 SET FOR PRELIM. CITY REVIEW
11-26-25 MEETING
12-23-25
12-30-25 VARIANCE SUBMISSION
01-28-26 BUILDABLE AREA DIAGRAM
02-06-26 REDUCED HT.
03-02-26 REDUCED HT.

SHEET INDEX

A1 GENERAL NOTES A10 EXT. ELEV.
A2 SITE PLAN A11 SECTIONS
A3 FOUND. PLAN A12 SECTIONS
A4 MAIN FL. A13 SECTIONS
A5 UPPER LEVEL A14 SECTIONS
A6 ROOF PLAN A15 SECTIONS
A7 EXT. ELEV.
A8 EXT. ELEV.
A9 EXT. ELEV.

SHEET A2 NUMBER

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WEST LAKE STREET
PRELIMINARY NOT FOR CONSTRUCTION

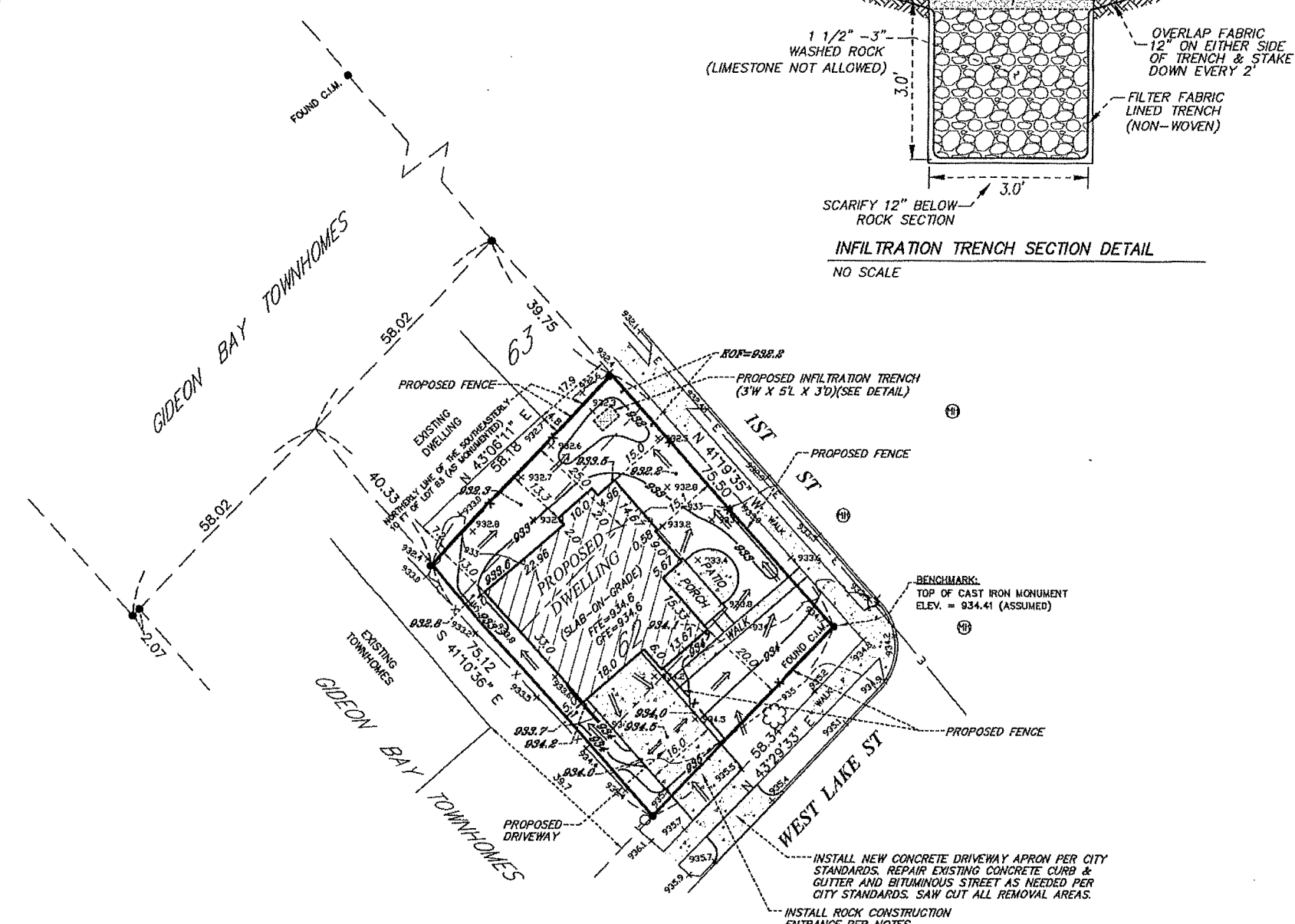
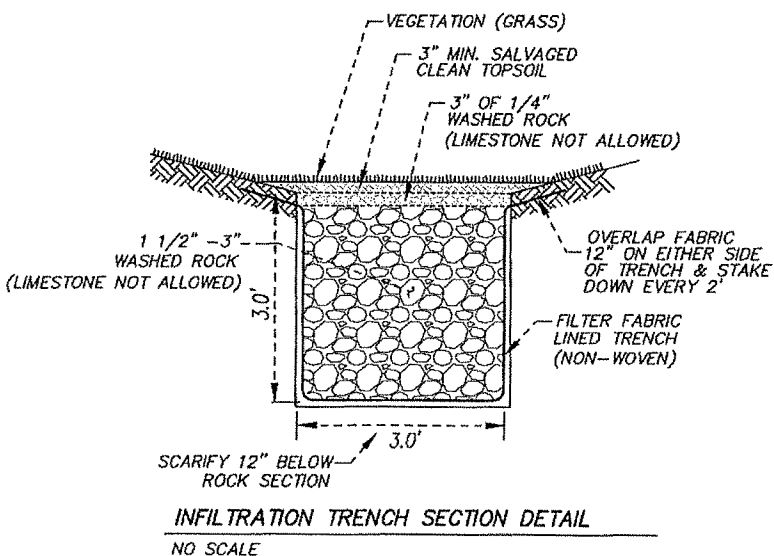
LEGAL DESCRIPTION:
Lot 62 and the Southeasterly 10 feet of the Northeasterly 58 feet of Lot 63, AUDITOR'S SUBDIVISION NO. 135, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- 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.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- 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.
- 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.
- 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.
- 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.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

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



PROPOSED HARDCOVER	
HOUSE	1,290 SQ. FT.
WALKS	108 SQ. FT.
DRIVEWAY	451 SQ. FT.
PORCH	88 SQ. FT.
PATIO	87 SQ. FT.
TOTAL PROPOSED HARDCOVER	2,024 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	46.3%

EXISTING HARDCOVER	
HOUSE	1,074 SQ. FT.
WALK/STOOP	286 SQ. FT.
PLANK DRIVEWAY	538 SQ. FT.
SHED	10 SQ. FT.
TOTAL EXISTING HARDCOVER	1,908 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	43.7%

STORMWATER MANAGEMENT REQUIREMENTS

- VOLUME CONTROL - ONSITE RETENTION OF 1.1-INCH STORM EVENT OVER PROPOSED HARDCOVER EXCEEDING EXISTING CONDITIONS HARDCOVER TOTAL.

HARDCOVER EXCEEDING EXISTING CONDITIONS = 116 SQUARE FEET
REQUIRED VOLUME TO RETAIN = 116 X (1.1/12) = 10.6 CUBIC FEET
VOLUME OF RETENTION PROVIDED (WITHIN INFILTRATION TRENCH) = 18.0 CUBIC FEET

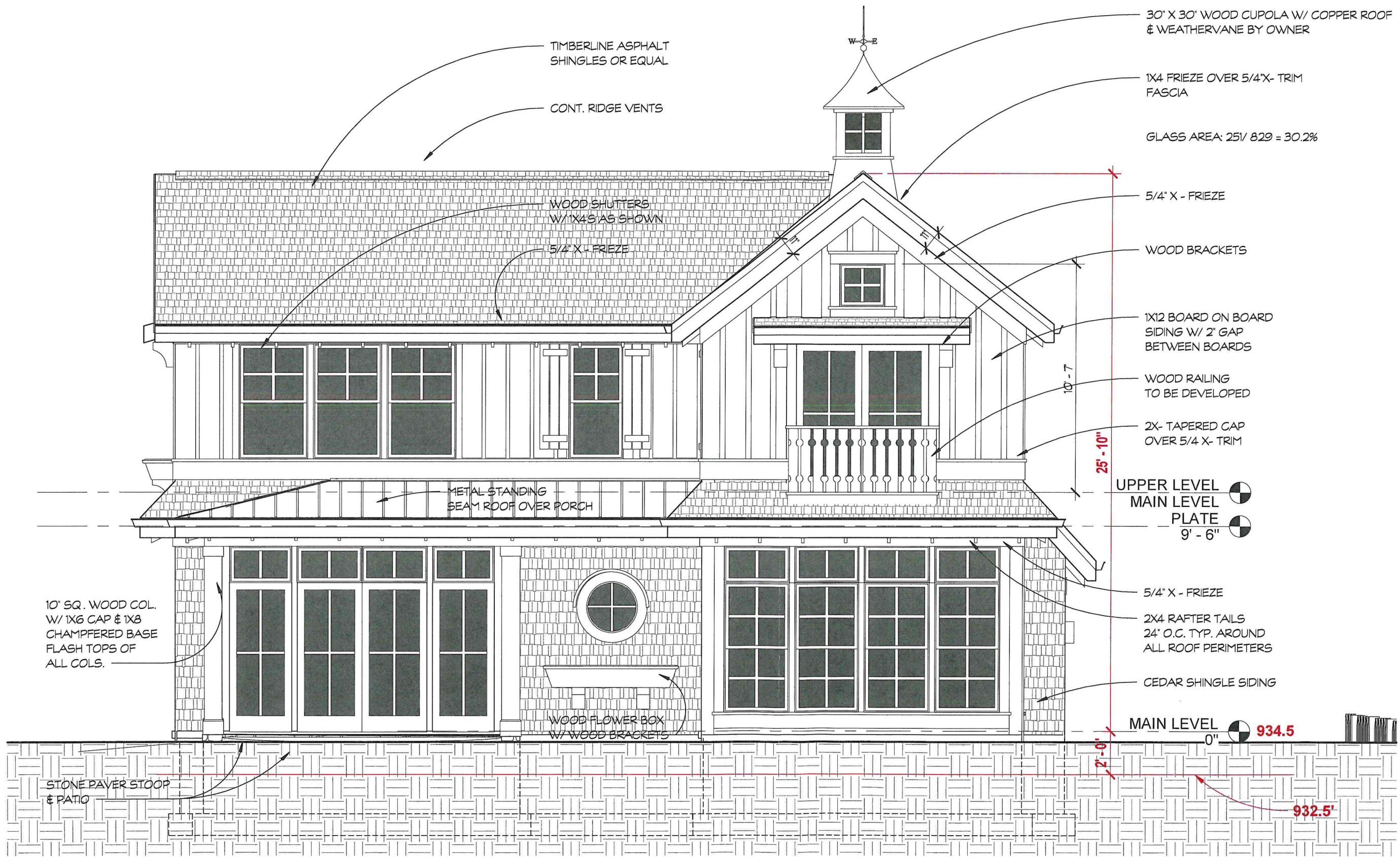
LEGEND	
EXISTING CONTOUR	--- 935 ---
EXISTING SPOT ELEVATION	X 935.5
PROPOSED CONTOUR	— 935 —
PROPOSED SPOT ELEVATION	935.5
DRAINAGE ARROW - FLOW	⇒

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co. 17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.adrur.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. Wayne W. Pieg #43503 LICENSE NO. MARCH 12, 2026 DATE	DATE SURVEYED: OCTOBER 8, 2021	DATE DRAFTED: MARCH 12, 2026	SHEET TITLE PROPOSED SURVEY	SHEET NO. S1
3-19-26	REVISED FLOOR HEIGHTS & GRADING									
3-26-26	ADJUSTED PROPOSED GRADING EAST OF HOME									



88 1ST STREET





30" X 30" WOOD CUPOLA W/ COPPER ROOF
& WEATHERVANE BY OWNER

1X4 FRIEZE OVER 5/4"X- TRIM
FASCIA

GLASS AREA: 251/ 829 = 30.2%

5/4" X - FRIEZE

WOOD BRACKETS

1X12 BOARD ON BOARD
SIDING W/ 2" GAP
BETWEEN BOARDS

10'-7"

WOOD RAILING
TO BE DEVELOPED

2X- TAPERED CAP
OVER 5/4 X- TRIM

UPPER LEVEL
MAIN LEVEL
PLATE
9' - 6"

5/4" X - FRIEZE

2X4 RAFTER TAILS
24' O.C. TYP. AROUND
ALL ROOF PERIMETERS

CEDAR SHINGLE SIDING

MAIN LEVEL
0" 934.5

932.5'

1 EAST ELEVATION
A7 1/4" = 1'-0"
0 2' 4' 8'

HERMAN HOME
11-25-25 SET FOR PRELIM. CITY REVIEW
11-26-25 MEETING
12-23-25
12-30-25 VARIANCE SUBMISSION
01-28-26 BUILDABLE AREA DIAGRAM
02-06-26 REDUCED HT.
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A5 UPPER LEVEL	A14 SECTIONS
A6 ROOF PLAN	A15 SECTIONS
A7 EXT. ELEV.	
A8 EXT. ELEV.	
A9 EXT. ELEV.	

SHEET A7 NUMBER

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Item: 10.a.

ITEM REPORT

To: City Council

From: Kevin Quinn, Parks Manager

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Mini Master Park Plan - 8:00 PM

Summary:

Attached to this memo is the Excelsior Commons Mini Master Plan Report and Mini Master Plan Summary, the latter of which will be presented at the City Council meeting on August 17, 2026 for adoption.

Staff and Bolton & Menk are asking for adoption of the Excelsior Commons Mini Master Plan. The Mini Master Plan provides guidance for future playgrounds, improved accessibility, athletic facilities, beach improvements, site elements, bathhouse location and size, shoreline stabilization, tree protection, and habitat enhancement. The plan identifies project areas for future projects, but does not determine an order to project phasing as phasing may be dependent on funding sources and availability.

Staff and Bolton & Menk will present the final Excelsior Commons Mini Master Plan and will answer any questions.

Recommended Action:

Review and adopt the Excelsior Commons Mini Master Plan as guidance for future park improvements.

Budget:

Attachments:

1. 20260817_Excelsior_Commons_Mini_Masterplan_SUMMARY_LR
2. 20260811_Excelsior_Commons_Mini_Masterplan

EXCELSIOR COMMONS



MASTER PLAN

SUMMARY FOR CITY COUNCIL
AUGUST 17, 2026

August 2026

Acknowledgments

Excelsior City Staff

Kevin Quinn

Parks & Natural Resources Manager

Tim Amundsen

Public Works Director

Project Advisory Committee

Chrystal O'Hanlon

City Council Liaison

Jeffrey Thomas

Community for the Commons
Representative

Keri Sobiech

Parks & Recreation Representative

Tim Gephart

Excelsior Historic Preservation Committee
Representative

Katie Day

Community Member Representative

Parks and Recreation Commission

Kevin Quinn

Parks & Natural Resources Manager

Tim Amundsen

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Park Planner

Lucia Bennett

Project Designer

City Council

Gary Ringate

Mayor

Tim Bildsoe

Council Member

Jennifer Caron

Council Member

Chrystal O'Hanlon

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Anne Vogel

Council Member

Residents

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The City developed a Conceptual Guide Plan in 2017 and has been implementing incremental improvements in alignment with that plan ever since, largely on the eastern side of the park. This plan focuses on upgrading the playground, existing sport courts, bathhouse, beaches, and passive use spaces. It aims to maximize views of Lake Minnetonka, preserve mature trees, and make circulation more accessible and functional.



Figure 1.1: Mini Master Plan project area map.

Project Goals

Beaches & Water Quality:

Investigate and offer solutions for water quality and beach functionality

Accessible Site:

Site circulation and site lines that are beautiful and safe

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The plan clearly establishes design direction that is grounded in Excelsior's identity

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These five fundamental principles, developed in collaboration with the design team, staff, and the project advisory committee, served as a checklist throughout the project to evaluate and guide design decisions.

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Be Implementable: On time and on budget

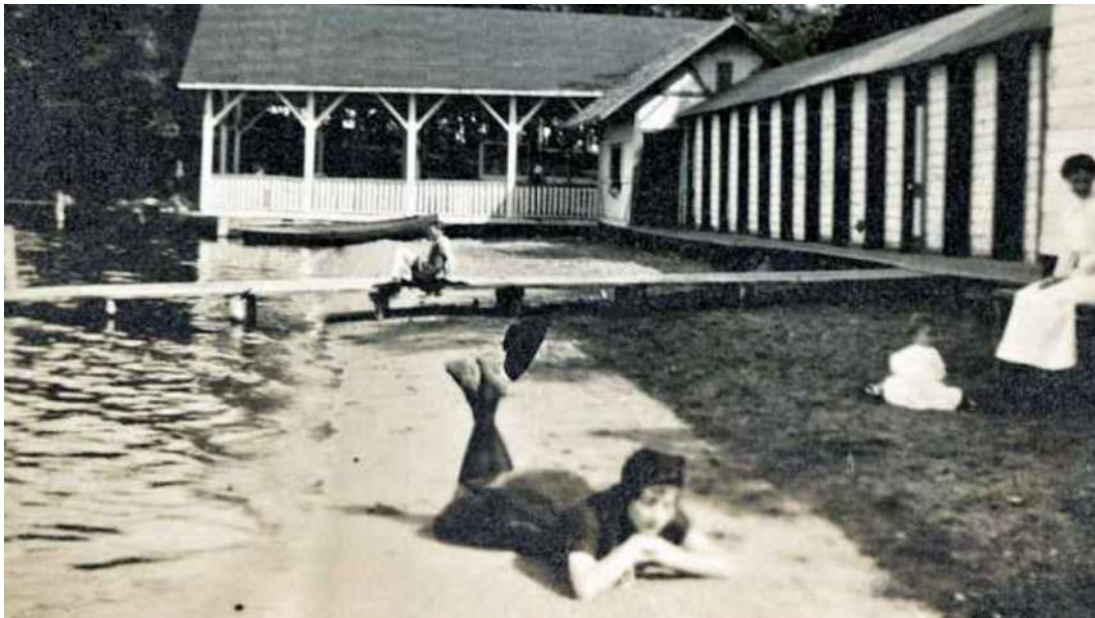
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This Mini-Master Plan seeks to preserve these character defining features while also incorporating new or updated amenities and elements inspired by The Commons' rich history.



1960s - swimming rafts.



1913 - bathhouse + pavilion.
Photo Source: Excelsior Lake Minnetonka Historical Society



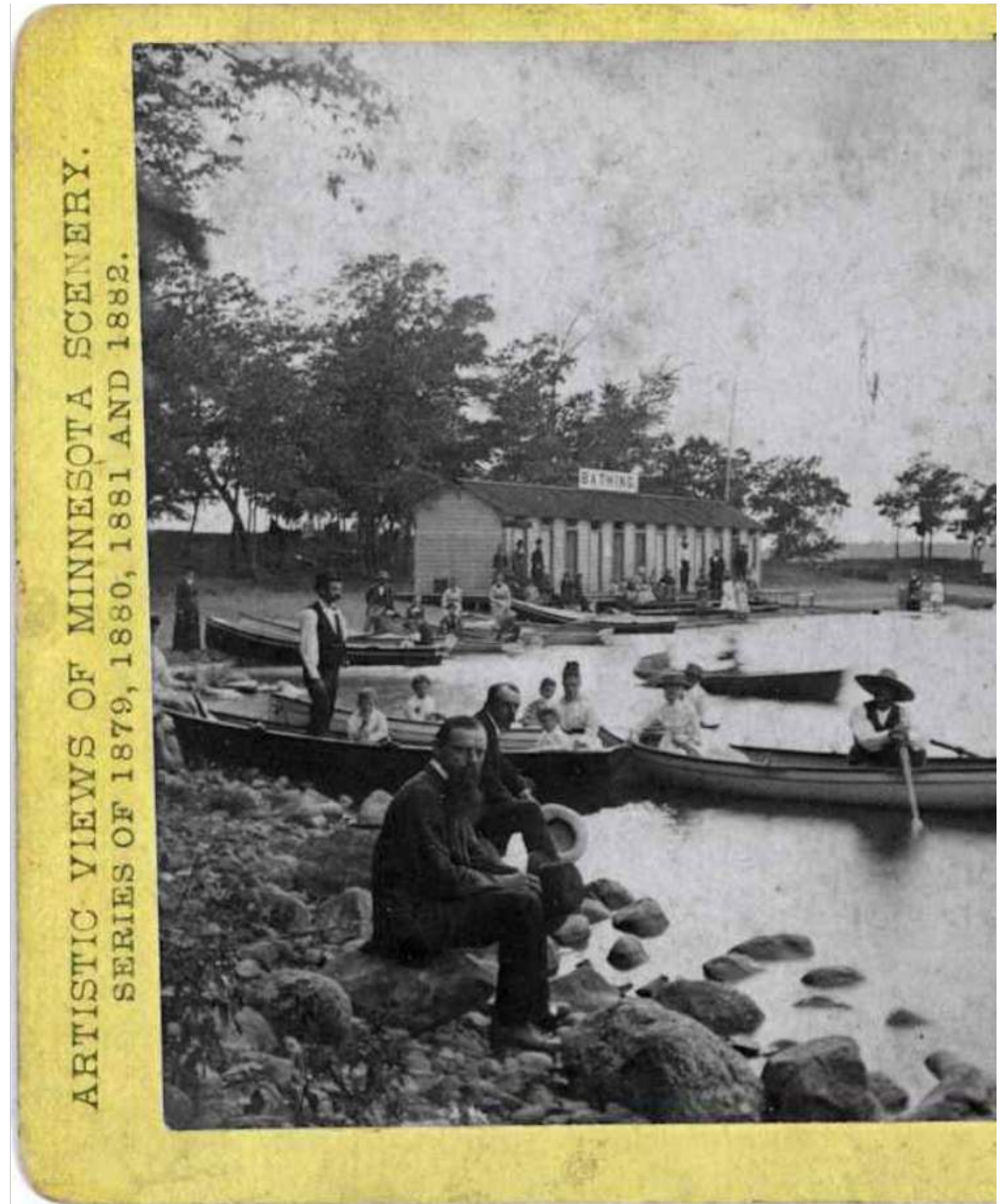
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Photo Source: University of Minnesota Historical Aerial Photographs



1910 - high dive



1914 - Toboggan slide
Photo Source: Excelsior Lake Minnetonka Historical Society



1879 - Bathhouse near the water
Photo Source: Excelsior Lake Minnetonka Historical Society



Figure 2.3: Existing conditions map

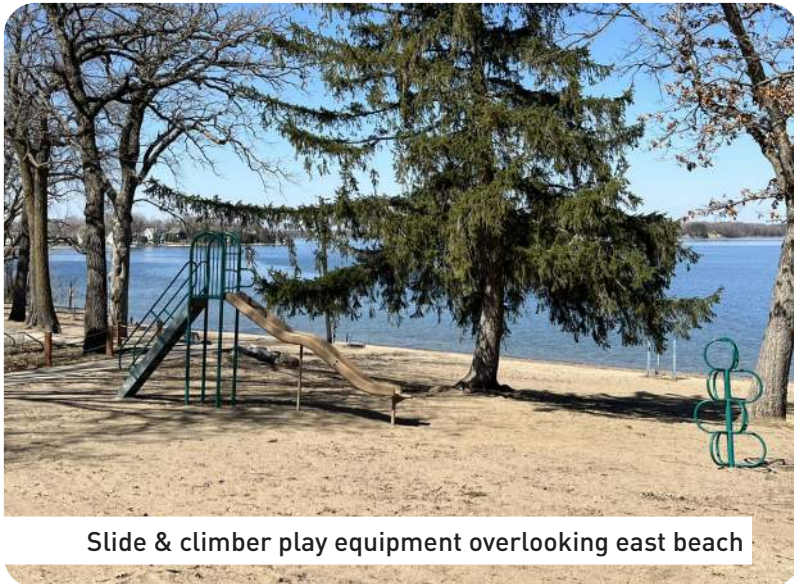
Existing Conditions



Existing 5-12 playground structure



Swings on east knoll



Slide & climber play equipment overlooking east beach



Basketball court and tennis courts beyond

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West Lake Street sidewalk & tennis court fencing



Stair access to building, views to south



Non-operating restroom building (used as storage)

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The steep knolls and shoreline of The Commons Park are some of its most iconic features. The project area includes a central knoll with steep slopes and another steep knoll to the northeast. The areas east and south of the central knoll are relatively flat. These areas house the existing main playground container, the sport courts, and the main picnic and grilling area. All of the shoreline slopes, excluding the west beach, are quite steep. The west beach is the flattest and most accessible entry point to Lake Minnetonka in the project area.

One of the Guiding Principles for this project is to “Make it Accessible.” Currently, less than half (37%) of The Commons’ walkways are ADA accessible, which is defined as a continuous smooth path with a slope of 5% or less. This Mini-Master Plan seeks to preserve The Commons’ beautiful topography while rerouting circulation to make most paths ADA accessible.



Flat area near the courts, with knoll in the background



Steep slope from the existing building

Process + Timeline

The planning process started in March 2026 and concluded in August 2026. The design team conducted a preliminary site analysis in March and an official site survey was completed in April. The design team and Project Advisory Committee created three concept plans for the park, which were distilled into a refined plan based on community feedback. This plan was approved by the Excelsior City Council on **DATE.**

The design team consulted with a Project Advisory Committee (PAC) monthly, and also met with City staff monthly to inform design decisions. The PAC included Councilwoman Chrystal O’Hanlon, Parks and Recreation Commission Chair Keri Sobiech, City of Excelsior Parks & Natural Resources Manager Kevin Quinn, City of Excelsior Public Works Director Tim Amundsen, Heritage Preservation Commission Commissioner Tim Gephart, and Community-Member-at-Large Katie Day.

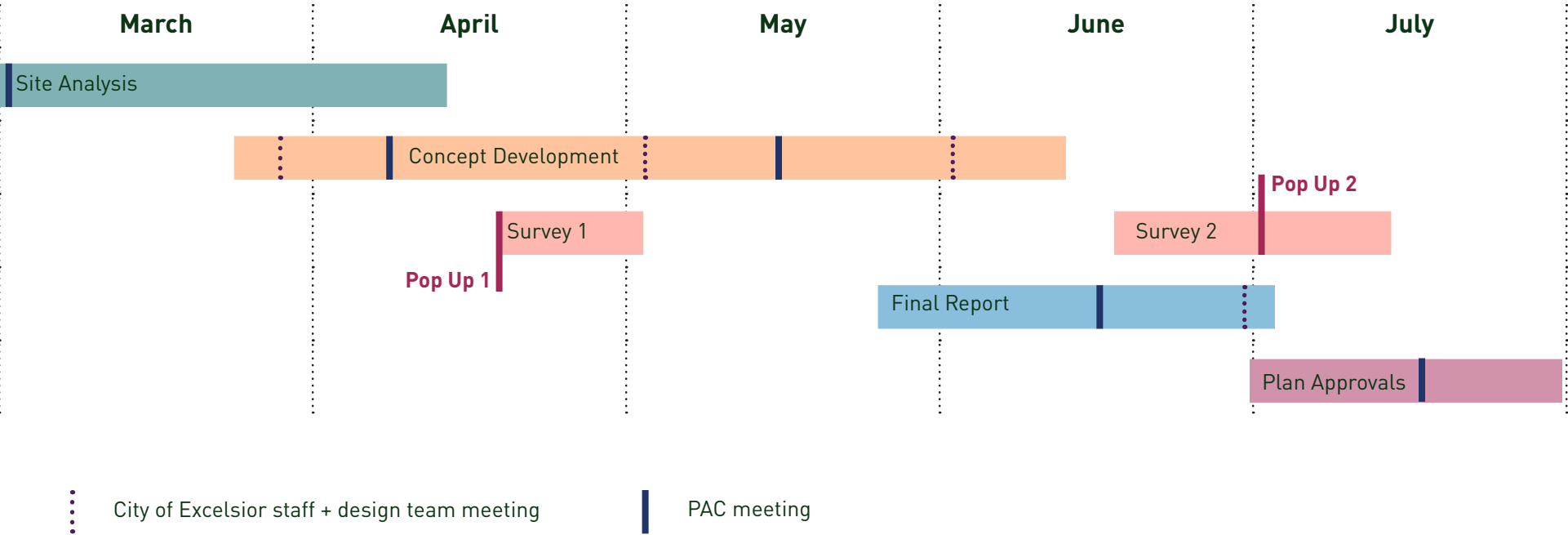


Figure 3.6: Project timeline

Engagement at a glance



Engagement Events Timeline

- April 16, 2026: Online Survey #1 Launched
- April 16, 2026: Community Pop-Up #1
- May 4, 2026: Online Survey #1 Closed
- June 17, 2026: Online Survey #2 Launched
- July 1, 2026: Community Pop-Up #2
- July 15, 2026: Online Survey #2 Closed



Pop-Up Event #1

68

Participants*

Excelsior Brewing Company
421 3rd St, Excelsior

Thursday, April 16, 2026
4:30 - 6:30 p.m.

Participants were asked to vote on their favorite of three proposed concepts with a blue sticker. They were given green stickers to place on elements they liked and orange stickers for elements they disliked.

*This is the number of votes received on the concept plans, which represented individuals as well as families or couples, and therefore, the number of attendees at the open house was higher.



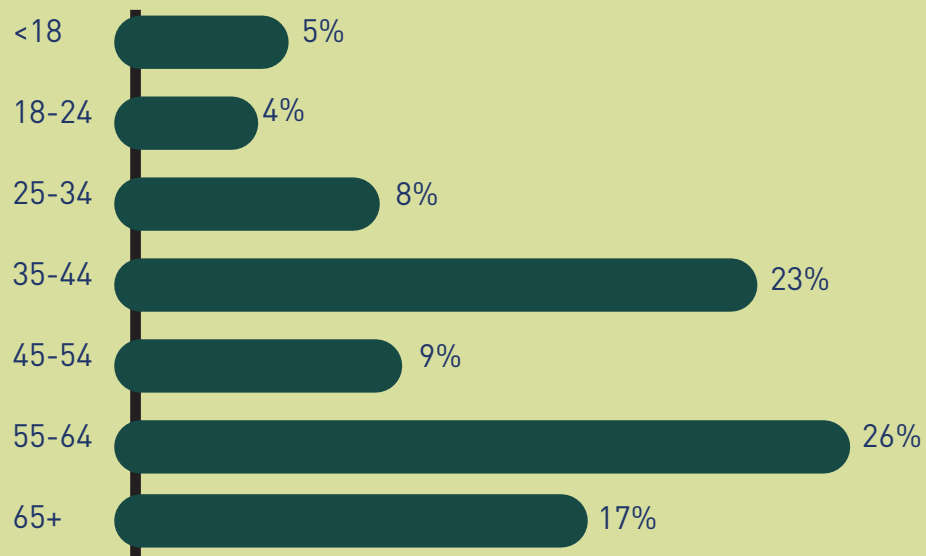
Online Survey 1

The purpose of this survey was to understand the community's preferences on park features, amenities, and design concepts to guide the direction of the mini master plan.

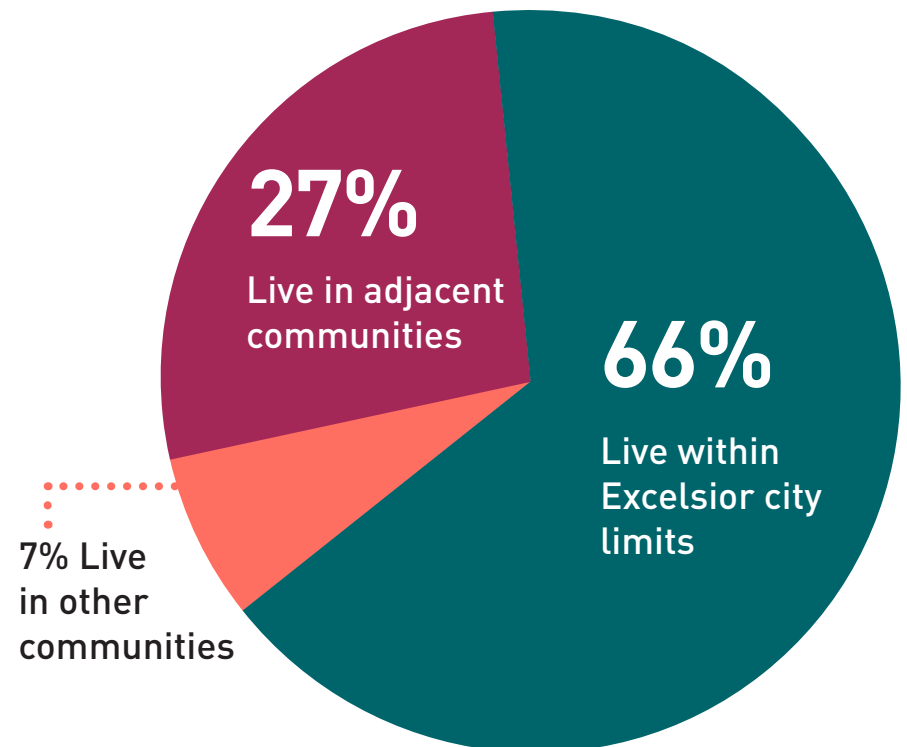
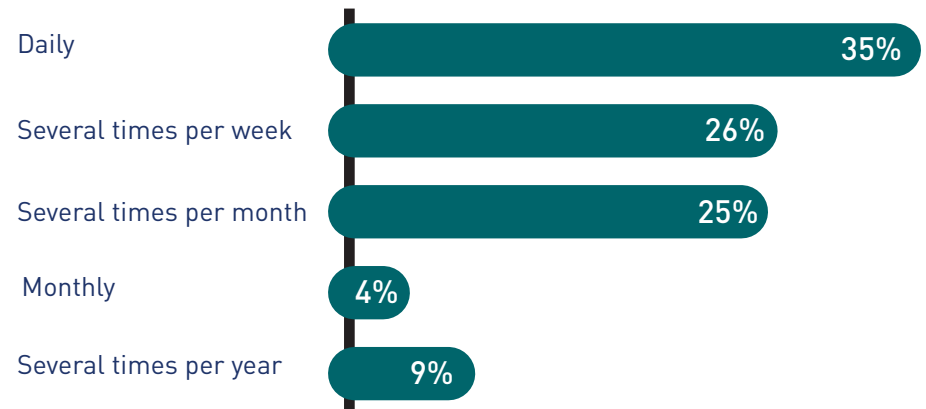


162
total responses

AGE OF RESPONDENTS



HOW OFTEN RESPONDENTS VISIT



Pop-Up Event #2

106

Participants

Concerts in the Commons
Excelsior Commons
135 Lake St, Excelsior

Wednesday, July 1st, 2026
4:30 - 8:00 p.m.

Concerts in the Commons attendees voted on their favorite play equipment for the new playground and reviewed the Final Concept Plan. Participants were asked to vote on their favorite choice of 10 different play element categories with a blue sticker.



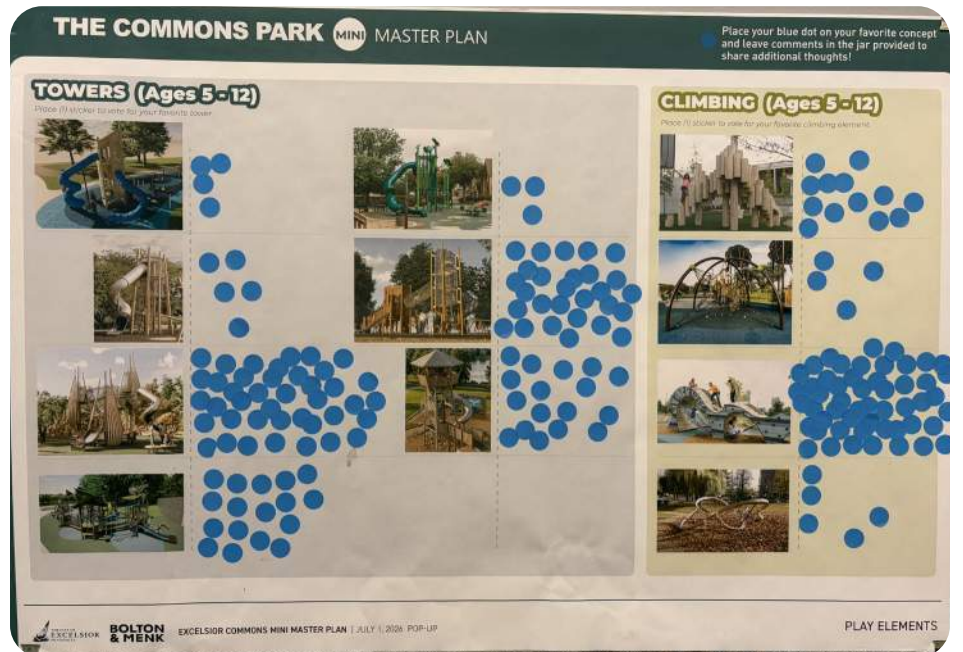
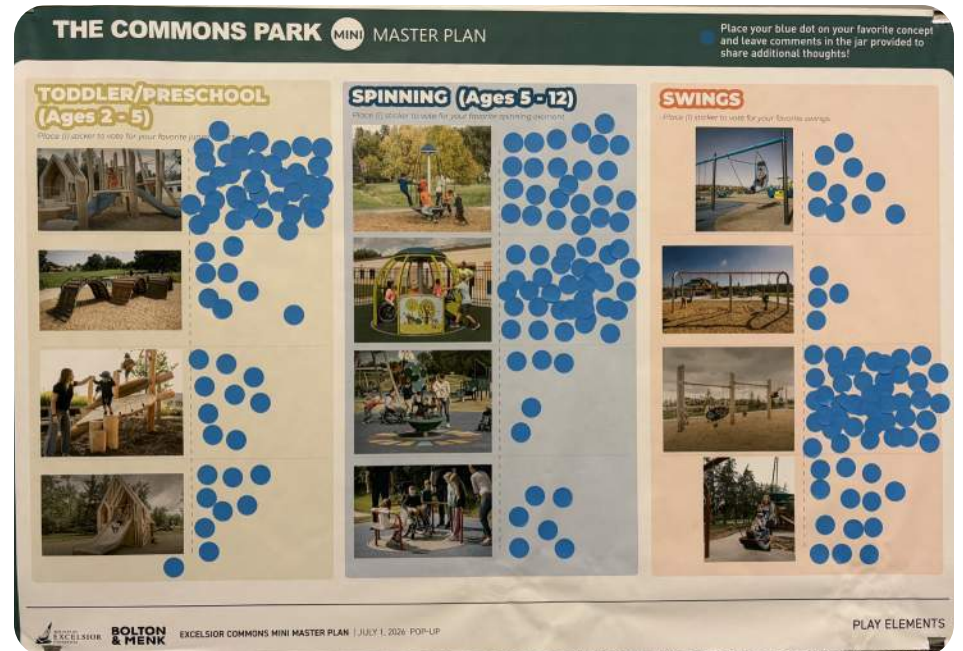
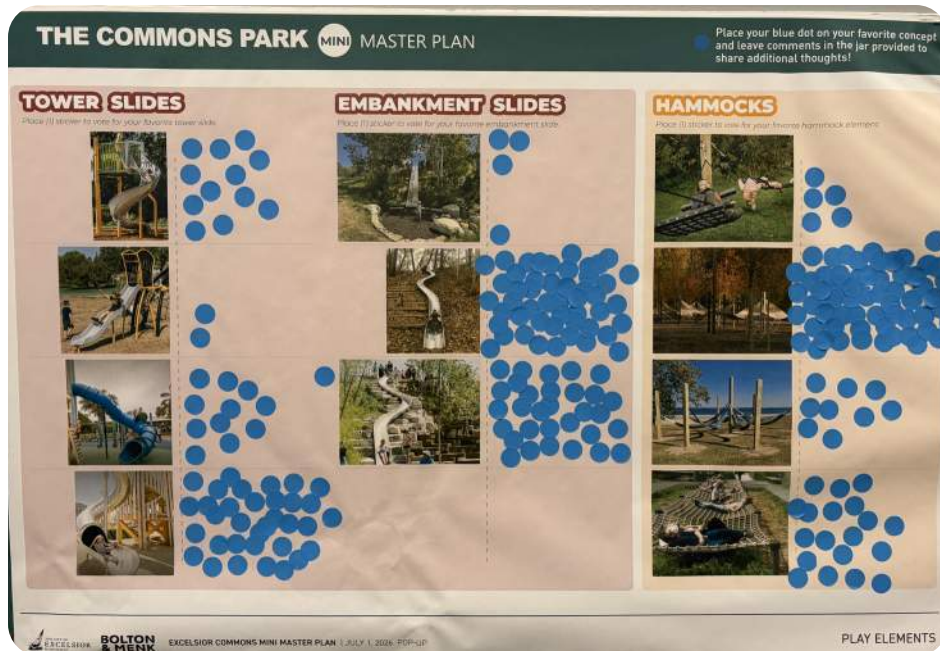


Figure 4.15: Play equipment precedents with sticker votes

Online Survey 2



124

total responses

Based on feedback collected during Pop-Up Event #1 and Online Survey 1 on initial play equipment preferences, the design team engaged three playground vendors/manufacturers to explore possibilities for the park within the City's budget.

This survey asked respondents to select their favorite piece of equipment for each of the following categories given 4-8 image options for each: Towers (age 5-12), Climbing Structures, Toddler Structure (age 2-5), Spinners, Swings, Slides, Agility Equipment, Sensory Play, Hammocks, and Surfacing Pattern.

Equipment vendor names were not included in the survey, only images of play equipment.

We asked respondents to tell us if they were filling out the survey with input from a child. This allowed us to examine any differences in play equipment favored by adults versus children.

Out of the **10** play elements, children and adults chose the same option **70%** of the time.

Nearly **80 children** (from toddlers to teens) provided direct input to an adult taking the survey.

Over **250 children** were considered by respondents taking the survey, including their own children, grandchildren, relatives, or children they care for.

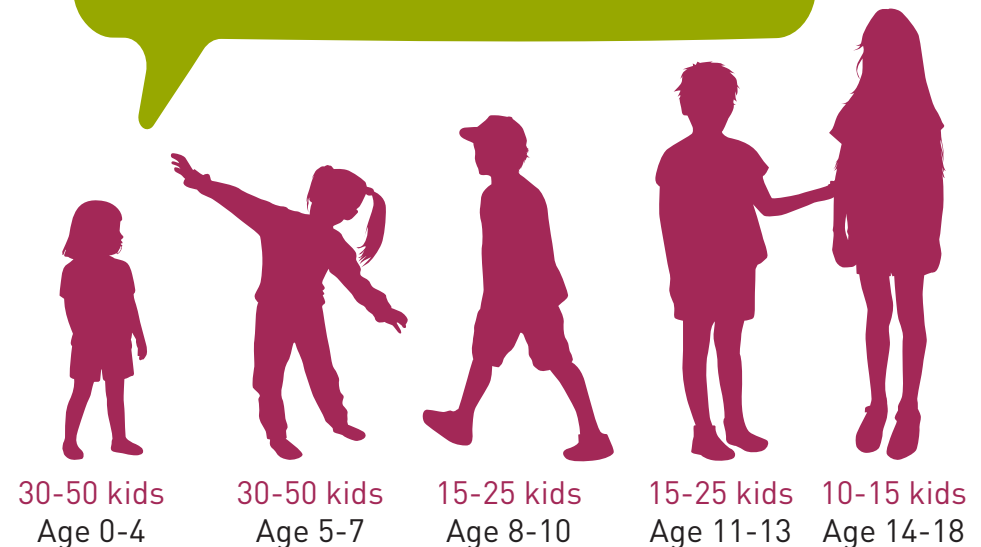




Figure 5.16: Final concept plan

Final Concept Plan + Existing Survey



Figure 5.17: Final concept plan with a survey of existing conditions overlaid

Make it Accessible

“Make it Accessible” is a Guiding Principle of this mini master plan. Below is a list of how accessibility has been added to several park amenities.

Restroom Building

- The restroom will be relocated closer to the play area and parking on a flatter area of the site

Play Areas

- Wheel chair accessible play equipment will be included
- The main play container surfacing will be poured-in-place for wheelchair accessibility
- The play area will incorporate sensory play equipment
- Dispersed play equipment will provide some quieter play areas

Beach Access

- The east beach will feature a wheelchair accessible boardwalk to the water and an accessible kayak launch
- Firepits along the east beach will be ADA accessible

Picnic Areas

- The park will feature several wheelchair accessible picnic tables and grills

Precedent Photos



Playground Design



Based on community feedback from both Pop Up Events and both Online Surveys, the design team recommends the City proceed with **Midwest Playscapes** as the preferred playground vendor. **Midwest Playscapes** represents a number of playground equipment manufacturers, including **Earthscape** and **Berliner**.

In Online Survey #2, Midwest Playscapes' equipment was selected as the top choice by survey respondents with input from children in the following categories: Climbing Structures, Toddler/Preschool Structure, Swings, and Slides. Midwest Playscapes was a close 2nd in the Tower Structure and Agility Equipment categories.

The survey results also indicated an overwhelming preference for play equipment made out of wood whenever possible. The wood-based options for Towers, Climbing Structures, and Toddler/Preschool Structures were selected between 77%, 73%, and 100% of the time, respectively.

Earthscape play equipment is based in Canada and designed to withstand our Minnesota climate. The equipment offers a naturalistic aesthetic that is both timeless and fun.

For play equipment that requires a primarily metal structure (e.g. Spinners, Slides, Sensory Play, etc.), Berliner offers high quality pieces to supplement the main Earthscape structures, and both are represented locally by Midwest Playscapes.



Renderings from Midwest Playscapes



Figure 5.21: Preferred play concept view 1



Figure 5.22: Preferred play concept view 2



Figure 5.23: Preferred play concept view 3



Figure 5.24: Preferred play concept view 4

Project Areas



Figure 5.21: Area phasing diagram

- 1 PLAYGROUNDS
- 2 ATHLETIC COURTS & W LAKE ST PARK EDGE
- 3 CIRCULATION & ADJACENT PLANTINGS
- 4 BUILDING & 1ST ST PARK EDGE
- 5 SHORELINE, DOCKS & PIERS

Within the project area, five sub-areas have been identified for the purposes of budgeting, securing funding, phasing construction, and prioritizing implementation. The order below does not indicate suggested order of priority or implementation. The following pages detail what demolition and removals would need to occur within each project area, and an opinion of probable cost for each area.

NOTE:

The opinions of probable cost presented in this report are based on pricing information available at the time of preparation (2026), and are based on estimates obtained from multiple vendors and manufacturers (e.g. playground equipment and site furnishings), as well as recent bid results from comparable local projects. Our team engaged three playground vendors, each representing one or multiple manufacturers of play equipment, and obtained quotes from each vendor. These opinions are intended solely as planning-level estimates to assist in evaluating project alternatives and establishing preliminary budgets.

Actual project costs may vary significantly due to changes in material and labor costs, market conditions, contractor availability, supply chain constraints, project scope, regulatory requirements, and other unforeseen factors. As a result, no guarantee is made regarding the actual cost of construction, and the final project cost may differ substantially from the opinions of probable cost presented in this report.

Total Costs



Figure 5.32: Area phasing diagram

- ① PLAYGROUNDS = \$2,680,838
- ② COURTS & W LAKE ST PARK EDGE = \$1,030,707
- ③ CIRCULATION & ADJACENT PLANTINGS = \$1,695,785
- ④ BUILDING & 1ST ST PARK EDGE = \$4,293,163
- ⑤ SHORELINE, DOCKS, & PIERS = \$947,860

ESTIMATED TOTAL:
\$10,650,000

The opinions of probable cost presented in this report are based on information available at the time of preparation (2024), including vendor and manufacturer pricing, as well as recent bid tabs from comparable local projects. These estimates are intended for planning and budgeting purposes only. Actual project costs may vary significantly due to changes in material and labor costs, market conditions, contractor availability, supply chain constraints, project scope, regulatory requirements, and other unforeseen factors. As a result, no guarantee is made regarding the actual cost of construction, and the final project cost may differ substantially from the opinions of probable cost.

Stormwater Management

Existing Conditions

As rain falls on Commons Park, it will either absorb into the soil or generally runoff along the ground slope. Much of the park itself drains into Lake Minnetonka. While there are no stormwater best management practices (BMPs) in place to treat the park runoff, the vegetated cover filters the stormwater naturally. The boat access on the west side of Commons contains an underground stormwater BMP that helps improve the water quality of runoff coming from adjacent streets. This water discharges into the lake near the western beach.

While the existing vegetation along the lakeshore helps protect these soils from erosion, there is still significant wave action along the shore that could promote longer term erosion.



Proposed Stormwater Management

All three concepts include expansion of site stormwater management to promote infiltration of stormwater runoff from Commons Park, remove pollution like sediment and nutrients from entering the lake, expand pollinator habitat, and provide buffers from parking or other heavy impervious surface areas. Based on soil conditions, infiltration of stormwater runoff will be leveraged as much as possible, but may require a drain tile to help move filtered stormwater into the local drainage system.

Shoreline erosion is difficult to manage. Bioengineered solutions include a more naturalized approach by leveraging deep, and dense, root systems to hold the soil in conjunction with additional woody debris, or hard armoring, to further protect the shoreline edge. A more protective approach would be to armor the shoreline with rock, or other stone/vegetation combinations. This approach maximizes the shoreline's resistance to erosion from wave action and can also provide access to the water, as a place to sit or step down to the water.

Bacteria can cause frequent beach closures for Excelsior. While this is a watershed-scale issue that requires extensive, adaptive management to resolve, the City should continue to work with their stakeholders to understand the sampling timing and data and support long-term efforts to remove bacteria at its source.

Water Quality

Lake water quality must be managed from both watershed-wide and local scales, making it a challenge to effectively manage. Effective stakeholder partnerships help communities realize local lake quality goals while helping address problems that may need more wholistic participation. Lake Minnetonka provides defining character for many communities who depend on untethered access to the lake recreation.

The beaches of Excelsior Commons are a well-loved and valuable asset to the community. Unfortunately, there are times that beaches must be closed due to water quality issues,

mainly, *Escherichia coli* (E. coli). Water quality is tested daily by Hennepin County. If the pollutant levels are deemed too high for people to be in contact with the water, then City of Excelsior posts signs alerting beach closure. It is hard to determine what exactly is causing the elevated pollution levels, but through evaluation of information gathered by water resource engineers, it is determined that there is a non-point source and that the water quality issues stem from lake-wide, watershed-scale contributors. Therefore, to reduce E. coli, there must be a lake-wide, watershed-scale solution.



Water Quality

Recommendations

It is recommended that studies need to be carried out to determine what exactly is causing the water quality issues. These studies need to take place at the watershed scale and the local beach scale. At the local beach scale, it is recommended that daily monitoring occur that measures air temperature, water temperature, wind speed and direction, and wave action. This information, paired with Hennepin County water quality testing, can help draw potential correlations to determine conditions that contribute to pollutant levels.

At the watershed and lake-wide scales, it is recommended to engage additional stakeholders and encourage more advanced DNA testing. This can be critical in determining the bacteria source and define adaptive management strategies to combat harmful outbreaks. For instance, understanding whether the source is human or wildlife would have a significant impact on the management strategies employed and could have other seasonal impacts.

Behavior change and associated public education campaigns can help with E. coli management. This may include dedicated beach access restrictions immediately after rainfall events, discouraging waterfowl feeding; and better access to waste disposal, including pet waste management.

There are actions that Excelsior can take as a leader in stewardship that can result in improved water quality. These actions may include: reducing fertilizer use, reducing sodium chloride use for winter maintenance, reducing pet waste in lawns and public spaces, and improving stormwater infrastructure. The

City could also evaluate its sanitary sewer system to ensure it is water-tight. Furthermore, advances in biochar use in stormwater management practices have shown promising results for bacteria removal in stormwater management systems. Many of these can be achieved through consistent messaging and education with an effective stakeholder group and additional contribution from those already active in lake management including watershed districts, the Minnesota Department of Natural Resources (MnDNR), and Hennepin County.



EXCELSIOR COMMONS



MASTER PLAN

August 2026

Acknowledgments

Excelsior City Staff

Kevin Quinn

Parks & Natural Resources Manager

Tim Amundsen

Public Works Director

Project Advisory Committee

Chrystal O'Hanlon

City Council Liaison

Jeffrey Thomas

Community for the Commons
Representative

Keri Sobiech

Parks & Recreation Representative

Tim Gephart

Excelsior Historic Preservation Committee
Representative

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Contents

Introduction	5
Plan Purpose	6
Previous Efforts	8
Guiding Principles	10
Existing Conditions & Analysis	12
The Commons over Time	13
Existing Conditions	18
Topography & Slope Analysis	19
Existing Vegetation	21
Design Process	23
Process + Timeline	24
Circulation + Programming Charrette	26
Preliminary Concept Development	27
Concept A	28
Concept A: Sketches	29
Concept B	30
Concept B: Sketches	31
Concept C	32
Concept C: Sketches	33
Community Engagement	34
Engagement at a glance	35
Pop-Up Event #1	36
Online Survey 1	40
Pop-Up Event #2	44
Online Survey 2	47

Recommendations, Budgeting & Implementation	52
Final Concept Plan	53
Final Concept Plan + Existing Survey	55
Character Sketches	56
Building Plan	57
Make it Accessible	58
Playground Design	60
Project Areas	61
Area 1	62
Area 2	64
Area 3	66
Area 4	68
Area 5	70
Total Costs	72
Stormwater Management	73
Water Quality	75
Water Quality: E. coli	78
Permitting and Considerations	80
Threatened and Endangered Species Review	81
Appendices	82
A: PAC Meeting Notes + Slides	84
B: Pop-Up #1 Materials	119
C: Online Survey 1 Results	128
D: Pop-Up #2 Materials	184
E: Online Survey 2 Results	189

Figures

Figure 1.1:	6	Figure 5.19:	58
Figure 1.2:	9	Figure 5.20:	60
Figure 2.3:	16	Figure 5.21:	61
Figure 2.4:	20	Figure 5.22:	62
Figure 2.5:	22	Figure 5.23:	63
Figure 3.6:	24	Figure 5.24:	64
Figure 3.7:	27	Figure 5.25:	65
Figure 4.8:	37	Figure 5.26:	66
Figure 4.11:	37	Figure 5.27:	67
Figure 4.9:	37	Figure 5.28:	68
Figure 4.10:	37	Figure 5.29:	69
Figure 4.12:	38	Figure 5.30:	70
Figure 4.14:	38	Figure 5.31:	71
Figure 4.13:	38		
Figure 4.15:	45		
Figure 5.16:	54		
Figure 5.17:	55		
Figure 5.18:	56		



01

Introduction

- 1.1 Plan Purpose
- 1.2 Project Goals
- 1.3 Previous Efforts
- 1.4 Guiding Principles

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Cohesion:

The design is aesthetically cohesive with the previous phases of work completed within the Commons

Previous Efforts

This plan builds on work done in previous studies, including:

- A public opinion study by Parenteau/Graves
- An evaluation of existing conditions and needs by SRF Consulting Group in 2016
- A historic attribute study by PVN in 2017
- Excelsior Commons Conceptual Guide Plan for the entire park by MSR Design and Damon Farber Landscape Architects in 2017

After completion of the Conceptual Guide Plan, the City moved into Phase I improvements on the east side of the park in 2020. These improvements included new pavilion and plaza structures, and new stormwater management and seating areas. Phase II work included a refresh of the ball field and surrounding amenities.



The Pavilion. Photo by VJAA



The Plaza. Photo by VJAA

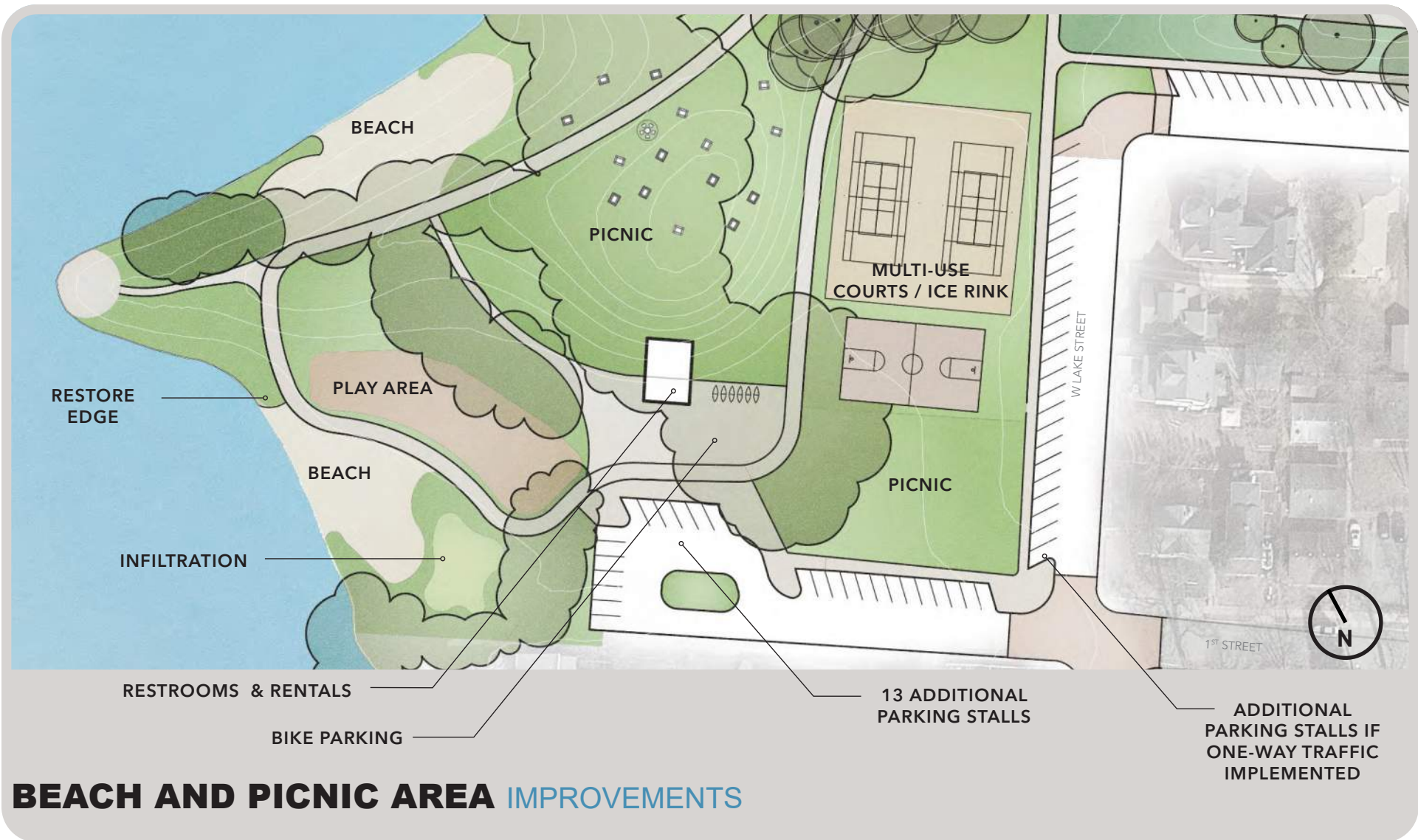


Figure 1.2: Plan drawing from the 2017 Excelsior Commons Conceptual Guide Plan by MSR Design and Damon Farber Landscape Architects

Guiding Principles

These five fundamental principles, developed in collaboration with the design team, staff, and the project advisory committee, served as a checklist throughout the project to evaluate and guide design decisions.

Keep it Grounded: Be rooted in the Conceptual Guide Plan and on-going stakeholder feedback

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Make it Accessible: Preserve and create sight lines, make circulation welcoming and accessible

Be Implementable: On time and on budget



02

Existing Conditions & Analysis

- 2.1 The Commons over Time
- 2.2 Existing Conditions
- 2.3 Topography and Slope Analysis
- 2.4 Existing Vegetation

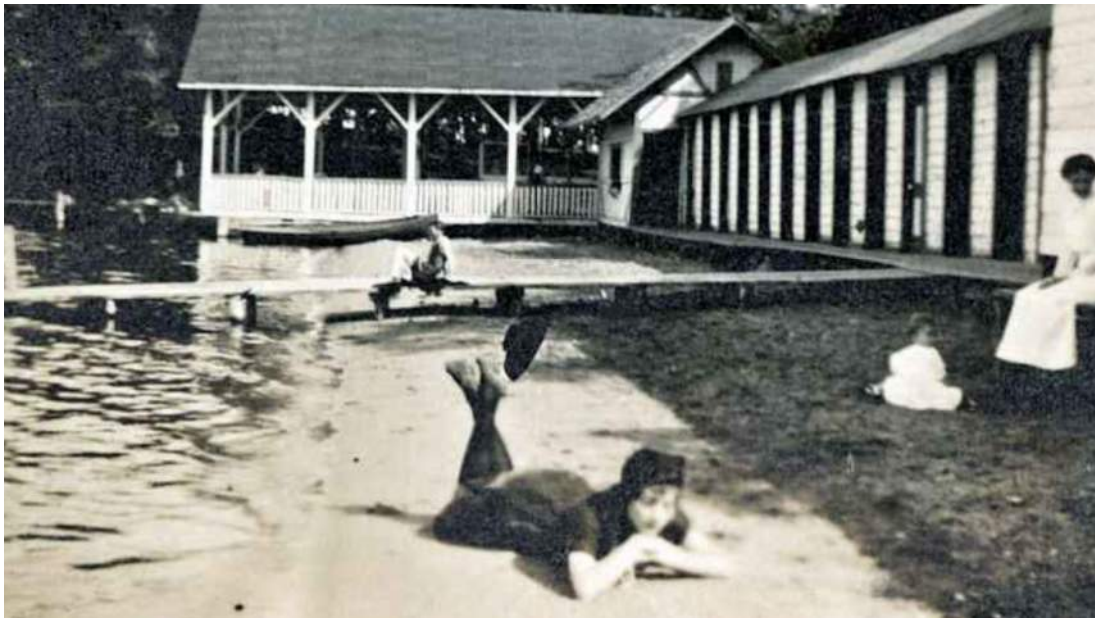
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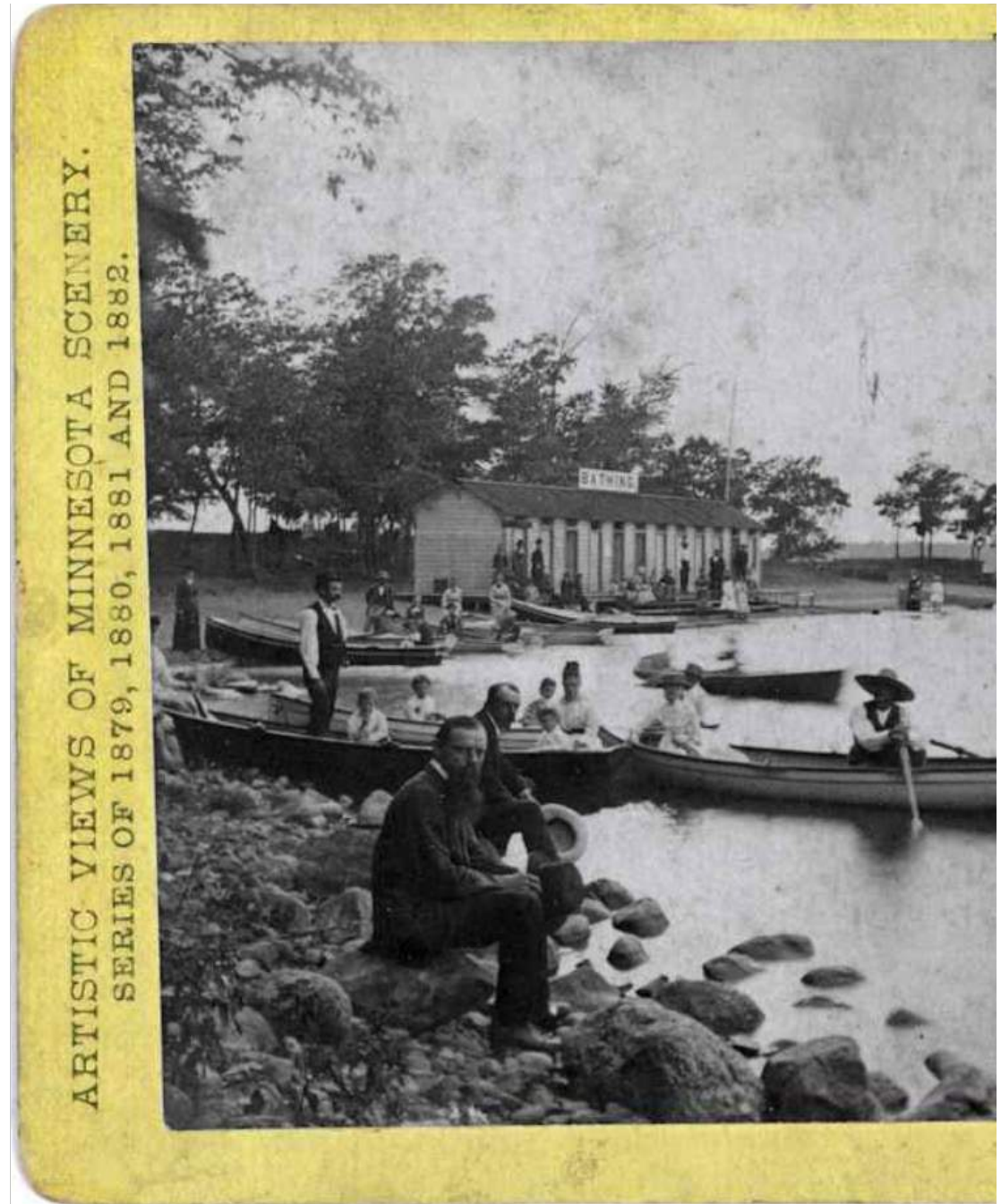
1956 - aerial photo showing a road around the knoll.
Photo Source: University of Minnesota Historical Aerial Photographs



1910 - high dive



1914 - Toboggan slide
Photo Source: Excelsior Lake Minnetonka Historical Society



1879 - Bathhouse near the water
Photo Source: Excelsior Lake Minnetonka Historical Society

Existing Conditions

The design team conducted several site visits and consulted with City Staff to understand the site's existing conditions. Below is a summary.

Restroom Building

- The existing restroom building has been closed to the public for several years and is used for Public Works storage in a limited capacity.
- The location of the restroom blocks views to Lake Minnetonka at the top of the central knoll.
- The location of the restroom is not ADA accessible due to its knoll-top location with non-ADA accessible paths.

Courts

- The basketball court is not regulation size, but is well used.
- The tennis courts are enclosed by a low limestone retaining wall which has reached the end of its life. The stone may be reused.
- All of the courts have reached the end of their lifespan and need resurfacing.

Park Approach and Entry

- When approaching the park from W Lake St, the first thing visitors see is the fencing around the tennis courts and a narrow sidewalk.
- The majority of residents enter the park from the corner of W Lake St and 1st St.

West Beach + Playground Area

- The west beach is often closed due to poor water quality.
- The west beach is considered the “little kids beach” due to its proximity to the playground, and history of allowing flotation devices that were not allowed at the east beach.
- The playground equipment installed in the 1990s has reached the end of its life.
- The playground equipment blocks the view of the lake in its current location.

East Beach Area

- The east beach has fewer water quality closures compared to the west beach.
- Sand from the east beach often moves onto the turf areas.
- The “Welcome to Excelsior Beach” sign is damaged, but repair is possible.





Figure 2.3: Existing conditions map

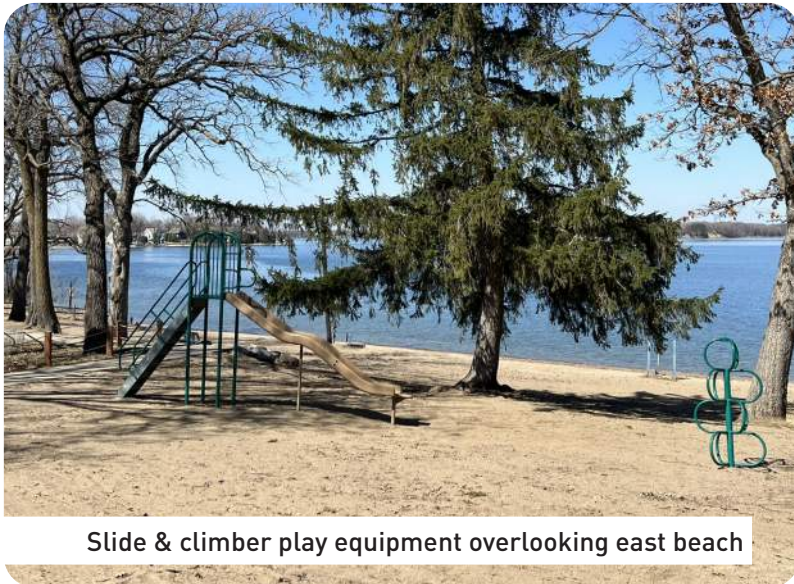
Existing Conditions



Existing 5-12 playground structure



Swings on east knoll



Slide & climber play equipment overlooking east beach



Basketball court and tennis courts beyond

Existing Conditions



Existing signage to be repaired



West Lake Street sidewalk & tennis court fencing



Stair access to building, views to south



Non-operating restroom building (used as storage)

Topography & Slope Analysis

The steep knolls and shoreline of The Commons Park are some of its most iconic features. The project area includes a central knoll with steep slopes and another steep knoll to the northeast. The areas east and south of the central knoll are relatively flat. These areas house the existing main playground container, the sport courts, and the main picnic and grilling area. All of the shoreline slopes, excluding the west beach, are quite steep. The west beach is the flattest and most accessible entry point to Lake Minnetonka in the project area.

One of the Guiding Principles for this project is to “Make it Accessible.” Currently, less than half (37%) of The Commons’ walkways are ADA accessible, which is defined as a continuous smooth path with a slope of 5% or less. This Mini-Master Plan seeks to preserve The Commons’ beautiful topography while rerouting circulation to make most paths ADA accessible.



Flat area near the courts, with knoll in the background



Steep slope from the existing building

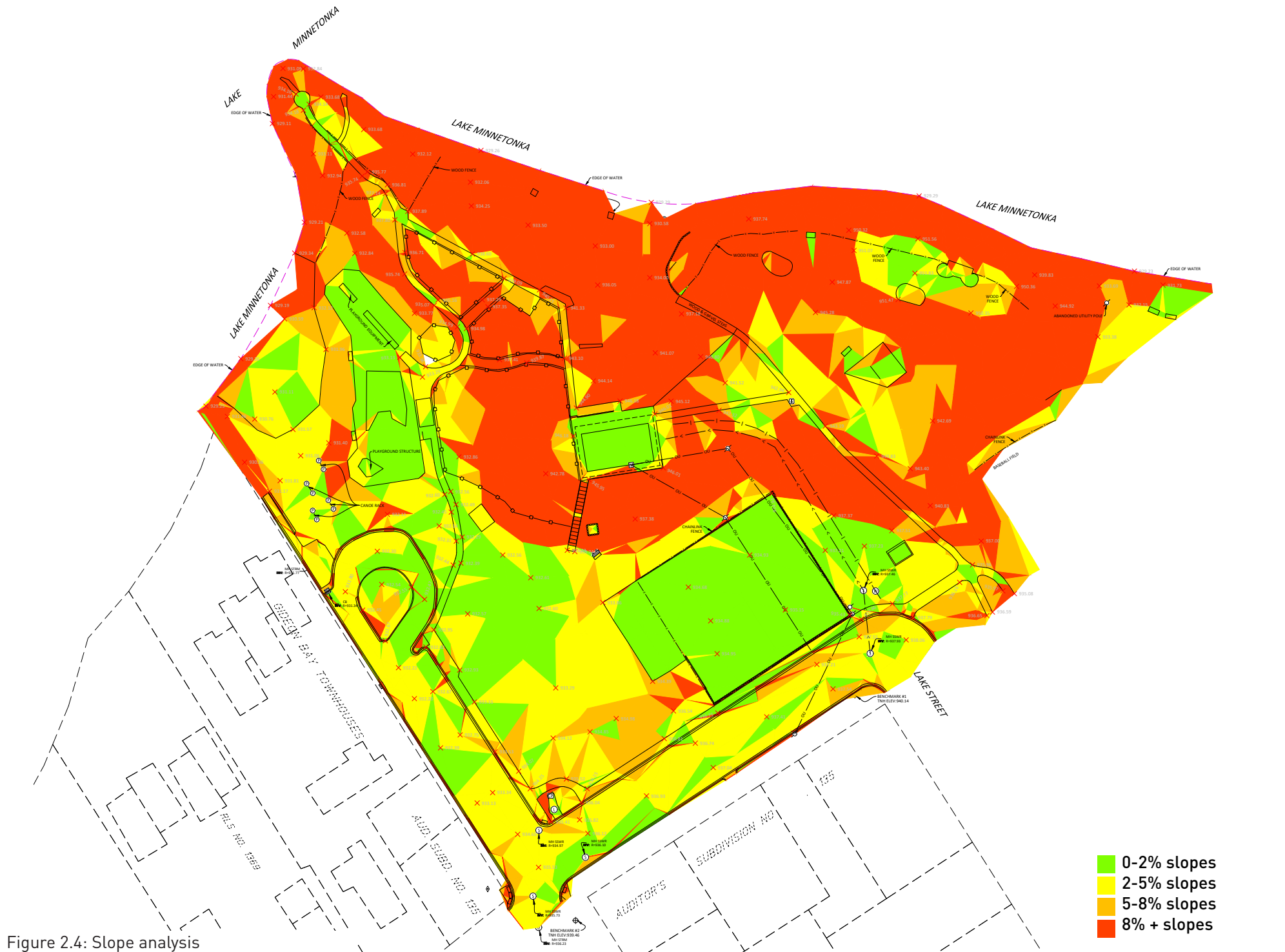


Figure 2.4: Slope analysis

Existing Vegetation

The Commons boasts a healthy mature oak canopy in this section of the park. Tree preservation is a top priority for this project. The City has already installed restored prairie savanna vegetation in wooded areas to protect tree roots from compaction, help manage and prevent erosion, and provide pollinator habitat. This plan seeks to preserve tree health and increase the footprint of prairie savanna planting and shoreline vegetation, while balancing the need for some traditional lawn areas for picnics and gathering.



Restored prairie savanna area



Figure 2.5: Map of existing trees on site.
Source: City of Excelsior, MN

03

Design Process

3.1 Process + Timeline

3.2 Circulation + Programming Charrette

3.3 Preliminary Concept Development

3.4 Concept A

3.5 Concept B

3.6 Concept C

Process + Timeline

The planning process started in March 2026 and concluded in August 2026. The design team conducted a preliminary site analysis in March and an official site survey was completed in April. The design team and Project Advisory Committee created three concept plans for the park, which were distilled into a refined plan based on community feedback. This plan was approved by the Excelsior City Council on **DATE.**

The design team consulted with a Project Advisory Committee (PAC) monthly, and also met with City staff monthly to inform design decisions. The PAC included Councilwoman Chrystal O’Hanlon, Parks and Recreation Commission Chair Keri Sobiech, City of Excelsior Parks & Natural Resources Manager Kevin Quinn, City of Excelsior Public Works Director Tim Amundsen, Heritage Preservation Commission Commissioner Tim Gephart, and Community-Member-at-Large Katie Day.

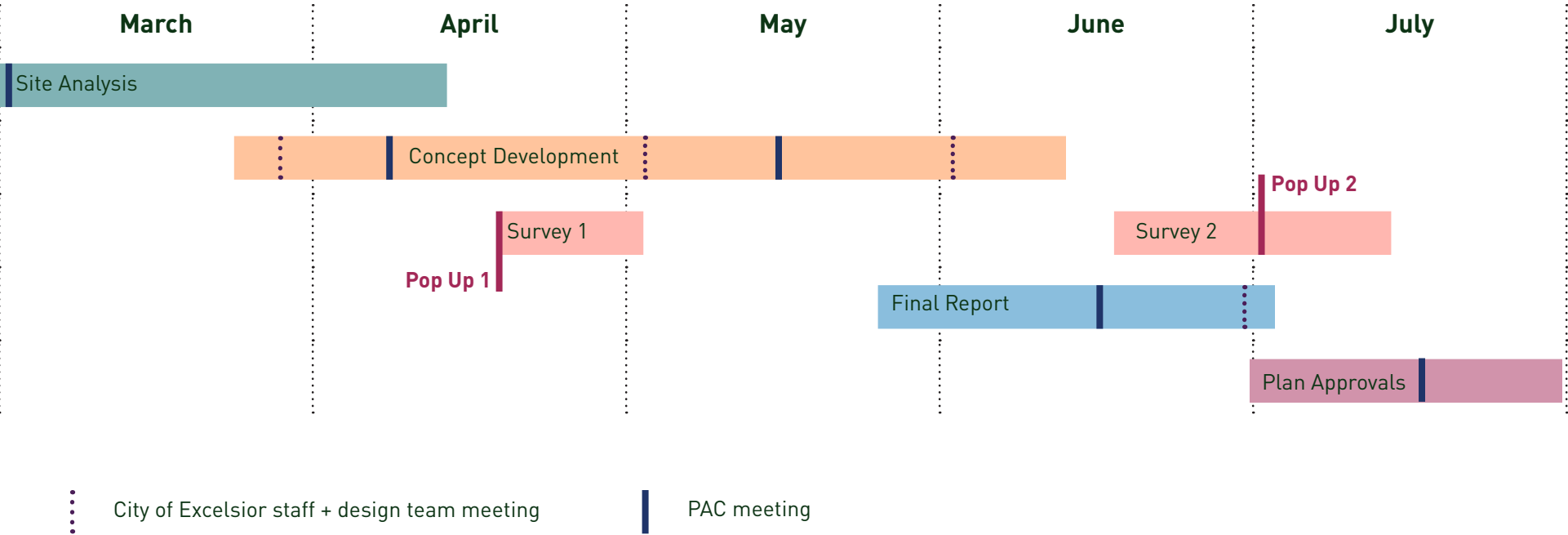


Figure 3.6: Project timeline



Spring Flooding observed at Project Kick Off Site Visit (March 6, 2026)



Pop Up Event #1 (April 16, 2026)



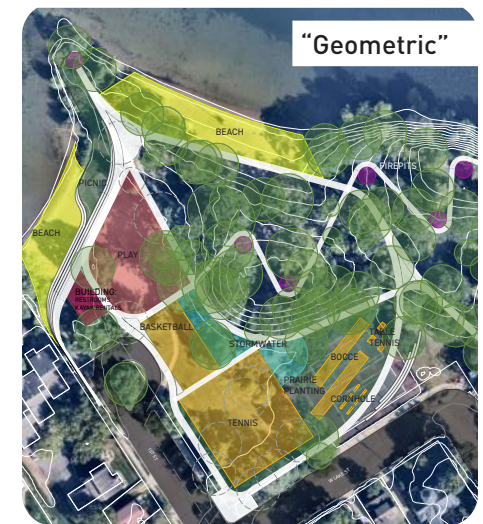
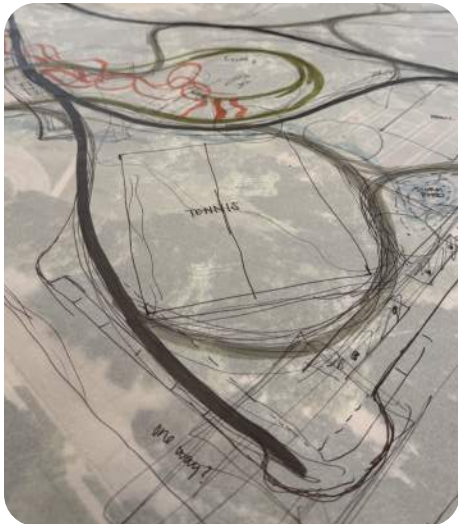
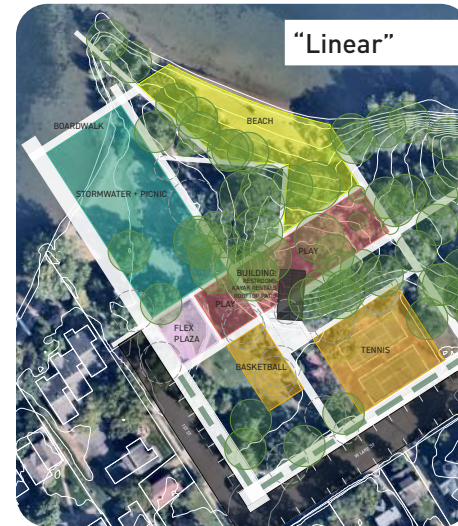
Internal Design Team Charrette (March 20, 2026)



On-Site PAC Meeting (May 15, 2026)

Circulation + Programming Charrette

Following project kick off with City staff and the Project Advisory Committee (PAC), the design team held a charrette in March 2026 to develop three sketch diagrams focused on circulation and programming. Scaled diagrams were then developed based on the three distinct sketches. These diagrams were used as a discussion tool with City staff to identify opportunities and constraints at a high level for park circulation and programming, prior to developing the preliminary concept plans.



Preliminary Concept Development

These initial concepts all aim to preserve the park's views and trees while increasing accessibility and upgrading amenities. Concept A features the largest buffer between the courts and the street, a new restroom building at the foot of the central knoll, an arched boardwalk enclosing the east beach, dispersed play, and an entry plaza near the roundabout. Concept B includes a shaded promenade along W Lake St, a new restroom building built into the hillside, embankment play and dispersed play, and a hammock area. Concept C adds fire pits, lawn games and screening along W Lake St, but keeps the playground and restroom building in the same location as existing. All concepts include rain gardens to address flooding and stormwater, and expanded native prairie savanna plantings.

CONCEPT A



CONCEPT B



CONCEPT C



Figure 3.7: Initial Concept Plans

Concept A



Concept A: Sketches



In Concept A, the building would sit at the base of the central knoll, south of the beach area. A small entry plaza with native plantings would sit in front of the building, just off of the roundabout.

The playground would move to the top of the central knoll, with slides cascading down the hill toward the sport court area in the south. This concept significantly expands prairie plantings.



Concept B



Concept B: Sketches

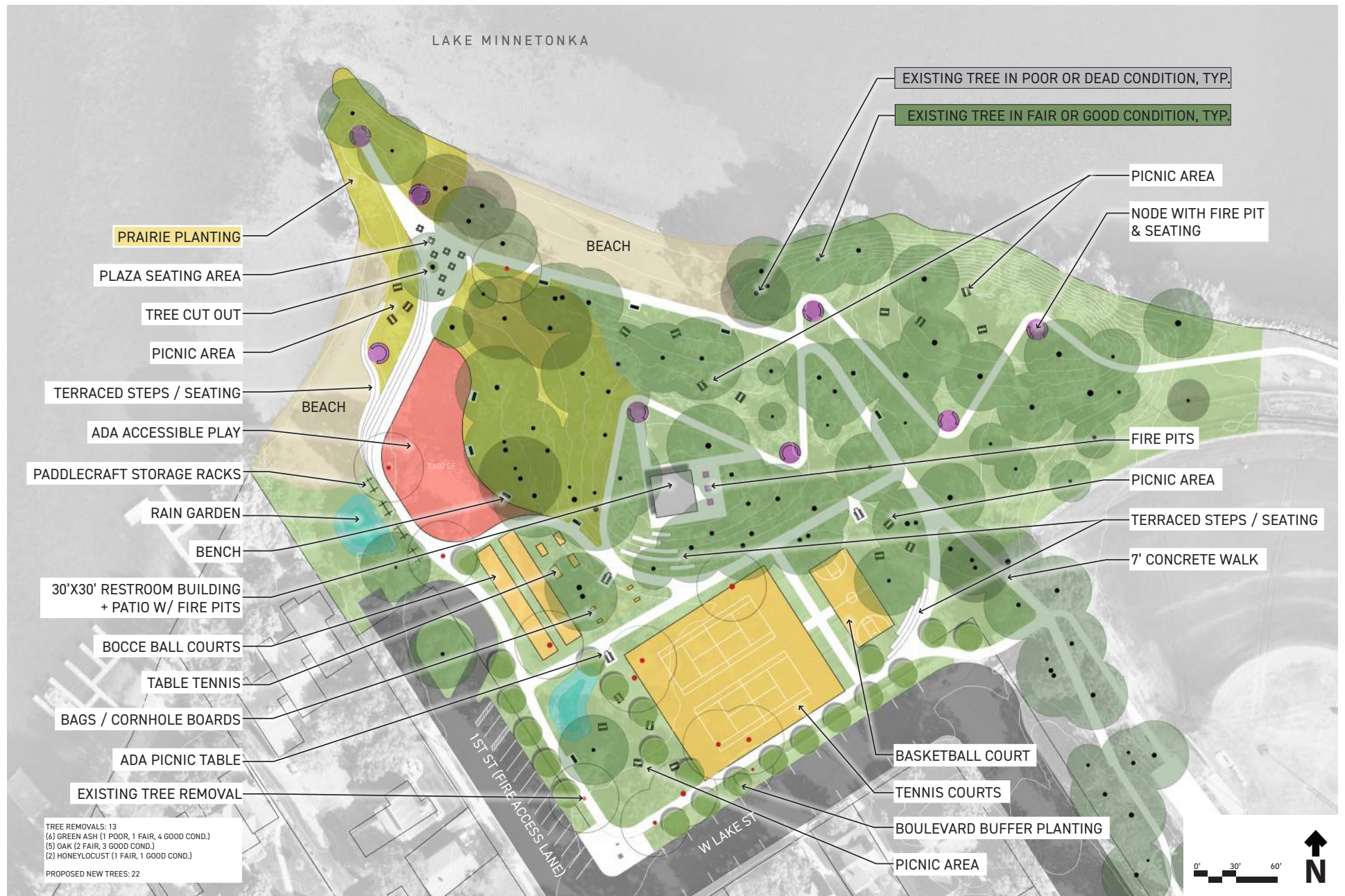


The building in Concept B is built into the central knoll, with a shaded rooftop patio. The main play container moves towards the knoll, with additional play nodes throughout the park.

Concept B's hilltop features a rooftop patio and a hammock grove above the west beach.



Concept C



Concept C: Sketches



Concept C would include a building in the location of the current restrooms on top of the knoll. The playground would be updated with new equipment but remain in the same place. Terraced seating would be added on the south side of the central knoll.

The building on top of the hill would feature a large shade structure and public fire pits.



04

Community Engagement

4.1 Engagement at a Glance

4.2 Pop-Up Event #1

4.3 Online Survey 1

4.4 Pop-Up Event #2

4.5 Online Survey 2

Engagement at a glance



Engagement Events Timeline

- April 16, 2026: Online Survey #1 Launched
- April 16, 2026: Community Pop-Up #1
- May 4, 2026: Online Survey #1 Closed
- June 17, 2026: Online Survey #2 Launched
- July 1, 2026: Community Pop-Up #2
- July 15, 2026: Online Survey #2 Closed



Pop-Up Event #1

68

Participants*

Excelsior Brewing Company
421 3rd St, Excelsior

Thursday, April 16, 2026
4:30 - 6:30 p.m.

Participants were asked to vote on their favorite of three proposed concepts with a blue sticker. They were given green stickers to place on elements they liked and orange stickers for elements they disliked.

*This is the number of votes received on the concept plans, which represented individuals as well as families or couples, and therefore, the number of attendees at the open house was higher.





Figure 4.8: Concept A board with “yes” “no” and “favorite” stickers



Figure 4.9: Concept B board with “yes” “no” and “favorite” stickers

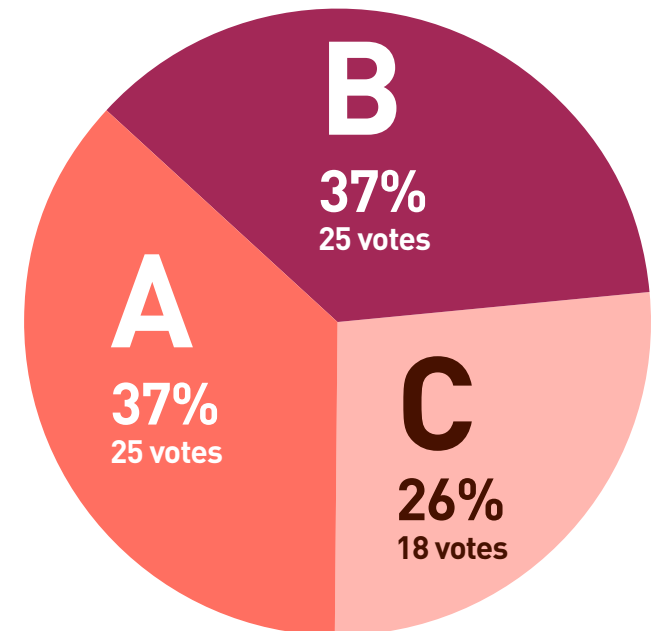


Figure 4.10: Concept C board with “yes” “no” and “favorite” stickers



Figure 4.11: Board with all concepts

WHICH OF THE CONCEPTS DO YOU PREFER?



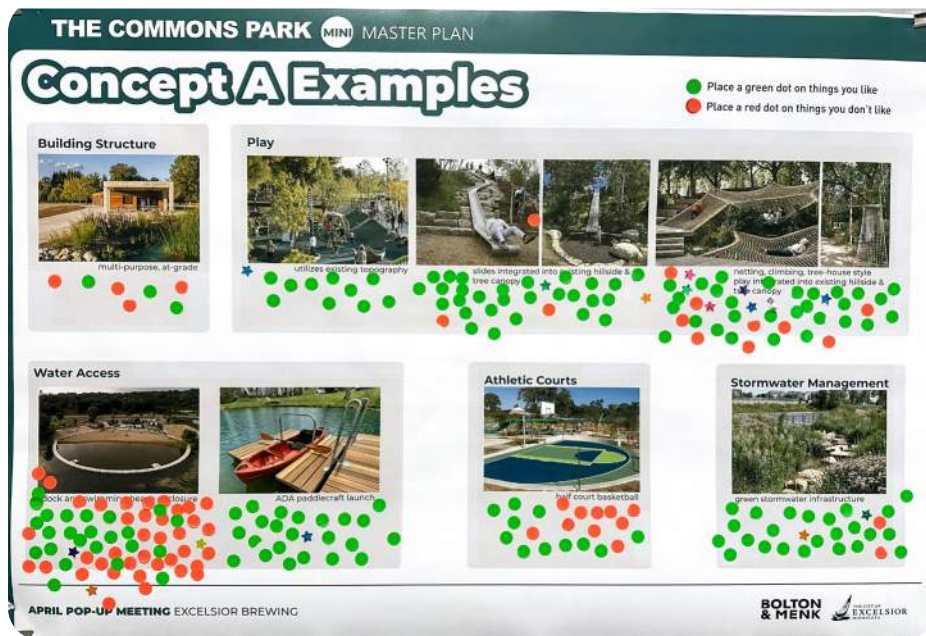


Figure 4.12: Concept A example images with sticker votes

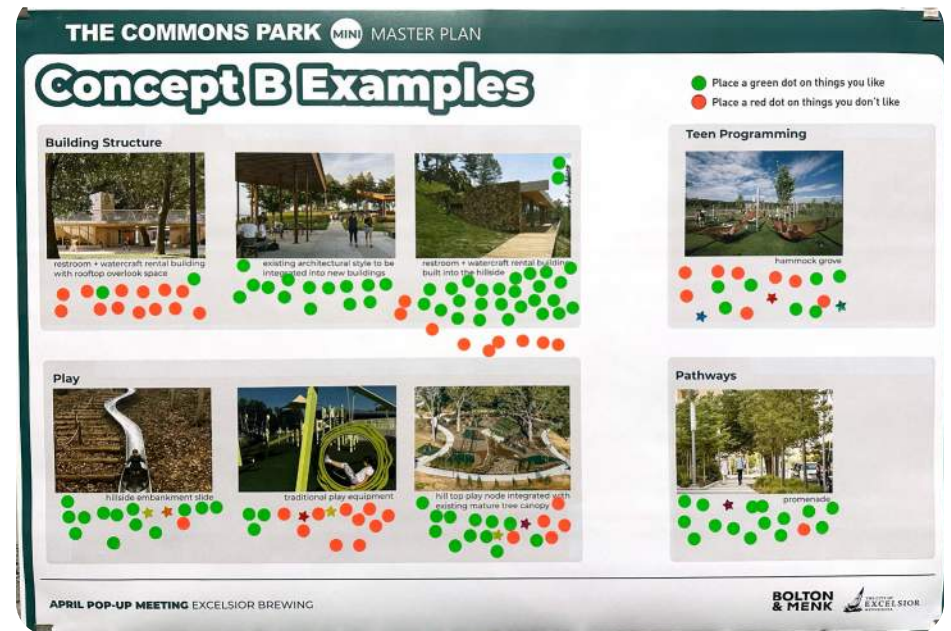


Figure 4.13: Concept B example images with sticker votes

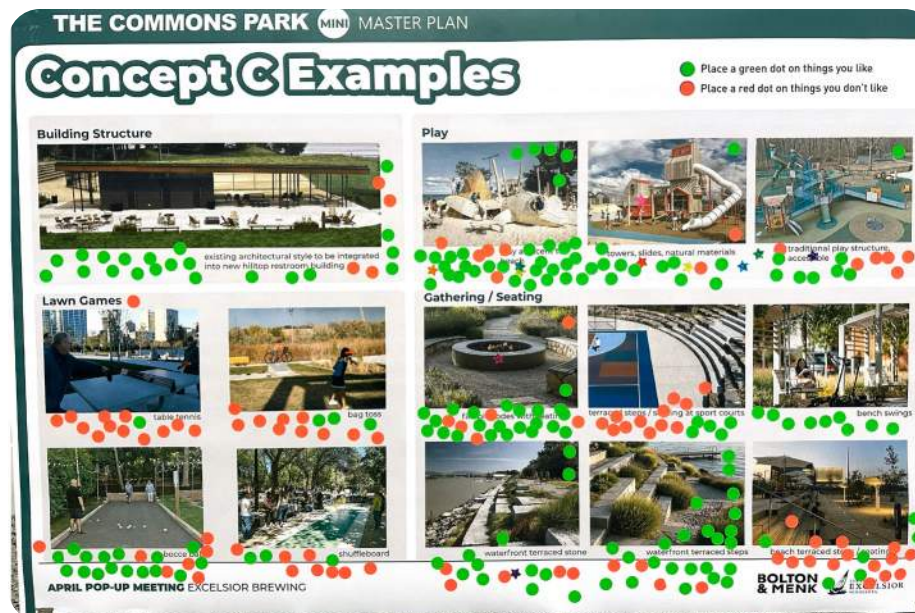


Figure 4.14: Concept C example images with sticker votes



WRITTEN COMMENTS

“Should include a pickleball court and tennis court”

“Keep as many trees as possible”

“We feel strongly that the tennis court redo should include 1 tennis court and 2 pickleball courts.”

“Basketball court needs at least two hoops.”



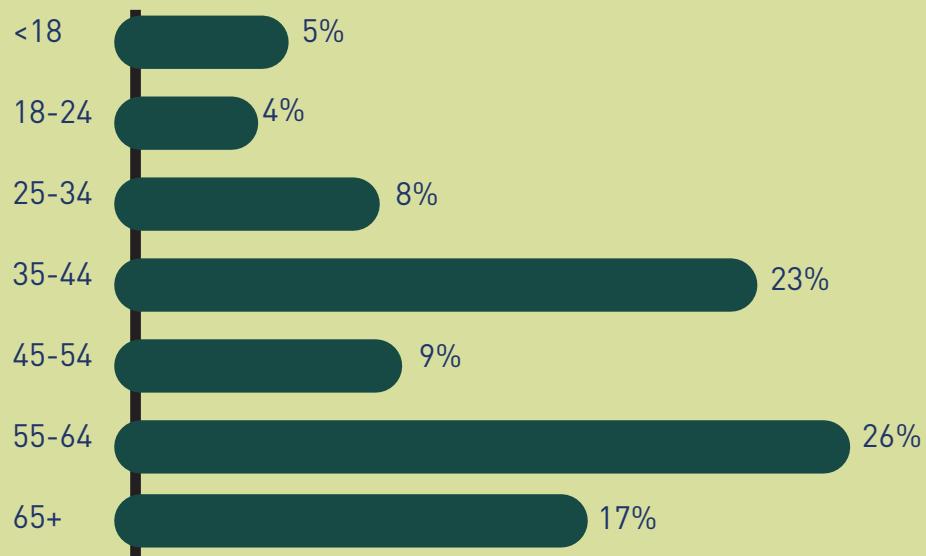
Online Survey 1

The purpose of this survey was to understand the community's preferences on park features, amenities, and design concepts to guide the direction of the mini master plan.

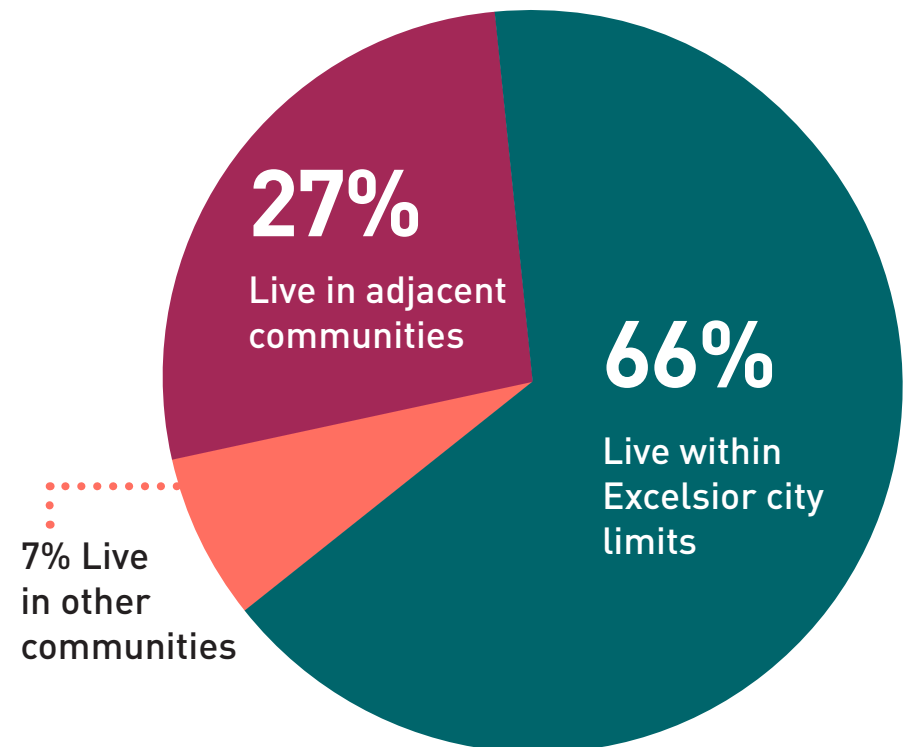
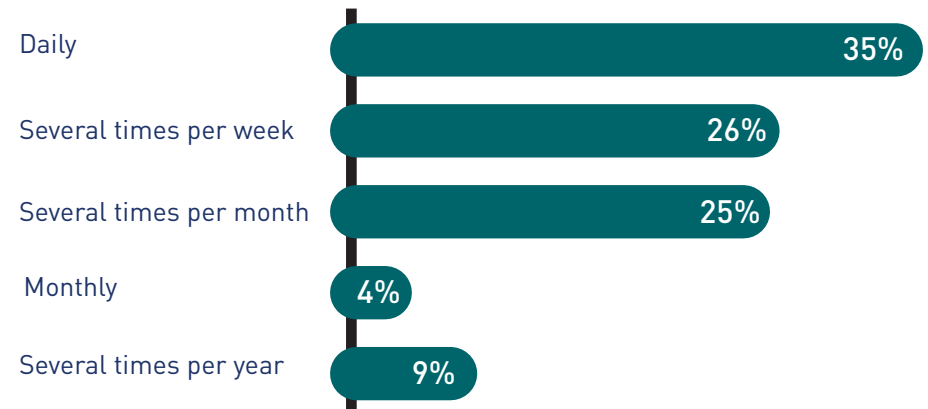


162
total responses

AGE OF RESPONDENTS



HOW OFTEN RESPONDENTS VISIT



MOST POPULAR REASONS FOR VISITING THE COMMONS



1st
Walk or run



2nd
Enjoy views of
Lake Minnetonka



3rd
Relax



4th
Use the
playground



5th
Enjoy the beach

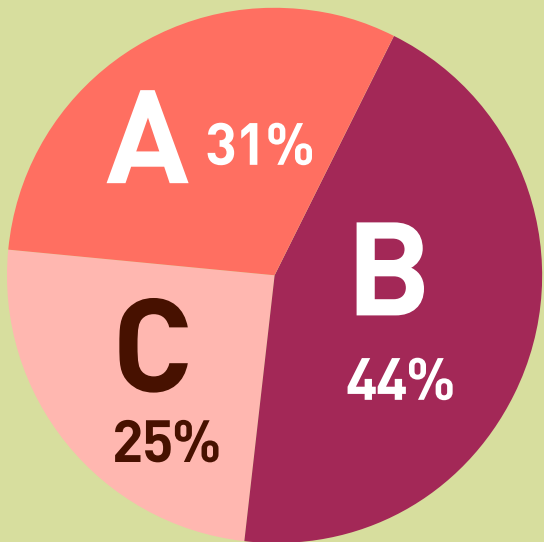
WHAT DO YOU LOVE ABOUT THE COMMONS PARK?

“Access to the lake, the beach,
playground for kids, pickleball courts.”

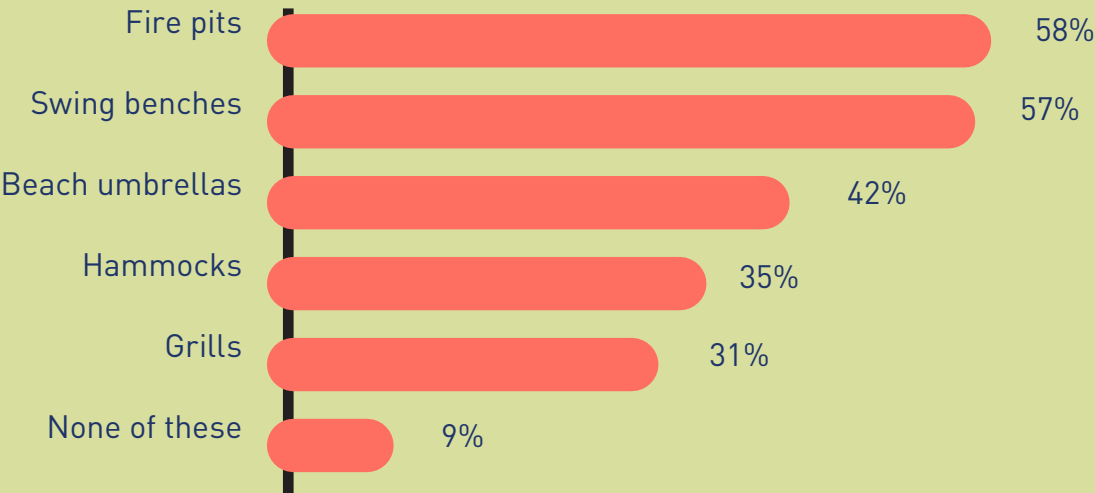
“Lake side location, meet up with
friends, old trees, safe streets.”

“The beaches, the natural area,
especially the path to the water
overlook and the fact that there is
a playground by the water.”

WHICH OF THE CONCEPTS DO YOU PREFER?



WHAT LEISURE AMENITIES WOULD YOU LIKE TO SEE? (PICK 3)



MOST REQUESTED SPORTING AMENITIES



TOP PLAY ELEMENTS OVERALL

1



Nature play
62 votes

2



Traditional play
equipment
53 votes

3



Features built into
the hillside
49 votes

TOP PLAY ELEMENTS FOR TODDLERS

1

Climber
play set



2

Swings



3

Slides



TOP ELEMENTS FOR SCHOOL-AGE KIDS

1

Swings



2

Net climber



3

Slides



TOP ELEMENTS FOR TEENS

1

Swimming
rafts



2

Hammocks



3

Tie: Fire pits, lawn
games, bench swings

Pop-Up Event #2

106

Participants

Concerts in the Commons
Excelsior Commons
135 Lake St, Excelsior

Wednesday, July 1st, 2026
4:30 - 8:00 p.m.

Concerts in the Commons attendees voted on their favorite play equipment for the new playground and reviewed the Final Concept Plan. Participants were asked to vote on their favorite choice of 10 different play element categories with a blue sticker.



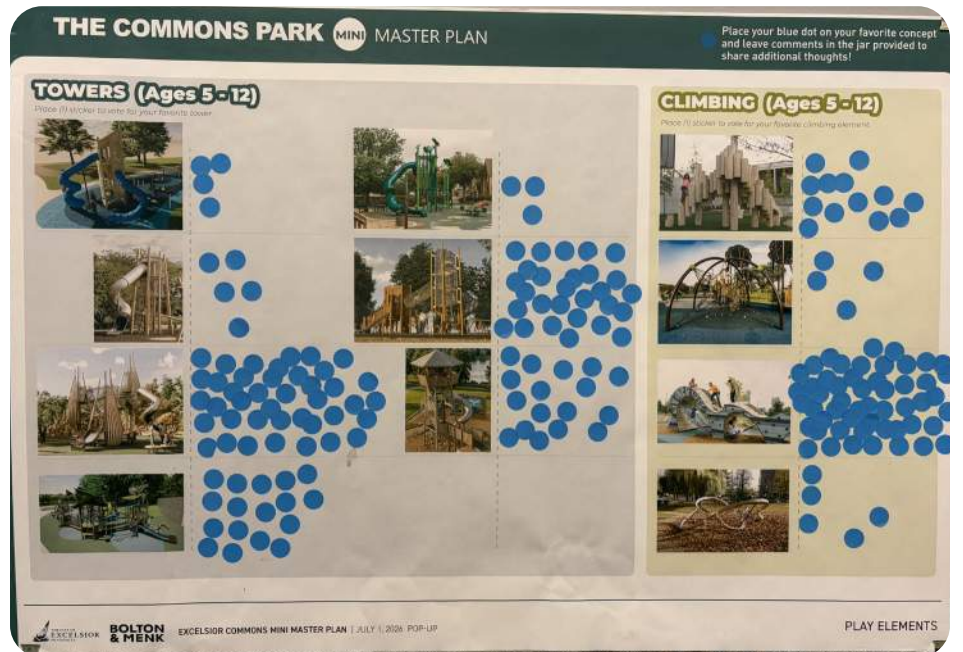


Figure 4.15: Play equipment precedents with sticker votes

WRITTEN COMMENTS

"More ADA equipment more bike racks"

"Love to see as much pollinator habitat as possible"

"Less is better"

"Have the kids vote on the swings, spinners, slides, etc. they'll be using them"

"Excelsior is a perfect bike city. Need it to be more available to bikes like racks + lanes etc."

"Work with the city to make Excelsior more bike friendly – more bike racks, less car parking spaces. Thanks"

"If surface pattern is dark, make sure it doesn't get hot."

Online Survey 2



124

total responses

Based on feedback collected during Pop-Up Event #1 and Online Survey 1 on initial play equipment preferences, the design team engaged three playground vendors/manufacturers to explore possibilities for the park within the City's budget.

This survey asked respondents to select their favorite piece of equipment for each of the following categories given 4-8 image options for each: Towers (age 5-12), Climbing Structures, Toddler Structure (age 2-5), Spinners, Swings, Slides, Agility Equipment, Sensory Play, Hammocks, and Surfacing Pattern.

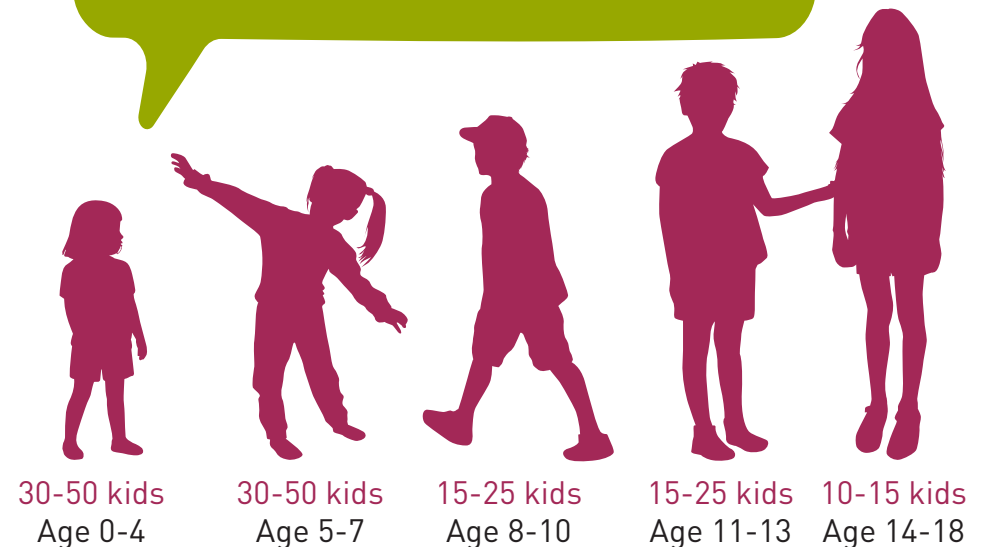
Equipment vendor names were not included in the survey, only images of play equipment.

We asked respondents to tell us if they were filling out the survey with input from a child. This allowed us to examine any differences in play equipment favored by adults versus children.

Out of the **10** play elements, children and adults chose the same option **70%** of the time.

Nearly **80 children** (from toddlers to teens) provided direct input to an adult taking the survey.

Over **250 children** were considered by respondents taking the survey, including their own children, grandchildren, relatives, or children they care for.



KIDS' FAVORITES



TOWER

CLOSE 2ND



SPINNER



CLIMBING



SURFACING
PATTERN

ADULTS' FAVORITES



TOWER



SPINNER



CLIMBING



SURFACING
PATTERN

KIDS' FAVORITES



JUNIOR
STRUCTURE



SWINGS



HAMMOCKS



SLIDES

ADULTS' FAVORITES



JUNIOR
STRUCTURE



SWINGS



HAMMOCKS



SLIDES

KIDS' FAVORITES



AGILITY

TIE



AGILITY



SENSORY

ADULTS' FAVORITES



AGILITY



SENSORY

COMMENTS ABOUT PLAY



"ADA accessible. Many children can use it at one time."



"looks like the most natural option that makes sense in that space. simple and clean"



"I like that it has opportunities to climb over, under, and on the side of the structure, it will keep kids coming back to the playground over and over to try something a new way"



"Sight lines and safety"



"Swings are always in use at the park. Need many options & multiple infant swing seats"



"Kids LOVE to make music!! I've seen kids lined up to play these xylophones in other parks."



"Love the natural setting. Metal might get too hot?"

05

Recommendations, Budgeting & Implementation

5.1 Final Concept Plan

5.2 Character Sketches

5.3 Building Plan

5.4 Making it Accessible

5.5 Playground Design

5.6 Project Areas +
Probable Cost

5.7 Stormwater Management

5.8 Water Quality; E. coli

5.9 Permitting +
Considerations

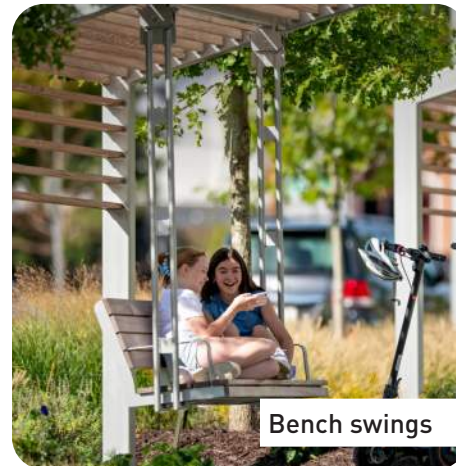
5.10 Threatened and
Endangered Species
Review

Final Concept Plan

The final concept plan was driven by feedback from residents, community members, City staff, and the PAC. The plan introduces two pickleball courts to replace one of the tennis courts, moves the building into the hillside to open up views on top of the knoll and provide ADA access to restrooms, incorporates play into the hillside, and prioritizes ADA accessible pedestrian routes and loops throughout the park. A new playground, swing benches, fire pits, hammocks, and boardwalks with ADA paddlecraft launch are other notable amenities.



Green stormwater infrastructure



Bench swings



Slide integrated into existing hillside



Fire pit nodes with seating



Combined pickleball + tennis



Stabilized shoreline

Precedent Photos



Figure 5.16: Final concept plan

Final Concept Plan + Existing Survey



Figure 5.17: Final concept plan with a survey of existing conditions overlaid in red

Character Sketches



Figure 5.18: Character sketches

Building Plan

Key building features:

- 1,344 square feet
- Exterior access for the restrooms and vendor areas
- Lockers and storage for maintenance supplies
- Areas for future rentals and a vendor

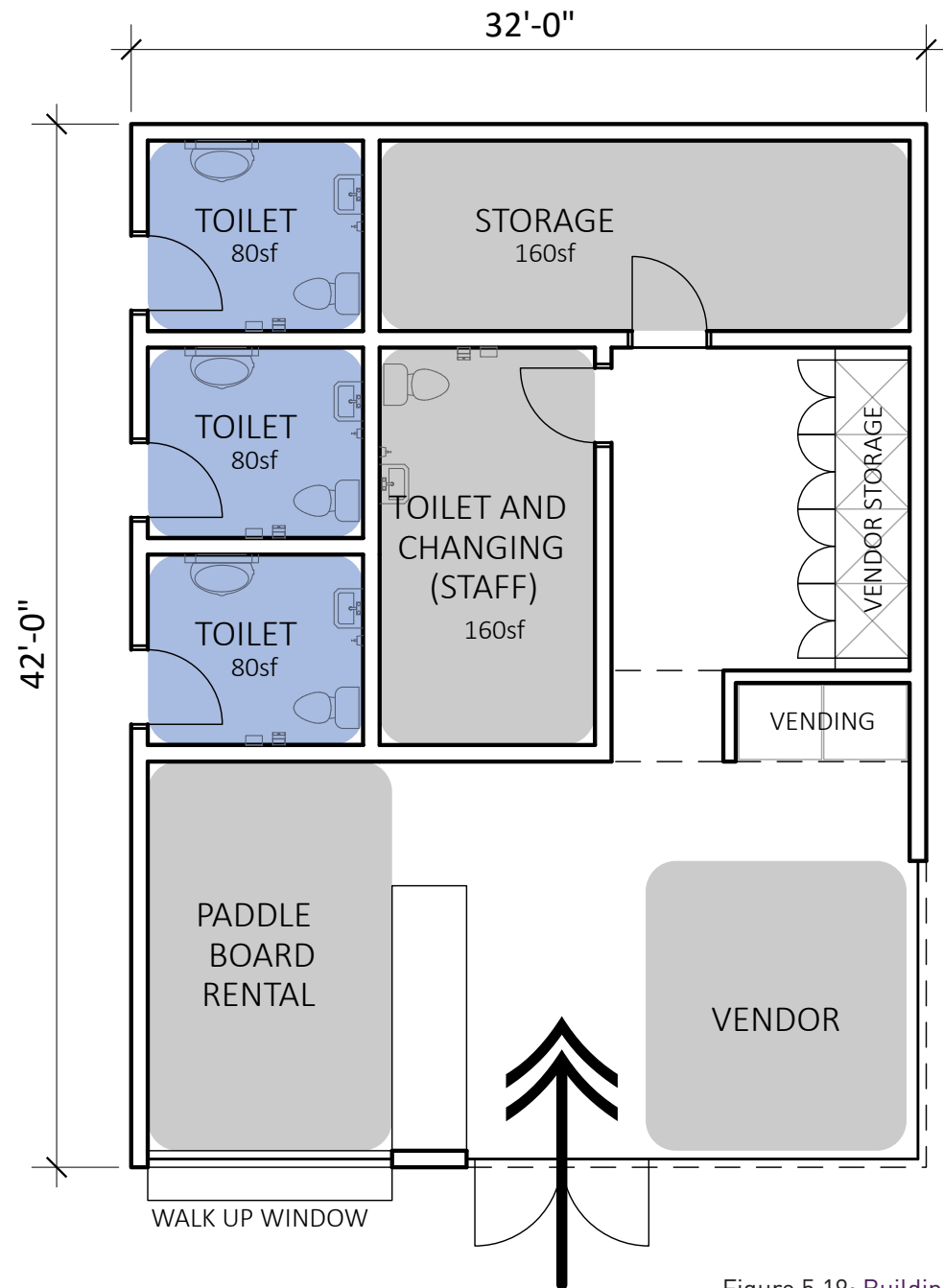


Figure 5.19: Building plan

Make it Accessible

“Make it Accessible” is a Guiding Principle of this mini master plan. Below is a list of how accessibility has been added to several park amenities.

Restroom Building

- The restroom will be relocated closer to the play area and parking on a flatter area of the site

Play Areas

- Wheel chair accessible play equipment will be included
- The main play container surfacing will be poured-in-place for wheelchair accessibility
- The play area will incorporate sensory play equipment
- Dispersed play equipment will provide some quieter play areas

Beach Access

- The east beach will feature a wheelchair accessible boardwalk to the water and an accessible kayak launch
- Firepits along the east beach will be ADA accessible

Picnic Areas

- The park will feature several wheelchair accessible picnic tables and grills

Precedent Photos



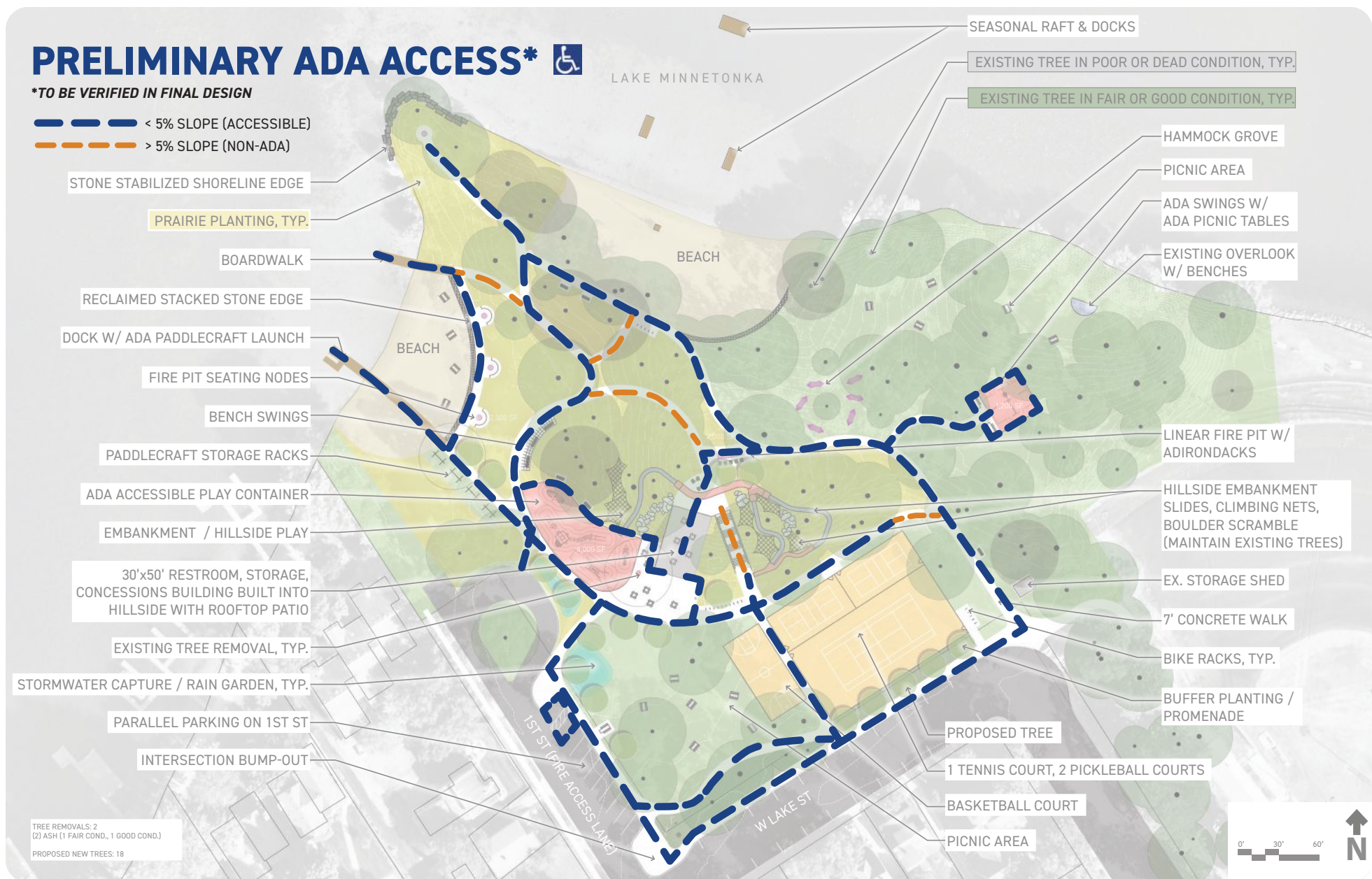


Figure 5.20: Preliminary study of ADA accessible paths

Playground Design



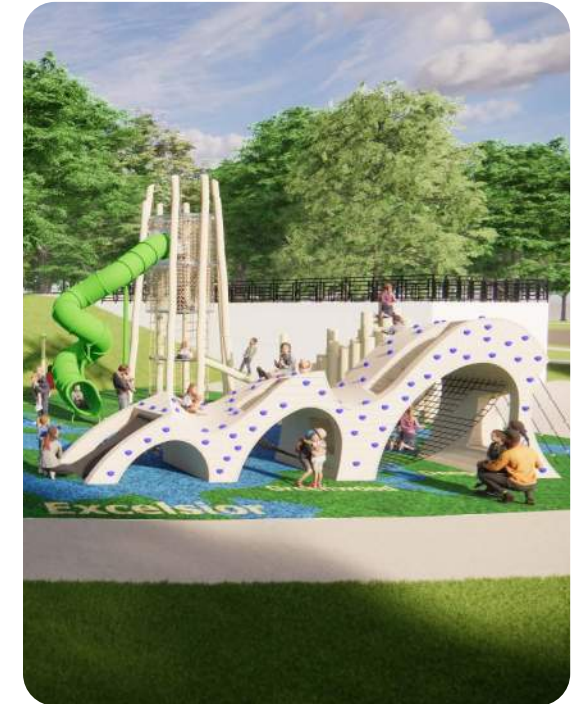
Based on community feedback from both Pop Up Events and both Online Surveys, the design team recommends the City proceed with **Midwest Playscapes** as the preferred playground vendor. **Midwest Playscapes** represents a number of playground equipment manufacturers, including **Earthscape** and **Berliner**.

In Online Survey #2, Midwest Playscapes' equipment was selected as the top choice by survey respondents with input from children in the following categories: Climbing Structures, Toddler/Preschool Structure, Swings, and Slides. Midwest Playscapes was a close 2nd in the Tower Structure and Agility Equipment categories.

The survey results also indicated an overwhelming preference for play equipment made out of wood whenever possible. The wood-based options for Towers, Climbing Structures, and Toddler/Preschool Structures were selected between 77%, 73%, and 100% of the time, respectively.

Earthscape play equipment is based in Canada and designed to withstand our Minnesota climate. The equipment offers a naturalistic aesthetic that is both timeless and fun.

For play equipment that requires a primarily metal structure (e.g. Spinners, Slides, Sensory Play, etc.), Berliner offers high quality pieces to supplement the main Earthscape structures, and both are represented locally by Midwest Playscapes.



Renderings from Midwest Playscapes

Project Areas



- ① PLAYGROUNDS
- ② ATHLETIC COURTS & W LAKE ST PARK EDGE
- ③ CIRCULATION & ADJACENT PLANTINGS
- ④ BUILDING & 1ST ST PARK EDGE
- ⑤ SHORELINE, DOCKS & PIERS

Within the project area, five sub-areas have been identified for the purposes of budgeting, securing funding, phasing construction, and prioritizing implementation. The order below does not indicate suggested order of priority or implementation. The following pages detail what demolition and removals would need to occur within each project area, and an opinion of probable cost for each area.

NOTE:

The opinions of probable cost presented in this report are based on pricing information available at the time of preparation (2026), and are based on estimates obtained from multiple vendors and manufacturers (e.g. playground equipment and site furnishings), as well as recent bid results from comparable local projects. Our team engaged three playground vendors, each representing one or multiple manufacturers of play equipment, and obtained quotes from each vendor. These opinions are intended solely as planning-level estimates to assist in evaluating project alternatives and establishing preliminary budgets.

Actual project costs may vary significantly due to changes in material and labor costs, market conditions, contractor availability, supply chain constraints, project scope, regulatory requirements, and other unforeseen factors. As a result, no guarantee is made regarding the actual cost of construction, and the final project cost may differ substantially from the opinions of probable cost presented in this report.

Figure 5.21: Area phasing diagram

Area 1

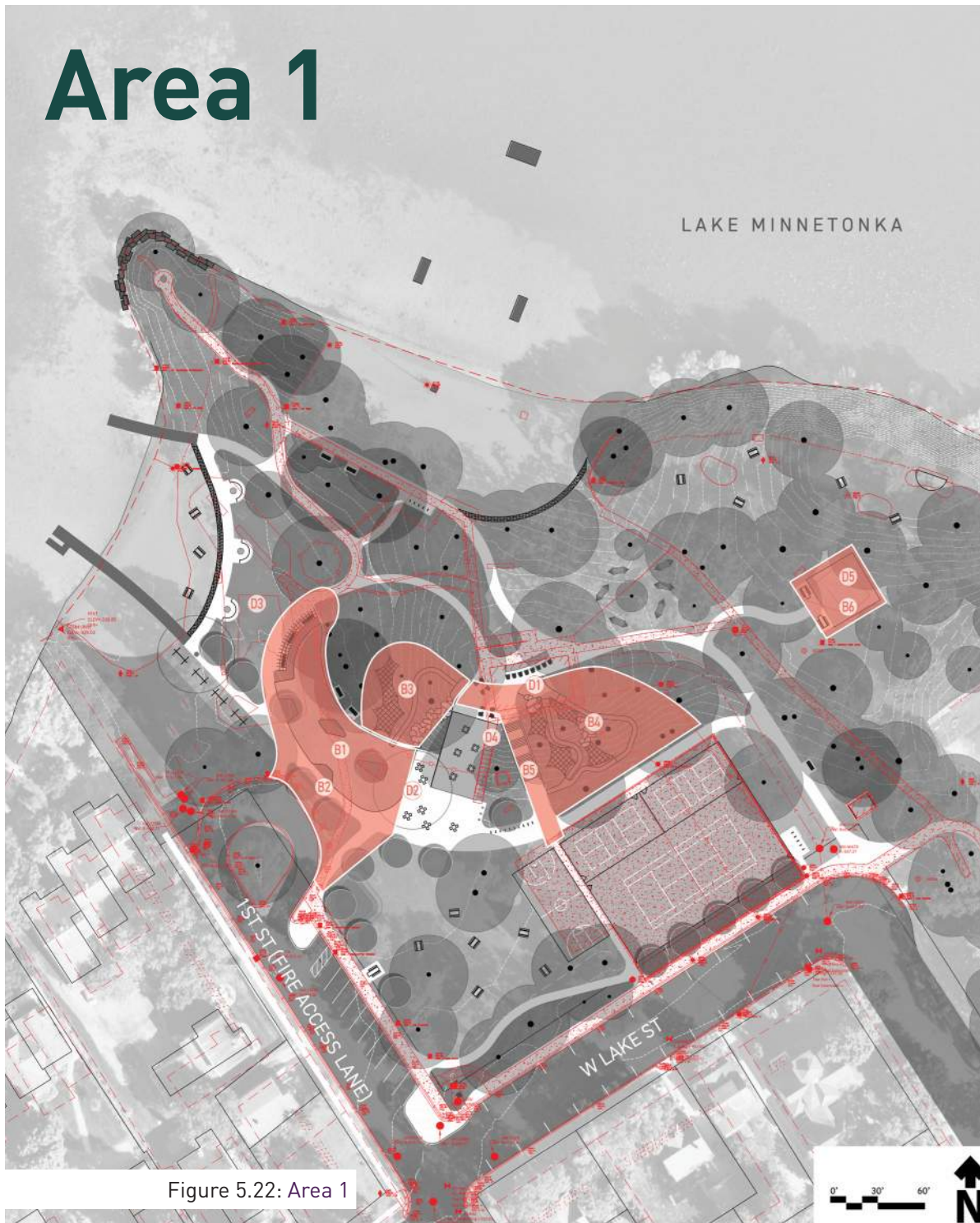


Figure 5.22: Area 1

PLAYGROUNDS

DEMOLITION ITEMS IN AREA 1

- D1 EXISTING BUILDING
- D2 TREE REMOVAL (1)
- D3 EXISTING PLAYGROUND (EXCEPT BEACH-SIDE SWINGS)
- D4 EXISTING STAIRS
- D5 EXISTING KNOLL SWINGS

BUILD ITEMS IN AREA 1

- B1 CONTAINER PLAYGROUND
- B2 ADJACENT CIRCULATION
- B3 WEST HILLSIDE PLAY AREA
- B4 EAST HILLSIDE PLAY AREA
- B5 NEW STAIRS
- B6 NEW KNOLL SWINGS & ADA ACCESSIBLE PICNIC TABLES

Probable Cost for Area1 Improvements

PROJECT AREA 1 (PLAYGROUNDS)				
Excelsior Commons Mini Master Plan - Opinion of Probable Cost				
Item	Qty	Unit	Unit Price	Total Cost
GENERAL				
Tree Protection	1,354	LF	\$ 5.00	\$ 6,768.06
Site Prep / Mobilization	1	LS	\$ 93,181.72	\$ 93,181.72
DEMO / REMOVALS				
Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Construction Access	1	EA	\$ 8,000.00	\$ 8,000.00
Saw Cutting & Removal of Concrete Pavement (Sidewalks)	170	SY	\$ 50.00	\$ 8,500.00
Demolition of Existing Playground (Structures/Equipment, Surfacing, Footings, Edging, Signage, Benches)	1	LS	\$ 25,000.00	\$ 25,000.00
EARTHWORK				
Common Excavation, Rough & Fine Grading	3,729	CY	\$ 10.00	\$ 37,293.33
Stormwater Management	722	CF	\$ 100.00	\$ 72,242.50
PAVEMENT / CIRCULATION				
6" Concrete Pavement (Incl. 7' and 5' width sidewalks, plazas, fire pit nodes, picnic table pads, bicycle rack pads, bench pads)	3,377	SF	\$ 18.00	\$ 60,789.42
Stairs (incl. railing)	504	SF	\$ 200.00	\$ 100,800.00
PLAYGROUND				
4,000 SF Main Play Container and Equipment (incl. PIP rubberized surfacing and equipment installed)	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
Hillside Play (incl. slides, boulders, netting, and other hillside play equipment)	1	LS	\$ 300,000.00	\$ 300,000.00
Swings (incl. PIP rubberized surfacing and swing equipment installed)	1	LS	\$ 75,000.00	\$ 75,000.00
Draintile	1	LS	\$ 25,000.00	\$ 25,000.00
SITE FURNISHINGS				
Bench	2	EA	\$ 2,500.00	\$ 5,000.00
Pergola "Porch" with three (3) 8' Swing Benches	1	LS	\$ 60,000.00	\$ 60,000.00
Picnic Table (8' Length, ADA)	2	EA	\$ 3,500.00	\$ 7,000.00
Adirondack Chair	8	EA	\$ 800.00	\$ 6,400.00
LANDSCAPE				
Rain Garden Perennials (1.5' O.C.) - #1 CONT.	240	EA	\$ 30.00	\$ 7,200.00
Deciduous Tree 2.5" B&B	4	EA	\$ 850.00	\$ 3,400.00
Prairie Planting Installation	0.24	AC	\$ 125,000.00	\$ 30,241.01
Landscape Warranty & Maintenance	1	LS	\$ 10,000.00	\$ 10,000.00
			Subtotal	\$ 1,956,816.04
			17% Design Fee	\$ 332,658.73
			20% Contingency	\$ 391,363.21
			Total	\$ 2,680,837.98

The opinions of probable cost presented in this report are based on information available at the time of preparation (2026), including vendor and manufacturer pricing, as well as recent bid tabs from comparable local projects. These estimates are intended for planning and budgeting purposes only.

Actual project costs may vary significantly due to changes in material and labor costs, market conditions, contractor availability, supply chain constraints, project scope, regulatory requirements, and other unforeseen factors. As a result, no guarantee is made regarding the actual cost of construction, and the final project cost may differ substantially from the opinions of probable cost presented in this report.

Figure 5.23: Area 1 cost table

Area 2

ATHLETIC COURTS & W. LAKE PARK EDGE DEMOLITION ITEMS IN AREA 2

- D1 TENNIS COURTS
- D2 BASKETBALL COURT
- D3 SIDEWALK & CURB ON W LAKE ST

BUILD ITEMS IN AREA 2

- B1 TENNIS COURT
- B2 PICKLEBALL COURTS
- B3 BASKETBALL COURT
- B4 BUMP-OUT AT 1ST ST AND LAKE ST
- B5 SIDEWALK & CURB ON LAKE ST
- B6 TREE PLANTING (5)



Figure 5.24: Area 2

Probable Cost for Area 2 Improvements

PROJECT AREA 2 (ATHLETIC COURTS & W LAKE ST PARK EDGE)				
Excelsior Commons Mini Master Plan - Opinion of Probable Cost				
Item	Qty	Unit	Unit Price	Total Cost
GENERAL				
Tree Protection	444	LF	\$ 5.00	\$ 2,218.40
Site Prep / Mobilization	1	LS	\$ 35,825.74	\$ 35,825.74
DEMO / REMOVALS				
Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Construction Access	1	EA	\$ 8,000.00	\$ 8,000.00
Saw Cutting & Removal of Concrete Pavement (Sidewalks)	270	SY	\$ 50.00	\$ 13,507.59
Salvage & Storage of Limestone Stacked Stone Walls at Tennis Court	1	LS	\$ 15,000.00	\$ 15,000.00
Demolition of Existing Fence at Tennis Court	458	LF	\$ 10.00	\$ 4,580.00
Demolition of Existing Athletic Court Bituminous Pavement	1,640	SY	\$ 15.00	\$ 24,600.00
EARTHWORK				
Common Excavation, Rough & Fine Grading	4,020	CY	\$ 10.00	\$ 40,200.00
Storm Sewer	1	LS	\$ 40,000.00	\$ 40,000.00
Stormwater Management	516	CF	\$ 15.00	\$ 7,737.13
PAVEMENT / CIRCULATION				
6" Concrete Pavement (Incl. 7' and 5' width sidewalks, plazas, fire pit nodes, picnic table pads, bicycle rack pads, bench pads)	4,199	SF	\$ 18.00	\$ 75,574.08
ATHLETIC COURTS				
Pickleball Court (Includes surfacing, striping, net, black vinyl fencing, and post system)	2	EA	\$ 80,000.00	\$ 160,000.00
Tennis Court (Includes surfacing, striping, net, black vinyl fencing, and post system)	1	EA	\$ 175,000.00	\$ 175,000.00
Basketball Court Standard (Surfacing, 2 Hoops, Post)	1	EA	\$ 75,000.00	\$ 75,000.00
SITE FURNISHINGS				
Picnic Table (8' Length, ADA)	3	EA	\$ 3,500.00	\$ 10,500.00
LANDSCAPE				
W Lake St Planting Beds - Shrubs (assumed 2.5' O.C., 60% of planting bed area) - #5 CONT.	230	EA	\$ 75.00	\$ 17,250.00
W Lake St Planting Beds - Perennials (assumed 1.5" O.C., 40% of planting bed area) - #1 CONT.	420	EA	\$ 30.00	\$ 12,600.00
Deciduous Tree 2.5" B&B	5	EA	\$ 850.00	\$ 4,250.00
Turf Grass (Sod with temporary irrigation)	0.11	AC	\$ 50,000.00	\$ 5,497.62
Landscape Warranty & Maintenance	1	LS	\$ 10,000.00	\$ 10,000.00
			Subtotal	\$ 752,340.56
			17% Design Fee	\$ 127,897.89
			20% Contingency	\$ 150,468.11
			Total	\$ 1,030,706.56

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Figure 5.25: Area 2 cost table

Area 3



Figure 5.26: Area 3

CIRCULATION & ADJACENT PLANTINGS

DEMOLITION ITEMS IN AREA 3

- D1 EXISTING CIRCULATION
- D2 BEACH-SIDE SWINGS
- D3 TREE REMOVAL (1)
- D4 EXISTING BIKE RACKS

BUILD ITEMS IN AREA 3

- B1 NEW CIRCULATION
- B2 BEACH-SIDE & POINT FIRE PITS
- B3 LINEAR FIREPIT
- B4 HAMMOCK AREA
- B5 SALVAGED STONE WALLS
- B6 NEW PRAIRIE PLANTINGS
- B7 NEW BIKE RACKS

Probable Cost for Area 3 Improvements

PROJECT AREA 3 (CIRCULATION & ADJACENT PLANTINGS)				
Excelsior Commons Mini Master Plan - Opinion of Probable Cost				
Item	Qty	Unit	Unit Price	Total Cost
GENERAL				
Tree Protection	2,393	LF	\$ 5.00	\$ 11,963.28
Site Prep / Mobilization	1	LS	\$ 58,942.81	\$ 58,942.81
DEMO / REMOVALS				
Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Construction Access	1	EA	\$ 8,000.00	\$ 8,000.00
Clearing & Grubbing Trees	1	EA	\$ 1,000.00	\$ 1,000.00
Saw Cutting & Removal of Concrete Pavement (Sidewalks)	616	SY	\$ 50.00	\$ 30,809.89
EARTHWORK				
Common Excavation, Rough & Fine Grading	13,165	CY	\$ 10.00	\$ 131,654.81
Storm Sewer	1	LS	\$ 20,000.00	\$ 20,000.00
Stormwater Management	1,266	CF	\$ 15.00	\$ 18,995.63
PAVEMENT / CIRCULATION				
6" Concrete Pavement (Incl. 7' and 5' width sidewalks, plazas, fire pit nodes, picnic table pads, bicycle rack pads, bench pads)	13,045	SF	\$ 18.00	\$ 234,812.70
Boardwalk (7' Width)	110	LF	\$ 700.00	\$ 77,000.00
ADA Paddlecraft Launch	1	EA	\$ 60,000.00	\$ 60,000.00
SITE FURNISHINGS				
Bench	3	EA	\$ 2,500.00	\$ 7,500.00
Picnic Table (8' Length, ADA)	5	EA	\$ 3,500.00	\$ 17,500.00
Adirondack Chair	8	EA	\$ 800.00	\$ 6,400.00
Seatwall (Fire Pit Nodes)	62	LF	\$ 500.00	\$ 31,000.00
Circular Gas Fire Pit (4' DIA.)	4	EA	\$ 25,000.00	\$ 100,000.00
Linear Gas Fire Pit (120 SF.)	1	EA	\$ 100,000.00	\$ 100,000.00
Bicycle Rack	10	EA	\$ 1,800.00	\$ 18,000.00
Paddlecraft Storage Racks	4	EA	\$ 3,000.00	\$ 12,000.00
Hammocks (incl. 2 posts ea.)	6	EA	\$ 5,000.00	\$ 30,000.00
LANDSCAPE				
Deciduous Tree 2.5" B&B	2	EA	\$ 850.00	\$ 1,700.00
Turf Grass (Sod with temporary irrigation)	0.72	AC	\$ 50,000.00	\$ 36,204.36
Prairie Planting Installation	0.67	AC	\$ 125,000.00	\$ 83,315.51
Reinstalled Salvaged Limestone Stacked Stone	222	LF	\$ 500.00	\$ 111,000.00
Landscape Warranty & Maintenance	1	LS	\$ 15,000.00	\$ 15,000.00
			Subtotal	\$ 1,237,798.99
			17% Design Fee	\$ 210,425.83
			20% Contingency	\$ 247,559.80
			Total	\$ 1,695,784.61

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Figure 5.27: Area 3 cost table

Area 4

BUILDING & 1ST ST PARK EDGE DEMOLITION ITEMS IN AREA 4

01 1ST ST SIDEWALK, CURB, & PARKING

BUILD ITEMS IN AREA 4

B1 NEW BUILDING

B2 ROOFTOP PATIO

B3 FRONT ENTRY PLAZA

B4 TREE PLANTING (7)

B5 FOOTWASH STATION

B6 RAINGARDEN

B7 NEW BIKE RACK NEAR BUILDING

B8 1ST ST SIDEWALK, CURB, & PARKING



Figure 5.28: Area 4

Probable Cost for Area 4 Improvements

PROJECT AREA 4 (BUILDING & 1ST ST PARK EDGE)				
Excelsior Commons Mini Master Plan - Opinion of Probable Cost				
Item	Qty	Unit	Unit Price	Total Cost
GENERAL				
Tree Protection	490	LF	\$ 5.00	\$ 2,452.40
Site Prep / Mobilization	1	LS	\$ 149,223.60	\$ 149,223.60
DEMO / REMOVALS				
Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Construction Access	1	EA	\$ 8,000.00	\$ 8,000.00
Clearing & Grubbing Trees	1	EA	\$ 1,000.00	\$ 1,000.00
Saw Cutting & Removal of Concrete Pavement (Sidewalks)	283	SY	\$ 50.00	\$ 14,143.53
Demolition & Removal of Existing Building and Building Components (C)	1	LS	\$ 20,000.00	\$ 20,000.00
UTILITIES				
Water & Sewer Connections for Building & Foot Wash	1	LS	\$ 80,000.00	\$ 80,000.00
Gas (fire pits)	1	LS	\$ 50,000.00	\$ 50,000.00
Electrical Connections for Building	1	LS	\$ 15,000.00	\$ 15,000.00
EARTHWORK				
Common Excavation, Rough & Fine Grading	2,938	CY	\$ 10.00	\$ 29,380.74
Stormwater Management	554	CF	\$ 15.00	\$ 8,303.63
BUILDING				
1500 SF Building (Incl. Storage, Restrooms, Concessions, Rooftop Patio, Foundation, Retaining Walls)	1	LS	\$ 2,500,000.00	\$ 2,500,000.00
PAVEMENT / CIRCULATION				
6" Concrete Pavement (Incl. 7' and 5' width sidewalks, plazas, fire pit nodes, picnic table pads, bicycle rack pads, bench pads)	4,539	SF	\$ 18.00	\$ 81,706.79
SITE FURNISHINGS				
Picnic Table (8' Length, ADA)	4	EA	\$ 3,500.00	\$ 14,000.00
Set of Café Table and 4 Chairs (match Phase 1 style)	11	EA	\$ 5,000.00	\$ 55,000.00
Foot Wash Station	3	EA	\$ 10,000.00	\$ 30,000.00
Bicycle Rack	10	EA	\$ 1,800.00	\$ 18,000.00
LANDSCAPE				
Rain Garden Perennials (1.5" O.C.) - #1 CONT.	460	EA	\$ 30.00	\$ 13,800.00
Deciduous Tree 2.5" B&B	7	EA	\$ 850.00	\$ 5,950.00
Turf Grass (Sod)	0.22	AC	\$ 50,000.00	\$ 11,193.74
Prairie Planting Installation	0.03	AC	\$ 125,000.00	\$ 3,541.09
Landscape Warranty & Maintenance	1	LS	\$ 8,000.00	\$ 8,000.00
			Subtotal	\$ 3,133,695.51
			17% Design Fee	\$ 532,728.24
			20% Contingency	\$ 626,739.10
			Total	\$ 4,293,162.85

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Figure 5.29: Area 4 cost table

Area 5

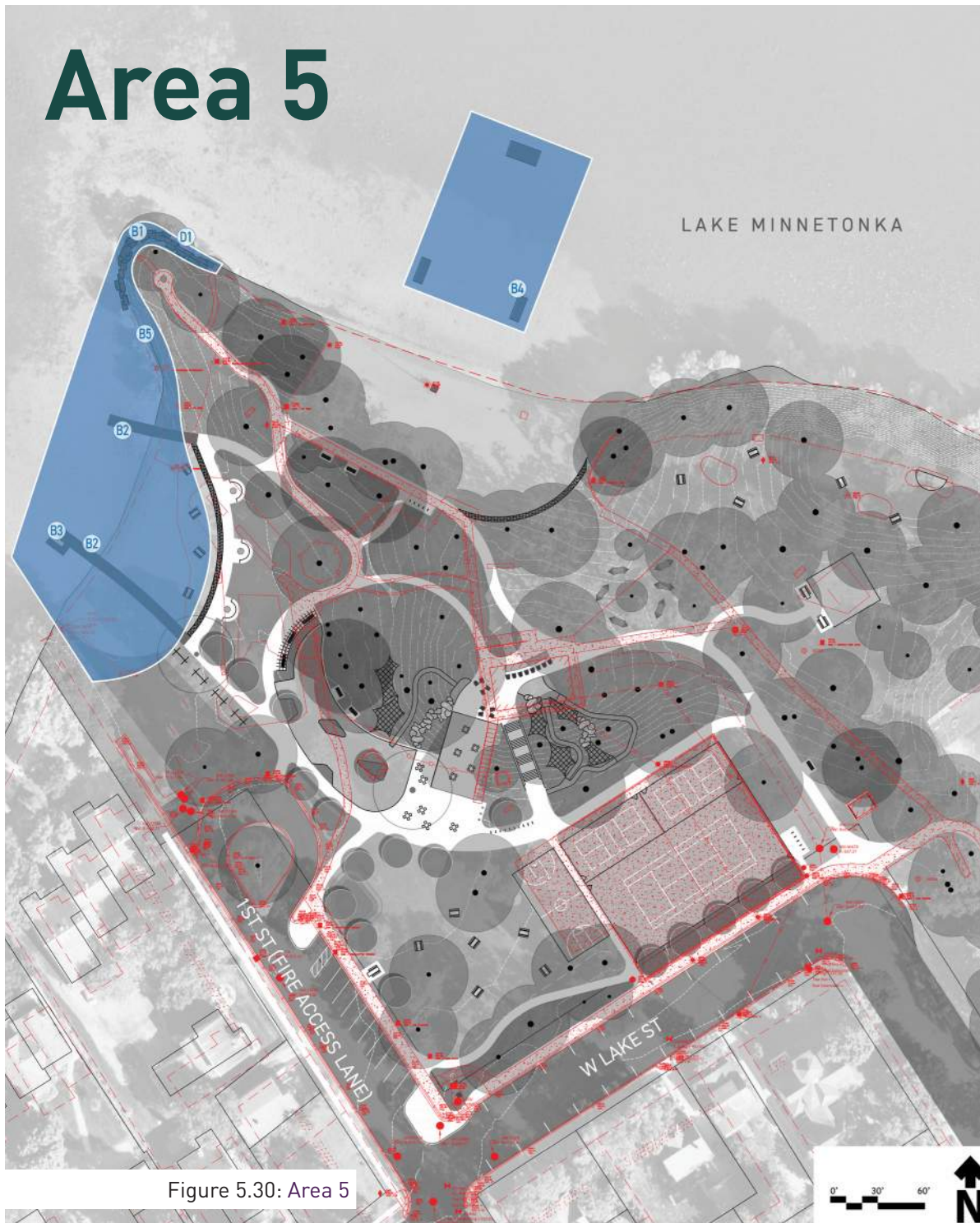


Figure 5.30: Area 5

SHORELINE, DOCKS & PIERS DEMOLITION ITEMS IN AREA 5

- D1 SHORELINE PREP (REMOVE BOULDERS, EROSION FABRIC ETC.)

BUILD ITEMS IN AREA 5

- B1 STONE-STABILIZED SHORELINE EDGE
- B2 WEST BEACH DOCKS & BOARDWALKS
- B3 ADA ACCESSIBLE KAYAK LAUNCH
- B4 EAST BEACH SEASONAL RAFTS & DOCKS
- B5 SHORELINE PLANTINGS

Probable Cost for Area 5 Improvements

PROJECT AREA 5 (SHORELINE, DOCKS, & PIERS)				
Excelsior Commons Mini Master Plan - Opinion of Probable Cost				
Item	Qty	Unit	Unit Price	Total Cost
GENERAL				
Tree Protection	225	LF	\$ 5.00	\$ 1,127.45
Site Prep / Mobilization	1	LS	\$ 32,946.12	\$ 32,946.12
DEMO / REMOVALS				
Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Construction Access	1	EA	\$ 8,000.00	\$ 8,000.00
EARTHWORK				
Common Excavation, Rough & Fine Grading	1,574	CY	\$ 10.00	\$ 15,736.30
Stormwater Management	71	CF	\$ 15.00	\$ 1,058.75
PAVEMENT / CIRCULATION				
Boardwalk (7' Width)	110	LF	\$ 700.00	\$ 77,000.00
ADA Paddlecraft Launch	1	EA	\$ 60,000.00	\$ 60,000.00
SITE FURNISHINGS				
Picnic Table (8' Length, ADA)	4	EA	\$ 3,500.00	\$ 14,000.00
WATER FURNISHINGS				
Seasonal Raft	3	EA	\$ 25,000.00	\$ 75,000.00
Seasonal Dock	2	EA	\$ 100,000.00	\$ 200,000.00
LANDSCAPE				
Stone Stabilized Shoreline Edge	1,200	SF	\$ 160.00	\$ 192,000.00
			Subtotal	\$ 691,868.62
			17% Design Fee	\$ 117,617.67
			20% Contingency	\$ 138,373.72
			Total	\$ 947,860.01

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Figure 5.31: Area 5 cost table

Total Costs



Figure 5.32: Area phasing diagram

- ① PLAYGROUNDS = \$2,680,838
- ② COURTS & W LAKE ST PARK EDGE = \$1,030,707
- ③ CIRCULATION & ADJACENT PLANTINGS = \$1,695,785
- ④ BUILDING & 1ST ST PARK EDGE = \$4,293,163
- ⑤ SHORELINE, DOCKS, & PIERS = \$947,860

ESTIMATED TOTAL:
\$10,650,000

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Stormwater Management

Existing Conditions

As rain falls on Commons Park, it will either absorb into the soil or generally runoff along the ground slope. Much of the park itself drains into Lake Minnetonka. While there are no stormwater best management practices (BMPs) in place to treat the park runoff, the vegetated cover filters the stormwater naturally. The boat access on the west side of Commons contains an underground stormwater BMP that helps improve the water quality of runoff coming from adjacent streets. This water discharges into the lake near the western beach.

While the existing vegetation along the lakeshore helps protect these soils from erosion, there is still significant wave action along the shore that could promote longer term erosion.



Proposed Stormwater Management

All three concepts include expansion of site stormwater management to promote infiltration of stormwater runoff from Commons Park, remove pollution like sediment and nutrients from entering the lake, expand pollinator habitat, and provide buffers from parking or other heavy impervious surface areas. Based on soil conditions, infiltration of stormwater runoff will be leveraged as much as possible, but may require a drain tile to help move filtered stormwater into the local drainage system.

Shoreline erosion is difficult to manage. Bioengineered solutions include a more naturalized approach by leveraging deep, and dense, root systems to hold the soil in conjunction with additional woody debris, or hard armoring, to further protect the shoreline edge. A more protective approach would be to armor the shoreline with rock, or other stone/vegetation combinations. This approach maximizes the shoreline's resistance to erosion from wave action and can also provide access to the water, as a place to sit or step down to the water.

Bacteria can cause frequent beach closures for Excelsior. While this is a watershed-scale issue that requires extensive, adaptive management to resolve, the City should continue to work with their stakeholders to understand the sampling timing and data and support long-term efforts to remove bacteria at its source.

Water Quality

Lake water quality must be managed from both watershed-wide and local scales, making it a challenge to effectively manage. Effective stakeholder partnerships help communities realize local lake quality goals while helping address problems that may need more wholistic participation. Lake Minnetonka provides defining character for many communities who depend on untethered access to the lake recreation.

The beaches of Excelsior Commons are a well-loved and valuable asset to the community. Unfortunately, there are times that beaches must be closed due to water quality issues,

mainly, *Escherichia coli* (E. coli). Water quality is tested daily by Hennepin County. If the pollutant levels are deemed too high for people to be in contact with the water, then City of Excelsior posts signs alerting beach closure. It is hard to determine what exactly is causing the elevated pollution levels, but through evaluation of information gathered by water resource engineers, it is determined that there is a non-point source and that the water quality issues stem from lake-wide, watershed-scale contributors. Therefore, to reduce E. coli, there must be a lake-wide, watershed-scale solution.



Water Quality

Recommendations

It is recommended that studies need to be carried out to determine what exactly is causing the water quality issues. These studies need to take place at the watershed scale and the local beach scale. At the local beach scale, it is recommended that daily monitoring occur that measures air temperature, water temperature, wind speed and direction, and wave action. This information, paired with Hennepin County water quality testing, can help draw potential correlations to determine conditions that contribute to pollutant levels.

At the watershed and lake-wide scales, it is recommended to engage additional stakeholders and encourage more advanced DNA testing. This can be critical in determining the bacteria source and define adaptive management strategies to combat harmful outbreaks. For instance, understanding whether the source is human or wildlife would have a significant impact on the management strategies employed and could have other seasonal impacts.

Behavior change and associated public education campaigns can help with E. coli management. This may include dedicated beach access restrictions immediately after rainfall events, discouraging waterfowl feeding; and better access to waste disposal, including pet waste management.

There are actions that Excelsior can take as a leader in stewardship that can result in improved water quality. These actions may include: reducing fertilizer use, reducing sodium chloride use for winter maintenance, reducing pet waste in lawns and public spaces, and improving stormwater infrastructure. The

City could also evaluate its sanitary sewer system to ensure it is water-tight. Furthermore, advances in biochar use in stormwater management practices have shown promising results for bacteria removal in stormwater management systems. Many of these can be achieved through consistent messaging and education with an effective stakeholder group and additional contribution from those already active in lake management including watershed districts, the Minnesota Department of Natural Resources (MnDNR), and Hennepin County.



Water Quality: E. coli



The following section summarizes documented bacteria (E. coli) issues in Lake Minnetonka, with emphasis on public beaches in Excelsior, and compiles causes of elevated bacteria levels and recommended mitigation strategies based on several sources including:

- [Hennepin County public beach monitoring program](#)
- [Lake Minnetonka Conservation District \(LMCD\) public health guidance](#)
- [Minnesota Pollution Control Agency \(MPCA\) bacteria guidance](#)
- [MPCA Upper Minnehaha Creek Watershed Nutrient and Bacteria TMDL Study](#)
- [Determining Sources of E. coli Contamination in the Minnehaha Creek Watershed using Rep-PCR DNA Fingerprinting Technology](#)
- News articles and other media

E. coli is used as an indicator organism for fecal contamination, signaling the potential presence of pathogens that can cause illness.

Existing Conditions and Monitoring

Beach Monitoring and Closure Protocol

- Hennepin County conducts routine water sampling of public swimming beaches from Memorial Day through Labor Day.
- Samples are analyzed for E. coli bacteria, which serve as an indicator of contamination from human or animal waste.
- Beach closures are recommended when E. coli levels exceed U.S. EPA guidelines and remain in effect until subsequent sampling shows acceptable levels.
- Excelsior beach closures are directly tied to this program; the City notes that Hennepin County monitors and determines closure status.
- Extensive DNA was not likely performed due to costs. However, correlations between rain fall runoff, sediment transport, municipal stormwater facility maintenance, pet waste, and wildlife waste have been validated.

Observed Conditions in Lake Minnetonka

- Periodic closures of Excelsior Commons Beach and other Lake Minnetonka beaches have been documented due to elevated E. coli. Source: [\[kare11.com\]](#)
- The issue is seasonal and episodic, often occurring during summer recreation periods. Source: [\[kare11.com\]](#)
- LMCD notes that periodic beach closures due to elevated E. coli are not uncommon. Source: [\[lmcd.org\]](#)

Water Quality: E. coli

Causes of Elevated E. coli and Beach Closures

The following sources of fecal contamination and environmental transport mechanisms have been identified as the drivers of bacteria exceedances.

Wildlife Sources (Waterfowl)

- Waterfowl (e.g., geese, ducks) are identified as a primary contributor, with droppings entering the lake directly or via runoff.
- This FOX 9 article (fox9.com) specifically identifies fowl droppings washing into Lake Minnetonka as a likely source at Excelsior Beach.

Stormwater Runoff

- Rainfall-driven runoff transports fecal material from the landscape into lakes, causing spikes in E. coli. Source: cbsnews.com
- Hennepin County confirms that waterborne illness-causing organisms are often introduced via stormwater runoff. Source: hennepincounty.gov
- Stormwater systems convey untreated runoff directly to waterbodies, allowing pollutants (including bacteria) to enter Lake Minnetonka. Source: ci.minnetonka.mn.us

Human and Domestic Animal Sources

- E. coli originates from human waste, pet waste, and other animal waste. Source: pca.state.mn.us
- Improper behaviors identified by LMCD include:
 - Sewage discharge from boats (historically addressed via ordinance). Source: lmcd.org

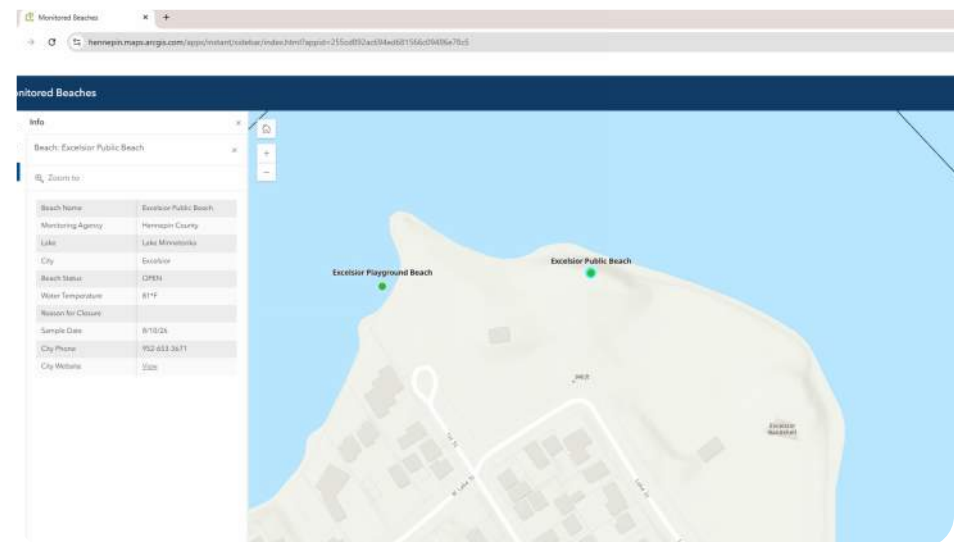
- Poor hygiene practices at beaches (e.g., diapering, illness). Source: lmcd.org

Environmental and Seasonal Factors

- Heavy rainfall events correlate with higher bacteria levels. Source: fox9.com
- Warm temperatures promote bacterial persistence and growth (noted in regional beach guidance). Source: threeiversparks.org

Public Health Implications

Elevated E. coli indicates increased risk of gastrointestinal illness and infections from recreational contact. Source: hennepincounty.gov. As a result, temporary beach closures are a standard and necessary protective measure when thresholds are exceeded.



Water Quality: E. coli



Recommended Solutions and Mitigation Strategies

The referenced sources identify a range of behavioral, regulatory, and watershed-scale solutions.

Behavioral and Public Education Measures

- Avoid swimming within 24 hours after rainfall events. Source: [hennepincounty.gov]
- Do not swallow lake water and practice proper hygiene. Source: [lmcd.org]
- Do not feed waterfowl to prevent congregation and fecal loading. Source: [hennepincounty.gov]
- Properly dispose of:
 - Trash
 - Pet waste
 - Boat waste, source: [lmcd.org]

Source Control – Waste and Sewage

- LMCD requires:
 - Prohibition of sewage discharge from watercraft
 - Mechanical controls (e.g., locked discharge valves) to prevent releases. Source: [lmcd.org]

Stormwater Management and Pollution Prevention

- Reduce pollutant loading to stormwater by:
 - Picking up pet waste
 - Limiting fertilizers and chemicals
 - Preventing debris (leaves, grass, trash) from entering streets and drains. Source: [ci.minnetonka.mn.us]
- Municipal approaches include:
 - Stormwater infiltration practices (e.g., rain gardens) to reduce runoff volume and improve water quality. Source: [minnetonkamn.gov]
 - Monitoring and controlling illicit discharges into storm sewer systems Source: [minnetonkamn.gov]

Monitoring and Adaptive Management

- Continue routine beach monitoring and rapid closure/reopening protocols. Source: [hennepincounty.gov]
- Use monitoring data to inform public advisories and management decisions. Source: [ci.excelsior.mn.us]

Water Quality: E. coli

Key Takeaways for Implementation

- Primary sources are diffuse and event-driven, dominated by wildlife and stormwater transport rather than a single point source.
- Rainfall-driven runoff is the leading trigger for exceedances and closures.
- Effective management requires a multi-tiered approach:
 - Public education and behavior change
 - Source control (waste, sewage, animals)
 - Stormwater management and runoff reduction
 - Ongoing monitoring and rapid response

References

- [FOX 9: Fowl droppings and E. coli in Lake Minnetonka](#)
- [Hennepin County Public Swim Beaches](#)
- [Lake Minnetonka Conservation District – Staying Healthy](#)
- [MPCA Bacteria Guidance \(PDF\)](#)



Permitting and Considerations

Future implementation of shoreline-related improvements at Commons Park should anticipate regulatory review and permitting requirements from both the Minnesota Department of Natural Resources (MnDNR) and the U.S. Army Corps of Engineers (USACE) for any work occurring below the Ordinary High Water Level (OHWL).

Minnesota Department of Natural Resources

Proposed shoreline stabilization measures, boardwalks, docks, and other improvements affecting public waters will likely require authorization through the Minnesota Department of Natural Resources (MnDNR) Public Waters Work Permit Program (MPARS).

Key permitting considerations include:

- Permit fees currently range from \$1,200 to \$12,000, depending on project scope and impacts.
- If calculated fees exceed the minimum fee, the application fee is based on the greatest of the following:
 - 1% of total project cost
 - \$0.75 per linear foot of shoreline affected
 - \$0.75 per cubic yard of fill or excavation within Public Waters
- MnDNR permit review timelines are typically approximately 60 days, assuming a complete application and no significant resource concerns.

U.S. Army Corps of Engineers (USACE)

Project elements such as shoreline stabilization, piers, docks, and other structures below the OHWL may qualify for authorization under applicable Regional General Permits (RGPs).

Expected considerations include:

- Typical review timelines are approximately 60 days, although permit verification may occur more quickly depending on project complexity.

Seasonal Floating Rafts

Seasonal floating swim rafts are generally not expected to require state permitting, provided they remain temporary floating structures, do not adversely affect navigation, and comply with applicable local regulations.



Threatened and Endangered Species Review

Minnesota Natural Heritage Information System

As part of MnDNR permitting, a Natural Heritage Information System (NHIS) Review may be required to identify known occurrences of rare species, native plant communities, and other sensitive ecological resources.

- NHIS review fees are currently \$120 per hour.
- Recent reviews for similar projects have generally ranged from \$250–\$300.
- Additional mitigation, avoidance measures, or seasonal construction restrictions may be required if sensitive resources are identified.

Federal Endangered Species Act Coordination

Because USACE authorization creates a federal nexus, compliance with Section 7 of the Endangered Species Act (ESA) may be required for future shoreline and in-water improvements.

- ESA review is typically completed through the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) system.
- IPaC is used to identify federally listed species, designated critical habitat, and other protected resources that may occur within the project area.
- Species review and consultation requirements should be incorporated into project schedules, as additional coordination may be necessary if listed species or critical habitat are present.



06

Appendices

6.1 Meeting Notes

6.2 Pop-Up Materials

6.3 Survey Results

A: PAC Meeting Notes + Slides	74
Meeting 1 Notes 3/6/2026	75
Meeting 1 Slides 3/6/2026	79
Meeting 2 Notes 4/10/2026	81
Meeting 2 Slides 4/10/2026	84
Meeting 3 Notes 5/15/2026	88
Meeting 3 Slides 5/15/2026	90
Meeting 4 Notes 6/12/2026	95
Meeting 4 Slides 6/12/2026	97
Meeting 5 Notes 7/17/2026	107
B: Pop-Up #1 Materials	109
C: Online Survey 1 Results	118
D: Pop-Up #2 Materials	174
E: Online Survey 2 Results	179

A: PAC Meeting Notes + Slides

Meeting 1 Notes | 3/6/2026

Meeting Notes

Meeting Date: **Friday, March 6, 2026 at 10:00am**

Meeting Location: **106 Center Street, Excelsior, MN**

Attendees: **Kevin Quinn, Parks & Natural Resources Manager, City of Excelsior**
Keri Sobiech, Parks and Recreation Commission Chair
Chrystal O'Hanlon, City Council Representative
Katie Day, Community Member-at-large
Jeff Thomas, Community for The Commons Director (virtual)
Sheila McMillan, Community for The Commons Chair
Tim Gephart, Heritage Preservation Commission Commissioner
Tim Amundsen, Public Works Director, City of Excelsior
Britton Jones, Bolton & Menk
Adam Luckhardt, Bolton & Menk (virtual)
Tim Olson, Bolton & Menk
Anna Springer, Bolton & Menk
Lucia Bennett, Bolton & Menk
Rachel Burand, Bolton & Menk

Subject: **Excelsior Commons PAC Kick-Off Meeting**
City of Excelsior, MN
Project No.: 25X138360000

1. INTRODUCTIONS

2. PROJECT BACKGROUND/OVERVIEW

a. PREFACE/CONTEXT GUIDING PRINCIPLES – Discussion:

- Guiding Principle 1:
 - a. The Commons has the draw of a regional park/destination that sees large crowds, but City is not looking to scale it up or design for more use. The City wants the best version of the great park they already have.
 - b. The City wants to create spaces that are crisper and nicer, something that the community can be proud of, with maintenance in mind. Passive use (walking, nature, picnicking) is the biggest focus of programming. The City already has bigger events in place, and does not need any additional programming. People come for the location and the lake, not necessarily because of the amenities in the park.
 - c. The community was more “blue collar,” sleepier, and community-based 10-20 years ago, and the thought process, budget, and staffing levels when the master plan was completed (2017) were different. The park functions as a regional park now, which differs from the master plan. The City is not looking for more intensive use at the park than it already sees.
- Guiding Principle 2:
 - a. The City supports incremental improvements over time that are not radically different than before, which is how the recent ball park improvements were implemented, despite pressure to build bigger and better.
- Guiding Principle 4:
 - a. It will be important to maintain viewsheds, tree canopy, and the pattern of the knolls. e.g. The

kayak rack location was selected based on keeping existing views open.

- b. The City is open to ideas about new viewsheds. Kayak racks example (location determined from keeping existing view sheds)
- Guiding Principle 5:
 - a. The City prefers to continue the language of new architecture already in the park (natural, wood, materials).
- b. **PREVIOUS STUDIES: PARENTAU/GRAVES – PUBLIC OPINION STUDY**
- c. **PREFACE/CONTEXT FOUNDATIONAL QUESTIONS FOR STEWARDSHIP OF THE COMMONS**
- d. **PREVIOUS STUDIES: SRF – CONDITIONS STUDY OF THE COMMONS**
- e. **MASTER PLAN**
 - Completed in 2017
 - Current master plan scope will address: playground, ADA access, athletic courts, entry sequence, buffer for residents across the street, picnicking, beaches, and water quality concerns.

3. **PROJECT GUIDING PRINCIPLES** – Discussion:

- a. **Guiding Principle 1:** *Keep it Grounded: Be rooted in the master park plan and on-going stakeholder feedback*
 - City confirmed this goal looks good, and the previous master plan is the basis of what we grow out of.
- b. **Guiding Principle 2:** *Make it Durable: Consider the land, trees and water as primary infrastructure and design maintainable and sustainable features*
 - City confirmed this goal and noted its important for maintenance to not have to add more staff to maintain more, and ensure the City's investments are taken care of.
 - City noted they have the tax money to implement the park, but have a small staff and small public works department, and those funds do not carry over to maintenance. The City has found creative solutions (e.g. Using a phone app to lock bathrooms and switch on/off baseball lights remotely).
- c. **Guiding Principle 3:** *Make it Flexible: Develop design solutions to create flexibility in day-to-day and seasonal use to maximize park functionality*
 - City noted it is a 5-acre park, and accessible connecting routes are important. City appreciated the “no dead ends” approach from BMI's proposal.
- d. **Guiding Principle 4:** *Make it Accessible: Preserve and create sight lines, make circulation welcoming and accessible*
 - Accessibility will be a challenge due to the site topo, but PW noted the City will need to be open-minded to shifting park amenities to achieve ADA access.
- e. **Guiding Principle 5:** *Be Implementable: On time and on budget*
 - Sequencing/phasing will be key for implementation, as well as funding strategies.
 - Agreement that we don't want to impact new improvements to get to the next phase in the sequence.
 - BMI confirmed the schedule is still on track despite the later project start.

4. **PROJECT GOALS** – Discussion:

- a. **Beaches & Water Quality**
 - Tim O. looked into TDML report and noted there are many uncontrollable sources of bacteria in this lake contributing to water quality issues (watershed-wide water quality issues, sanitary sewer crossing the lake, wildlife (geese, other avian sources), agricultural runoff, etc.)

- a. Performance Metrics: MN is introducing a program to get municipalities on board with improvements, but animals and agriculture are hard to influence.
 - City noted lake water is inundating the pipe at the end of 1st Street when the lake level rises, which limits the surrounding topography. Tim A. noted Public Works has battled this issue for at least 10 years, and has found it is a significant investment to divert water when so many variables are at play and answers aren't linear or clear.
 - Education on pet waste: City noted the community is good about cleaning up after pet waste, and they have doubled or tripled the quantity of pet waste bags offered in the park.
 - Question on bacteria in beach sand vs. water (especially at the toddler beach): Tim O. noted most of the bacteria comes from the lake itself.
 - Boaters unloading from Big Island is another known problem impacting Excelsior's water quality.
 - Lake Minnetonka Conservation District oversees the lake's water quality.
- b. **Accessible Site**
 - Chrystal noted she is the Council Liason and can take anything for Council review twice/month, which can support efficient decision making.
 - c. **Clear Design Identity**
 - d. **Site Programming**
 - City wants to make the site cohesive with what they've already done. We don't need to create a new aesthetic. Structures are not as important as viewsheds, and the park should "speak for itself" and be the beauty instead of a structure as the focus.
 - The new firepits near the band shell are a cool, unique, popular feature that people enjoy and have shown respect, which was unexpected.
 - e. **Implementation Strategy**
 - f. **Playground Integration**
 - No theme is needed for the playground, but it needs to fit into existing topography, look nice, and focus on playability. As for aesthetics, it should be timeless and not something that would be considered an eye sore or something to be redone in 5-10 years.
 - There should be a "cool" factor or a "wow" factor without leaning into a theme. Unique, custom equipment (open to animal customizations) that no one else has. Color is not as important as the experience for a kid to find something they love, and that makes them want to go back.

5. ENGAGEMENTS – Discussion:

- a. City, PAC, and BMI to keep open communication.
- b. City can obtain casual feedback from Commission throughout the project process, and prefers to do this work upfront to avoid surprises and ensure Council approval.
- c. It is important to know where the feedback is coming from (residents vs visitors). BMI will ask visitors how often they visit and where they're from.
- d. Katie noted she completed a virtual survey last summer focused on the playground, and Kevin has provided the survey info/results to Britton.
- e. The first engagement event will include some aesthetic options for the public to respond to and provide feedback.

6. SCOPE & SCHEDULE – Discussion:

- a. Meetings identified in the schedule still need to get scheduled.
- b. The first engagement event will occur sometime in the end of April or early May, and paired with an already scheduled community event. Ideas included school events, book fair, prom, library events, Arbor Day, or

brewery events. The City can run event ideas past Carrie (staff intern).

7. NEXT STEPS / CLOSING REMARKS – Discussion:

- a. BMI will add a goal about cohesion with past work (see attached revised presentation with newly added goal #7 on slide 9).
- b. Topographic survey will be completed within next few weeks, weather depending.
- c. The PAC agreed to schedule the next meeting for Friday, April 10 at 11:30am. A Council meeting is scheduled for April 20 (1st and 3rd Mondays monthly), so Chrystal can obtain feedback shortly after the next PAC meeting.
- d. The first engagement event will be held at Excelsior Brewery. The second event (June) will be during a Concert in the Park event.
- e. Kevin to send original RFP and presentation to Tim and Katie.

EXCELSIOR COMMONS MINI MASTER PLAN

Project Kick-Off Meeting

1. INTRODUCTIONS (5 mins)

2. PROJECT BACKGROUND/OVERVIEW (10 mins)

3. PROJECT GUIDING PRINCIPLES (15 mins)

4. PROJECT GOALS (15 mins)

5. ENGAGEMENTS (5 mins)

6. SCOPE & SCHEDULE (5 mins)

7. NEXT STEPS / CLOSING REMARKS (5 mins)



BOLTON & MENK

INTRODUCTIONS

Name, Organization, Title/Expertise, Project Role

PROJECT OVERVIEW BACKGROUND

PREFACE/CONTEXT GUIDING PRINCIPLES

The foundational principles of the plan were identified and validated through two years of research and public engagement. The Commons Master Plan Work Group convened 10 public meetings and collected feedback from hundreds of local residents and businesses. Independent historic and condition studies were also completed. These efforts informed the creation of the conceptual design. The plan is comprehensive in nature, and is intended to serve as a binding framework for future development and renovation projects in The Commons. The consensus-driven, guiding principles for The Commons are as follows:

1. The Commons is cherished as a community park primarily for the benefit of South Lake Minnetonka residents and businesses. There is community consensus that The Commons functions as a neighborhood park for Excelsior residents, and as a community park for South Lake Minnetonka residents. It does not function as a regional park intended to draw large audience from outside the community. Scale and mass of future proposed projects should reflect this intended audience.

2. South Lake Minnetonka residents and businesses support incremental improvement to, rather than radical redesign of, The Commons. The objective of future capital projects should be to improve upon what already exists, rather than attempt to create wholly new concepts and amenities.

3. The community's preferred uses of the park are passive and unstructured (ie. walking, casual sporting activities, lake viewing, etc.) as opposed to new large-scale, organized events. As such, future proposals for new elements and programming in the park should be consistent with these types of uses.

4. Proposed changes and improvements must preserve The Commons' historic elements as identified in the PVN report.

5. The architectural language for improvements to The Commons should be inspired by a "summer" or "lake" aesthetic, and reflective of Excelsior's legacy of simple, unadorned wooden structures and natural materials. Future structures should be buildings of today, influenced by history without creating historical replicas.

6. Capital improvement projects must balance design aesthetics with the need for sustainable upkeep and maintenance. Proposed renovation or development projects should include costs of ongoing maintenance in their budgets.

PROJECT OVERVIEW BACKGROUND

PREVIOUS STUDIES: PARENTEAU/GRAVES - PUBLIC OPINION STUDY

Purpose:

- The purpose of the study was to better understand residents' and local businesses' vision, priorities, preferences and concerns for The Commons.

Methodology:

- The study solicited public opinion through a combination of 10 focus groups meetings with 155 Excelsior resident and business group participants. An electronically administered survey was also used to capture public opinion and feedback from 221 Excelsior residents and 114 broader South Lake Minnetonka residents. A copy of the study is attached as Exhibit A.

Lessons Learned:

Key findings gleaned from the study included:

1. The Commons is a "community park" – for the primary benefit of South Lake Minnetonka residents & businesses

2. Most popular uses of The Commons are passive and unstructured

3. Widespread agreement that The Commons needs "significant attention and revitalization"

4. Strong public sentiment for incremental, rather than radical changes to The Commons

5. Priority areas include:

- improved "walkability" of the park
- renovation of beach area & facilities
- shoreline restoration
- redesign of the "Port" area
- revamp of the bandshell
- encourage winter usage

PROJECT OVERVIEW BACKGROUND

PREFACE/CONTEXT FOUNDATIONAL QUESTIONS FOR STEWARDSHIP OF THE COMMONS

Prior to creating the conceptual design for The Commons Master Plan, the Work Group wanted to establish a consensus-driven set of principles upon which this work could be based. The Work Group approached this task by asking – and through a series of three studies answering – several simple questions:

• Who is the primary audience of The Commons?

• What are the primary intended uses of The Commons?

• What aspects of The Commons require attention, renovation or replacement?

• What elements of The Commons are historic and deserving of preservation?

The summaries below detail the three studies that were conducted and the lessons learned from each.

PROJECT OVERVIEW BACKGROUND

PREVIOUS STUDIES: SRF - CONDITIONS STUDY OF THE COMMONS

Purpose:

- The purpose of this study was to engage a landscape architecture & engineering firm to conduct an objective inventory of The Commons and catalog necessary improvements.

Methodology:

- SRF staff conducted a day-long, walk-through survey of the park to note and document existing conditions in The Commons. Their report describes these conditions by use zone and recommends improvements for each zone.
- A copy of the SRF study is attached as Exhibit B.

Lessons Learned:

The SRF study identified the following deficiencies in The Commons:

• lack of ADA access throughout the park

• current walkways too narrow / no formal walkway along shoreline

• band shell, concessions and bath house structures in need of significant revitalization or replacement

• lack of defined picnic areas

• erosion on steep hillside

• lack of vegetative barrier along shoreline

• need to replace lighting along the street edge, at the courts and in the ball park

• need a plan to maintain and replace trees and other vegetation in the park

EXCELSIOR COMMONS PARK MINI MASTER PLAN

89
Page 201 of 370

MASTERPLAN EXELSIOR COMMONS

The map shows a coastal development area. A large orange-outlined polygon on the left side of the map is labeled "PROJECT AREA". The map includes various labels for different zones and features, such as "BEACH", "PLAYGROUND", "TENNIS COURT", "BASKETBALL COURT", "SOFTBALL FIELD", "BASEBALL FIELD", "PARKING LOT", "TRAIL", "WALKWAY", "BIKEWAY", "LANDSCAPE", "WATER", "SEA WALL", "POND", "LAKE", "RIVER", "HILL", "MOUNTAIN", "CLIFF", "CANYON", "VALLEY", "PLATEAU", "DUNHILL", "HILLSIDE", "MOUNTAIN TOP", "CLIFF TOP", "CANYON TOP", "VALLEY TOP", "PLATEAU TOP", "DUNHILL TOP", "HILLSIDE TOP", "MOUNTAIN TOP", "CLIFF TOP", "CANYON TOP", "VALLEY TOP", "PLATEAU TOP".

1. **Keep it Grounded:** Be rooted in the master park plan and on-going stakeholder feedback
2. **Make it Durable:** Consider the land, trees and water as primary infrastructure and design maintainable and sustainable features
3. **Make it Flexible:** Develop design solutions to create flexibility in day-to-day and seasonal use to maximize park functionality
4. **Make it Accessible:** Preserve and create sight lines, make circulation welcoming and accessible
5. **Be Implementable:** On time and on budget

1. **Beaches & Water Quality:** Investigate and offer solutions for water quality and beach functionality
2. **Accessible Site:** Site circulation and site lines that are beautiful and safe
3. **Clear Design Identity:** The plan clearly establishes design direction that is grounded in Excelsior's identity
4. **Site Programming:** Incorporate site functions and flexibility as agreed upon with stakeholders
5. **Implementation Strategy:** The development of a clear path forward for project sequencing
6. **Playground Integration:** The design of a playground that is of the function, style, and budget that can move forward in the near future
7. **Cohesion:** The design is aesthetically cohesive with the previous phases of work completed within the Commons.

1. **Online Engagement:** Two virtual surveys
2. **Community:** Two pop-up engagements
3. **Advisory Team:** Monthly meetings
4. **Regulatory or Commissions Groups:** One meeting each
5. **City Council Meeting:** Council approval

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1. Solidify Guiding Principles & Goals
2. Develop initial site analysis
3. Develop initial site concepts
4. Complete topographic survey
5. Determine date for next PAC meeting (week of...)
6. Planning for first public engagement

Meeting Notes

Meeting Date: **Friday, April 10, 2026, 11:30am-1:00pm**

Meeting Location: **106 Center Street, Excelsior, MN**

Attendees: **PAC:**

Kevin Quinn, Parks & Natural Resources Manager, City of Excelsior

Tim Amundsen, Public Works Director, City of Excelsior

Keri Sobiech, Parks and Recreation Commission Chair

Katie Day, Community Member-at-large

Jeff Thomas, Community for The Commons Director (virtual)

Anne Vogel, City Council Representative

Tim Gephart, Heritage Preservation Commission Commissioner

Chrystal O'Hanlon, City Council Representative

Bolton & Menk:

Britton Jones, Anna Springer, Rachel Burand, Lucia Bennett

Subject: **Excelsior Commons PAC Meeting**

City of Excelsior, MN

Project No.: 25X.141379.000

1. **Introductions**
2. **Review of Guiding Principles and Project Goals**
3. **Review of Existing Conditions map and images, and historic images of the park**
4. **CONCEPT A – Discussion:**
 - a. **Key Takeaways:** moves play out of the view of the lake, moves the building off the hill, swim dock structure to help reduce wave action + enclose swim beach, stormwater
 - b. BMI to show fire lane access to the beach on the plan.
 - c. Basketball to a half court: PAC members note that the full court gets used quite a bit as a full court. Anne and Keri noted switching from a full court to half court would be viewed as a 'take away', and keeping a full court is important, even if it is not regulation sized.
 - d. Show the dock as a different color to differentiate it from concrete path.
 - e. Jeff asked if the picnic area is big enough. BMI to show picnic tables, bench seating, and callout picnic areas.
 - Discussion on anchored and moveable tables/seating. Tim A. noted the preference is for heavy/weighted moveable furniture. Easily moveable furniture will get moved and the preference is for people to know what to expect where. No cabled/chained furniture.
 - f. This concept removes 16 trees, and proposes 11 new trees.
 - Discussion on impact of building demolition on mature trees. Equipment will need to be routed carefully to protect existing trees to remain. Tim A. noted the staircase area has been maintained as an open corridor for building demolition.
 - Current tree survey does not show recently planted trees. Recently planted trees could be relocated.
 - g. Discussion on the Boardwalk:

- PAC raised questions on whether the boardwalk is floating, would it be removed in winter, would ice damage it in winter. Tim A. noted the conditions are tricky and it would take more maintenance. Keri asked about putting in a bubbler to keep it from freezing in winter.
- Questions about how to prevent larger, motorized boats from docking along the boardwalk.
 - a. More buoys may be need to keep boats away.
 - b. Britton noted the Theodore Wirth example has railing on the outside edge to prevent docking and getting out onto the boardwalk.
- The dock is also programming for teens, and serves as a barrier for boats that get too close to the beach currently. Tim A. removed the previous docks because they were a hazard.
- Could it become a skating area?
- Perpendicular dock coming out from the beach may be best of both worlds.
- Chrystal noted it is very shallow water here, boats don't come here often.

5. CONCEPT B – Discussion:

- Key Takeaways:** Building built into hillside with occupiable rooftop space at grade with the top of the hill, leisure/play for teens at the top of the hill, kids play down lower with a lower height for view and direct access to restrooms, angled parking on first street turned to parallel parking to improve views entering the park at corner of 1st and W Lake St (primary residential access point) and better frame the park entrance
- Tim A. and Chrystal agreed no lighting is needed in park, no lighting for athletic courts (no lights currently).
- Tim A. noted there is not room for kayak storage racks to go to the edge of the property with the need to keep the fire lane open.
- BMI to show seating/bench, and picnic locations.
- Tim G. noted he likes the idea of the building being built into the hill, which makes it disappear and opens up views at the top of the hill.
- Katie noted the dispersed play areas are not as ideal for parents watching kids of different ages. Little kid play needs to be close to the bathrooms.
- Kevin noted 'The Perch' (occupiable building roof and hill top area) has good sightlines to each of the play containers.
- Keri and Anne noted that making the kayak rental space permanent is interesting. That service is run by a concessioner. Could there be concessions within the building?
- This option has more oak savannah plantings than what is planted there currently – preference to call it 'oak savannah' or 'prairie plantings'.
- This concept has the least amount of tree removals.
- Tim G. noted this is the most open and clean option, prefers the building built into the hillside, and it is good that it focuses on the playground.

6. CONCEPT C – Discussion:

- Key Takeaways:** Swapped the tennis and basketball courts to improve viewshed from southeast entrance, smaller building on top of the hill (where it is currently), addition of lawn games (bocce ball, bags/cornhole, and table tennis), one big, consolidated play container in same location as current, plaza space to look over water, terracing steps/seating theme throughout, and addition of fire pit nodes.
- Question was raised on whether it would be possible to do a more simple, traditional swimming dock rather than the one shown in Concept A?
- Tim G. noted Concept C is too cramped. Concept B feels nice, open, and clean, and focuses on the playground.
- The play containers in Concept A are smaller than Concepts B and C.

- e. Anne noted she likes pieces from each of the three concepts, but that Concept A would be her first choice if she had to choose between them as-is. Keri agreed.
- f. Question was asked on if there is room to have the Concept B building added to Concept C with the new court locations? – Yes.

7. NEXT STEPS

- a. PAC agreed to show all three concepts at the community Pop-Up Event on April 16th.
- b. Online survey will open on April 16 at 4:30pm, and will be open for two weeks (closing on April 30).
- c. City-wide messaging has gone out. Tim A. has set up sandwich boards at the park with the poster/QR code.
- d. BMI to summarize and share findings from public engagement Pop Up.
- e. Chrystal will share this meeting material at the April 20th Council meeting to gather Council feedback.
- f. Crystal notes that council frowned upon putting structure into the knolls. This came up during the baseball storage discussion in the previous process. PAC supports the building built into hillside concept, but wanted BMI to be aware of potential push back.
- g. Next PAC meeting to occur Friday, May 15th, 11:30 to 1pm.
- h. BMI will refine to a single concept to share in June.

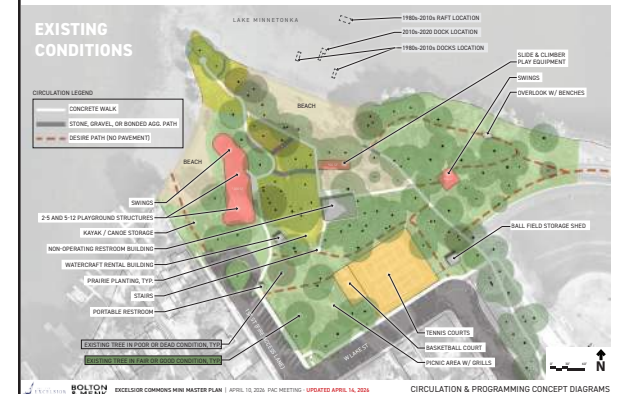
Meeting 2 Slides | 4/10/2026

PROJECT OVERVIEW GUIDING PRINCIPLES

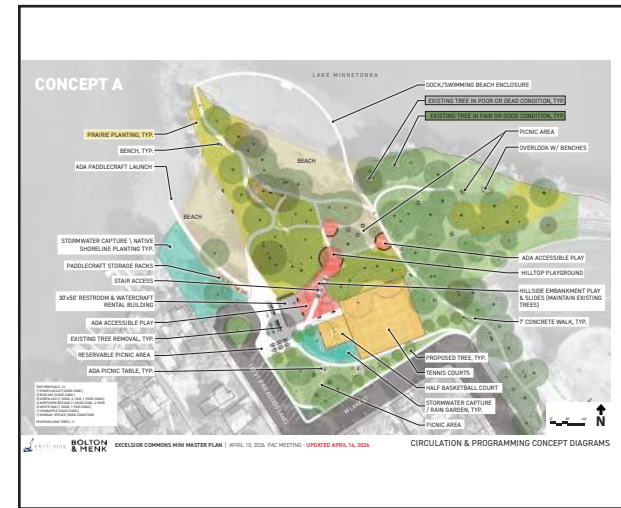
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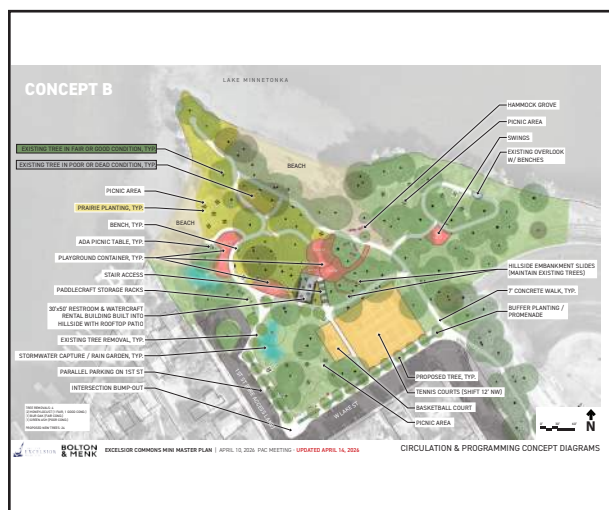
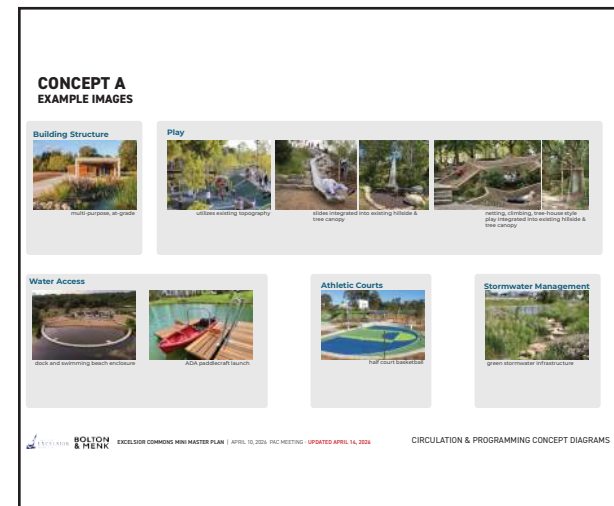
PROJECT OVERVIEW GOALS

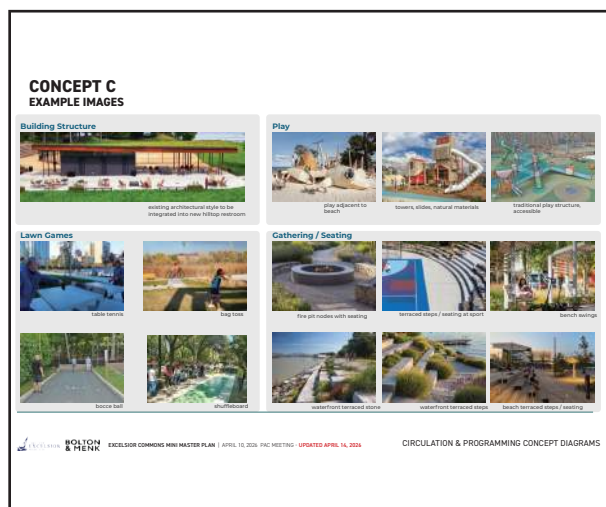
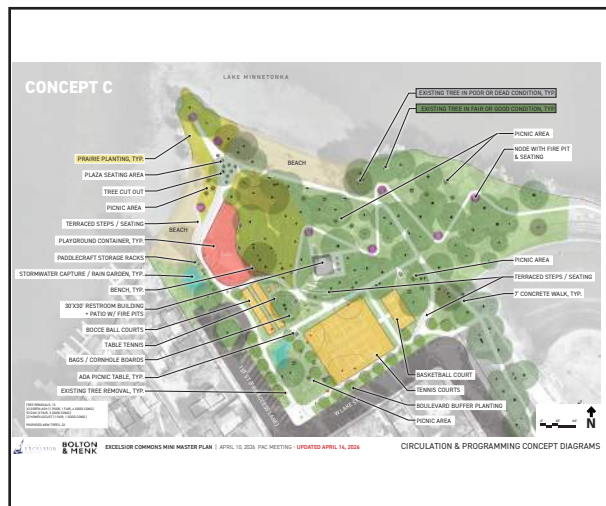
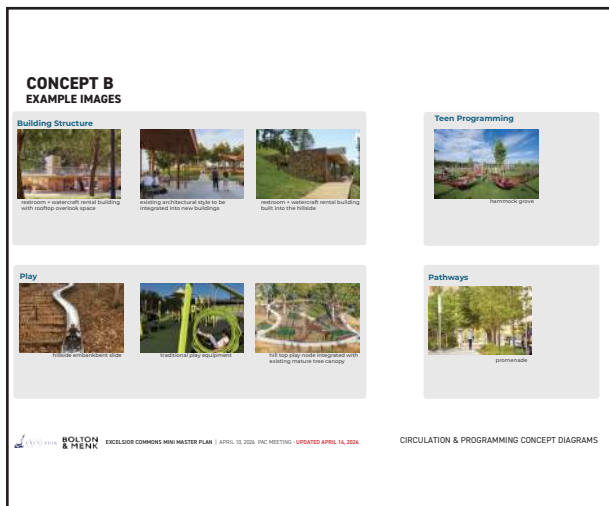
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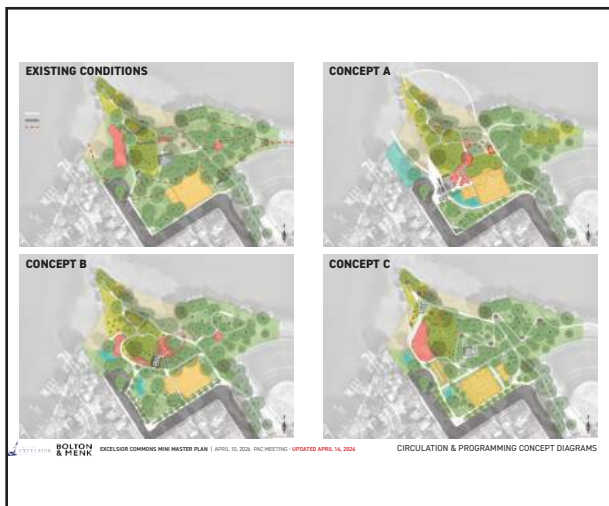


EXISTING CONDITIONS









Meeting Notes

Meeting Date: **Friday, May 15, 2026, 11:30am-1:00pm**

Meeting Locations: **106 Center Street, Excelsior, MN and Excelsior Commons Park**

Attendees: **PAC:**

Kevin Quinn, Parks & Natural Resources Manager, City of Excelsior

Tim Amundsen, Public Works Director, City of Excelsior

Keri Sobiech, Parks and Recreation Commission Chair

Katie Day, Community Member-at-large

Jeff Thomas, Community for The Commons Director (virtual)

Chrystal O'Hanlon, City Council Representative

Bolton & Menk:

Britton Jones, Anna Springer, Rachel Burand, Lucia Bennett

Subject: **Excelsior Commons PAC Meeting**

City of Excelsior, MN

Project No.: 25X.141379.000

1. Introductions

2. Review of April Open House Event and Community Survey results

3. Engagement – Discussion:

- a. **Key Takeaways:** Pickleball was highly desired based on the open house feedback and survey results, however council is considered about noise complaints from residents adjacent to the park -additional information on pickleball feedback is helpful. ADA accessible play is a key consideration – both accommodating disabled kids and disabled caregivers.
- b. BMI will follow up with information on how many residents asked for pickleball courts vs how many nonresidents asked for pickleball courts. Council Liason will bring this information to council.
- c. ADA access and playgrounds: ADA accessible playground equipment exists on a spectrum (some features can be used while in a wheelchair, some require transfer). ADA access is a key issue for council. Disabled caregivers should also be considered
- d. Slides: See Jennifer from council meetings comments about slides – “do people above age 5 really use them?” – survey results show slides are preferred across age groups (not including teens)
- e. Council Liason (CL) - there is not comment about keeping the top of the knoll open in the master plan, in fact the master plan includes a proposal about building on the knoll
- f. Britton points out tree canopy, knolls, beaches, views are ‘character defining’ according to the previous report.
- g. CL thinks bringing kids into trees is important to make tree lovers and future stewards of the park

4. Refined concept - Discussion:

- a. **Key Takeaways:** Overall positive feelings about the refined concept, accessibility will be important. Building into the knoll may be an issue with some – was an issue with the baseball storage shed, but it does preserve views.
- b. Chrystal says limestone wall and rock scramble are reminiscent of old baseball seats – call backs to the park's

history are good.

- c. City is open to bringing back docks and rafts. There may be a liability issue that will need to be addressed with the city attorney.
- d. Could the basketball court be used as a mini-pitch or multi purpose?

5. **Building test Fits – Discussion:**

- a. **Key Takeaways:** This is still an early phase, so details will be decided later. Questions about use still remain.
- b. Question: Would the storage in the building replace the current storage? It could, but we could also keep the storage building for baseball
- c. Concessions: Flexible space is ideal, but may not work for concessions. Concessions may need to be separate use due to Hennepin County regulations. Concessions plans should be further developed.
- d. Kayak rental: Current racks by the beach are for residents. Where would kayaks, paddleboards, paddles and life vests be stored in the new building? Uncertain if building should be planned around private rental business.
- e. Park equipment storage: Maintenance shop is close, so mowers and equipment will not need to be stored here. Cleaning supplies will be.
- f. Life guard storage: If the park has life guards, there will need to be a space for their stuff, etc. Possibility for three bathrooms and one life guard room
- g. Lobby space could function as a warming house, emergency shelter for a storm
- h. Counter window is helpful to the public, nice to have a space to rent for birthday parties etc.
- i. Lobby area have security needs. Need locks that are remote access/on a timer. Need a security system. Bathrooms accessible from outside the lobby are ideal.

6. **Site Visit – Discussion:**

- a. Utilities are the western entrance are a sewer lift station – hatch access must remain. Bump out still possible with hatch access.
- b. Tim repeated desire for clean edges for beaches/surfacing changes. Agreement that sand beach on the east side should not extend far beyond the pine trees, and top of the knoll should be turf.
- c. Keri and Chrystal repeated desire for a foot washing station.
- d. Group agreed to push for embankment slides on both sides of the knoll as shown in refined concept.
- e. Pickleball will be a question for council.
- f. Chrystal suggested a council work session on site. Will look at June 1 or June 14 or call special session.

7. **NEXT STEPS**

- a. BMI will follow up with more specific information about desire for pickleball from residents vs. non-residents.
- b. Chrystal will take additional pickleball information to council.
- c. Chrystal will look into scheduling a site visit work session with council before the next community engagement event - possibly June 1 or June 14
- d. BMI will refined playground concepts.
- e. Next PAC meeting TBD – possibly 6/12
- f. Next community engagement event is June 17 at concert in the park

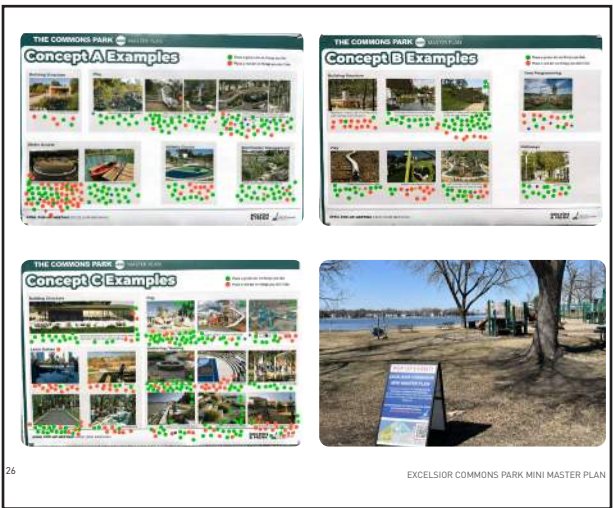
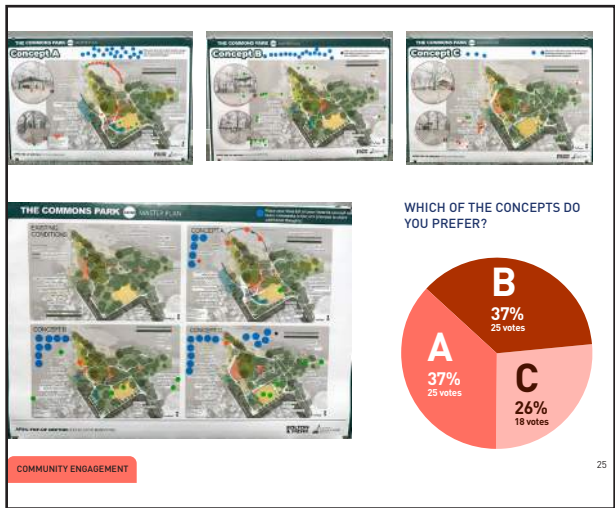
The diagram illustrates the timeline of engagement events:

- April - June 2026**: Represented by a calendar icon.
- 162 Survey Responses**: Represented by a speech bubble with a pencil icon.
- 2 In-Person Engagement Events**: Represented by a person walking under a shelter icon.

Engagement Events Timeline

Date	Event Type
April 16, 2026	Online Survey Launched
April 16, 2026	Open House #1
May 4, 2026	Online Survey Closed
June 17, 2026	Open House #2

A photograph on the right shows a group of people gathered around informational displays at an open house event.

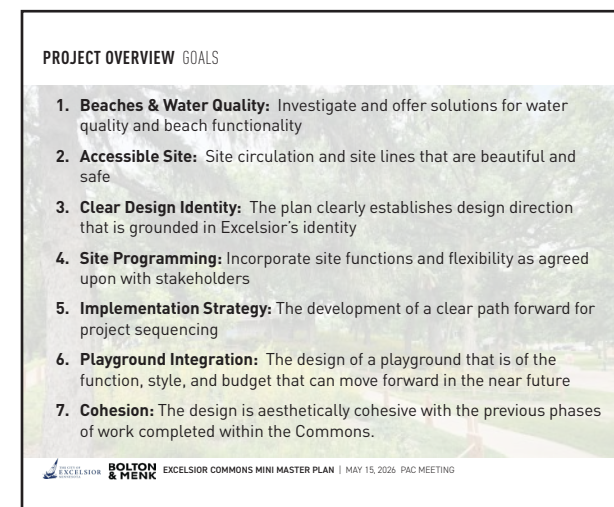
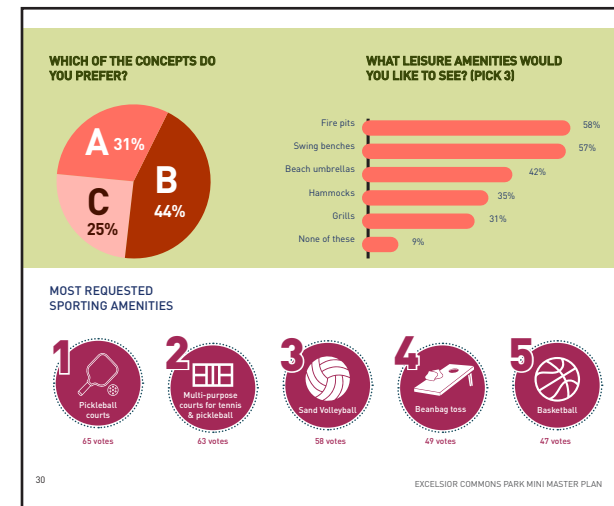
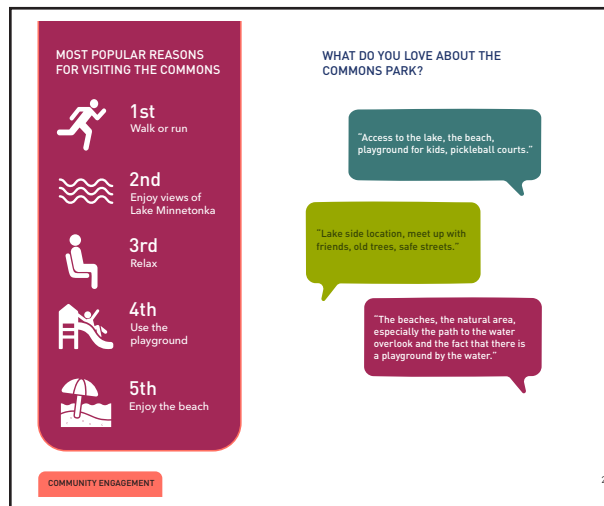
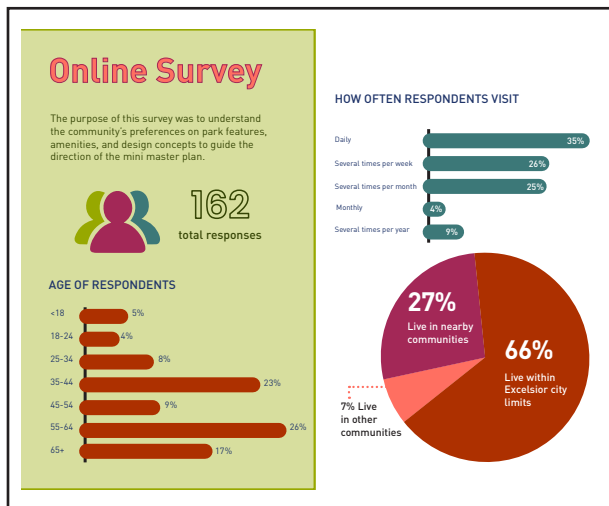


“Should include a pickleball court and tennis court”

“Keep as many trees as possible”

“We feel strongly that the tennis court redo should include 1 tennis court and 2 pickleball courts.”

“Basketball court needs at least two hoops.”



EXAMPLE IMAGES

Play

slides integrated into existing terrain & tree canopy

netting, climbing, tree house style play integrated into existing hillside & tree canopy

programmed shade from natural materials

Athletic Courts

combined pickleball & tennis

Teen Programming

hammock grove

swimming dock w/ ADA paddlecraft launch

stabilized shoreline

Gathering / Seating

fire pit nodes with seating

picnic area

Water Access

stabilized shoreline

ADA paddlecraft launch

Stormwater Management

green infrastructure stormwater management

Building Structure

existing architectural style to be integrated into new building

EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

EXAMPLE IMAGES

REFINED CONCEPT

EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

PRELIMINARY ADA ACCESS*

*TO BE VERIFIED IN FINAL DESIGN

• 10% SLOPE (MAX 1:12)
• 5% SLOPE (NON-ADA)
• 1% SLOPE (NON-ADA)

EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

EXISTING SURVEY + CONCEPT PLAN

EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

BUILDING TEST FITS

EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

BUILDING FLOOR PLANS

SMALL

FOUR (4) SINGLE OCCUPANCY RESTROOMS
STORAGE
MECHANICAL (SUB SF)
LOBBY

24'0" x 30'0" = 720 SF
100 SF STORAGE
4 RESTROOMS (80 SF EA.)

MEDIUM

FOUR (4) SINGLE OCCUPANCY RESTROOMS
STORAGE
MECHANICAL (SUB SF)
LOBBY

24'0" x 45'0" = 1,080 SF
100 SF STORAGE
4 RESTROOMS (80 SF EA.)
1 RESTROOM (80 SF EA.)
100 SF LOBBY / CONCESSIONS

LARGE

FOUR (4) SINGLE OCCUPANCY RESTROOMS
STORAGE
MECHANICAL (SUB SF)
LOBBY
CONCESSIONS

24'0" x 60'0" = 1,440 SF
100 SF STORAGE
4 RESTROOMS (80 SF EA.)
1 RESTROOM (80 SF EA.)
100 SF LOBBY / CONCESSIONS
100 SF CONCESSIONS

ADDITIONAL CONSIDERATIONS:
• ADA TOILETING TABLE (NOT CODE REQUIRED, WOULD NECESSITATE A LARGER ROOM (7x10' MIN.))
• ACCOMMODATIONS FOR OUTDOOR SHOWER

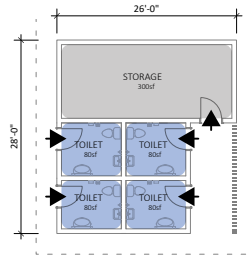
EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2024, PAC MEETING

PARK STRUCTURE - 3 PROGRAM OPTIONS

Small	Medium	Large
1. Four (4) single occupancy restrooms	1. Four (4) single occupancy restrooms	1. Four (4) single occupancy restrooms
2. Storage + Mechanical (400sf)	2. Storage + Mechanical (400sf)	2. Storage + Mechanical (400sf)
	3. Lobby	3. Lobby
		4. Concessions

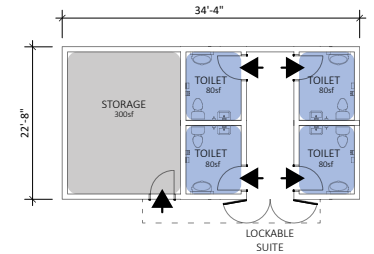
EXCELSIOR
BOLTON & MENK
EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2026 PAC MEETING

PARK STRUCTURE - PROGRAM CONCEPT LAYOUTS



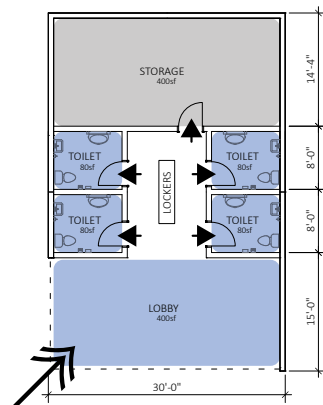
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PARK STRUCTURE - PROGRAM CONCEPT LAYOUTS



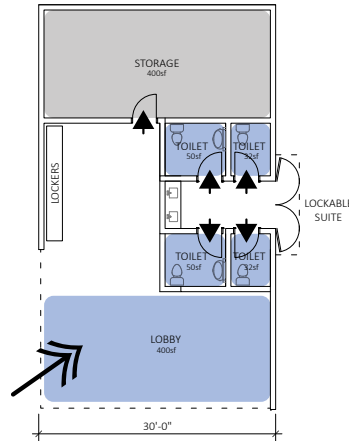
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PARK STRUCTURE - PROGRAM CONCEPT LAYOUTS



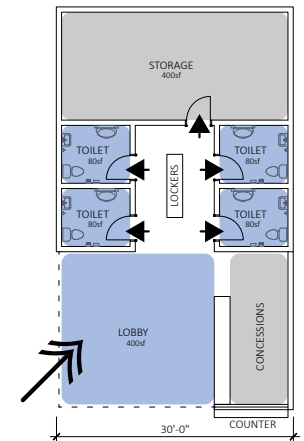
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PARK STRUCTURE - PROGRAM CONCEPT LAYOUTS

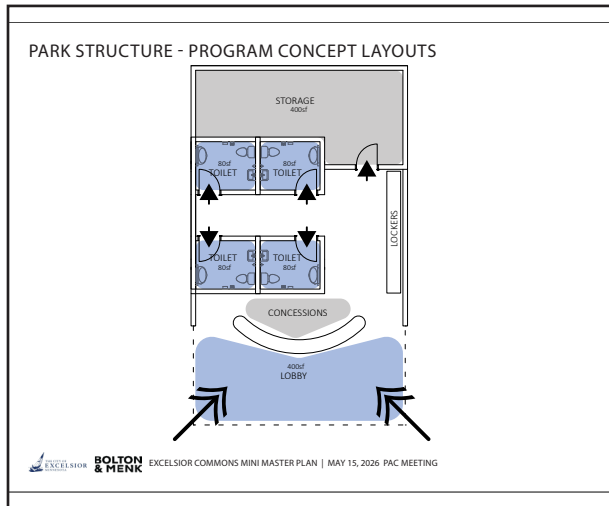


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PARK STRUCTURE - PROGRAM CONCEPT LAYOUTS



EXCELSIOR
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EXCELSIOR COMMONS MINI MASTER PLAN | MAY 15, 2026 PAC MEETING



Meeting Notes

Meeting Date: **Friday, June 12, 2026, 11:00am-1:00pm**

Meeting Locations: **106 Center Street, Excelsior, MN and Excelsior Commons Park**

Attendees: **PAC:**

Kevin Quinn, Parks & Natural Resources Manager, City of Excelsior

Tim Amundsen, Public Works Director, City of Excelsior

Keri Sobiech, Parks and Recreation Commission Chair

Katie Day, Community Member-at-large

Jeff Thomas, Community for The Commons Director (virtual)

Chrystal O'Hanlon, City Council Representative

Bolton & Menk:

Britton Jones, Anna Springer, Rachel Burand, Lucia Bennett, Beatrix McLean

Subject: **Excelsior Commons PAC Meeting**

City of Excelsior, MN

Project No.: 25X.141379.000

1. Introductions

2. Playground Venders discussion:

- a. **Key Takeaways:** All concepts had some upsides and some downsides. Priorities for the playground should include: safety, muted colors and natural feel (but not necessarily real wood or stone), a variety of play equipment and activities, and PIP surfacing on the container play area. Swings were missing from all concepts. The idea of having a map of Lake Minnetonka on the surfacing was well received, as was the idea of having lighter colored surfacing. Most of the concepts had more slides than needed – a big slide may not be necessary if there will be hillside slides.
- b. **Midwest Playscapes:**
 - Keri would like to see more variety in play equipment. These concepts were too focused on climbing and slides. Horizontal play elements such as monkey bars should also be included. These concepts were missing swings.
 - Chrystal and others liked the PIP Lake Minnetonka map idea, though without the words. Chrystal also liked the wave climbing structure and the tulip climbing structures.
 - Accessible merry-go-round in Concept 2 was appreciated.
 - Group agreed that the “mountain huts” were too simple. If toddler play includes huts like these, there should be more things inside to engage kids.
 - The netted tubes got a lot of discussion. Keri pointed out that they are narrow and kids might have to line up and take turns – less fun. Tim G. liked the tube nets. Safety pros and cons were discussed – nets that are not tubes will require more play surfacing. Nets that are enclosed (but not tubes) may be possible without surfacing – tbd.
- c. **Flagship**
 - Over the group did not mind that these are metal and plastic instead of wood. However Chrystal noted that she prefers not to have fake rocks or logs.

- Keri and Tim appreciated the variety of play elements in the first Flagship concept.
- The larger structure in concept 1 was appreciated by Tim G, who said kids like structures like this. Jeff thought it was too much. Chrystal agreed and thought it had too many slides.
- The ramps and ADA accessible features were appreciated.
- Some unique swings are good, but would want to focus on more traditional swings.
- The second concept was taken out of the running.

d. Kompan

- The aesthetic was too modern with the silver metal, but other design elements were appreciated.
- Some thought the towers were too tall, Chrystal liked the overall aesthetic of the towers, especially the diagonal slats.
- The tower slide seemed unnecessary with hill slides.
- Chrystal liked the climbing nets on the tower.
- These didn't have enough options for small kids – Keri.

3. **Phasing:**

- a. **Key Takeaways:** Having phasing information will be helpful. There needs to be more discussion about funding. BMI should add permitting information to the phasing document.

4. **Building - Discussion:**

- a. **Key Takeaways:** There should be separate access for the bathrooms and vendor areas. Err on the side of a larger building. Ideally the building would have bathrooms, a rental area and a vending machine area plus 10x12' storage for facilities management. There should not be a public lobby "hangout" area.

5. **NEXT STEPS**

- Britton will send playground slides for further review.
- BMI will discuss adding swings to all playground concepts with vendors.
- BMI will follow up with more information about E. coli management.
- Pop Up #2 will take place at the Concert in the Commons on 6/17

Meeting 4 Slides| 6/12/2026

















PROJECT OVERVIEW GUIDING PRINCIPLES

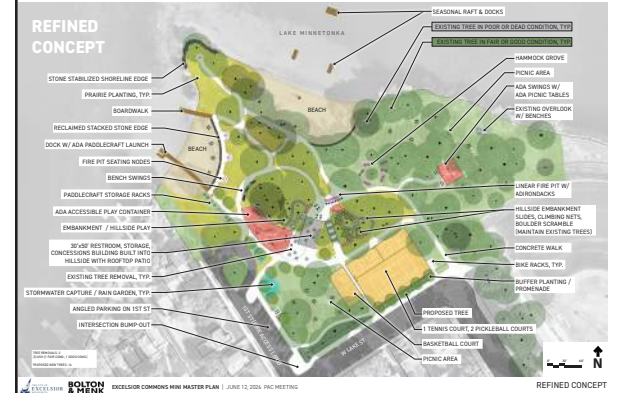
- 1. Keep it Grounded:** Be rooted in the master park plan and on-going stakeholder feedback
- 2. Make it Durable:** Consider the land, trees and water as primary infrastructure and design maintainable and sustainable features
- 3. Make it Flexible:** Develop design solutions to create flexibility in day-to-day and seasonal use to maximize park functionality
- 4. Make it Accessible:** Preserve and create sight lines, make circulation welcoming and accessible
- 5. Be Implementable:** On time and on budget

EXCELSIOR BOLTON & MENK EXCELSIOR COMMONS MINI MASTER PLAN | JUNE 12, 2026 PAC MEETING

PROJECT OVERVIEW GOALS

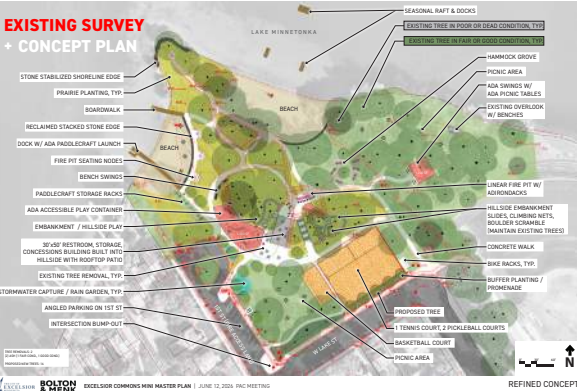
- 1. Beaches & Water Quality:** Investigate and offer solutions for water quality and beach functionality
- 2. Accessible Site:** Site circulation and site lines that are beautiful and safe
- 3. Clear Design Identity:** The plan clearly establishes design direction that is grounded in Excelsior's identity
- 4. Site Programming:** Incorporate site functions and flexibility as agreed upon with stakeholders
- 5. Implementation Strategy:** The development of a clear path forward for project sequencing
- 6. Playground Integration:** The design of a playground that is of the function, style, and budget that can move forward in the near future
- 7. Cohesion:** The design is aesthetically cohesive with the previous phases of work completed within the Commons.

EXCELSIOR BOLTON & MENK EXCELSIOR COMMONS MINI MASTER PLAN | JUNE 12, 2026 PAC MEETING



EXCELSIOR BOLTON & MENK EXCELSIOR COMMONS MINI MASTER PLAN | JUNE 12, 2026 PAC MEETING

EXISTING SURVEY + CONCEPT PLAN



EXCELSIOR BOLTON & MENK EXCELSIOR COMMONS MINI MASTER PLAN | JUNE 12, 2026 PAC MEETING

PROJECT AREAS

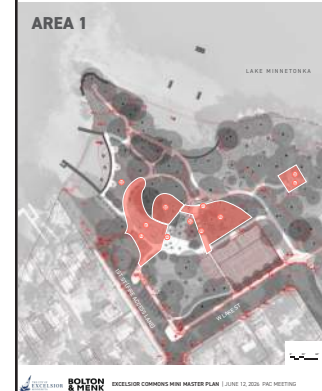


EXCELSIOR BOLTON & MENK EXCELSIOR COMMONS MINI MASTER PLAN | JUNE 12, 2026 PAC MEETING

- 1 PLAYGROUNDS
- 2 ATHLETIC COURTS & W LAKE ST PARK EDGE
- 3 CIRCULATION & ADJACENT PLANTINGS
- 4 BUILDING & 1ST ST PARK EDGE
- 5 SHORELINE, DOCKS & PIERS

PROJECT PHASING

AREA 1

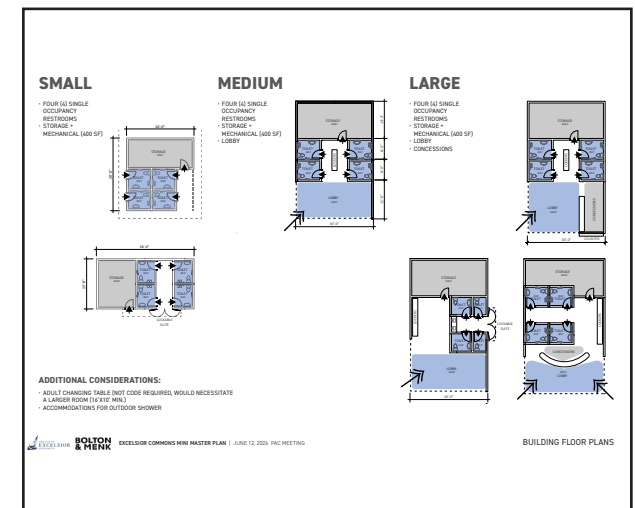
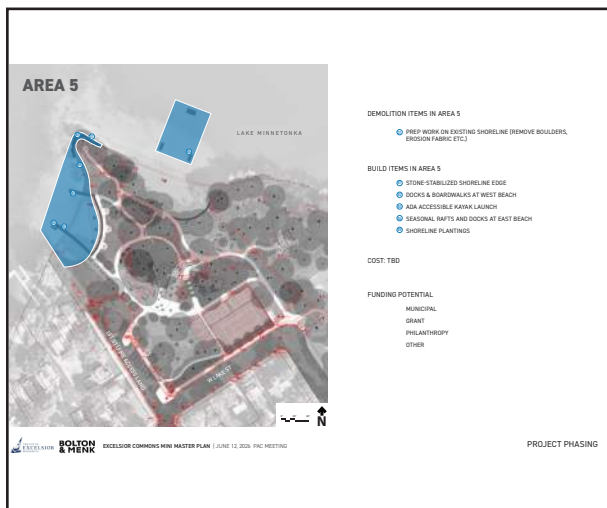
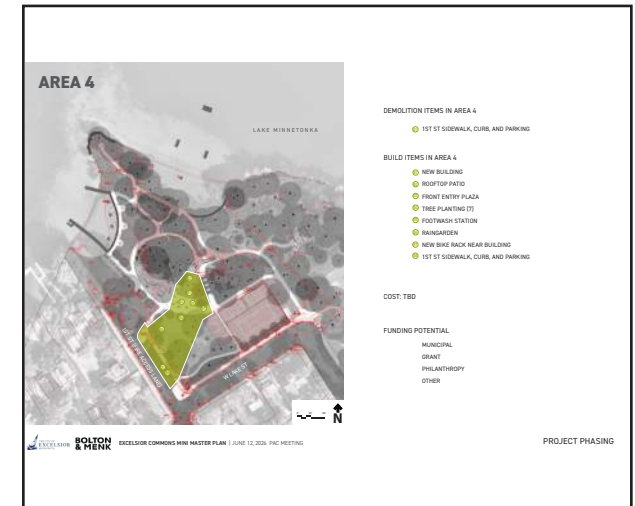
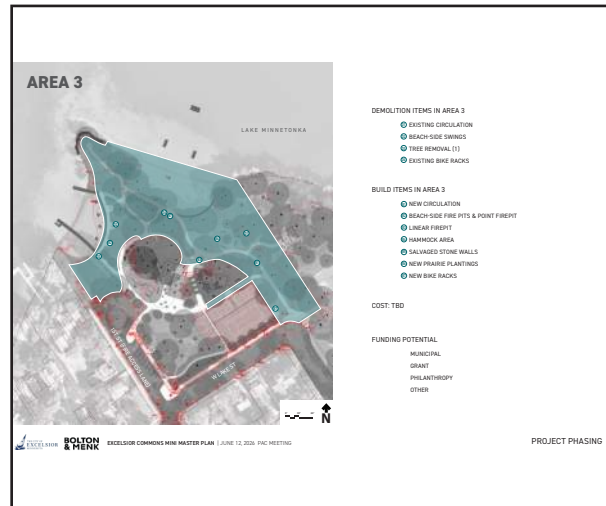
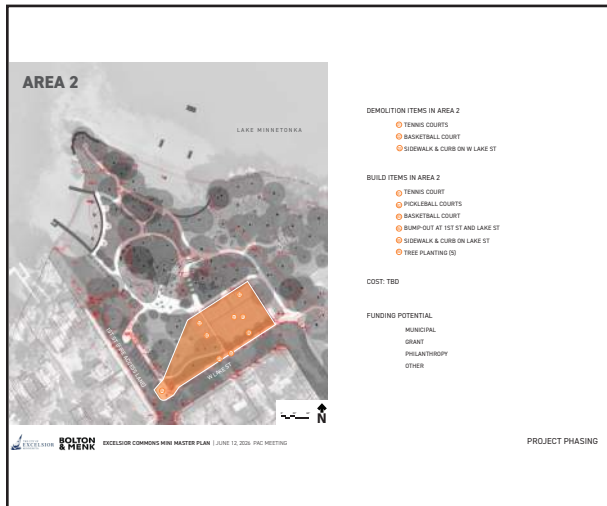


- DEMOLITION ITEMS IN AREA 1**
 - EXISTING BUILDING
 - TREE REMOVAL (1)
 - EXISTING PLAYGROUND (EXCEPT BEACH-SIDE SWINGS)
 - EXISTING STAIRS
 - EXISTING KNULL SWINGS
- BUILD ITEMS IN AREA 1**
 - CONTAINER PLAYGROUND
 - ADJACENT CIRCULATION
 - WEST HILLSIDE PLAY AREA
 - EAST HILLSIDE PLAY AREA
 - NEW STAIRS
 - NEW KNULL SWINGS & ADA ACCESSIBLE PICNIC TABLES

COST: TBD

FUNDING POTENTIAL
MUNICIPAL
GRANT
PHILANTHROPY
OTHER

PROJECT PHASING



Meeting 5 Notes | 7/17/2026

Attendees

BMI: Britton Jones, Lucia Bennet, Anna Springer, Beatrix McLean, Rachel Burand

Kevin Quinn, Tim Amundson,

Crystal O'Hanlon - Council Liaison; Jeffrey Thomas - Community for the Commons; Keri Sobrick - Parks + Rec; Katie Day- Community Member, Tim Gephart

BMI to send draft report next week to the committee

1. Britton reviewed the draft plan

- July 1 Pop Up Engagement
 - Still working on combining findings from the pop up and the survey
 - Crystal inquired about whether or not a specific vendor rose to the top
 - Lighter/cooler colors for the PIP surfacing
- July survey responses
 - Kids voted for wood towers
- Recommendations, Budgeting and Implementation
 - PAC Comments/Questions
 - Access restrooms from the outside only like the plaza
 - 3 public with exterior access, 1 with interior access
 - Storage expands
 - Shower for lifeguards
 - Lockers are for staff
 - Where did we end up with ADA access?
 - Primary route is 5%, the one up the hill is closer to 7-8%

2. Phasing/Budget Review

- 6" reinforced plaza/concrete walks (schematic design would confirm need for vehicular access/pavement profile)
- Cost Question: how did we determine costs for playground and furnishings?
 - Answer: it's an approximate average used for budgeting purposes; the intent of a master plan is not to finalize things
 - Tim G would like to see costs for each vendor
 - Tim A suggests in his experience we want to come in with a conservative number
 - Crystal thinks this is right in line with what they were expecting from a bonding perspective
 - Going to Council on August 17th is the goal
 - Discussion about how the estimate was created

- The areas identified are not in order of intended phase
 - Considerations: how long do you want this park to be under construction? Can you do it all in one shot? No...likely don't have the funding. But also depends on what is easiest to fund?
 - 1 and 4 are \$7M out of the \$10M
 - Crystal: should she try to get a sense for what the sales tax amount will be? Decision - no...just focus on getting it approved
- Does any of area 3 overlap with shoreland restoration? Tim shared that the current shoreland restoration is from the adult beach towards the port of excelsior
- The public really wants the playground
- Permitting content is in development, cultural resources staff is currently looking at this
- Stormwater content is also in development
 - The current stormwater infrastructures are sandy/ water filled. Potential for a back-flow prevention system
- Crystal question: pop up engagement summary in front, and full results in the appendix
- Conversations about water quality with Council...enlist someone from the watershed district or hennepin county to address the water quality from a watershed scale
- DNR testing could determine if the contamination is from human or fauna sources
 - Crystal shared that the commons workgroup discussed changing the language around that beach...is it called the 'scenic beach' rather than 'swimming beach'. Having a creative approach to beach signage, getting folks to use the adult beach...the 'working beach' is where the docks are and where boats are coming in and out..could even get rid of the beach? Put more plants there?
 - Make sure folks can see that the adult beach is open...and explain how they can differ in waterquality

3. Next Steps

- BMI to share the draft, staff to provide feedback. Kevin out 23rd
- Two weeks to review and provide comments, comments back by Monday August 10
- Council packet materials needed Thursday the 13th by
- Share a google doc to collect feedback end of next week July 23rd, comments due August 4th, Mural?
- Crystal shares that she is impressed with the effort!

B: Pop-Up #1 Materials

THE COMMONS PARK MINI MASTER PLAN

Existing Conditions



APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK

THE CITY OF EXCELSIOR
MINNESOTA

THE COMMONS PARK MINI MASTER PLAN

Place your blue dot on your favorite concept and leave comments in the jars provided to share additional thoughts!

EXISTING CONDITIONS



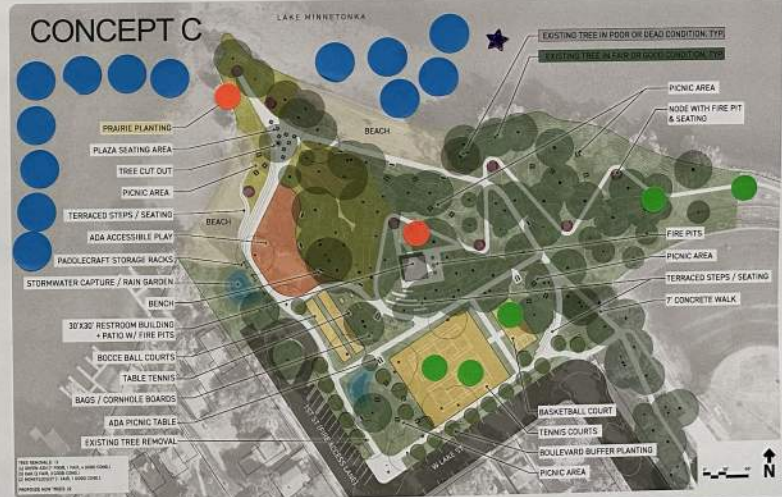
CONCEPT A



CONCEPT B



CONCEPT C



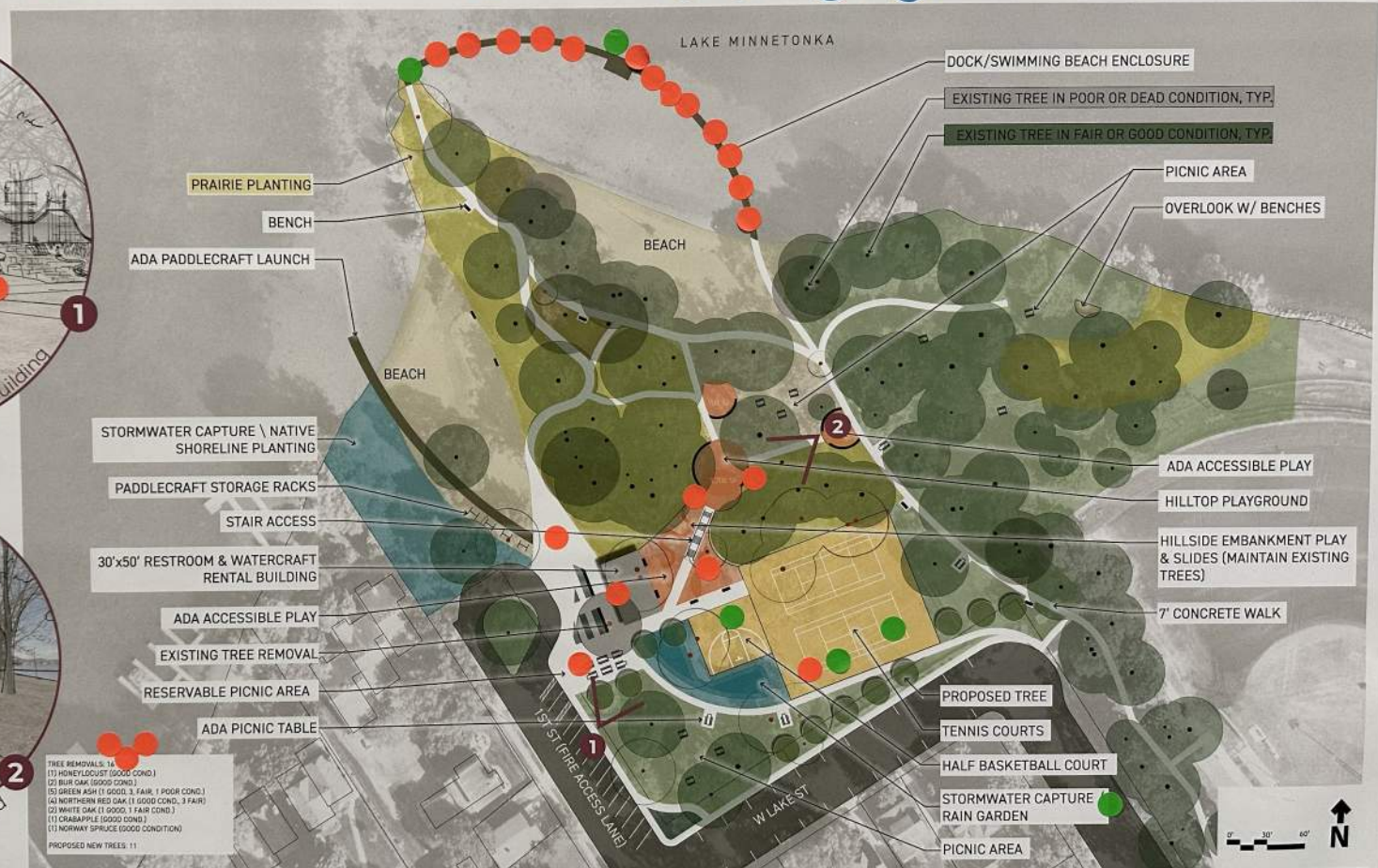
APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK THE CITY OF EXCELSIOR MINNESOTA

THE COMMONS PARK (MINI) MASTER PLAN

Concept A

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!



APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK

THE CITY OF
EXCELSIOR
MINNESOTA

Concept A Examples

- Place a green dot on things you like
- Place a red dot on things you don't like

Building Structure



multi-purpose, at-grade



Play



utilizes existing topography



slides integrated into existing hillside & tree canopy



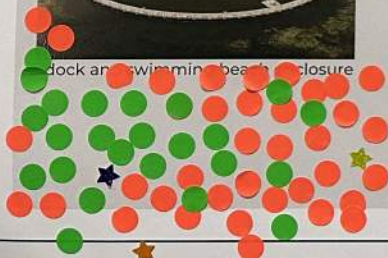
netting, climbing, tree-house style play integrated into existing hillside & tree canopy



Water Access



dock and swimming beach enclosure



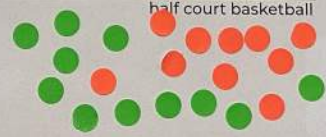
ADA paddlecraft launch



Athletic Courts



half court basketball



Stormwater Management



green stormwater infrastructure



APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK

THE CITY OF
EXCELSIOR
MINNESOTA

THE COMMONS PARK MINI MASTER PLAN

Concept B

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!



APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK

THE CITY OF
EXCELSIOR
MINNESOTA

Concept B Examples

- Place a green dot on things you like
- Place a red dot on things you don't like

Building Structure



restroom + watercraft rental building with rooftop overlook space



existing architectural style to be integrated into new buildings



restroom + watercraft rental building built into the hillside



Teen Programming



hammock grove



Play



hillside embankment slide



traditional play equipment



hill top play node integrated with existing mature tree canopy



Pathways



promenade



THE COMMONS PARK MINI MASTER PLAN

Concept C

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!



APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK

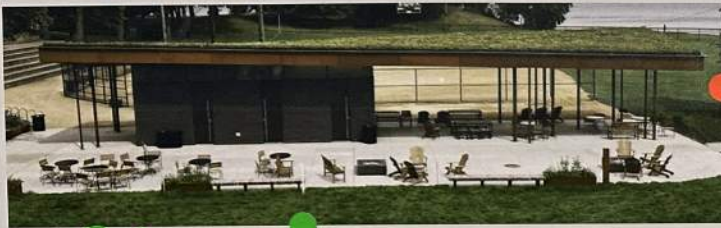
THE CITY OF
EXCELSIOR
MINNESOTA

THE COMMONS PARK MINI MASTER PLAN

Concept & Examples

- Place a green dot on things you like
- Place a red dot on things you don't like

Building Structure



existing architectural style to be integrated into new hilltop restroom building

Play



play adjacent to beach



towers, slides, natural materials



traditional play structure, accessible

Lawn Games

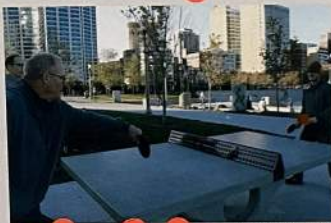


table tennis



bag toss



bocce ball



shuffleboard

Gathering / Seating



fire pit, tables with seating



terraced steps / seating at sport courts



bench swings



waterfront terraced stone



waterfront terraced steps



beach terraced steps / seating

APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK THE EXCELSIOR MINNESOTA

C: Online Survey 1 Results

Survey summary

Excelsior Commons Mini Master Plan

City of Excelsior

Overview

Project description

The City of Excelsior is in the process of creating a mini-master plan for the west side of The Commons Park. This plan will guide future improvements to the park, including updates to paths, courts, beaches, buildings, and play equipment.

Survey purpose

The purpose of this survey was to understand the community's preferences on park features, amenities, and design concepts to guide the direction of the mini master plan.

Key takeaways

- **68 responses** to the in-person pop-up event boards
 - Concept A = 25 votes (37%)
 - Concept B = 25 votes (37%)
 - Concept C = 18 votes (26%)
- **162 responses** to the virtual survey
 - Concept A = 50 votes (31%)
 - Concept B = 72 votes (44%)
 - Concept C = 40 votes (25%)

Respondents favored Concept B because it felt the least intrusive, minimizing tree impacts and building new structures into the existing hillside.

- Priorities were largely the same between residents/non-residents and frequent/infrequent park users. One notable difference was seating priority, with nonresidents/infrequent users preferring more community-oriented seating (community-style picnic tables, round tables) and residents/frequent users preferring smaller, more individualized seating (café seating, benches).
- Top reasons to visit The Commons Park include to walk/run (86%), view the lake (85%), and sit/relax (63%).
- Top play elements include nature play (64%), traditional equipment (55%), and embankment play (51%).
- Top play elements for preschoolers include climber/small multi-level play (64%), toddler swings (47%),

and slides (47%).

- Top play elements for school-age children include swings (61%), net climbers (51%), and slides (48%).
- Top play elements for teens include swimming rafts (73%) and hammocks (51%). Fire pits, lawn games, and bench swings follow close behind at about 43% each.
- Top amenities for leisure include fire pits (58%), swing benches (57%), and beach umbrellas (42%).
- Top seating preferences include adirondack chairs (59%), picnic tables (51%), and community-style picnic tables (38%).
- Top sport/recreation/lawn game facilities include pickleball (50%), tennis/pickleball multi-purpose court (48%), and sand volleyball (45%).
- Top winter activities include ice skating (77%), gas fire pits (61%), and a warming house (56%).
- Top water access includes a swimming raft (57%), boardwalk (54%), and dock(s) (52%).
- Respondents largely prefer the current bathhouse/restroom building to be built into the hillside (55%).

Promotion

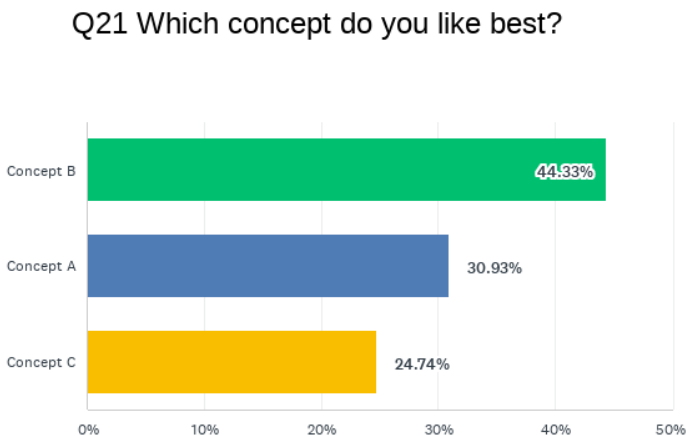
The survey was promoted via a pop-up event at Excelsior Brewing Company on Thursday, April 16, advertised via sandwich boards at the park, and via flyers at public buildings.

Summary

The survey was open between April 16 and May 4, receiving a total of 162 responses. Based on optional demographic questions, most respondents were Excelsior residents (66%) and owned their place of residence (84%). Age groups most represented in the survey were ages 55 to 64 (27%), 35 to 44 (23%), and over 65 (17%). Respondents were largely white (85%) and higher income with nearly 40% of respondents earning a household income of above \$200,000 per year. More respondents were female (52%) than male (36%) and did not have a physical, mental or emotional condition that limits/shapes their park access (89%).

Concept preference

Overall, respondents liked Concept B best (44%), followed by Concept A (31%) and Concept C (25%). Residents specifically favored Concept B, with nearly half of respondents (47%) reporting it as their favorite. Concept B was slightly less favored amongst non-residents, with about 40% reporting it as their favorite.



Concept B

Those who favored Concept B saw it as the least intrusive option, minimizing tree impacts and building the bathhouse/restroom into the hill, leaving the top of the hill for views of the lake. Respondents also liked that this option provides areas for different ages to play and hang out without feeling over programmed. Some noted that they like the hammocks in the design.

“It feels like it fits into the existing landscape best.”

In terms of what is lacking in Concept B, respondents most frequently suggested adding more social and gathering features, such as fire pits, lawn games, and flexible group activity spaces, along with expanded water access including docks, boardwalks, and ADA-friendly kayak or swim features. There was also strong interest in converting or supplementing tennis courts with pickleball. Some wanted to see the play areas closer together so that parents can keep a better eye on their children of multiple ages.

Across responses, there was a consistent emphasis on ensuring any additions are balanced with preservation of trees, natural character, and a low-impact, not overbuilt design.

Likes	Desired changes
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• Least intrusive • Minimize tree impacts • Incorporate building into the hill • Play areas for different ages • Hammocks	• Add fire pits, lawn games, activity space • Add docks, boardwalks, ADA-friendly kayak/swim features • Add pickleball to tennis courts • Condense play areas
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Concept A

Those who favored Concept A especially liked the boardwalk and focus on the lake and beach improvements. Other top features included the playground location, the bathhouse near the beach, and park facilities being concentrated in one area to preserve openness.

“I like the docks, hilltop and hillside play areas, location of bathrooms, and that most of the park remains natural, most facilities are on the SW side.”

Respondents indicated that Concept A could be strengthened by incorporating more social and activity-based features found in other concepts, such as fire pits, lawn games, and flexible gathering spaces, particularly for teens and older users. There was strong interest in expanding active recreation options, such as pickleball, multi-use courts, and play areas. While many appreciated the boardwalk and water-focused elements, others emphasized refining these features to minimize impact on views and trees.

Overall, feedback suggests Concept A is well-liked but feels limited in programming and would benefit from selectively incorporating additional amenities.

Likes	Desired changes
• Focus on lake • Boardwalk • Beach improvements • Playground on top of hill • Bathhouse near beach • Facilities on one side, open on the other	• Add fire pits, lawn games, activity space • Add pickleball, multi-use courts, play areas • Refine water features to minimize impact on views and trees

Concept C

Those who liked Concept C best appreciated the flow of the design, variety of activities, seating options, consolidated play areas, and yard games.

“It seems like the best use of the space.”

In terms of changes, some would like to see the yard games/courts reduced to preserve more greenspace and trees. Several respondents also wanted to incorporate popular features from other concepts, especially the boardwalk from Concept A, hammocks or seating elements, and design elements from Concept B such as terraced buildings or buffers.

Overall, feedback suggests a desire to use space efficiently and preserve the park’s character while adding a few features from other concepts.

Likes	Desired changes
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• Cohesive use of space • Variety of activities • Gathering areas (seating, fire pits) • Consolidated play areas • Yard games	• Preserve more greenspace/trees • Add hammocks/seating • Add terraced buildings/buffers
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Resident vs. non-resident feedback

Survey responses were generally comparable between residents and non-residents, with some slight differences. For the most part, top three priorities for features/amenities were the same, with differences showing up farther down the priority list. These differences are noted below:

- **Park frequency:** Residents visit the park more frequently than non-residents, with 76% visiting the park daily or multiple times a week compared to 40% for non-residents (27% of non-residents visit only a few times per year).
- **Age:** Residents skewed older, with the largest age group represented being 55 to 64 (36%) and non-residents skewed younger, with the largest age group being 35 to 44 (41%).
- **Seating:** Seating options are where the two groups diverged the most. Adirondack chairs are the top choice for residents. Residents like rustic/timber benches and café seating more than non-residents. Non-residents liked community style picnic tables and stone/concrete seat walls more.

Q16 What type of seating do you prefer? Choose your top 3.

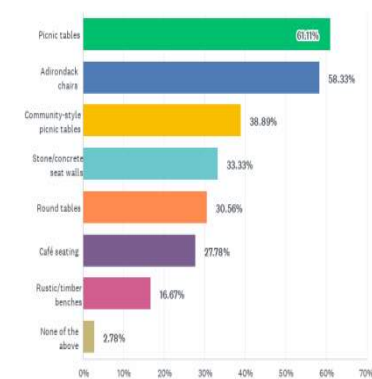


Figure 1: Resident responses

- **Park use:** Residents swim in the lake and run/walk more. Non-residents use the playground more.
- **Park deterrence:** Residents are more deterred by lack of facilities. Non-residents are more deterred by lack of restrooms and safety concerns.
- **Preschool:** Preferences were very similar, with climber/small multi-level play the top option for both groups, though favored more by residents. Residents have a slight preference for bounce/rider and tunnels, and non-residents ranked sand play higher.
- **School age:** Nonresidents ranked ziplines as their top option, but residents ranked it near the bottom. Residents ranked monkey bars higher than non-residents.
- **Teens:** Nonresidents had a stronger preference for fitness challenge and obstacle course equipment, though those options were toward the bottom for both groups.
- **Top amenities:** These were essentially the same, with residents having a stronger preference for fire pits.
- **Winter activities:** Residents prefer cross-country skiing to hockey. The opposite is true for non-residents.

Figure 2: Non-resident responses

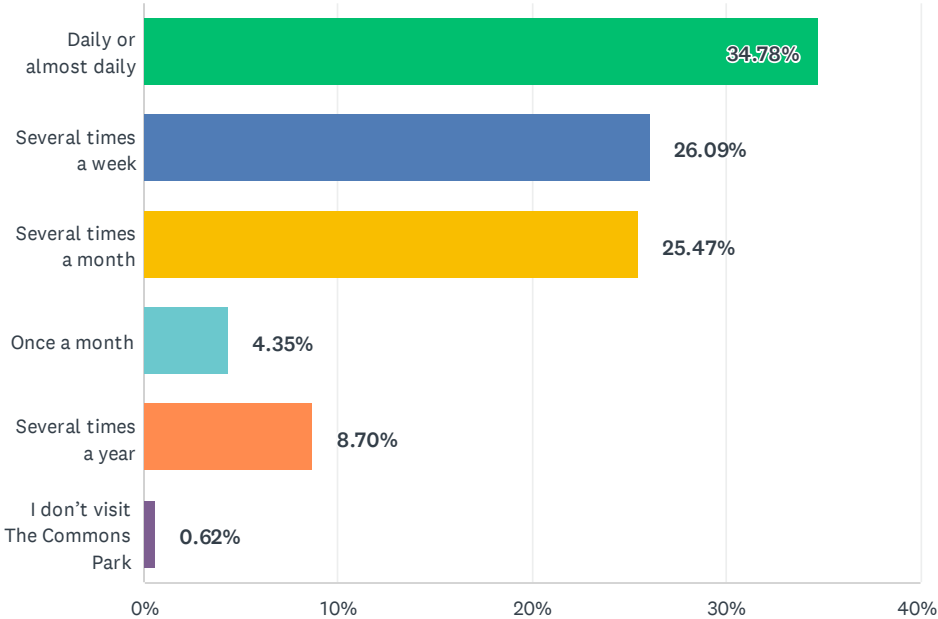
Frequent vs. infrequent user feedback

Like the resident vs. non-resident comparison, frequent vs. infrequent user feedback was comparable across answers. For this comparison, frequent users are those who visit the park daily or several times a week, and infrequent users are those who visit the park several times a month or less. Differences in responses between these two groups are noted below:

- **Residency:** Frequent users were more likely to live within Excelsior city limits (79%) than infrequent users (44%).
- **Age:** Frequent users skewed older, with the largest age group represented being 55 to 64 (33%) and infrequent users skewed younger, with the largest age group being 35 to 44 (33%).
- **Park use:** Infrequent users meet up with others and use the playground more. Frequent users use the beach and swim in the lake more.
- **Park deterrence:** Infrequent users are more deterred by parking and lack of restrooms.
- **School age:** Infrequent users favored zip lines more and frequent users favored monkey bars more.
- **Teens:** Frequent users ranked fire pits higher.
- **Top amenities:** Frequent users favor fire pits more. Infrequent users favor beach umbrellas more.
- **Seating:** Frequent users like café seating and rustic/timber benches more. Infrequent users like Community-style picnic tables and round tables more.
- **Sport/lawn game:** Ranked essentially the same, infrequent users ranked bag toss/cornhole higher.
- **Water access:** Infrequent users ranked docks highest, though docks were in the bottom half for frequent users.

Q1 How often do you currently visit The Commons Park in Excelsior?

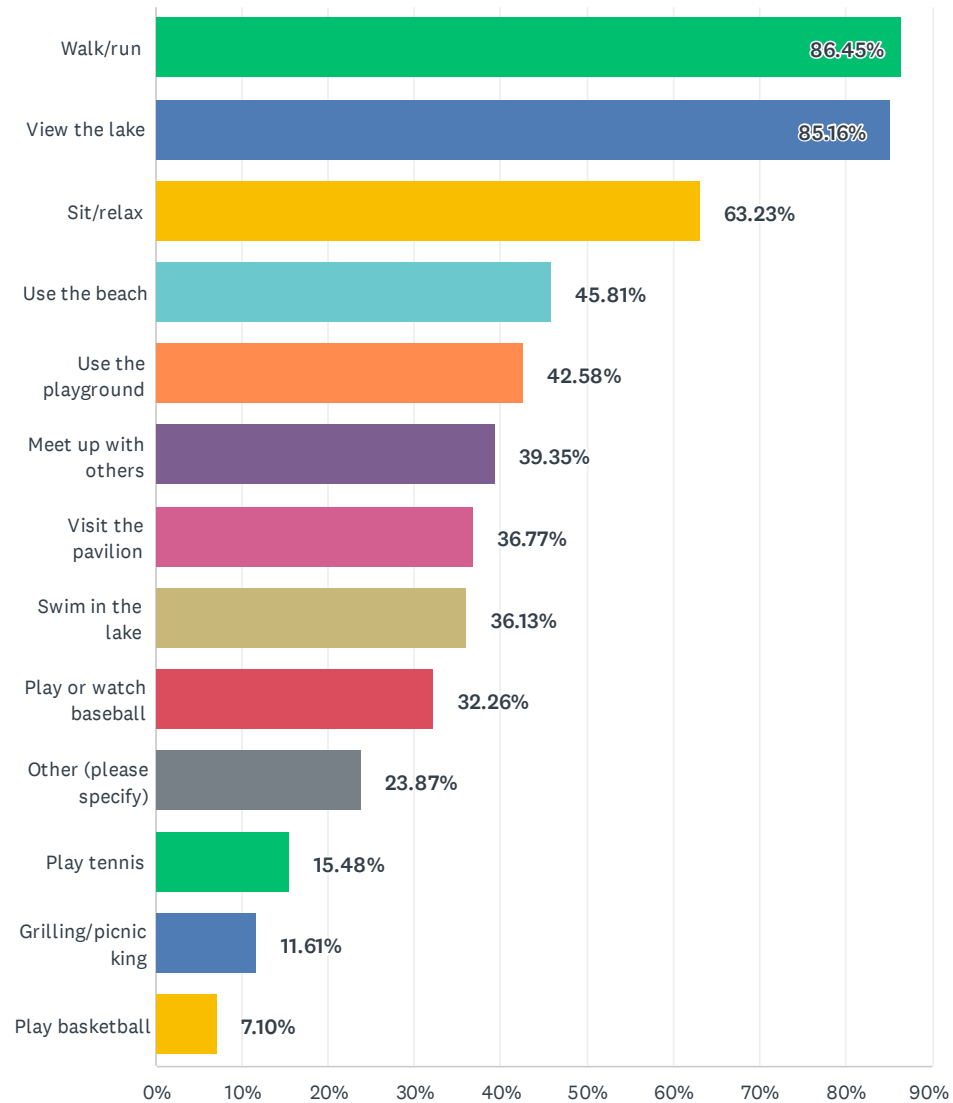
Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
Daily or almost daily	34.78%	56
Several times a week	26.09%	42
Several times a month	25.47%	41
Once a month	4.35%	7
Several times a year	8.70%	14
I don't visit The Commons Park	0.62%	1
TOTAL		161

Q2 Why do you visit The Commons Park? Select all that apply.

Answered: 155 Skipped: 7



Excelsior Commons Mini Master Plan

ANSWER CHOICES	RESPONSES	
Walk/run	86.45%	134
View the lake	85.16%	132
Sit/relax	63.23%	98
Use the beach	45.81%	71
Use the playground	42.58%	66
Meet up with others	39.35%	61
Visit the pavilion	36.77%	57
Swim in the lake	36.13%	56
Play or watch baseball	32.26%	50
Other (please specify)	23.87%	37
Play tennis	15.48%	24
Grilling/picnicking	11.61%	18
Play basketball	7.10%	11
Total Respondents: 155		

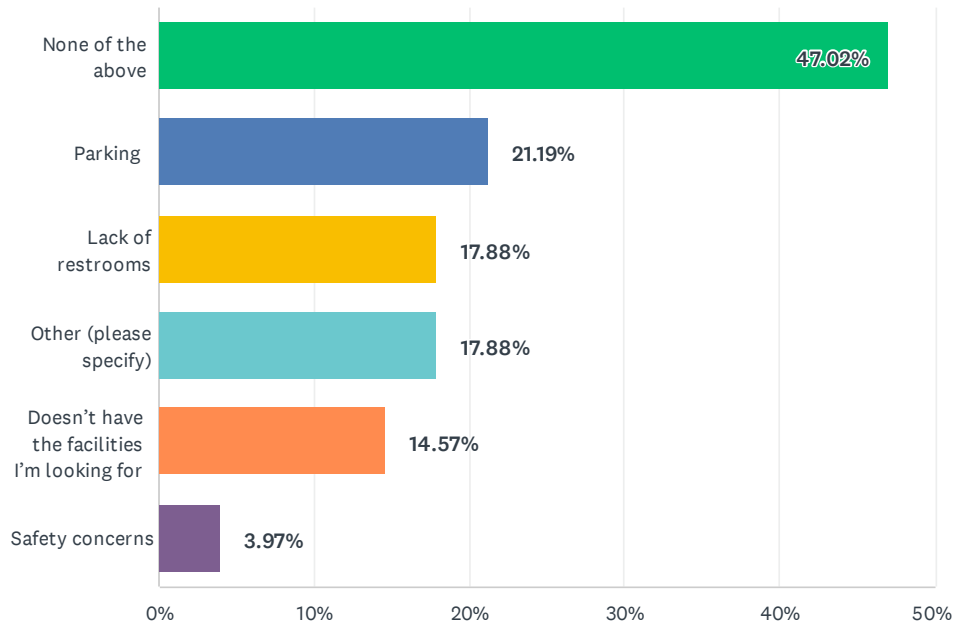
#	OTHER (PLEASE SPECIFY)	DATE
1	Listen to music	5/4/2026 5:23 AM
2	Play Pickle Ball	5/3/2026 5:02 PM
3	Play pickleball	5/3/2026 1:24 PM
4	Play pickle ball	4/27/2026 4:45 PM
5	Concerts and festivals	4/27/2026 12:25 PM
6	Pickleball (please convert 1 court into 2 pickleball courts	4/26/2026 9:12 AM
7	Concerts / events in the commons	4/25/2026 4:22 PM
8	concerts	4/24/2026 4:18 PM
9	Concerts in the Commons	4/24/2026 1:27 PM
10	Would play tennis if the courts were nicer	4/24/2026 1:13 PM
11	Pickleball	4/23/2026 8:54 PM
12	Yoga and walk dog	4/23/2026 6:59 PM
13	Boat	4/23/2026 5:45 PM
14	Live nearby	4/23/2026 4:08 PM
15	Work	4/23/2026 3:39 PM
16	Unspoiled natural beauty.	4/22/2026 5:25 PM
17	Concerts	4/22/2026 4:27 PM
18	Events	4/22/2026 3:43 PM
19	Concerts	4/20/2026 1:06 PM
20	Our kids love to run around the commons; often we will walk over and picnic (not grill).	4/20/2026 8:16 AM

Excelsior Commons Mini Master Plan

21	Dog walks	4/19/2026 4:28 PM
22	Boating	4/18/2026 8:48 AM
23	Windsurf, kayak	4/18/2026 8:20 AM
24	view the gardens, enjoy the plants and flowers	4/17/2026 3:17 PM
25	Fish	4/17/2026 11:03 AM
26	Fish	4/17/2026 10:46 AM
27	Rotary concerts	4/17/2026 9:03 AM
28	Kayak	4/17/2026 7:54 AM
29	Pickleball	4/16/2026 8:52 PM
30	Pickleball	4/16/2026 6:32 PM
31	Would like to play pickleball	4/16/2026 5:23 PM
32	Events. Music in park. Art in park	4/16/2026 5:21 PM
33	Boat pier	4/16/2026 5:15 PM
34	Concerts	4/16/2026 5:15 PM
35	COmmunity events	4/16/2026 4:39 PM
36	Fishing	4/16/2026 4:16 PM
37	kayak	4/16/2026 3:32 PM

Q3 What discourages you from visiting The Commons Park? Select all that apply.

Answered: 151 Skipped: 11



ANSWER CHOICES	RESPONSES	
None of the above	47.02%	71
Parking	21.19%	32
Lack of restrooms	17.88%	27
Other (please specify)	17.88%	27
Doesn't have the facilities I'm looking for	14.57%	22
Safety concerns	3.97%	6
Total Respondents: 151		

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of bathrooms by the beaches. goose poop	4/30/2026 11:20 AM
2	Condition of tennis courts	4/28/2026 8:55 PM
3	Tennis courts are old and need repairs	4/26/2026 11:19 PM
4	I don't want to pay for parking	4/26/2026 7:07 PM
5	Playground is boring	4/26/2026 2:12 PM
6	Playground is out of date	4/26/2026 2:10 PM
7	Needs a quality update	4/26/2026 9:12 AM

Excelsior Commons Mini Master Plan

8	Playground equipment is dated and frequently needs repair - last year a slide and the merry-go-round were broken; bathrooms in the changing house are not always available.	4/25/2026 4:22 PM
9	Not enough good sitting space	4/25/2026 1:30 PM
10	Pay for parking	4/24/2026 3:50 PM
11	Tennis courts are in poor shape.	4/23/2026 9:30 PM
12	No pickleball	4/23/2026 8:18 PM
13	High volume concerts	4/23/2026 4:08 PM
14	Better parks near by or beach is closed	4/22/2026 8:37 PM
15	If it gets too crowded	4/22/2026 5:25 PM
16	Geese and the poop they leave behind	4/22/2026 2:21 PM
17	It's old run down and dated	4/22/2026 1:59 PM
18	Old playground	4/21/2026 9:31 AM
19	Paying to play at a close playground	4/20/2026 6:07 PM
20	Unleashed dogs!	4/20/2026 8:16 AM
21	We can walk to it. If safety became an issue I would not go to it.	4/19/2026 2:06 PM
22	Trash and food droppings from people bbq	4/18/2026 7:32 PM
23	That porta potty is horrible. Fix the bath house restrooms	4/17/2026 10:46 AM
24	Non-residents, too much parking, too many off-leash dogs	4/16/2026 10:29 PM
25	Basketball, tennis and restrooms are run down	4/16/2026 7:53 PM
26	Bad pickleball court	4/16/2026 6:32 PM
27	The bathrooms at the beach have been closed for years. The Port O Potty is insufficient for summer crowds	4/16/2026 3:32 PM

Q4 What do you love about The Commons Park?

Answered: 123 Skipped: 39

#	RESPONSES	DATE
1	The beach!	5/4/2026 6:51 AM
2	Concerts Popcorn Ice cream	5/4/2026 5:25 AM
3	Walking path, playground available to play on	5/3/2026 9:51 PM
4	Beautiful lake views	5/3/2026 5:54 PM
5	That it's within walking distance for us!	5/3/2026 5:04 PM
6	Being able to sit and look at the lake.	5/3/2026 4:48 PM
7	The kids love playing on the playground, and playing at the beach/swimming in the summer when visiting their grandparents in excelsior	5/3/2026 2:22 PM
8	Access to the lake, the beach, playground for kids, pickleball courts.	5/3/2026 1:25 PM
9	Lakefront views	4/30/2026 11:21 AM
10	The dual beaches	4/30/2026 7:49 AM
11	The beach	4/30/2026 12:48 AM
12	Open space	4/29/2026 7:46 PM
13	Location, lake access, tennis court (would love to see it updated)	4/28/2026 8:56 PM
14	Natural beauty, gathering space, playground	4/28/2026 9:54 AM
15	Peaceful, the waterfowl, no hard surface walkways through the trees just grass or gravel.	4/28/2026 9:10 AM
16	The views, the nature	4/27/2026 8:15 PM
17	Beach	4/27/2026 4:46 PM
18	Mature trees, lake views	4/27/2026 3:43 PM
19	Views of the lake and walking paths	4/27/2026 12:31 PM
20	Lake views and nostalgia/history	4/27/2026 12:27 PM
21	Access to lake. Lake views. Playground. Walking opportunities.	4/27/2026 11:49 AM
22	Beautiful spot together with friends at the end	4/26/2026 11:20 PM
23	No pot smoking teens	4/26/2026 7:10 PM
24	the history	4/26/2026 6:48 PM
25	The beaches and views of the lake. It's a community meeting place for so many activities - from playgrounds to fireworks.	4/26/2026 3:27 PM
26	It has things to do for everyone! I love going to the beach!	4/26/2026 2:21 PM
27	it has many different things to do	4/26/2026 2:21 PM
28	The beaches and lake	4/26/2026 2:13 PM
29	The location. The fact that he playground is right next to the beach.	4/26/2026 2:10 PM
30	Open green space, lake watching, summer concerts, watching a baseball game	4/26/2026 2:06 PM
31	The view and proximity to my home	4/26/2026 9:15 AM

Excelsior Commons Mini Master Plan

32	Lake	4/25/2026 5:45 PM
33	Beaches	4/25/2026 4:43 PM
34	The beaches, the natural area, especially the path to the water overlook and the fact that there is a playground by the water.	4/25/2026 4:26 PM
35	Safe pretty well kept	4/25/2026 2:44 PM
36	Green space	4/24/2026 6:27 PM
37	Proximity to our home. Views.	4/24/2026 5:49 PM
38	views of lake	4/24/2026 4:18 PM
39	Lake side location, meet up with friends, old trees, safe streets	4/24/2026 3:52 PM
40	The setting on the lake and the beauty of the park.	4/24/2026 2:16 PM
41	Nature and views of the lake and seeing a variety of people enjoying the park too	4/24/2026 1:27 PM
42	Waterfront public access!	4/24/2026 1:15 PM
43	Not overly built up, mix of natural and improved spaces. Natural shoreline (aside from the riprap)	4/24/2026 11:29 AM
44	I love the beach and park proximity to The lake	4/24/2026 11:16 AM
45	The variety of spaces and activities throughout the park.	4/23/2026 9:31 PM
46	Open space, variety of things, the lake	4/23/2026 8:56 PM
47	Natural space and setting, limited development	4/23/2026 8:19 PM
48	Its size and variety of events hosted there. Love the proximity to the lake and water street	4/23/2026 7:01 PM
49	Watching sunset	4/23/2026 6:15 PM
50	Peaceful atmosphere, lake views, trees, concerts, and softball games.	4/23/2026 6:02 PM
51	It's beauty and serenity	4/23/2026 5:46 PM
52	The fact that it is one of only several historic Commons in the U.S. and it's unique history. Have visited it since my childhood. Wonderful memories and beautiful natural scenic landscape.	4/23/2026 4:27 PM
53	Trees, proximity to the lake	4/23/2026 4:11 PM
54	Inclusivity to all age groups, races and activities.	4/23/2026 3:41 PM
55	The lake	4/23/2026 8:11 AM
56	It's on the lake and I see my neighbors	4/22/2026 8:38 PM
57	Walking trails, spacious green areas, gorgeous views of the lake	4/22/2026 6:46 PM
58	Beautiful and fun. Especially concert in the commons	4/22/2026 6:26 PM
59	Natural setting, sight lines.	4/22/2026 6:07 PM
60	That it is not to urbanized, nor commercialized. Love that it is old fashioned and simple and doesn't have a lot of facilities.	4/22/2026 5:26 PM
61	Large grassy area, ball field, new pavilion, bathrooms and "bandshell" benches to see the lake. Beach and walking paggs	4/22/2026 4:30 PM
62	Size Location Variety of different spaces and feels	4/22/2026 3:44 PM
63	The different views of the lake, the large size and accessibility, the old Oaks and other vegetation, and the beach	4/22/2026 2:23 PM
64	Access the the water's edge for walking along the shore, sitting/relaxing. NOT TOO MANY AMENITIES.	4/22/2026 2:17 PM
65	The trees, the grass areas, the prairie planting area	4/22/2026 2:00 PM

Excelsior Commons Mini Master Plan

66	New bathrooms and fire pit areas	4/22/2026 12:41 PM
67	A place on the lake! The open space to walk along the lake. The view. Watching the children and parents enjoy lakeside playground, beaches, music in the park is amazing. I can walk there on sidewalks. My daughter grew up there.	4/22/2026 12:03 AM
68	I love all the green space. Seeing families playing catch picnicking etc.	4/21/2026 8:24 PM
69	Lake view, walk paths	4/21/2026 5:26 PM
70	All the open green space and the natural views	4/21/2026 4:36 PM
71	Location to downtown	4/21/2026 11:32 AM
72	Natural open spaces, community gather moments and events, the incredible shoreline, family appeal.	4/21/2026 10:08 AM
73	Beautiful, immersive in nature and the lake views	4/21/2026 9:49 AM
74	Beautiful!	4/21/2026 8:56 AM
75	Lake view, green space, playground	4/21/2026 8:09 AM
76	The location, the view.	4/20/2026 10:43 PM
77	The view, proximity to water	4/20/2026 8:18 PM
78	Vast green spaces and beautiful view of the lake	4/20/2026 7:33 PM
79	Open community space right on the lake for locals and visitors	4/20/2026 6:39 PM
80	Open areas to on walk in? Walking my dogs , views of the lake, playing in the water, the music in the summer, gathering around the fire pits	4/20/2026 6:21 PM
81	Many activities, the atmosphere, space	4/20/2026 6:08 PM
82	Great space and open size to walk my dog, sit by fire and go to concerts	4/20/2026 1:07 PM
83	My children and I - ages 3, 5, and 8 - use the larger beach almost daily in the summer. We walk over by 9 am. We love the view, the little waves, the trees, the naturalness - and at that time of day - the peacefulness. It's a gem. We sometimes play at the playground, but our favorite is the beach. We appreciate how the playground is situated down lower, on the other side of the hill, separated visually (!) from the larger beach because this keeps the view from the larger beach prettier, more natural, less chaotic (!)... and quieter. (I love that the playground now is not visible from the larger beach.) There is a sensible order to having the playground lower, by the little playground beach, and keeping the larger beach open and natural.	4/20/2026 8:35 AM
84	Well maintained, plenty of seating, clean and safe	4/19/2026 2:08 PM
85	Green space for all to use	4/18/2026 7:33 PM
86	such a gift form the past.	4/18/2026 11:53 AM
87	Green space by lake. Seeing families gather and enjoy outdoors	4/18/2026 8:49 AM
88	The lake	4/18/2026 8:22 AM
89	Place for relaxation, enjoyment w family etc	4/18/2026 7:29 AM
90	The trees, the natural feeling of the landscaping that has been added, the ballfields and the seating, stopping to watch a few minutes of a game, seeing kids and families enjoying the park, looking at the lake, family memories with our kids.	4/17/2026 3:21 PM
91	The view	4/17/2026 1:34 PM
92	It's proximity to the lake. It's beauty	4/17/2026 1:14 PM
93	Lake views	4/17/2026 11:42 AM
94	The open area to walk and sit and relax. Fishing from shore.	4/17/2026 11:05 AM
95	Walking around in looking at the lake. Sitting by the lake. Fishing from shore.	4/17/2026 10:49 AM

Excelsior Commons Mini Master Plan

96	Beautiful nature	4/17/2026 9:38 AM
97	Open space set aside to gathers with friends and family	4/17/2026 9:04 AM
98	The view, kids enjoying the beaches, the point	4/17/2026 7:55 AM
99	Openness	4/17/2026 7:50 AM
100	Playground next to beach. Uncluttered.	4/17/2026 7:31 AM
101	Lake views, baseball field, open grass areas	4/16/2026 10:30 PM
102	The wide open spaces lake view for walking and picnic	4/16/2026 9:29 PM
103	Variety of activities : CONCERTS, swimming, playground, tennis, etc....	4/16/2026 9:24 PM
104	Great field to play in and hangout	4/16/2026 9:20 PM
105	The natural surroundings and diversity of visitors	4/16/2026 9:15 PM
106	On the lake, the community!	4/16/2026 8:52 PM
107	Walkability, visuals, great place to relax. Concert in the commons.	4/16/2026 7:55 PM
108	I love music in the park and letting my kids run around.	4/16/2026 7:40 PM
109	The lake!	4/16/2026 7:01 PM
110	Improved sidewalk Beautiful view	4/16/2026 6:34 PM
111	Love the lake views. Love to walk/run around it.	4/16/2026 5:24 PM
112	Walking park.	4/16/2026 5:22 PM
113	Open green space leading to water, casual family friendly atmosphere. Safe and clean.	4/16/2026 5:18 PM
114	Concerts, gathering place	4/16/2026 5:16 PM
115	Swings, options for both younger and older kids	4/16/2026 5:15 PM
116	Proximity to downtown Excelsior.	4/16/2026 5:10 PM
117	Everything	4/16/2026 5:07 PM
118	Bench's with views of the lake	4/16/2026 4:58 PM
119	the NATURAL setting not overdone or "plastic" shoreline is natural plantings are thoughtful- and also natural	4/16/2026 4:41 PM
120	The natural beauty and focus on the lake, real beaches, unobstructed view of water while sitting on the lawns	4/16/2026 4:18 PM
121	It's so close to where I live. The water is clear. I like watching families in the playground. Love using my kayak. Like cooling off in the lake. It's beautiful. Love dogs. Like watching people having fun watching baseball. Like seeing live music. Like the bathrooms at baseball field. Like seeing people in warm weather who hibernate in winter. sailboats.	4/16/2026 3:36 PM
122	Love the New concrete walkways and new restrooms	4/16/2026 3:33 PM
123	Sup and needs more rentals	4/16/2026 10:51 AM

Q5 What do you dislike about The Commons Park?

Answered: 114 Skipped: 48

#	RESPONSES	DATE
1	Nothing, I love everything! But especially the beach!	5/4/2026 6:51 AM
2	Outdated playground	5/3/2026 9:51 PM
3	The goose poop and water accumulation after rain	5/3/2026 5:54 PM
4	Parking	5/3/2026 5:04 PM
5	The beach is a bit inconsistent in terms of milfoil, the playground and facilities are looking a little dated, but I generally like The Commons	5/3/2026 2:22 PM
6	Ugly building at the top of the hill	5/3/2026 1:25 PM
7	Unkept shoreline and trees that should be trimmed or removed	4/30/2026 11:21 AM
8	Restrooms are not functional. No Pickleball	4/30/2026 7:49 AM
9	Grills bringing in people that leave trash everywhere	4/30/2026 12:48 AM
10	No pickleball or ice rink	4/29/2026 7:46 PM
11	Tennis court conditions	4/28/2026 8:56 PM
12	Unusable facilities on prime land	4/28/2026 9:54 AM
13	The beaches are dilapidated along with the building by the beach.	4/27/2026 8:15 PM
14	No pickleball courts, bath house is horrible	4/27/2026 4:46 PM
15	Tired sidewalks, buildings, tennis court and playground.	4/27/2026 3:43 PM
16	1950s era amenities	4/27/2026 12:31 PM
17	All good	4/27/2026 12:27 PM
18	Run down looking. Feels neglected. Lack of seating with panoramic views of lake.	4/27/2026 11:49 AM
19	Feels old and dated and rundown	4/26/2026 11:20 PM
20	I love it	4/26/2026 7:10 PM
21	Disappointing to have a building that is not being utilized. It would be nice if that was refurbished.	4/26/2026 6:48 PM
22	Restroom facilities on the hill are so bad we don't even go in them. The portapotty is more convenient. The play equipment on the sandy hill is in disrepair.	4/26/2026 3:27 PM
23	It's a little outdated but is still nice	4/26/2026 2:21 PM
24	it's a little old	4/26/2026 2:21 PM
25	The water is closed too much	4/26/2026 2:13 PM
26	Needs updating	4/26/2026 2:10 PM
27	None	4/26/2026 2:06 PM
28	The design and quality of tennis courts, lack of design at beach (needs more sand and erosion terrace plan, more waste bins, etc)	4/26/2026 9:15 AM
29	Not	4/25/2026 5:45 PM
30	Need bathroom by beaches	4/25/2026 4:43 PM

Excelsior Commons Mini Master Plan

31	Playground equipment and tennis courts are dated and in various stages of disrepair at any given time. No shade in the playground area, no easy outdoor foot wash / outdoor shower near playground or beach. Would be nice to have a snack shack similar to Wayzata beach seasonally.	4/25/2026 4:26 PM
32	Would like to have a rinsing station for feet at the beach	4/25/2026 2:44 PM
33	Tennis and basketball courts	4/24/2026 6:27 PM
34	Old and rundown	4/24/2026 5:49 PM
35	old bath house not in use	4/24/2026 4:18 PM
36	Paying for parking, kids with loud music	4/24/2026 3:52 PM
37	Underutilized spaces like the tennis courts might be more popular as pickle ball courts.	4/24/2026 2:16 PM
38	Tennis courts are in awful conditions. Beach could be bigger / nicer	4/24/2026 1:15 PM
39	The geese and their poop	4/24/2026 11:29 AM
40	I think the beach could be cleaned up and expanded. I don't like How the street run off empties right into the swimming area and the beach is often closed during the summer because of water contamination levels	4/24/2026 11:16 AM
41	Nothing	4/23/2026 8:56 PM
42	Dilapidated building	4/23/2026 8:19 PM
43	The non functioning bathroom building which is ann eye sore and deteriorating tennis courts.	4/23/2026 7:01 PM
44	Goose poop	4/23/2026 6:15 PM
45	Lack of year-round restrooms & lack of adult exercise equipment (I.e., pull-up bars, dip bars, step-up platforms, etc.)	4/23/2026 6:02 PM
46	The bandshell is not conducive to concerts as you can't hear the music	4/23/2026 5:46 PM
47	Nothing. It's a gem. I wish we could appreciate it more for its natural beauty without a lot of commercial hub bub and unnecessary high decibel volume music. Every now and then a few bands do a good job of managing their soundboard, but not all. It's not fair to residents and needs monitoring. 😊	4/23/2026 4:27 PM
48	roped off areas	4/23/2026 4:11 PM
49	Private events that exclude members of the community as well as guests. Attacks on nature, creating unnecessary paths or buildings that do not take into account the natural beauty of the town and seek to only help visitors	4/23/2026 3:41 PM
50	Excessive planned Use by individuals and organizations that creates large crowds and noise	4/23/2026 8:11 AM
51	Restrooms are not very accessible, playground is out of date, beach is shady or closed	4/22/2026 8:38 PM
52	Often feels busy, restrooms frequently in use, wish there was a designated space for my dog	4/22/2026 6:46 PM
53	Would love to see Excelsior build a skatepark especially in the unused space by the playground	4/22/2026 6:26 PM
54	Bathrooms out of order.	4/22/2026 6:07 PM
55	It's perfect as it is.	4/22/2026 5:26 PM
56	No walking path along lakeshore. Restrooms by playground very old	4/22/2026 4:30 PM
57	Goose poo	4/22/2026 3:44 PM
58	I think there could be better programming of the park. It's collected a fairly random set of features over the years without a unified design principle. There are opportunities for more food and vending near the beach, etc. And of course, the goose poop which I mentioned before.	4/22/2026 2:23 PM
59	Any plans to build more amenities, take down trees, build a boardwalk.	4/22/2026 2:17 PM
60	It's old run down and dated. There's nothing exciting about it. Facilities, courts, and beach are	4/22/2026 2:00 PM

Excelsior Commons Mini Master Plan

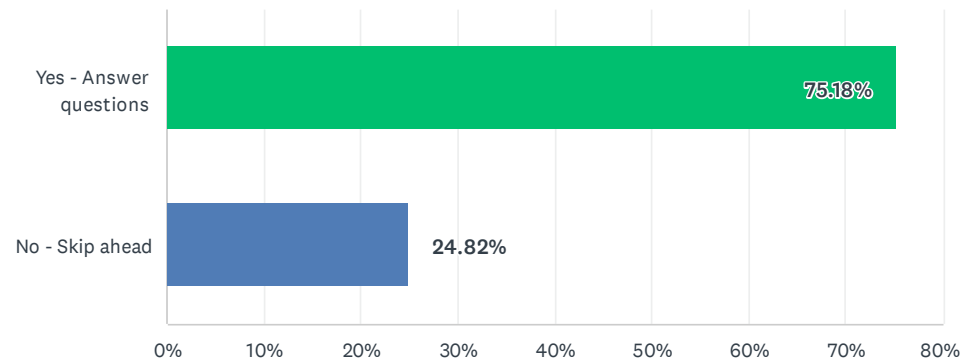
	stuck in the 1970s	
61	The condemned bathrooms, the unsafe playground equipment, the contaminated beach water	4/22/2026 2:00 PM
62	The playground is outdated and there are no bathrooms over there	4/22/2026 12:41 PM
63	Paid parking has become ridiculous. Difficult to get a permit. Website down. Tiny parking lot. A pain to get there with paid parking now on streets. Food vendors are far away. Not great pathways Not great beach area. Need a large dock to walk out on. But we still love and appreciate.	4/22/2026 12:03 AM
64	We need more bathroom options that are reliably open.	4/21/2026 8:24 PM
65	No path by the water	4/21/2026 5:26 PM
66	Goose poop and overflowing trash cans. And the band shell isn't very attractive.	4/21/2026 4:36 PM
67	Bathrooms and rocks	4/21/2026 11:32 AM
68	A rather large amount of space and money has gone toward baseball which, while beautiful, is a niche interest. The area near the docks and boat launches isn't well kept.	4/21/2026 10:08 AM
69	The cost of parking in Excelsior on the street is bonkers, and during events finding parking can be difficult	4/21/2026 9:49 AM
70	Less kept up as other areas. Playground is broken. Not a lot of seating.	4/21/2026 8:56 AM
71	Path isn't close enough to water. Playgrounds aren't in the right area, dirty beach, wasted space. Not enough flowers	4/21/2026 8:09 AM
72	Unleashed dogs	4/20/2026 10:43 PM
73	Parking, stop making everyone pay to enjoy a free park.	4/20/2026 8:18 PM
74	Temporary toilet by the children's playground smells and is an eye sore. Lack of sand on the beach. No lifeguard overall poor maintenance. Rental shed by playground.	4/20/2026 7:33 PM
75	All the goose poop	4/20/2026 6:39 PM
76	Would like to de eroded areas repaired and sustained bertery	4/20/2026 6:21 PM
77	Nothing although more facilities and activities would be great	4/20/2026 1:07 PM
78	This is a non-real-word problem...we'd love a little foot rinser, outside, for when we leave the beach.	4/20/2026 8:35 AM
79	Could use some flowering trees	4/19/2026 2:08 PM
80	Geese	4/18/2026 7:33 PM
81	Bath house is an eyesore, tennis courts tired, beach looks unkept, frequent beach closure	4/18/2026 8:49 AM
82	Portable outhouse location	4/18/2026 8:22 AM
83	The old bathhouse / bathrooms. Ugly concrete bunker with scary interior. Messy drainage area next to kids beach.	4/17/2026 3:21 PM
84	Outdated facilities	4/17/2026 1:34 PM
85	Some people abuse it. They leave trash around. Cooking fires are often the biggest problem	4/17/2026 11:42 AM
86	The goose poop. No bathroom by the beach. No life guards or swimming docks at the beach	4/17/2026 11:05 AM
87	The beach is horrible now. Bring the docks back and the diving board. Get lifeguards again. Keep the geese away. It's horrible that most of the summer the beach is close from goose poop.	4/17/2026 10:49 AM
88	Needs a better player area for children	4/17/2026 9:38 AM
89	Needs bathroom	4/17/2026 7:55 AM
90	Pot smoking losers on the weekends	4/17/2026 7:50 AM
91	Fire pits turned on and abandoned. Have turned off gas in vacated pits multiple times.	4/17/2026 7:31 AM

Excelsior Commons Mini Master Plan

92	Geese poo	4/16/2026 10:30 PM
93	Tennis courts need to be clean up	4/16/2026 9:29 PM
94	Parking	4/16/2026 9:24 PM
95	Paid parking	4/16/2026 9:20 PM
96	Older facilities	4/16/2026 9:15 PM
97	No pickleball courts!	4/16/2026 8:52 PM
98	Basketball, tennis court, playground and restroom facility are outdated and run down.	4/16/2026 7:55 PM
99	The beach area. There aren't any food options or restrooms. The playground needs to be refreshed.	4/16/2026 7:40 PM
100	The condemned bathroom and unusable playground	4/16/2026 7:01 PM
101	No good pickleball courts	4/16/2026 6:34 PM
102	No walking/running paths. No pickleball courts...courts poorly maintained.	4/16/2026 5:24 PM
103	Sometimes trash	4/16/2026 5:22 PM
104	Paid parking and goose poop. It would be nice to have a walking trail along the water.	4/16/2026 5:18 PM
105	Not enough bathrooms, no food	4/16/2026 5:16 PM
106	Pebbles, feels old, feels like there is a lot of wasted space	4/16/2026 5:15 PM
107	Old.	4/16/2026 5:10 PM
108	Nothing	4/16/2026 5:07 PM
109	Nothing	4/16/2026 4:58 PM
110	the benches that are covered with wired plastic memorials - ends up all over the grass and has to be picked up lawn treatment signs do not have CLEAR DATES of application & should be posted every 100 ft along treated areas. it would be IDEAL (for baseball player too!) to have water bottle filling stations!!! !	4/16/2026 4:41 PM
111	Efforts to make it overly manicured or "upscale".	4/16/2026 4:18 PM
112	No bathrooms at the beach. Beach closed signs.	4/16/2026 3:36 PM
113	That you have to pay for parking everywhere! Not very visitor friendly. Wayzata's has ton of free parking much more visitor friendly for sure!	4/16/2026 3:33 PM
114	Needs more rental options	4/16/2026 10:51 AM

Q6 Are you interested in answering a few questions about play elements for kids and teens, or would you like to skip ahead?

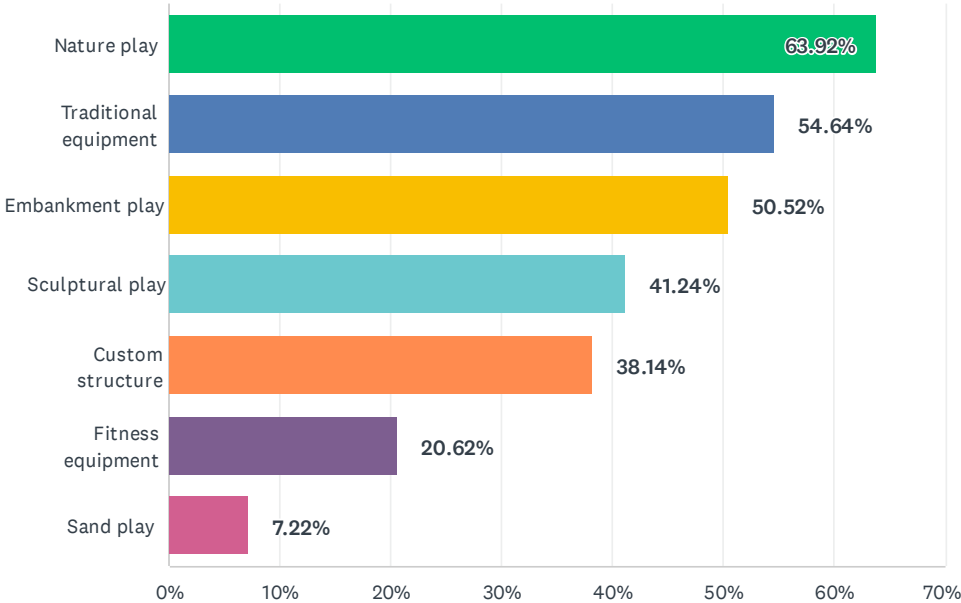
Answered: 141 Skipped: 21



ANSWER CHOICES		RESPONSES	
Yes - Answer questions		75.18%	106
No - Skip ahead		24.82%	35
TOTAL			141

Q7 We are exploring different play elements to update the current play equipment at The Commons. Please select your top 3.

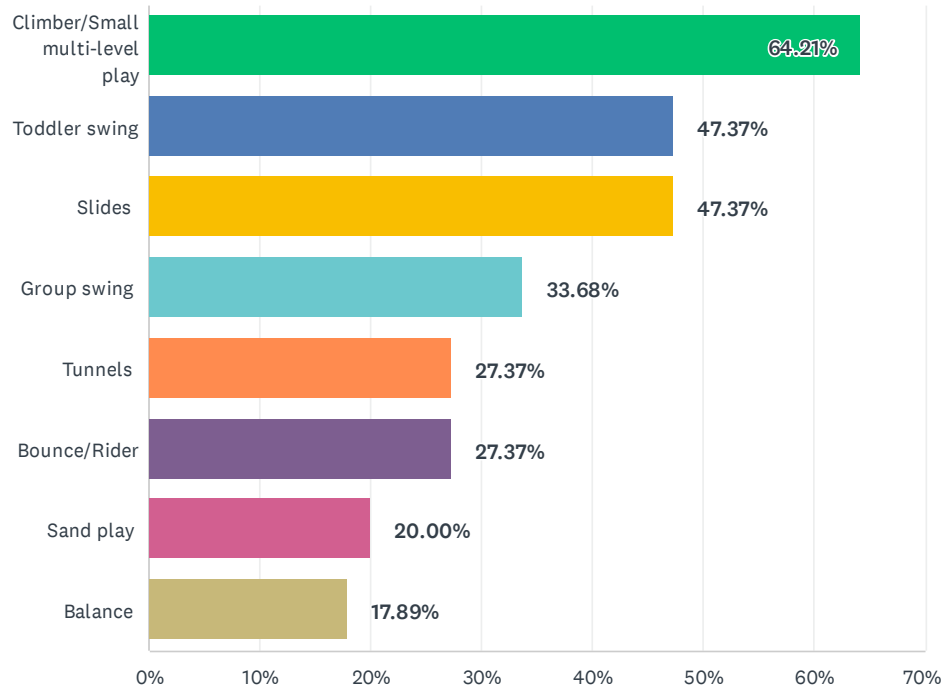
Answered: 97 Skipped: 65



ANSWER CHOICES	RESPONSES	
Nature play	63.92%	62
Traditional equipment	54.64%	53
Embankment play	50.52%	49
Sculptural play	41.24%	40
Custom structure	38.14%	37
Fitness equipment	20.62%	20
Sand play	7.22%	7
Total Respondents: 97		

Q8 What are your top play elements for preschoolers (ages 2 to 5)? Choose 3.

Answered: 95 Skipped: 67



ANSWER CHOICES	RESPONSES	
Climber/Small multi-level play	64.21%	61
Toddler swing	47.37%	45
Slides	47.37%	45
Group swing	33.68%	32
Tunnels	27.37%	26
Bounce/Rider	27.37%	26
Sand play	20.00%	19
Balance	17.89%	17
Total Respondents: 95		

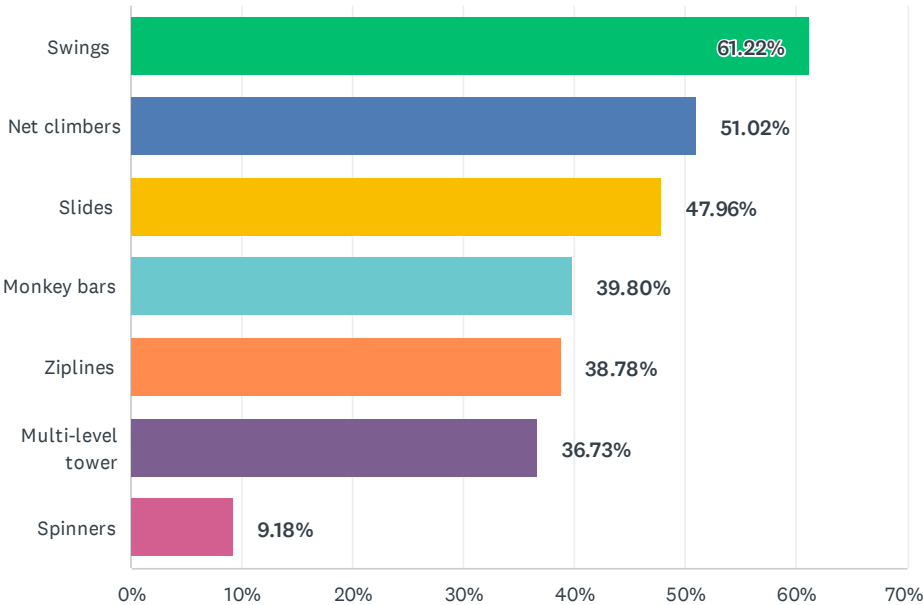
Q9 Are there any play elements not listed above that you would like to see at the park for ages 2 to 5?

Answered: 21 Skipped: 141

#	RESPONSES	DATE
1	Xylophone or similar instrument.	5/3/2026 1:31 PM
2	Could only choose 3 but would also add the sand play element.	4/27/2026 11:55 AM
3	No not really they all seem nice!	4/26/2026 2:24 PM
4	No	4/26/2026 2:18 PM
5	No	4/26/2026 2:13 PM
6	Splash pad or misters	4/24/2026 4:01 PM
7	No	4/23/2026 9:00 PM
8	Do not like embankment play or sand play.	4/23/2026 7:05 PM
9	No	4/23/2026 5:48 PM
10	Splash pad	4/22/2026 8:41 PM
11	N/a	4/22/2026 5:28 PM
12	Splash pad	4/22/2026 2:04 PM
13	No	4/21/2026 4:44 PM
14	Carousel	4/21/2026 11:34 AM
15	No	4/21/2026 8:12 AM
16	Does a fishing pier fit into this question?	4/20/2026 6:25 PM
17	Scavenger hunt	4/17/2026 1:41 PM
18	Splash pad	4/17/2026 7:52 AM
19	No, but the nets would be weird	4/16/2026 10:32 PM
20	Play house/restaurant	4/16/2026 5:18 PM
21	Play house.	4/16/2026 5:13 PM

Q10 What are your top play elements for school-age children (ages 5 to 12)? Choose 3.

Answered: 98 Skipped: 64



ANSWER CHOICES	RESPONSES	
Swings	61.22%	60
Net climbers	51.02%	50
Slides	47.96%	47
Monkey bars	39.80%	39
Ziplines	38.78%	38
Multi-level tower	36.73%	36
Spinners	9.18%	9
Total Respondents: 98		

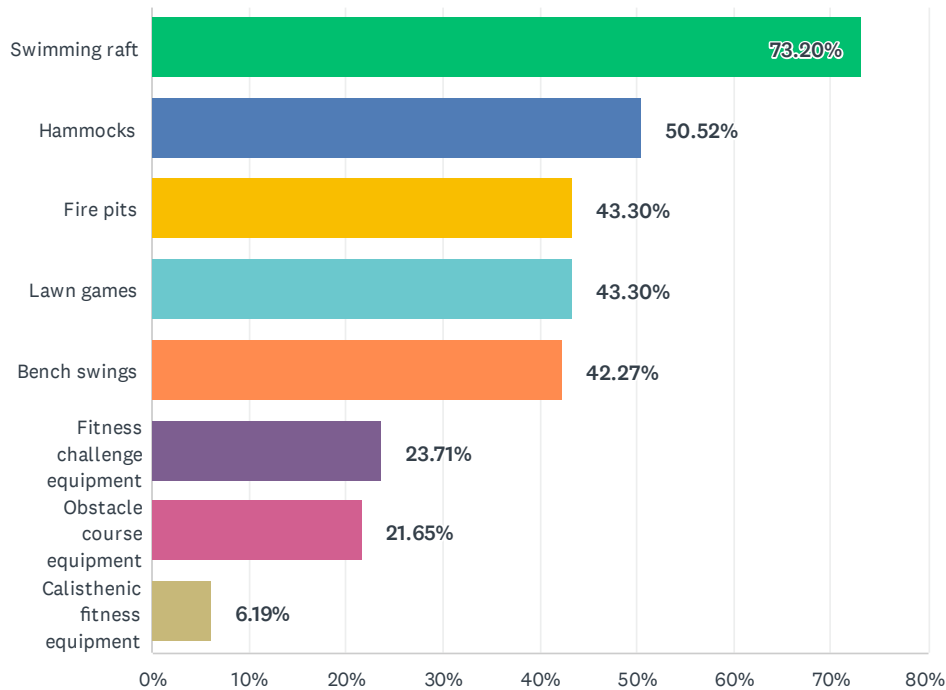
Q11 Are there any play elements not listed above that you would like to see at the park for ages 5 to 12?

Answered: 18 Skipped: 144

#	RESPONSES	DATE
1	Would love to see zip lines too:)	4/28/2026 10:02 AM
2	Sit down spinning chairs	4/26/2026 2:24 PM
3	no	4/26/2026 2:24 PM
4	No	4/26/2026 2:18 PM
5	No	4/26/2026 2:13 PM
6	Na	4/26/2026 9:24 AM
7	Please include nets and climbing structures - there are no playgrounds with these features nearby	4/25/2026 4:29 PM
8	Gaga ball pit	4/24/2026 4:01 PM
9	No	4/23/2026 7:05 PM
10	No	4/23/2026 4:31 PM
11	Splash pad	4/22/2026 8:41 PM
12	No	4/22/2026 6:08 PM
13	No	4/22/2026 5:28 PM
14	No	4/21/2026 4:44 PM
15	No	4/21/2026 8:12 AM
16	Please please, nothing ugly and garish. If plastic, blend w colors of the setting and environment.	4/19/2026 2:20 PM
17	No	4/17/2026 1:17 PM
18	Splash pad	4/17/2026 7:52 AM

Q12 What are your top park amenities for teens (ages 13 to 19)? Choose 3.

Answered: 97 Skipped: 65



ANSWER CHOICES	RESPONSES	
Swimming raft	73.20%	71
Hammocks	50.52%	49
Fire pits	43.30%	42
Lawn games	43.30%	42
Bench swings	42.27%	41
Fitness challenge equipment	23.71%	23
Obstacle course equipment	21.65%	21
Calisthenic fitness equipment	6.19%	6
Total Respondents: 97		

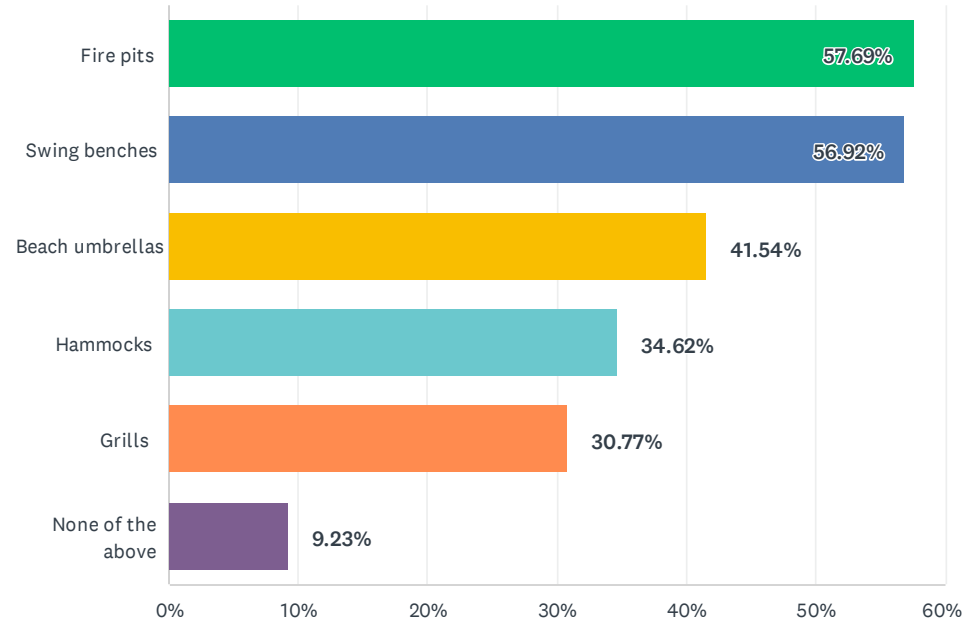
Q13 Are there any play elements not listed above that you would like to see at the park for ages 13 to 19?

Answered: 23 Skipped: 139

#	RESPONSES	DATE
1	They all sound great!!	4/26/2026 2:24 PM
2	slides	4/26/2026 2:24 PM
3	No	4/26/2026 2:18 PM
4	Splash pad	4/26/2026 2:13 PM
5	Convert 1 tennis court into 2 real pickleball courts — very popular with teens and young adults!	4/26/2026 9:24 AM
6	No	4/24/2026 4:01 PM
7	No	4/23/2026 9:00 PM
8	Lawn games seem fun.	4/23/2026 7:05 PM
9	Skatepark	4/22/2026 6:29 PM
10	No	4/22/2026 6:08 PM
11	No	4/22/2026 5:28 PM
12	Fix the tennis and basketball courts. Consider an improved area for an ice rink with a warming house.	4/22/2026 2:25 PM
13	No	4/21/2026 4:44 PM
14	No	4/21/2026 8:12 AM
15	No	4/20/2026 6:25 PM
16	Lifeguard!!!!	4/19/2026 2:20 PM
17	Tire swing	4/17/2026 1:41 PM
18	No	4/17/2026 1:17 PM
19	Ice skating	4/17/2026 9:06 AM
20	Splash pad	4/17/2026 7:52 AM
21	Fire pits unless it is self pay.	4/17/2026 7:35 AM
22	obstacles to PREVENT e-bikes & motorized scooters!	4/16/2026 4:44 PM
23	Basketball court, volleyball net, Gaga ball enclosure (!!!)	4/16/2026 4:23 PM

Q14 What are your top park amenities for leisure?

Answered: 130 Skipped: 32



ANSWER CHOICES	RESPONSES	
Fire pits	57.69%	75
Swing benches	56.92%	74
Beach umbrellas	41.54%	54
Hammocks	34.62%	45
Grills	30.77%	40
None of the above	9.23%	12
Total Respondents: 130		

Q15 Are there any leisure-related amenities not listed above that you would like to see at the park?

Answered: 39 Skipped: 123

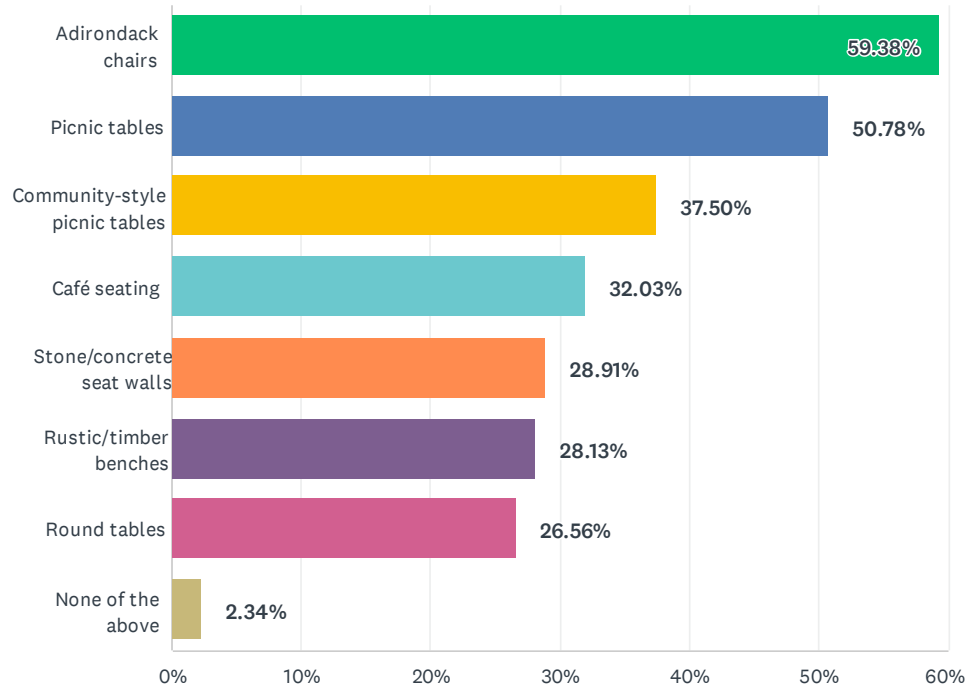
#	RESPONSES	DATE
1	Concession stand. The baseball diamond one is too far and never open.	4/30/2026 7:56 AM
2	Pickleball and ice rink	4/29/2026 7:49 PM
3	Greater connection to the lake.	4/27/2026 11:58 AM
4	No	4/26/2026 7:14 PM
5	Nope	4/26/2026 2:26 PM
6	swimming my raft	4/26/2026 2:26 PM
7	No	4/26/2026 2:21 PM
8	No	4/26/2026 2:15 PM
9	Better beach sand, quality bathrooms, more garbage cans with doggie poo bags	4/26/2026 9:31 AM
10	Pickle Ball court	4/24/2026 4:22 PM
11	Tables	4/24/2026 4:06 PM
12	Gaga pit	4/24/2026 11:35 AM
13	No	4/23/2026 9:06 PM
14	Keep park simple and natural. Clean up and modernize what's there - especially courts	4/23/2026 8:22 PM
15	No	4/23/2026 6:20 PM
16	Boardwalk along certain parts of the lake.	4/23/2026 6:10 PM
17	No	4/23/2026 4:33 PM
18	Movable picnic tables	4/23/2026 3:45 PM
19	Lounge chairs	4/22/2026 8:45 PM
20	More covered seating in general; seating with (weatherproof) cushions	4/22/2026 6:49 PM
21	No	4/22/2026 6:10 PM
22	No. Fewer amenities and more nature please	4/22/2026 5:52 PM
23	Boardwalk	4/22/2026 4:33 PM
24	The Adirondacks near the banshee are great. You could consider having another spot for those.	4/22/2026 2:28 PM
25	No	4/22/2026 2:19 PM
26	A waterfront path	4/21/2026 5:28 PM
27	No	4/21/2026 4:52 PM
28	Splash pad	4/21/2026 8:15 AM
29	Fishing. Pier	4/20/2026 6:27 PM
30	Keep it classy and in keeping with the history of this area, rather than up north in the woods ugly hammock vibe.	4/19/2026 2:24 PM

Excelsior Commons Mini Master Plan

31	I cannot think of anything	4/18/2026 7:39 PM
32	No	4/17/2026 1:20 PM
33	Water fountains with the lower fountain for dogs	4/17/2026 10:59 AM
34	Splash pad	4/17/2026 7:54 AM
35	I don't want public grills	4/16/2026 10:34 PM
36	Pickleball courts	4/16/2026 6:40 PM
37	please do not clutter the park with plastic "amenities"	4/16/2026 4:45 PM
38	Concession stands near beach, maybe with sno cones and beverages, chips.	4/16/2026 3:42 PM
39	Yes a fitness park for adults and seniors	4/16/2026 3:38 PM

Q16 What type of seating do you prefer? Choose your top 3.

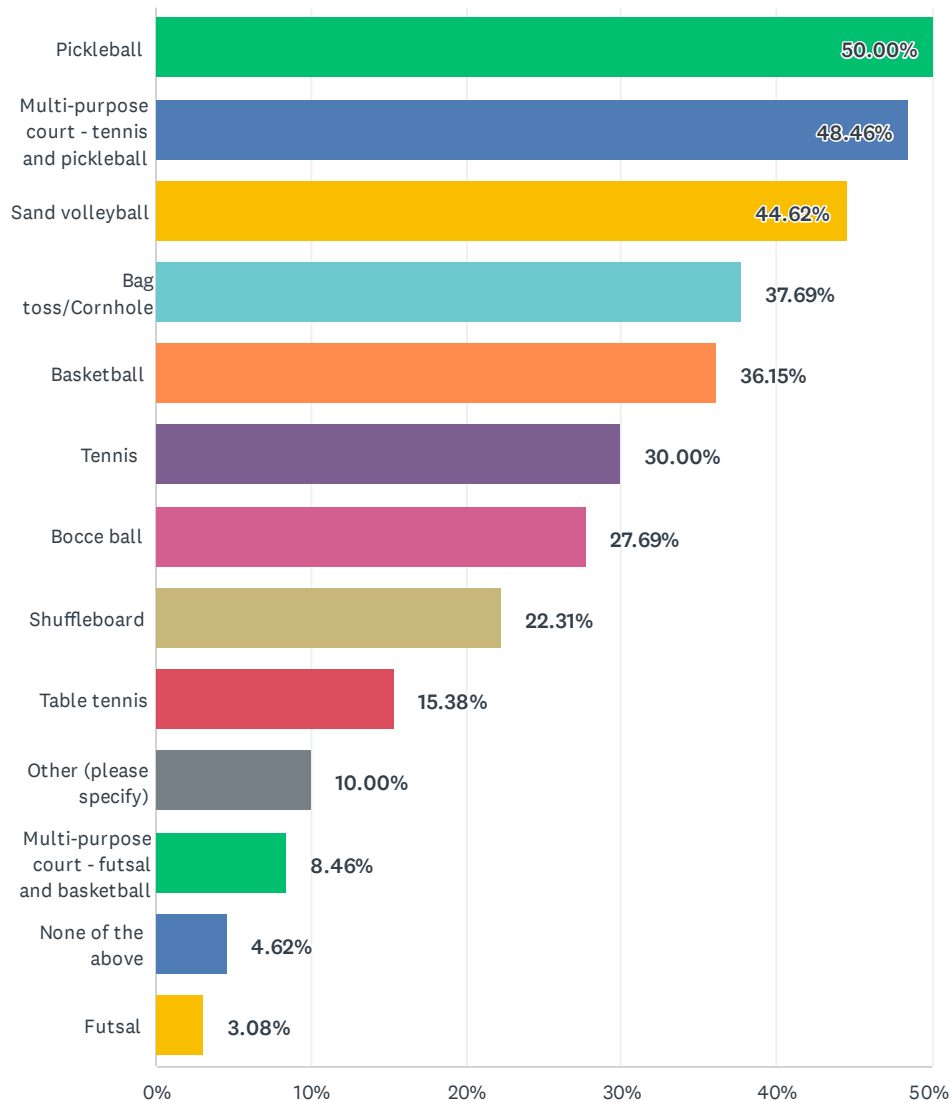
Answered: 128 Skipped: 34



ANSWER CHOICES	RESPONSES	
Adirondack chairs	59.38%	76
Picnic tables	50.78%	65
Community-style picnic tables	37.50%	48
Café seating	32.03%	41
Stone/concrete seat walls	28.91%	37
Rustic/timber benches	28.13%	36
Round tables	26.56%	34
None of the above	2.34%	3
Total Respondents: 128		

Q17 What sport, recreation, or lawn game facilities would you like to see at The Commons Park? Choose your top 5.

Answered: 130 Skipped: 32



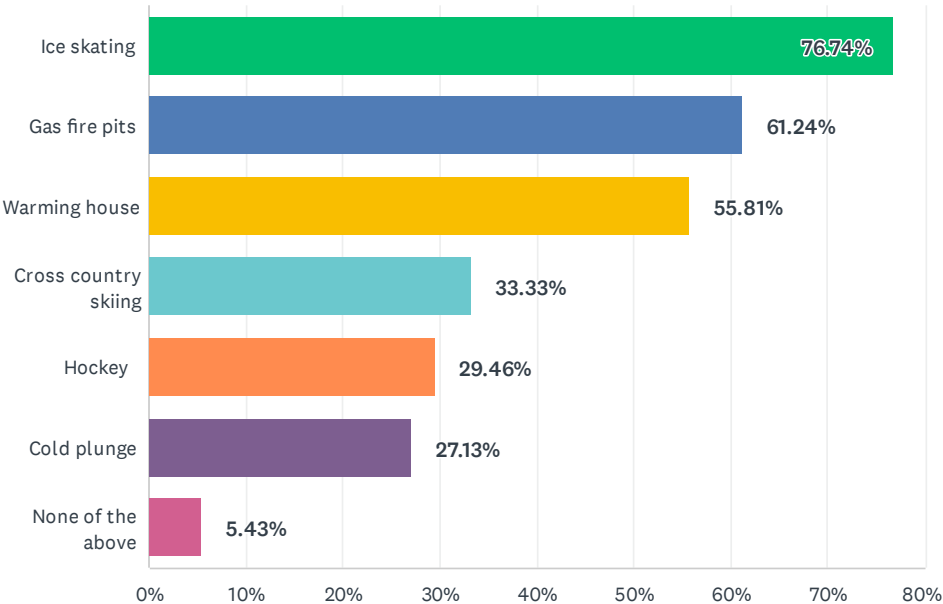
Excelsior Commons Mini Master Plan

ANSWER CHOICES	RESPONSES	
Pickleball	50.00%	65
Multi-purpose court - tennis and pickleball	48.46%	63
Sand volleyball	44.62%	58
Bag toss/Cornhole	37.69%	49
Basketball	36.15%	47
Tennis	30.00%	39
Bocce ball	27.69%	36
Shuffleboard	22.31%	29
Table tennis	15.38%	20
Other (please specify)	10.00%	13
Multi-purpose court - futsal and basketball	8.46%	11
None of the above	4.62%	6
Futsal	3.08%	4
Total Respondents: 130		

#	OTHER (PLEASE SPECIFY)	DATE
1	Gaga ball	4/26/2026 2:15 PM
2	Fishing pier	4/26/2026 9:31 AM
3	Lawn games	4/24/2026 4:06 PM
4	Yard games. Preferably no major structures that pose a threat to other people (for example volleyballs going astray)	4/23/2026 3:45 PM
5	Skatepark	4/22/2026 6:30 PM
6	Skating?	4/22/2026 3:46 PM
7	It's odd you didn't list the baseball field. I would be careful on over programming sporting areas, there are plenty of parks with these features. We need to make sure the open areas for recreating and relaxing near the lake are preserved and if anything expanded.	4/22/2026 2:28 PM
8	Jousting	4/21/2026 8:30 PM
9	Soccer	4/21/2026 10:15 AM
10	DOG PARK!	4/20/2026 6:27 PM
11	You need to include winter activities. Ice skating with warming house	4/17/2026 9:08 AM
12	Mini golf	4/16/2026 9:42 PM
13	Yoga	4/16/2026 5:30 PM

Q18 What winter activities would you like to see at The Commons Park?

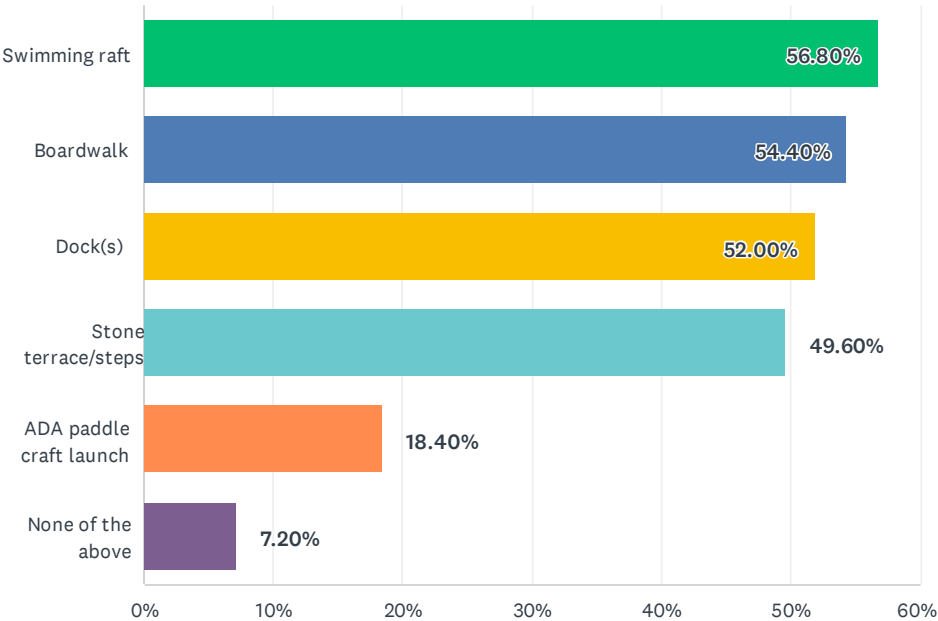
Answered: 129 Skipped: 33



ANSWER CHOICES	RESPONSES	
Ice skating	76.74%	99
Gas fire pits	61.24%	79
Warming house	55.81%	72
Cross country skiing	33.33%	43
Hockey	29.46%	38
Cold plunge	27.13%	35
None of the above	5.43%	7
Total Respondents: 129		

Q19 What type of water access would you like to see?

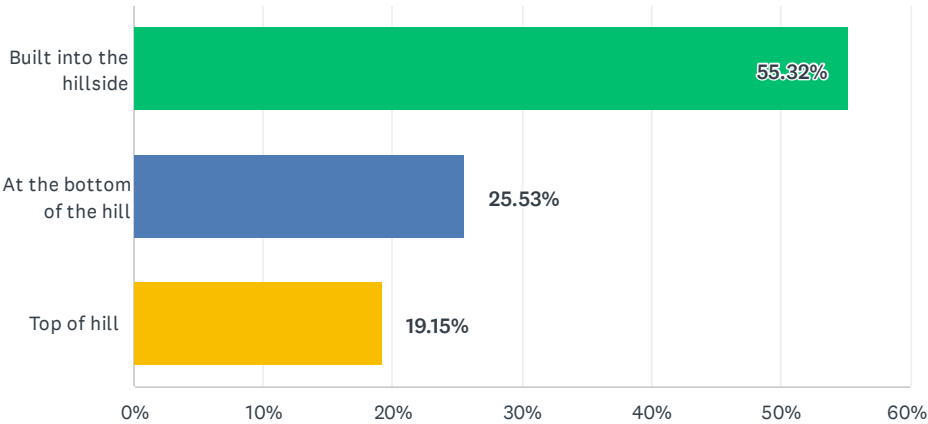
Answered: 125 Skipped: 37



ANSWER CHOICES	RESPONSES	
Swimming raft	56.80%	71
Boardwalk	54.40%	68
Dock(s)	52.00%	65
Stone terrace/steps	49.60%	62
ADA paddle craft launch	18.40%	23
None of the above	7.20%	9
Total Respondents: 125		

Q20 Each concept shows a different location for replacement of the current bathhouse/restroom building. Where is your preferred building location? See options in concepts A, B and C.

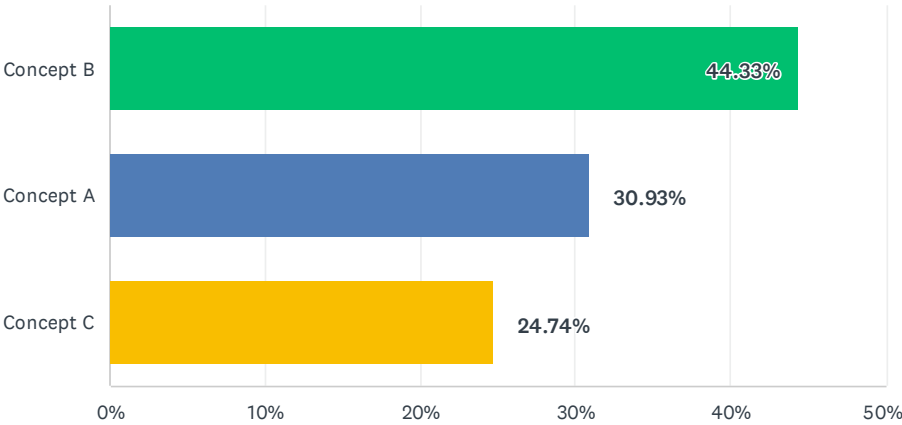
Answered: 94 Skipped: 68



ANSWER CHOICES	RESPONSES	
Built into the hillside	55.32%	52
At the bottom of the hill	25.53%	24
Top of hill	19.15%	18
TOTAL		94

Q21 Which concept do you like best?

Answered: 97 Skipped: 65



ANSWER CHOICES	RESPONSES	
Concept B	44.33%	43
Concept A	30.93%	30
Concept C	24.74%	24
TOTAL		97

Q22 Please tell us why this is your favorite concept.

Answered: 76 Skipped: 86

#	RESPONSES	DATE
1	I like the idea of preserving more trees and it seems the new amenities are more built into the land	5/3/2026 2:31 PM
2	I like the building built into the hill, leaving the top of the hill for something else.	5/3/2026 1:41 PM
3	Focus on the beach / water access / walking loop. Also need swimming dock!!	4/30/2026 4:06 PM
4	Emphasis on beach / lake and boardwalk	4/30/2026 4:01 PM
5	I like most things about A but like the building placement of B	4/30/2026 11:31 AM
6	I like the docks, hilltop and hillside play areas, location of bathrooms, and that most of the park remains natural, most facilities are on the SW side.	4/30/2026 8:13 AM
7	like the utilization of the hillside for bathrooms and the top of the hill for viewing.	4/28/2026 2:51 PM
8	Hillside bathroom, least impact to trees, slides through trees,	4/28/2026 10:26 AM
9	Focus on nature and sigh lines. Great panoramic view from gathering area under roof canopy.	4/27/2026 8:52 PM
10	I really like all the nooks for fires and places to sit, also the most variety in activities.	4/27/2026 8:26 PM
11	Playground next to beach.	4/27/2026 12:37 PM
12	Picnic areas within view of lake. Multi level play areas. Use of building roof for additional area. West Lake St promenade.	4/27/2026 12:07 PM
13	I like how everything works together	4/26/2026 7:17 PM
14	More beach amenities to capitalize on the most precious resource - the lake. The boardwalk does cut off the view of the lake so I would axe that. Other lakes with circular boardwalk (worth lake) go completely unused. I do miss the myriad hang out spaces that the other options have.	4/26/2026 3:42 PM
15	It would be cool since it is in the hill	4/26/2026 2:29 PM
16	because it would be cool and it has hammocks	4/26/2026 2:29 PM
17	Takes down less trees but still is fun for all ages	4/26/2026 2:24 PM
18	I like the idea of 2 separate parks for teens and kids. The hammock grove would be great addition. The bathroom at the bottom of the hill for easier access	4/26/2026 2:19 PM
19	Please no grills - messy, usually excess garbage. PLEASE do pickleball (no lights needed) it will easily serve a broad population — tennis is typically empty. Improve sand quality and design to overcome erosion.	4/26/2026 9:53 AM
20	Less impact and Don't like lake closed in at all- takes away natural beach look	4/25/2026 4:54 PM
21	Bathroom location and boardwalk addition	4/25/2026 4:32 PM
22	I mainly picked concept B because of the hammock. Difficult viewing images on phone.	4/25/2026 2:52 PM
23	I like the seating options the best.	4/25/2026 1:40 PM
24	Boardwalk!	4/24/2026 7:05 PM
25	Hard to pick winner without perspective renderings and some guidance on cost differences	4/24/2026 4:26 PM
26	Because they separate the older and younger kids	4/24/2026 4:09 PM
27	Least disruptive.	4/24/2026 2:23 PM
28	I like the consolidated play area - and the accessibility	4/24/2026 1:34 PM

Excelsior Commons Mini Master Plan

29	It's the best bad option	4/24/2026 11:52 AM
30	I like the idea of expanding the west beach, it is such a treat and if Improved will make room for more families, the bathroom should be bottom of the hill or built in for accessibility not the top. I do like The playground moved to the top of the hill with views of lake from there	4/24/2026 11:30 AM
31	Half court basketball	4/23/2026 9:10 PM
32	Retains most trees and nature	4/23/2026 8:30 PM
33	Meets many of my preferences indicated in the survey.	4/23/2026 6:16 PM
34	playground co figuration. Swim boardwalk.	4/23/2026 4:14 PM
35	I want the least change possible on nature. The less change the better. Improve the building that are already there	4/23/2026 3:48 PM
36	Weaving playground equipment into the landscape, placement of train gardens, usage of beach space	4/22/2026 8:58 PM
37	I like the increased seating, especially how the spread of trees and addition of fire pits makes the park more all-season friendly. I love the added paths for walking my dog. And the lawn games feel perfect for low-impact spontaneous entertainment, and for making new friends!	4/22/2026 7:04 PM
38	It preserves the natural environment and setting more than A or B.	4/22/2026 6:11 PM
39	Concepts A and B cause a lot of disruption to the natural environment which is the attraction of the park. Putting umbrellas on the beach clutter the view of the lake, and the beach season is only 3 months long. The enclosure disrupts the view of the lake and blocks swimmers who like the deeper water. It feels fenced in.	4/22/2026 6:02 PM
40	I like having the playground built into hillside, like in Central Park.	4/22/2026 4:37 PM
41	I think all of the concepts have too much. Scale back use the landscape minimal features for gathering and reduce the play area size. The lake is the feature that we need to be highlighting and the surrounding oak trees.	4/22/2026 2:34 PM
42	Hides the building the best and utilizes the roof deck of the building.	4/22/2026 12:52 PM
43	I like the boardwalk idea	4/21/2026 8:34 PM
44	Boardwalk	4/21/2026 5:30 PM
45	Bog kid play area & hammocks & lots of walking paths	4/21/2026 10:20 AM
46	Boardwalks	4/21/2026 9:59 AM
47	Boardwalk and moving play area to top of hill	4/21/2026 8:21 AM
48	Lawn games, terraces seating and fire pits	4/20/2026 1:11 PM
49	I prefer a consolidated play area in the current location. I strongly dislike the idea of adding more "action" to the top of the hill because it detracts from the natural beauty and often-peaceful larger beach. I like keeping the two areas "large beach" and "playground/smaller playground beach" visibly separate.	4/20/2026 8:44 AM
50	Please no junky hammock grove.... People ca do that in their yards or up north or somewhere else, they can lay on blanket or towel on beach or grass.	4/19/2026 2:30 PM
51	Fire pits throughout and the flip Of the tennis / basketball court.	4/18/2026 7:58 PM
52	Play are through trees, boardwalk,	4/18/2026 9:18 AM
53	Hard to tell exactly, but this concept maintains trees, makes the building/ bathroom less obvious and doesn't disturb the beaches. For me, it's all about the water quality and not blocking the lake. Also appreciate expanded prairie plantings.	4/18/2026 8:35 AM
54	appears to be less overall impact to Commons. Each option feels quite built up and I prefer one that is less encumbered and offers more quiet uses. I would remove the hillside embankment slides and remove excessive concrete walks that are chopping up the area.	4/17/2026 3:34 PM
55	Like the boardwalk but also like having the playground at the top of the hill so it was difficult to	4/17/2026 1:47 PM

Excelsior Commons Mini Master Plan

	pick between the concepts	
56	Location of restroom	4/17/2026 1:23 PM
57	No new parking, playground moved up the hill.	4/17/2026 11:53 AM
58	Boardwalk	4/17/2026 11:25 AM
59	The boardwalks in the water.	4/17/2026 11:23 AM
60	Lake side walking trail is a must	4/17/2026 9:11 AM
61	I love the boardwalk idea going out over the water	4/17/2026 8:02 AM
62	Hoops	4/17/2026 7:55 AM
63	Pieces of each. No dock around beach.	4/17/2026 7:39 AM
64	Fewer lost trees, play on the hilltop.	4/16/2026 9:26 PM
65	The walkway	4/16/2026 9:23 PM
66	Utilize the top of the hill, where you have the best views, for something people can enjoy!	4/16/2026 8:59 PM
67	It seems like the best use of the space	4/16/2026 7:50 PM
68	Hillside slides hammocks	4/16/2026 5:35 PM
69	Like building built into hill. No rooftop though. Like to preserve view and naturalscape. .	4/16/2026 5:33 PM
70	It feels like it fits into the existing landscape best.	4/16/2026 5:25 PM
71	Love the idea of seating where the current bath house is because of the great views.	4/16/2026 5:15 PM
72	Moderate amount of change with suitable new features and equipment	4/16/2026 5:05 PM
73	Tree preservation and leaves the emphasis on nature, not man-made structures. Play area for younger kids stays near beach so parents can watch kids in the water and kids on land, and kids can transition more easily between activities. Hammocks give teens a safe place to hang out and socialize separate from younger kids. Plan maintains enough activities without feeling overprogrammed. AVOID THE BOARDWALK AROUND THE BEACH AT ALL COSTS. It kills the natural vibe and makes it feel confined and artificial vs open and natural.	4/16/2026 4:57 PM
74	the bathrooms are used by delivery trucks- and our own policemen!! They should be accessible-- to anyone in the area who needs a (PUBLIC) restroom do not make them hike -- esp in the winter!	4/16/2026 4:50 PM
75	swimming enclosure, paddlecraft launch	4/16/2026 3:49 PM
76	Lawn games and picnic areas	4/16/2026 3:41 PM

Q23 Is there anything you would change about your favorite concept, or any features from the other two concepts you would add?

Answered: 60 Skipped: 102

#	RESPONSES	DATE
1	I think it would be a miss to not have the tennis courts also painted for pickleball, or potentially split to have one tennis court and one pickleball court	5/3/2026 2:31 PM
2	The drawings just say tennis courts and I'm hoping that really means tennis/pickleball courts	5/3/2026 1:41 PM
3	Add almost everything about B to A and keep the focus on the water!	4/30/2026 4:06 PM
4	Like the upper teen area in B, separate from small child play area.	4/30/2026 4:01 PM
5	I love the boardwalk around the point for lake views and to help keep geese off the grass	4/30/2026 11:31 AM
6	The plaza near the point would be nice from "C", and bocce ball, and other games. Preserve the "Welcome to Excelsior Beach" sign near the NE beach. Winter access to the lake for ice fishing. Natural stone stairs in lieu of concrete. A couple Lounge firepits. Bike Racks. Concession Stand! As little concrete as necessary.	4/30/2026 8:13 AM
7	Put play areas closer together, so parents with multi-age children can see more spaces, if not all. Swings incorporated, not set in own space. Slides go into a play area vs sidewalk. Things to add - boardwalk on beach, ADA paddle craft	4/28/2026 10:26 AM
8	Add fishing dock or swim pier with ADA kayak access Add fire pit or conversation areas Keep playground at top and side of hill not near beach. Keep smaller kids equipment away from water. Keep angled parking on 1st st side but still have buffer between street. Include tree nets and hammocks Try to create natural funnel or "choke points" so parents can monitor those areas for kids leaving area. Natural terraced steps facing lake for sunsets	4/27/2026 8:52 PM
9	id get rid of bocce ball courts and keep that area just grass and trees	4/27/2026 8:26 PM
10	Terraced/embankment seating into hill, not by beach. Plaza seating area from C.	4/27/2026 12:07 PM
11	This is impossible. There is so much good stuff here. The only answer is to double the size of the park to fit it all in.	4/26/2026 3:42 PM
12	No not really it seems like a good plan	4/26/2026 2:29 PM
13	add more fire pits	4/26/2026 2:29 PM
14	Add something to the water	4/26/2026 2:24 PM
15	I'd like some fire pits added to this concept. Nicer updated trails	4/26/2026 2:19 PM
16	Use plan with minimal tree damage or removal. Do pickleball courts like Chan — no lights needed. Fosters community and old/young can play together ...excellent and popular game... tennis is a large space and rarely used (currently people use it as a dog park — kid biking 🚲)	4/26/2026 9:53 AM
17	Terraced steps and seating throughout	4/25/2026 4:32 PM
18	I would like to see the lawn games added.	4/25/2026 2:52 PM
19	I would like the boardwalk from option A	4/25/2026 1:40 PM
20	Boardwalk with lowest tree impact would be optimal	4/24/2026 7:05 PM
21	Pickleball	4/24/2026 6:31 PM
22	Add lawn games	4/24/2026 4:09 PM
23	I like the boardwalk on the lake, cost may be prohibitive.	4/24/2026 2:23 PM
24	I'd add the bocce ball and table tennis features from Plan C. And maybe one or two more fire	4/24/2026 11:52 AM

Excelsior Commons Mini Master Plan

pits (but you'd want to put them someplace protected from the wind). All of the plans lack creativity with the space available.

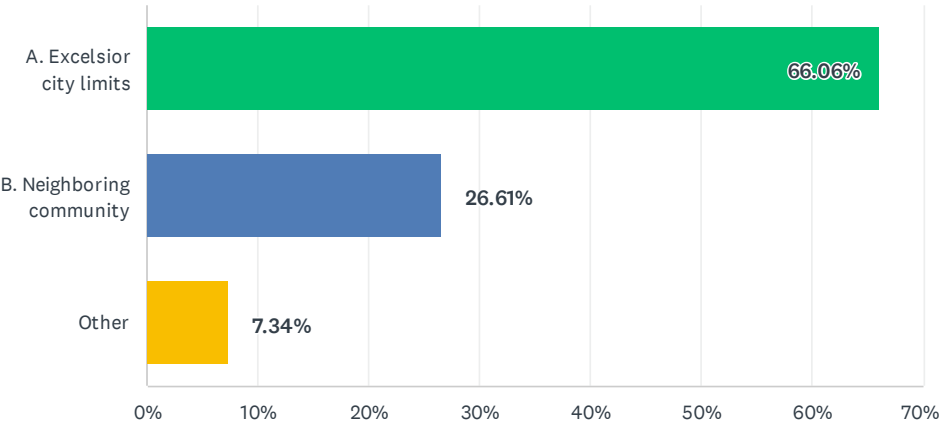
25	Maybe some merger of 1 and 2 but not 3. Playground needs to either be moved back or put on top of hill. We should also put a nice walkable boardwalk	4/24/2026 11:30 AM
26	Not now	4/23/2026 9:10 PM
27	I like the boardwalk/dock concept - what they did in Wayzata is amazing	4/23/2026 8:30 PM
28	I would like to keep a full length basketball court. And ensure that there are as few changes as possible. A top short court is better than a half court	4/23/2026 3:48 PM
29	Add 2nd level to boathouse, add a fire pit and hammock grove. I liked the walking paths to the overlook in C & B.	4/22/2026 8:58 PM
30	I'd like to see some hammocks or swinging chairs. I really like the terrace/restroom building in Concept B. And I also like the tree buffer between the recreation courts and road/sidewalks.	4/22/2026 7:04 PM
31	Disturb the natural environment as little as possible	4/22/2026 6:11 PM
32	No	4/22/2026 6:02 PM
33	See above. I would focus on a really nice bath house. With food and nice seating and views of the lake, beaches, confined play area for kids sit back from the beach, improve docks and rafts. Remove that terrible light from the middle of the beach and take advantage of the beautiful setting instead of constructed features. Also, why not put a rain garden in the middle of that turnaround? Stormwater treatment is a key feature as well.	4/22/2026 2:34 PM
34	Please leave this beautiful park as it is. Preserve life-sustaining trees. Current amenities are sufficient!!!!	4/22/2026 2:21 PM
35	I would like to see a couple more fire pit nodes added to A	4/21/2026 8:34 PM
36	Pickle ball	4/21/2026 5:30 PM
37	Play areas for older kids and lawn games	4/21/2026 9:59 AM
38	We like boardwalk over the water but we like additional fire pits and buildout of the top of the hill	4/21/2026 8:21 AM
39	Want to know the costs for each before making a decision and where is the money coming from	4/20/2026 10:54 PM
40	I prefer the least amount of trees to be removed. Lawn games = completely unnecessary.	4/20/2026 8:44 AM
41	Maybe tennis court only needs 1 court which can = 2 pickle ball courts - I never see both courts being used at one time. Also love the boardwalk from concept an and remove the bocce and cornhole.	4/18/2026 7:58 PM
42	More fire pits added to A	4/18/2026 9:18 AM
43	Please don't over develop or over build. Allow wetland restoration on Excelsior Bay with boardwalk path to connect to beach through reeds and cattails. This could help filter drainage and hopefully clean up the Bay.	4/18/2026 8:35 AM
44	Move the restroom/watercraft facility to the top of the hill as in concept c.	4/17/2026 3:34 PM
45	No	4/17/2026 1:47 PM
46	Pickleball with tennis	4/17/2026 1:23 PM
47	Remove the waterboard rental place. The park is no place for a business. Also it adds to the congestion, in the water	4/17/2026 11:53 AM
48	Add lots of Swing benches Doggie drinking fountain	4/17/2026 11:25 AM
49	Have bench swing randomly all over. Add drinking fountains with upper fountain and lower fountain for dogs to drink.	4/17/2026 11:23 AM
50	Need ice skating and lakeside trails	4/17/2026 9:11 AM
51	Splash pad	4/17/2026 7:55 AM

Excelsior Commons Mini Master Plan

52	Playground next to beach so caregivers can watch kids as they play or swim.	4/17/2026 7:39 AM
53	I like the ADA features and extended stormwater plantings of concept A	4/16/2026 9:26 PM
54	Looks great!	4/16/2026 8:59 PM
55	There should be a place to get food or for food trucks. Many time I have been down at the beach and had to walk all the way to the trolley to get something for my kids to eat.	4/16/2026 7:50 PM
56	Swim beach dock walkway	4/16/2026 5:35 PM
57	Like building less obvious not near tiad or parking, dknt lkke contained beach.	4/16/2026 5:33 PM
58	Make sure restrooms have both a toilet and a urinal if they are to be used by both male and females	4/16/2026 5:23 PM
59	Add a fire pit or two if it doesn't require more tree removal or more sidewalks. Consider having lawn games available but don't sacrifice trees or nature to force games into the space. Basketball courts can accommodate more kids at a time than tennis courts. Could consider expanding basketball court or creating two separate half court areas. Group game areas are key for middle school and high school age kids, and if volleyball courts or Gaga ball pits can be accommodated those are the types of spaces where kids will come together for a game with other kids they may not yet know. Shared game spaces invite community vs spaces that are limited to two to four individuals at a time.	4/16/2026 4:57 PM
60	LOWEST impact to trees is key = this is what sets us apart from Plymouth, etc with Brand New parks! anything on the HILL (lookout) will be trouble at night in the summer++ BE REALISTIC I pick up plastic liquor bottles all the time/ leave this area remote, and bare(er)	4/16/2026 4:50 PM

Q24 Where do you live? (See map above)

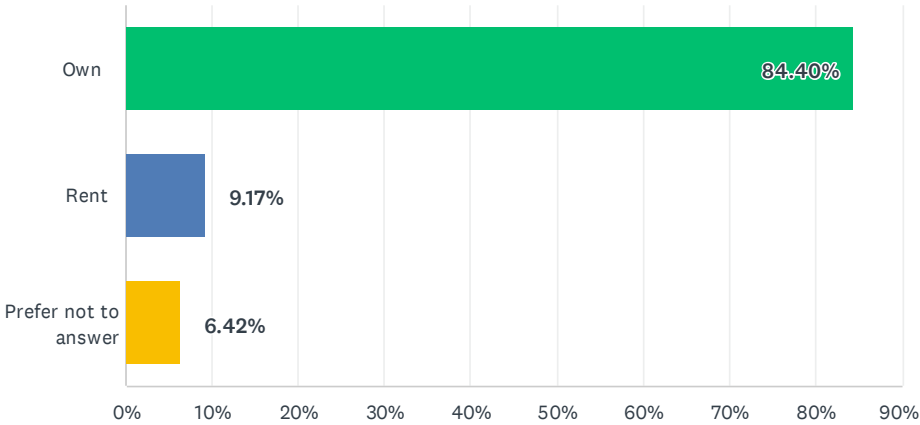
Answered: 109 Skipped: 53



ANSWER CHOICES	RESPONSES	
A. Excelsior city limits	66.06%	72
B. Neighboring community	26.61%	29
Other	7.34%	8
TOTAL		109

Q25 Do you rent or own your place of residence?

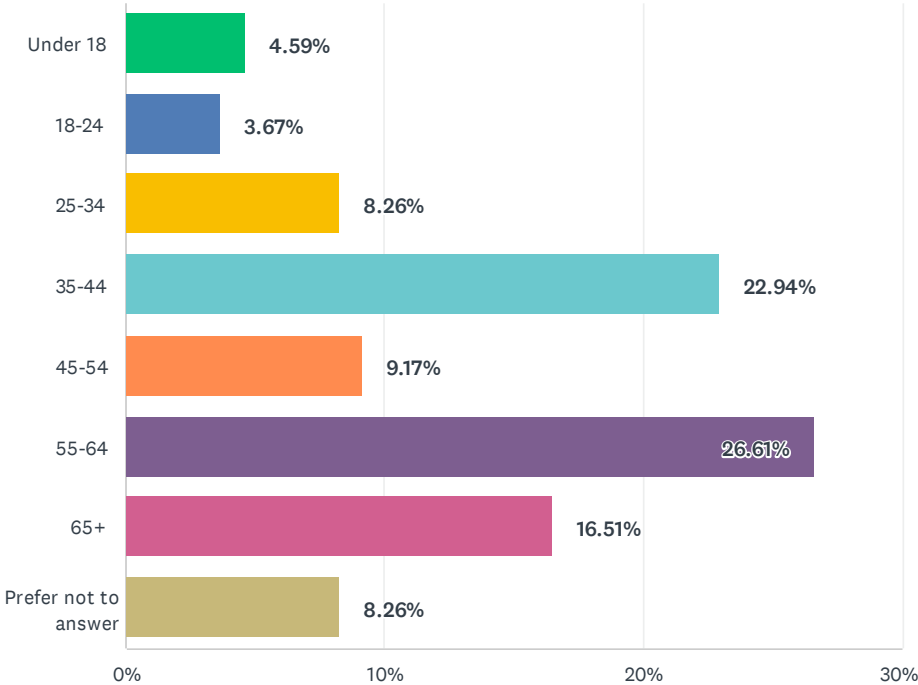
Answered: 109 Skipped: 53



ANSWER CHOICES	RESPONSES	
Own	84.40%	92
Rent	9.17%	10
Prefer not to answer	6.42%	7
TOTAL		109

Q26 What is your age?

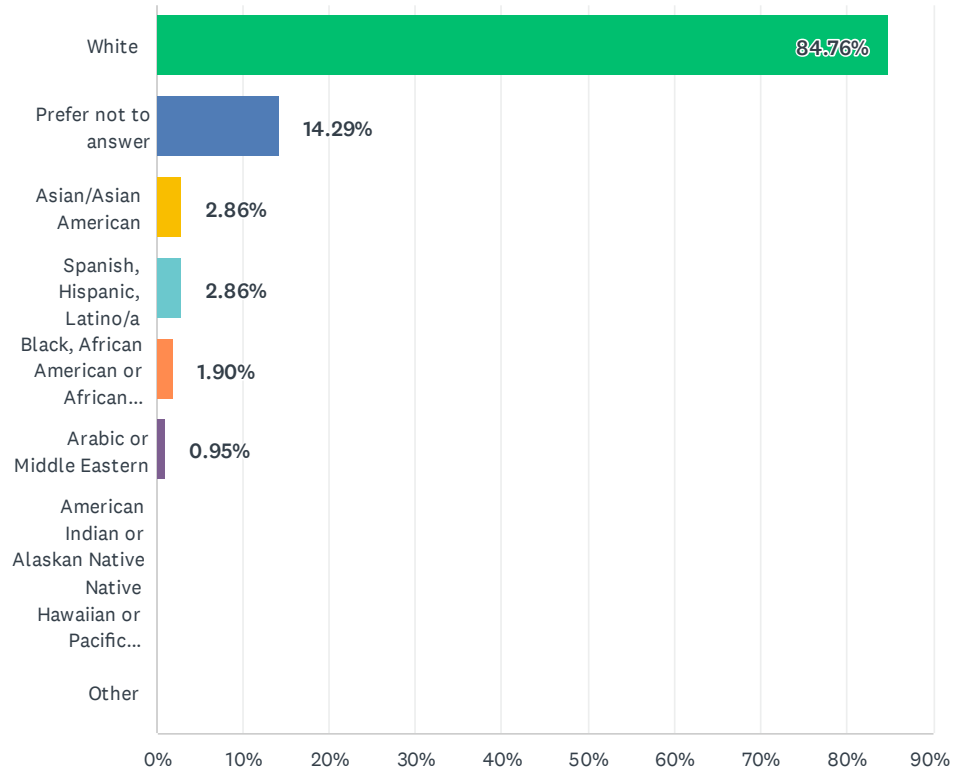
Answered: 109 Skipped: 53



ANSWER CHOICES	RESPONSES	
Under 18	4.59%	5
18-24	3.67%	4
25-34	8.26%	9
35-44	22.94%	25
45-54	9.17%	10
55-64	26.61%	29
65+	16.51%	18
Prefer not to answer	8.26%	9
TOTAL		109

Q27 What is your race and/or ethnicity? Check all that apply.

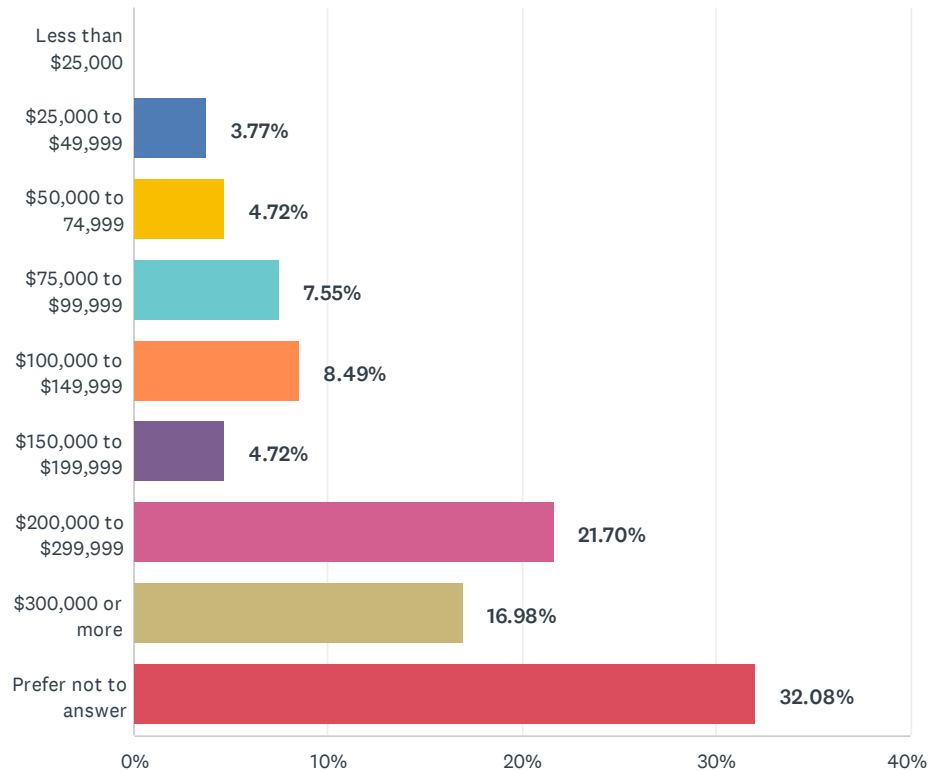
Answered: 105 Skipped: 57



ANSWER CHOICES	RESPONSES	
White	84.76%	89
Prefer not to answer	14.29%	15
Asian/Asian American	2.86%	3
Spanish, Hispanic, Latino/a	2.86%	3
Black, African American or African immigrant	1.90%	2
Arabic or Middle Eastern	0.95%	1
American Indian or Alaskan Native	0.00%	0
Native Hawaiian or Pacific Islander	0.00%	0
Other	0.00%	0
Total Respondents: 105		

Q28 How much do you anticipate your household's total income before taxes will be for the current year?

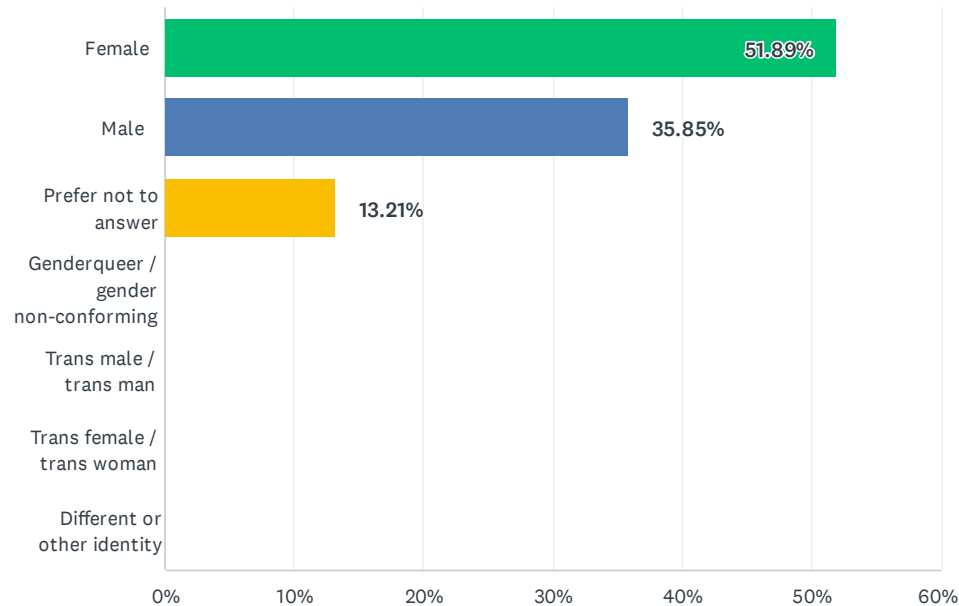
Answered: 106 Skipped: 56



ANSWER CHOICES	RESPONSES	
Less than \$25,000	0.00%	0
\$25,000 to \$49,999	3.77%	4
\$50,000 to \$74,999	4.72%	5
\$75,000 to \$99,999	7.55%	8
\$100,000 to \$149,999	8.49%	9
\$150,000 to \$199,999	4.72%	5
\$200,000 to \$299,999	21.70%	23
\$300,000 or more	16.98%	18
Prefer not to answer	32.08%	34
TOTAL		106

Q29 What is your gender identity?

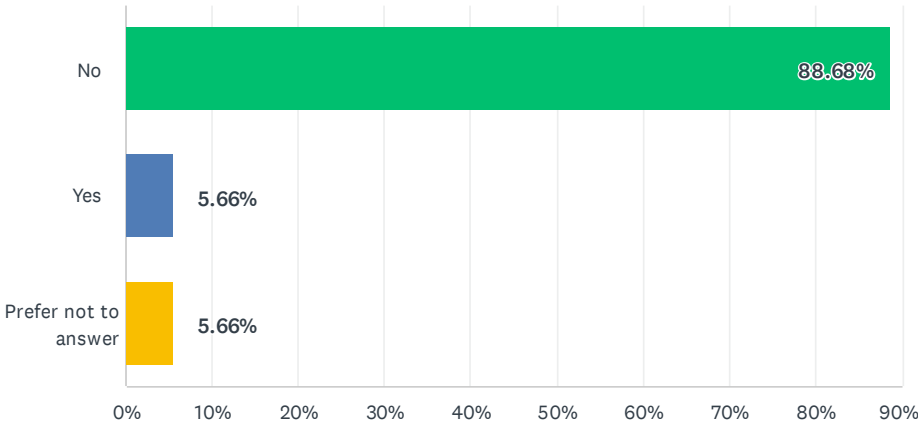
Answered: 106 Skipped: 56



ANSWER CHOICES	RESPONSES	
Female	51.89%	55
Male	35.85%	38
Prefer not to answer	13.21%	14
Genderqueer / gender non-conforming	0.00%	0
Trans male / trans man	0.00%	0
Trans female / trans woman	0.00%	0
Different or other identity	0.00%	0
Total Respondents: 106		

Q30 Do you have a physical, mental or emotional condition that limits and/or shapes your participation/access in a park setting?

Answered: 106 Skipped: 56

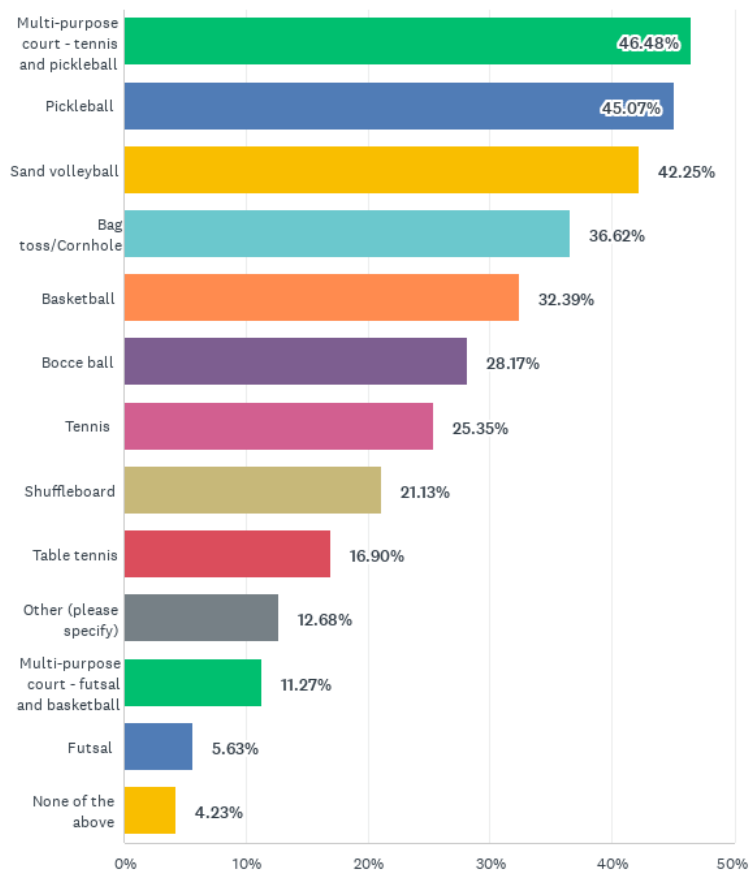


ANSWER CHOICES	RESPONSES	
No	88.68%	94
Yes	5.66%	6
Prefer not to answer	5.66%	6
TOTAL		106

Online Survey Results – Pickle Ball

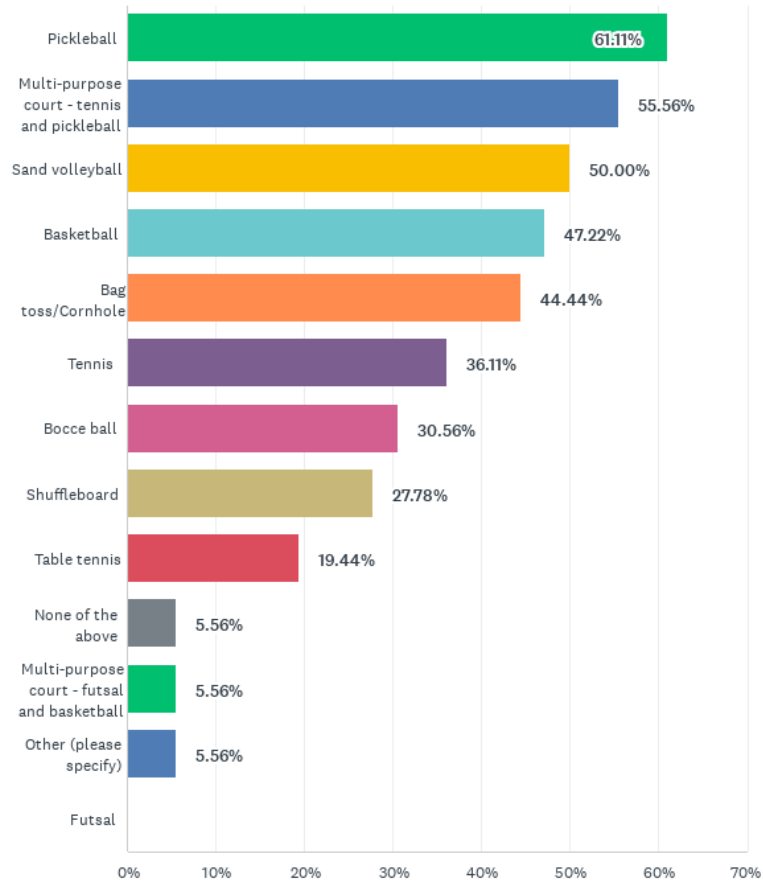
Residents:

Q17 What sport, recreation, or lawn game facilities would you like to see at The Commons Park? Choose your top 5.



Nonresidents:

Q17 What sport, recreation, or lawn game facilities would you like to see at The Commons Park? Choose your top 5.



Summary: Nonresidents are more excited about pickleball overall, and residents have a slight preference for the multipurpose court, but including pickleball in some way remains the most popular choice amongst both groups.

All respondents (162 total – majority of respondents - 66% - were Excelsior residents)

- **For the "sport, recreation, or lawn game" question (this was a select multiple question)**
 - Overall, 65 respondents selected 'pickleball' and 63 selected 'multipurpose tennis/pickleball courts.'
 - 31 respondents selected both of the following options: 'Pickleball courts' and 'multipurpose tennis/pickleball courts'. 15 of those were residents and 12 were non-residents.
 - 34 respondents selected just 'pickleball' - 17 residents and 10 nonresidents.
 - 32 respondents selected just 'multi-purpose tennis/pickleball' - 18 residents and 8 nonresidents.
 - 12 respondents selected 'tennis,' 'pickleball courts,' and 'multipurpose tennis/pickleball courts' – 7 residents and 3 nonresidents
 - 13 respondents selected just 'tennis' of the three - 7 residents, 3 nonresidents
 - 13 selected 'tennis' and 'pickleball' but not the combined court - 6 residents and 4 nonresidents
- **Across open-ended and "other" responses, pickleball was mentioned 31 times**
 - "Lack of pickleball" was mentioned in what discourages people from visiting the park
 - "Add pickleball" was mentioned in what people would change about their preferred concept
 - **No responses to the survey were strongly against including pickleball.**

Residents:

- **33 respondents (47%)** want multipurpose tennis/pickleball courts
- **32 (45%)** want pickleball
- **Mentioned 22 times** across responses

Nonresidents:

- **22 respondents** (61%) want pickleball
- **20** (56%) want tennis/pickleball
- Mentioned **9 times** across responses

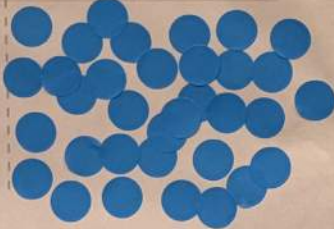
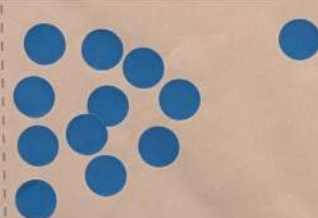
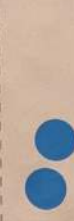
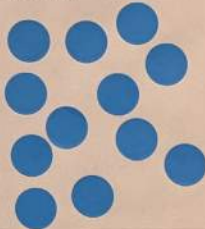
D: Pop-Up #2 Materials

THE COMMONS PARK MINI MASTER PLAN

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!

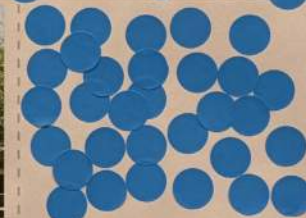
TOWER SLIDES

Place (1) sticker to vote for your favorite tower slide.



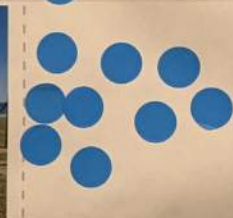
EMBANKMENT SLIDES

Place (1) sticker to vote for your favorite embankment slide.



HAMMOCKS

Place (1) sticker to vote for your favorite hammock element.



THE COMMONS PARK MINI MASTER PLAN

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!

TODDLER/PRESCHOOL (Ages 2-5)

Place (1) sticker to vote for your favorite junior concept.



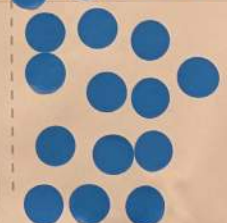
SPINNING (Ages 5-12)

Place (1) sticker to vote for your favorite spinning element.



SWINGS

Place (1) sticker to vote for your favorite swings.

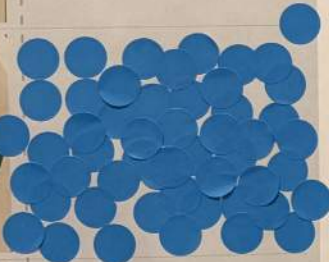


THE COMMONS PARK MINI MASTER PLAN

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!

SURFACE PATTERNING

Place (1) sticker to vote for your favorite surface pattern.



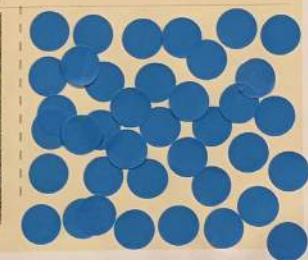
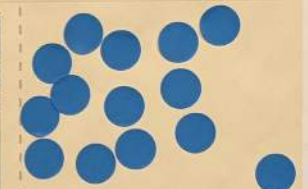
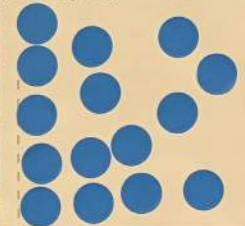
AGILITY COURSE

Place (1) sticker to vote for your favorite agility element.



SENSORY PLAY

Place (1) sticker to vote for your favorite sensory play element.



BOLTON & MENK

EXCELSIOR COMMONS MINI MASTER PLAN | JULY 1, 2026 POP-UP

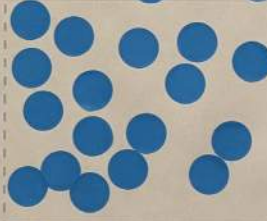
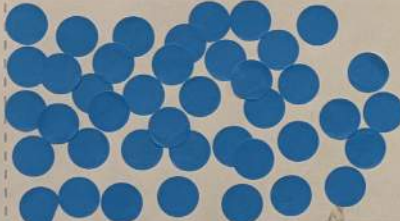
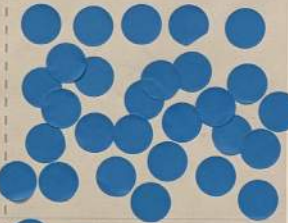
PLAY ELEMENTS

THE COMMONS PARK MINI MASTER PLAN

Place your blue dot on your favorite concept and leave comments in the jar provided to share additional thoughts!

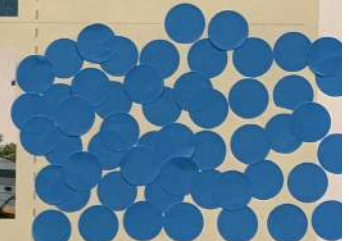
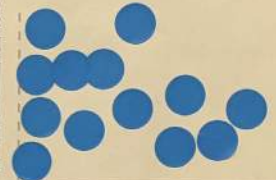
TOWERS (Ages 5-12)

Place (1) sticker to vote for your favorite tower.



CLIMBING (Ages 5-12)

Place (1) sticker to vote for your favorite climbing element.



BOLTON & MENK

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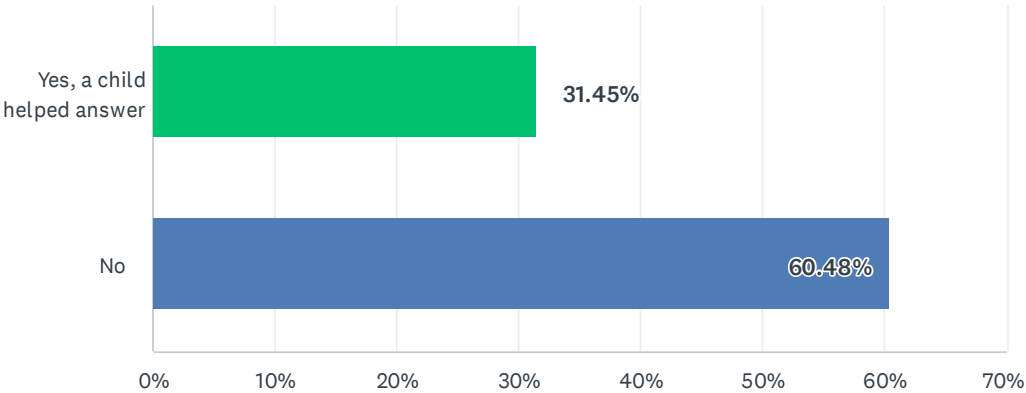
PLAY ELEMENTS

E: Online Survey 2 Results

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Q1 Are you completing this survey with input from a child?

Answered: 124 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes, a child helped answer		31.45%	39
No		60.48%	75
TOTAL			124

Q2 How many children are completing this survey with you?

Answered: 39 Skipped: 85

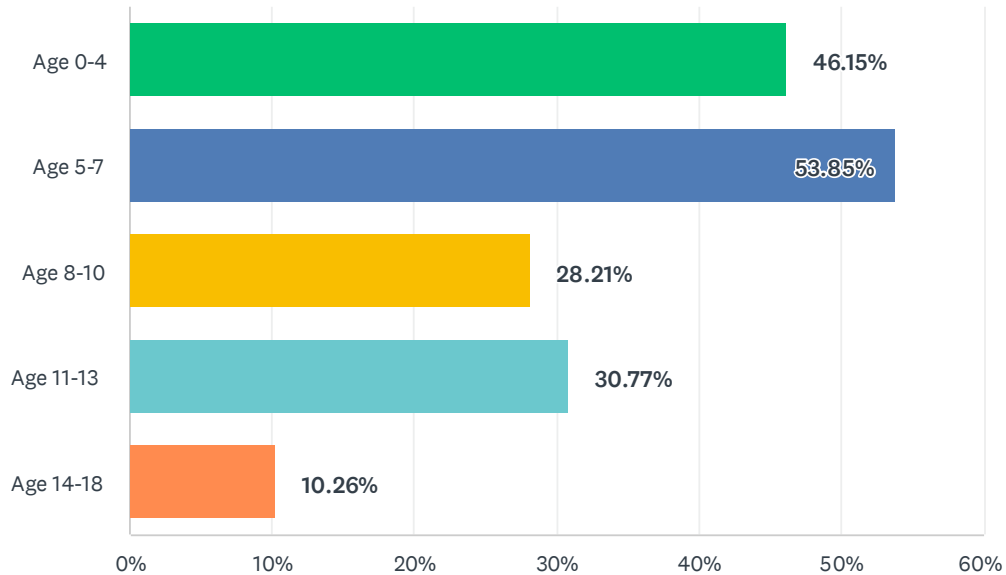
#	RESPONSES	DATE
1	1	7/14/2026 10:20 PM
2	One	7/14/2026 10:07 PM
3	2	7/10/2026 7:36 PM
4	2	7/10/2026 1:39 PM
5	2	7/9/2026 8:24 PM
6	1	7/9/2026 2:49 PM
7	2	7/8/2026 1:29 PM
8	2	7/7/2026 11:12 AM
9	2	7/2/2026 9:43 PM
10	2	7/2/2026 7:50 PM
11	2	7/2/2026 7:39 PM
12	2	7/2/2026 7:07 PM
13	1	7/2/2026 6:21 PM
14	1	7/2/2026 1:59 PM
15	2	7/2/2026 1:37 PM
16	2	7/2/2026 1:11 PM
17	3	7/2/2026 1:03 PM
18	2	7/1/2026 6:27 PM
19	2	7/1/2026 6:21 PM
20	2	7/1/2026 6:19 PM
21	1	7/1/2026 6:19 PM
22	1	7/1/2026 6:17 PM
23	3	7/1/2026 6:12 PM
24	2	7/1/2026 6:12 PM
25	1	7/1/2026 6:16 PM
26	2	7/1/2026 6:08 PM
27	1	6/27/2026 8:00 PM
28	2	6/26/2026 10:14 AM
29	3	6/25/2026 11:29 AM
30	1	6/24/2026 12:55 PM
31	3	6/24/2026 11:45 AM
32	1	6/21/2026 5:59 PM
33	2	6/21/2026 12:42 PM

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34	2	6/20/2026 7:18 PM
35	3	6/20/2026 12:10 PM
36	4	6/20/2026 11:29 AM
37	5	6/19/2026 12:54 PM
38	5 boys ages 3-15	6/18/2026 1:05 PM
39	1	6/18/2026 8:25 AM

Q3 What age ranges are the children who participated? (Select all that apply)

Answered: 39 Skipped: 85



ANSWER CHOICES	RESPONSES	
Age 0-4	46.15%	18
Age 5-7	53.85%	21
Age 8-10	28.21%	11
Age 11-13	30.77%	12
Age 14-18	10.26%	4
Total Respondents: 39		

Q4 Thinking about any children you spend time with (e.g., your own children, grandchildren, relatives, or children you care for), how many are you considering while answering this survey?

Answered: 89 Skipped: 35

#	RESPONSES	DATE
1	6	7/15/2026 7:12 PM
2	2	7/15/2026 6:45 PM
3	None	7/15/2026 6:30 PM
4	4	7/15/2026 3:28 PM
5	4	7/15/2026 7:24 AM
6	0	7/15/2026 5:53 AM
7	own and relatives	7/14/2026 10:20 PM
8	All ages	7/14/2026 10:07 PM
9	0	7/14/2026 8:45 AM
10	3	7/11/2026 8:14 PM
11	2	7/10/2026 7:36 PM
12	8	7/10/2026 4:31 PM
13	2	7/10/2026 1:39 PM
14	1	7/10/2026 1:10 PM
15	2	7/9/2026 9:18 PM
16	None	7/9/2026 8:54 PM
17	2	7/9/2026 8:24 PM
18	2	7/9/2026 2:49 PM
19	2	7/9/2026 1:00 PM
20	2	7/8/2026 2:22 PM
21	2	7/8/2026 1:29 PM
22	6	7/8/2026 11:04 AM
23	1	7/7/2026 10:35 PM
24	2	7/7/2026 11:12 AM
25	5	7/6/2026 9:40 AM
26	2	7/2/2026 9:43 PM
27	7	7/4/2026 2:12 PM
28	5	7/3/2026 9:17 AM
29	4	7/3/2026 8:13 AM
30	2	7/3/2026 7:25 AM

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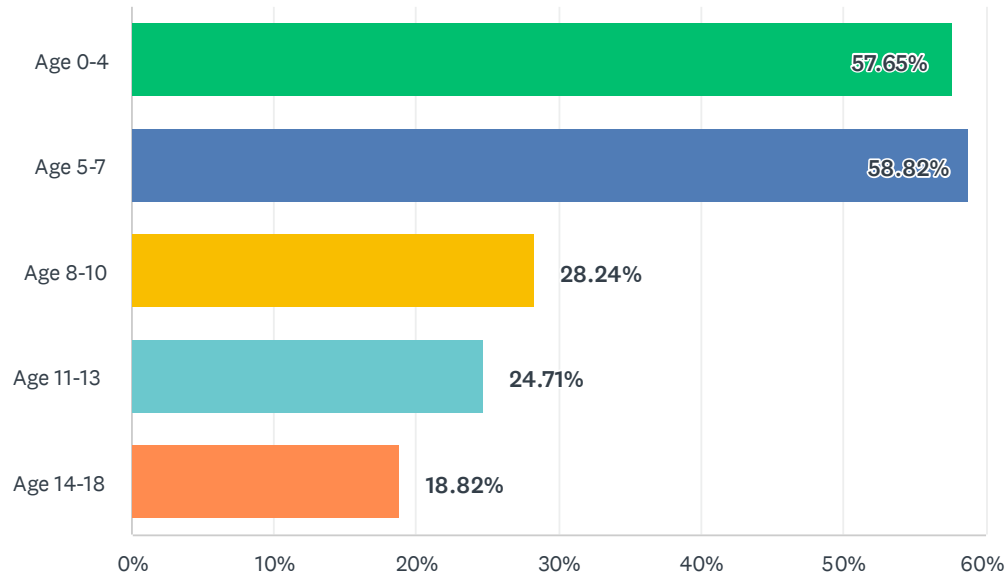
31	2	7/2/2026 9:44 PM
32	0	7/2/2026 7:50 PM
33	0	7/2/2026 7:39 PM
34	2	7/2/2026 6:21 PM
35	4	7/2/2026 4:43 PM
36	1	7/2/2026 4:03 PM
37	2	7/2/2026 2:36 PM
38	4	7/2/2026 1:59 PM
39	2	7/2/2026 1:27 PM
40	3	7/2/2026 1:37 PM
41	4	7/2/2026 1:11 PM
42	20	7/2/2026 1:03 PM
43	0	7/2/2026 12:48 PM
44	3	7/2/2026 1:06 PM
45	2	7/1/2026 9:20 PM
46	2	7/1/2026 8:21 PM
47	8	7/1/2026 6:19 PM
48	6	7/1/2026 6:19 PM
49	1	7/1/2026 6:17 PM
50	8	7/1/2026 6:12 PM
51	2	7/1/2026 6:16 PM
52	7	7/1/2026 6:08 PM
53	5	7/1/2026 5:28 PM
54	4-5	7/1/2026 4:55 PM
55	2	7/1/2026 3:08 PM
56	I walk in the Commons every single day—All year round, I have come with my Neighbor girls, But find 99% of the time residence of the city are walking-!Without children	6/30/2026 10:00 PM
57	10	6/30/2026 4:29 PM
58	4	6/29/2026 2:32 PM
59	1	6/28/2026 6:49 PM
60	All of them	6/27/2026 8:00 PM
61	Many, I have one of my own, but I have my Masters degree in early childhood education with 12 years of experience in the field	6/26/2026 8:04 PM
62	1	6/26/2026 7:58 PM
63	3	6/26/2026 7:41 PM
64	2	6/26/2026 11:08 AM
65	0	6/25/2026 7:19 PM
66	3	6/25/2026 3:24 PM
67	Many - my kids and their friends/peers, but 3 in particular	6/25/2026 11:29 AM

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68	1	6/24/2026 8:17 PM
69	1	6/24/2026 12:55 PM
70	Many - my 3 children and their friends and peers in early childhood and elementary school	6/24/2026 11:45 AM
71	2	6/24/2026 6:27 AM
72	2	6/22/2026 7:43 PM
73	2	6/22/2026 3:42 PM
74	2	6/22/2026 12:55 PM
75	5	6/21/2026 7:12 PM
76	3	6/21/2026 5:59 PM
77	7	6/21/2026 12:42 PM
78	Cute neighbors I take on walks -	6/21/2026 9:01 AM
79	1	6/20/2026 8:28 PM
80	2	6/20/2026 7:18 PM
81	4	6/20/2026 12:10 PM
82	4	6/20/2026 11:29 AM
83	Three	6/19/2026 11:01 AM
84	One	6/19/2026 8:32 AM
85	1	6/19/2026 8:16 AM
86	5	6/18/2026 1:05 PM
87	4	6/18/2026 12:29 PM
88	1	6/18/2026 8:25 AM
89	3	6/17/2026 3:26 PM

Q5 What are their age ranges? (Select all that apply)

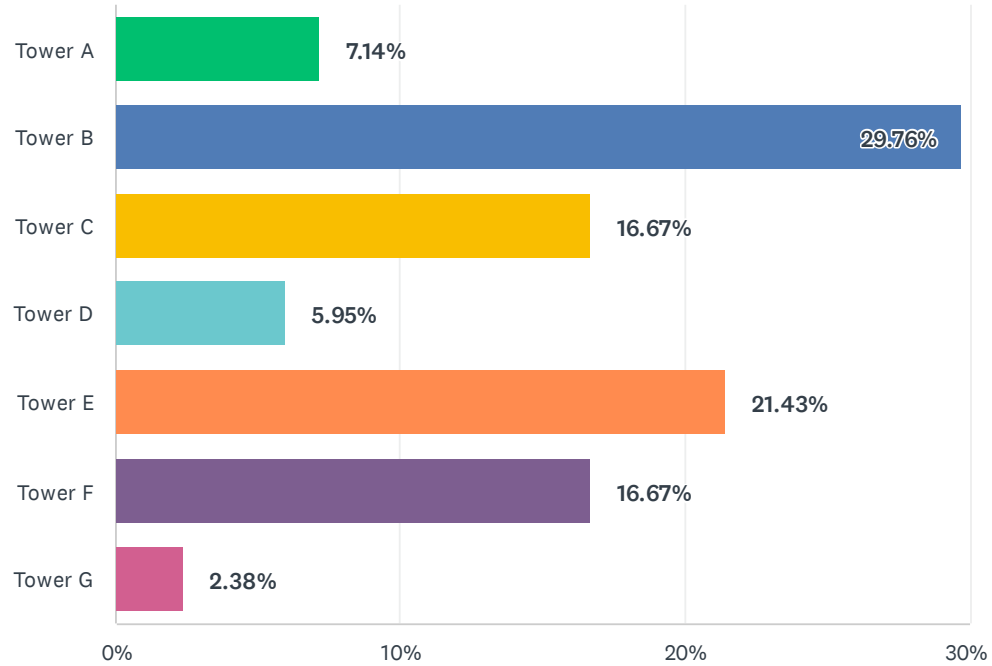
Answered: 85 Skipped: 39



ANSWER CHOICES	RESPONSES	
Age 0-4	57.65%	49
Age 5-7	58.82%	50
Age 8-10	28.24%	24
Age 11-13	24.71%	21
Age 14-18	18.82%	16
Total Respondents: 85		

Q6 Please select your favorite tower structure. Towers are typically designed for ages 5-12.

Answered: 84 Skipped: 40



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ANSWER CHOICES	RESPONSES	
 Tower A	7.14%	6
 Tower B	29.76%	25
 Tower C	16.67%	14
 Tower D	5.95%	5
 Tower E	21.43%	18
 Tower F	16.67%	14
 Tower G	2.38%	2
TOTAL	84	

Q7 Which tower did you select? Why is this tower your favorite? What do you like about it?

Answered: 67 Skipped: 57

#	RESPONSES	DATE
1	It looks visually appealing and also looks like a lot of fun. It's almost like a sculpture which is very on brand for this area	7/15/2026 7:13 PM
2	Better for small children	7/15/2026 6:45 PM
3	Bit more spread out not so siloed. But would like to see a nautical theme. Incorporate blue, white, skipper, Minnetonka theme.	7/15/2026 3:30 PM
4	This appears to have the best range of slide skill levels. Also appears to have plenty of space for kids to run. Tulip design is a little much.	7/15/2026 7:30 AM
5	Because it has the most options for play the other ones are climb up and slide down pretty boring	7/14/2026 10:08 PM
6	It blends in with nature	7/11/2026 8:17 PM
7	Love the big slides	7/10/2026 7:36 PM
8	High with fast slides	7/10/2026 1:42 PM
9	Least vertical.	7/9/2026 9:43 PM
10	Blue color	7/9/2026 9:20 PM
11	It blends with the park and although I loved the high park features when I was a kid, I am not sure it would be the smartest.	7/9/2026 8:55 PM
12	It looks cool	7/9/2026 2:51 PM
13	No tower is needed! It will impede views of the lake for all, not just the neighbors.	7/9/2026 1:03 PM
14	None of these. Why/how were these options selected? How do they complement the selected theme of the playground? Why are none of the options a lake/nautical theme?	7/8/2026 1:31 PM
15	B. Better for smaller children.	7/8/2026 11:06 AM
16	Nothing too tall that can be unsafe (I'm thinking teens jumping off things)	7/6/2026 9:41 AM
17	More slides and areas to play	7/2/2026 9:45 PM
18	Tower B has the best combination of visibility and safety. Some of the other towers look too tall, have low railing, or slide that are metal looking (hot), and very long/steep (could be an issue in playground etiquette not followed	7/4/2026 2:17 PM
19	I really like the second option with a level attached that is taller for the bigger kids. This would incorporate space for the small and the bigger kids. I dont think by age 11-12 my grandkids would use the structure so really keeping it focused on the littles is important.	7/3/2026 9:19 AM
20	Offers physical activity	7/3/2026 8:15 AM
21	Unique. Great views. Lots of activities along the ground. Appeals to a wide age range.	7/3/2026 7:29 AM
22	B. It appears like it could accommodate many children.	7/2/2026 9:46 PM
23	Others are too tall. Kids would fall	7/2/2026 9:39 PM
24	Because it's blue and it's high and multiple big slides	7/2/2026 7:42 PM
25	E - unusual, not like other playgrounds in the area High! Kids love that	7/2/2026 6:23 PM
26	It's aesthetically pleasing for the space, provides lots of area for imaginative play, is open (no	7/2/2026 4:45 PM

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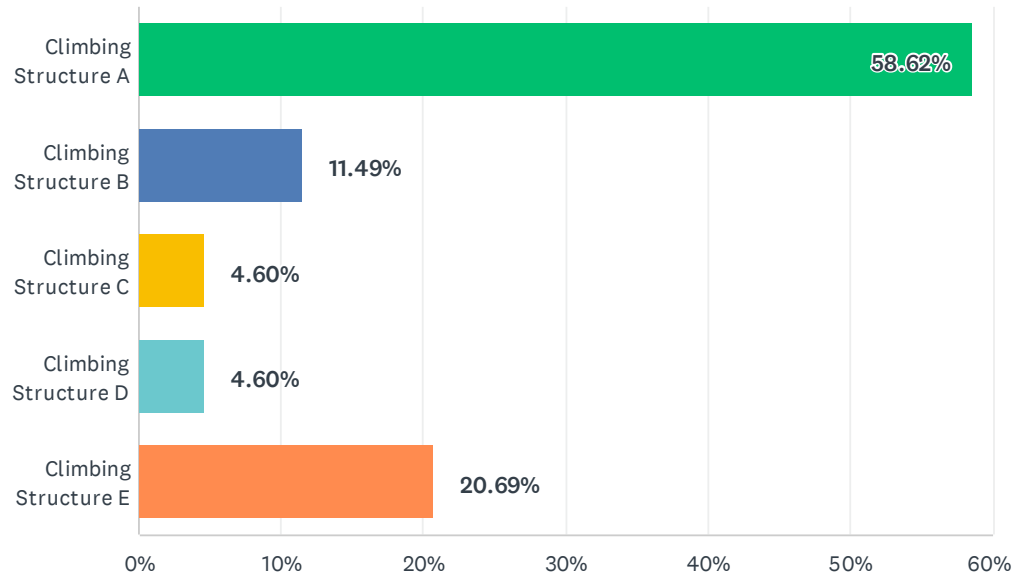
	closed tunnels), and is not too high.	
27	Appealing.	7/2/2026 2:36 PM
28	Tower b because it has many different elements for kids. Also, it doesn't have metal slides—get so hot in the Summer!	7/2/2026 1:29 PM
29	Beautiful and unique	7/2/2026 1:12 PM
30	E, it looks like the most natural option that makes sense in that space. simple and clean	7/2/2026 1:04 PM
31	Tower G. It looks interesting to kids without being hazardous (Tower E) or unsightly (Towers A, C, D).	7/2/2026 12:51 PM
32	natural look, love the lookout tower	7/2/2026 12:54 PM
33	Tower F. I like the options that aesthetically fit in the environment as opposed to large plastic structures on their own.	7/2/2026 11:54 AM
34	Natural wood features	7/1/2026 9:22 PM
35	My 4 year old daughter thought it looked the most the fun!	7/1/2026 8:24 PM
36	Monkey bars, the others look to high and scary to the kids	7/1/2026 6:23 PM
37	Dynamic	7/1/2026 6:20 PM
38	We like the rope features	7/1/2026 6:18 PM
39	E. Tower F second. Tall tower. Wood structure. Big slide. 4yo answered.	7/1/2026 6:18 PM
40	More spread out versus strictly a vertical play structure. Appears almost all other towers are vertical focused with long slides. If kids don't want to climb high, tower B is a great option that has alternative things to play on.	7/1/2026 4:59 PM
41	I didn't select any. Where is a nautical theme tower?	7/1/2026 3:10 PM
42	The TREES should be the focus, They are invaluable to the community— Kids older than than seven or eight are involved in organized sports and not at all present in the Commons	6/30/2026 10:01 PM
43	Looks fun to navigate, fits into the landscape. Some of the other towers are too big and tall.	6/30/2026 4:32 PM
44	Variety. Natural materials.	6/30/2026 10:12 AM
45	G, it has outdoors vibe to it and isn't the bright colors of modern parks that don't fit the commons vibe	6/29/2026 2:33 PM
46	its representative of structures that previously existed in the commons beach area around the turn of the century.	6/28/2026 6:51 PM
47	It's different than anything I've seen before, I like the natural color of it so it feels like one with the nature around it, it spreads kids out on a crowded day, it appeals to kids who like to feel cozy inside a "pod" as well as kids who like adventure/exploration (I.e. the climbing structures between the pods).	6/26/2026 8:09 PM
48	Looks fun but safe	6/26/2026 8:02 PM
49	Open structure	6/26/2026 11:08 AM
50	B	6/25/2026 7:20 PM
51	I like the canopy to look out to the lake and the climbing	6/25/2026 3:25 PM
52	Tower C - it's beautiful, natural, unique and looks like fun! I like the natural look of it rather than a bright play structure	6/25/2026 11:30 AM
53	It is just like the current one and we don't need a new one.	6/24/2026 8:22 PM
54	My kids prefer playgrounds with multiple areas in case on is busy	6/22/2026 12:56 PM
55	It doesn't seem too high. All others are a bit dangerous feeling	6/21/2026 7:13 PM
56	E. I like the top place. Fun to see the beach from there and could be fun for imaginary play.	6/21/2026 6:01 PM

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57	Kids were torn between E and F. They want an option with a big slide, but also like all the climbing options of E&F. Ultimately, they went with E because of the observation platform.	6/21/2026 12:47 PM
58	We have natural trees - and a gorgeous lake. Why can't we walk and talk and gather pinecones without PLASTIC	6/21/2026 9:02 AM
59	Tall lookout	6/20/2026 9:10 PM
60	We like that B provides ability to run around via bridges and connections, but would like it to incorporate higher look out/slides as well	6/20/2026 7:22 PM
61	E- Fun for all ages! Older kids and young on the bottom	6/20/2026 12:11 PM
62	Tower E I love the covered platform on top. I could see going up there with the kids and watching them play from the top.	6/19/2026 3:43 PM
63	Blends in better to the area - the others are eye sores.	6/19/2026 11:02 AM
64	Most natural looking	6/19/2026 8:33 AM
65	The artistic quality of the design	6/19/2026 8:17 AM
66	The aesthetic blends with the beauty and nature but offers really cool and varied play at the same time. We also liked E and F but all of my kids chose C as their top.	6/18/2026 1:09 PM
67	Organic shape	6/18/2026 12:30 PM

Q8 Please select your favorite climbing structure.

Answered: 87 Skipped: 37



ANSWER CHOICES	RESPONSES	
 Climbing Structure A	58.62%	51
 Climbing Structure B	11.49%	10
 Climbing Structure C	4.60%	4
 Climbing Structure D	4.60%	4
 Climbing Structure E	20.69%	18
TOTAL		87

Q9 Which climbing structure did you select? Why is this climbing structure your favorite? What do you like about it?

Answered: 63 Skipped: 61

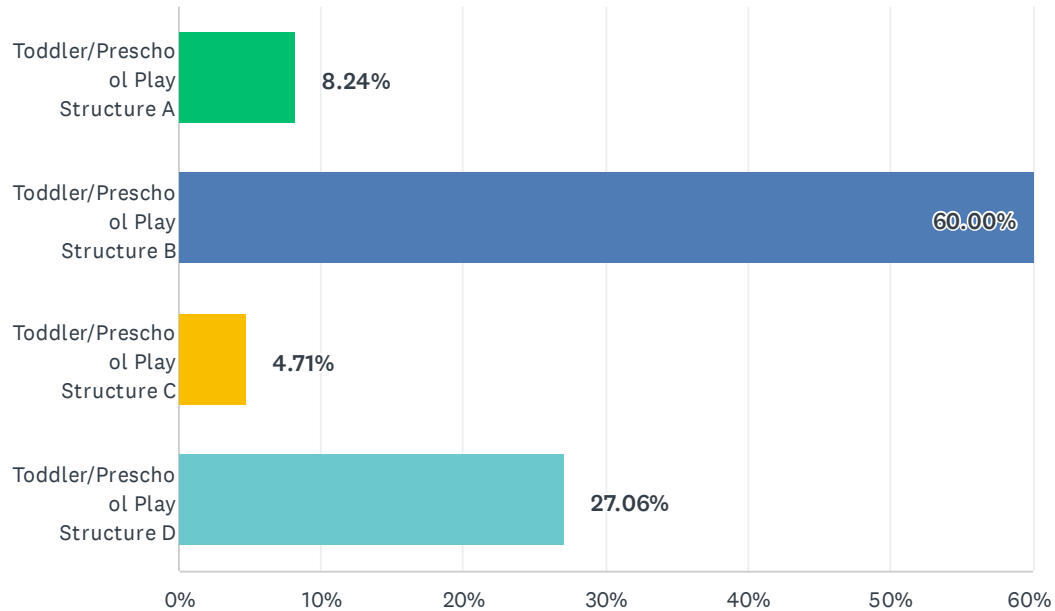
#	RESPONSES	DATE
1	a. It's simple and more reflective of natural climbing	7/15/2026 7:13 PM
2	Less chance of falling through	7/15/2026 6:46 PM
3	Upper and lower space features. Less crowding.	7/15/2026 3:31 PM
4	This takes the least amount of space, leaving more room for equipment that will be used. This device is usually not used very much. Over time the ropes fray and hurt the kids' hands.	7/15/2026 7:34 AM
5	We selected E. It is different and looks like it can accommodate many age groups	7/14/2026 10:23 PM
6	It's the most interesting and most challenging	7/14/2026 10:09 PM
7	Looks the most fun	7/11/2026 8:18 PM
8	Cool shape, love the net below	7/10/2026 7:37 PM
9	Looks super cool and has a net.	7/10/2026 1:43 PM
10	Least obnoxious to the historical importance of this commons area	7/9/2026 9:44 PM
11	It looks the most fun and it seems like more kids could use it at once.	7/9/2026 8:56 PM
12	Lots of uses. Nice color	7/9/2026 2:52 PM
13	It's low to the ground.	7/9/2026 1:04 PM
14	Unique	7/8/2026 2:24 PM
15	None. Why are you testing each piece of equipment in a vacuum? None of these complement the lakeside location.	7/8/2026 1:33 PM
16	A. Has more opportunity for creative play. Others only have one way to use and would get boring quickly.	7/8/2026 11:07 AM
17	It's natural and lets kids be creative and see that they don't need artificial footholds etc to climb	7/6/2026 9:42 AM
18	Seems safest	7/2/2026 9:46 PM
19	I like both B and E, I've seen similar at other parks and very popular	7/4/2026 2:19 PM
20	I like the idea of pegs on a climbing wall also like hanging structures where the kids can swing across from rope to rope	7/3/2026 9:19 AM
21	Simple design. Won't block view of children or lake. Children can be creative with it.	7/3/2026 7:31 AM
22	The others look unsafe.	7/2/2026 9:46 PM
23	Multiple places to sit and stand and the option for the rock climbing wall	7/2/2026 7:43 PM
24	It's big and fun	7/2/2026 7:09 PM
25	A, innovative	7/2/2026 6:24 PM
26	So many sides on which to climb!	7/2/2026 4:46 PM
27	More challenging.	7/2/2026 2:38 PM
28	Structure A because it is unique and doesn't look like anything the kids have at other nearby parks or schools.	7/2/2026 1:30 PM

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29	Different than others in the area	7/2/2026 1:38 PM
30	A - looks like it has many offerings for many ages which is great	7/2/2026 1:05 PM
31	Structure A. It looks the most interesting for kids and aesthetically fits the area.	7/2/2026 12:53 PM
32	A - variety of things for age groups and interest. Feels like it fits within the environment well with natural elements.	7/2/2026 11:55 AM
33	Wave design	7/1/2026 9:23 PM
34	Multiple different angles to climb on and for lots of different ages	7/1/2026 8:25 PM
35	Colorful and large	7/1/2026 6:24 PM
36	Secure	7/1/2026 6:20 PM
37	We think it's pretty coll	7/1/2026 6:19 PM
38	None. How does this connect to a theme? No nautical choices?	7/1/2026 3:11 PM
39	The low profile nd need for muscular involvement	6/30/2026 10:01 PM
40	Not so bulky, looks like fun...a spider web	6/30/2026 4:34 PM
41	Wave shape matches location.	6/30/2026 10:13 AM
42	Interactive and parents can see kids and play on it to	6/29/2026 2:33 PM
43	it looks like it would provide a variety of physical challenges and play opportunities.	6/28/2026 6:54 PM
44	I like that it has opportunities to climb over, under, and on the side of the structure, it will keep kids coming back to the playground over and over to try something a new way	6/26/2026 8:11 PM
45	Versatile	6/26/2026 8:03 PM
46	Organic material	6/26/2026 11:08 AM
47	A	6/25/2026 7:22 PM
48	It reminds me of water	6/25/2026 3:25 PM
49	E - it looks the most fun and versatile; kids use these all the time	6/25/2026 11:31 AM
50	I like the balance of natural materials/design and functionality/fun.	6/22/2026 3:48 PM
51	More ages can do the one chosen	6/22/2026 12:57 PM
52	Looks the most versatile	6/21/2026 7:13 PM
53	A. Fun to lay down on it. Like the overall look	6/21/2026 6:02 PM
54	Kids have played on one like E and really liked it.	6/21/2026 12:47 PM
55	It's the least visible and actually takes coordination	6/21/2026 9:03 AM
56	Brings a unique aspect to the park rather than mimicking others	6/20/2026 7:23 PM
57	A- unique! Fits a lot of people. Fun!	6/20/2026 12:12 PM
58	A. It has the most to offer with the combination of ropes, climbing walls, and being able to sit on top.	6/19/2026 3:45 PM
59	Gentle in the landscape.	6/19/2026 11:03 AM
60	Most natural looking	6/19/2026 8:33 AM
61	Wood construction with a good design	6/19/2026 8:18 AM
62	Like the last one, the aesthetic blends with the nature but it also gives a wide variety of climbing for a variety of ages and abilities. They also liked D but A was the resounding top choice.	6/18/2026 1:11 PM
63	Wave feel	6/18/2026 12:30 PM

Q10 Please select your favorite toddler/preschool play structure. These play structures are designed for ages 2-5.

Answered: 85 Skipped: 39



ANSWER CHOICES	RESPONSES	
 Toddler/Preschool Play Structure A	8.24%	7
 Toddler/Preschool Play Structure B	60.00%	51
 Toddler/Preschool Play Structure C	4.71%	4
 Toddler/Preschool Play Structure D	27.06%	23
TOTAL		85

Q11 Which structure did you select? Why is this structure your favorite? What do you like about it?

Answered: 57 Skipped: 67

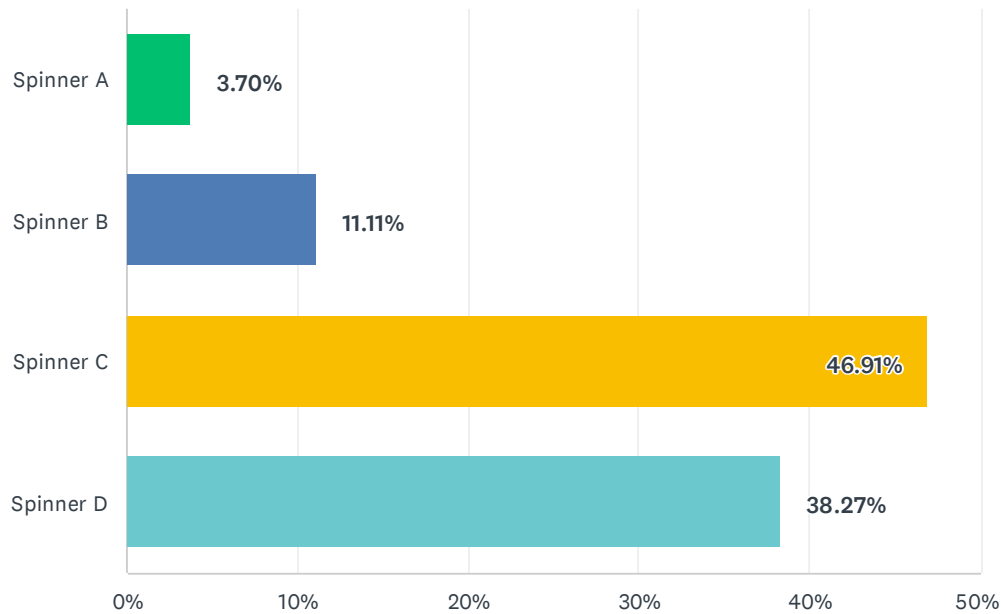
#	RESPONSES	DATE
1	Rock climbing wall, kids like hiding in things and being found, shelter from sun.	7/15/2026 6:48 PM
2	Again would prefer something nautical than this... Blue/ white design, theme,	7/15/2026 3:33 PM
3	Has a slide. Also has some more challenging elements to keep their interest.	7/15/2026 7:35 AM
4	None of them are very good. The one I chose at least had a little more interest to it and challenge but again not very good.	7/14/2026 10:10 PM
5	Looks the most	7/11/2026 8:18 PM
6	Like the bridge and the house	7/10/2026 7:37 PM
7	Likes the bridges and the house	7/10/2026 1:44 PM
8	Least obnoxious. Slight sailing theme	7/9/2026 9:45 PM
9	It seems like it would be entertaining! Looks fun	7/9/2026 8:57 PM
10	It's simpler.	7/9/2026 1:04 PM
11	Love the play house	7/8/2026 2:24 PM
12	None. Our park deserves equipment that uniquely complements the lakeside.	7/8/2026 1:35 PM
13	B. More opportunity to play on without need for parent assistance.	7/8/2026 11:14 AM
14	Simple, lots of natural things, promotes play	7/6/2026 9:43 AM
15	Has most variety	7/4/2026 4:10 PM
16	This looks the safest while also allowing for exploratory play	7/4/2026 2:21 PM
17	I actually like the structure on the "Tower" page. I think there is plenty of space for toddler play on that structure or it could be designed that way.	7/3/2026 9:21 AM
18	Slides are important. Lots of features such as climbing wall, hand grips, tent like.	7/3/2026 7:33 AM
19	Our 3 year old Grandson would like it.	7/2/2026 9:49 PM
20	Small slides, not super tall, safe	7/2/2026 7:44 PM
21	B, slide	7/2/2026 6:24 PM
22	Toddlers like to explore	7/2/2026 4:46 PM
23	More doable.	7/2/2026 2:39 PM
24	Fully enclosed areas are nicer for the small kids so they don't fall out when trying to go down slides. The current toddler area at the park is amazing for the tiny kiddos with multiple slide options & something similar is needed in a new park	7/2/2026 2:01 PM
25	Chose b because I like the look of it and it offers variation.	7/2/2026 1:31 PM
26	B - best option for open ended play	7/2/2026 1:06 PM
27	Structure D. It seems to include a variety of types of play into a compact structure ("House", climbing, slide, etc.).	7/2/2026 12:56 PM
28	like the climbing wall	7/2/2026 12:55 PM
29	B. Different areas for interest. Most of these seem to fit in with a natural environment.	7/2/2026 11:56 AM

Excelsior Commons Mini Master Plan

30	Slides are loved by toddlers	7/1/2026 9:25 PM
31	Lots of different climbing angles	7/1/2026 8:25 PM
32	Ramos!	7/1/2026 6:19 PM
33	None. It seems like your asking me to put a puzzle together but each piece is from a unique puzzle.	7/1/2026 3:12 PM
34	Again involvement of the actual muscles and body— The thought	6/30/2026 10:02 PM
35	Like, but want to be able to see child at all times.	6/30/2026 4:37 PM
36	Variety of play experiences. House enclosure could be good for neurodivergent children	6/30/2026 10:14 AM
37	Has the log cabin vibe to it	6/29/2026 2:34 PM
38	it could blend into the natural surroundings by choosing a different leaf structure.	6/28/2026 6:56 PM
39	I love the house with the stairs over on the left of the picture—I can picture all children loving and utilizing that space. Toddlers and preschoolers will also love the platform in the bottom left as either a climbing/jumping off challenge (toddlers) or as a stage to perform (preschoolers). The black ramp is a great open-ended challenge for littles—they still have fun sliding back down if they don't make it to the top, and the slide on the right is a necessity on a 2-5 yr old playset	6/26/2026 8:17 PM
40	Natural elements and more than one thing to do	6/26/2026 8:03 PM
41	Not oversized	6/26/2026 11:09 AM
42	B	6/25/2026 7:23 PM
43	It fits the theme of my other picks	6/25/2026 3:26 PM
44	D or B - seems the most conducive to toddler play - the others seem a little bare	6/25/2026 11:32 AM
45	Looks approachable	6/24/2026 8:24 PM
46	I like the use of both imaginative play structures (fort/playhouse) and play elements (slides, climbing)	6/22/2026 3:51 PM
47	Has many more features than the others	6/22/2026 12:57 PM
48	Looks naturey	6/21/2026 7:13 PM
49	3.5 year old wanted a slide and also thinks there's other good play options with B (house + climbing stuff)	6/21/2026 12:49 PM
50	Also least colorful and takes some motor- and cognitive	6/21/2026 9:03 AM
51	Claiming and slides	6/20/2026 7:24 PM
52	B- more to do than the others	6/20/2026 12:12 PM
53	C I like the house like play structure, slide, and climbing wall.	6/19/2026 3:46 PM
54	Welcoming structure!	6/19/2026 11:05 AM
55	Wood with a slide - gotta have a slide	6/19/2026 8:19 AM
56	B or D both got lots of votes and they both would be AWESOME! I think B possibly has more variety so that broke the tie.	6/18/2026 1:13 PM
57	Sight lines and safety	6/18/2026 12:31 PM

Q12 Please select your favorite spinner.

Answered: 81 Skipped: 43



ANSWER CHOICES		RESPONSES	
	Spinner A	3.70%	3
	Spinner B	11.11%	9
	Spinner C	46.91%	38
	Spinner D	38.27%	31
TOTAL			81

Q13 Which spinner did you select? Why is this spinner your favorite? What do you like about it?

Answered: 48 Skipped: 76

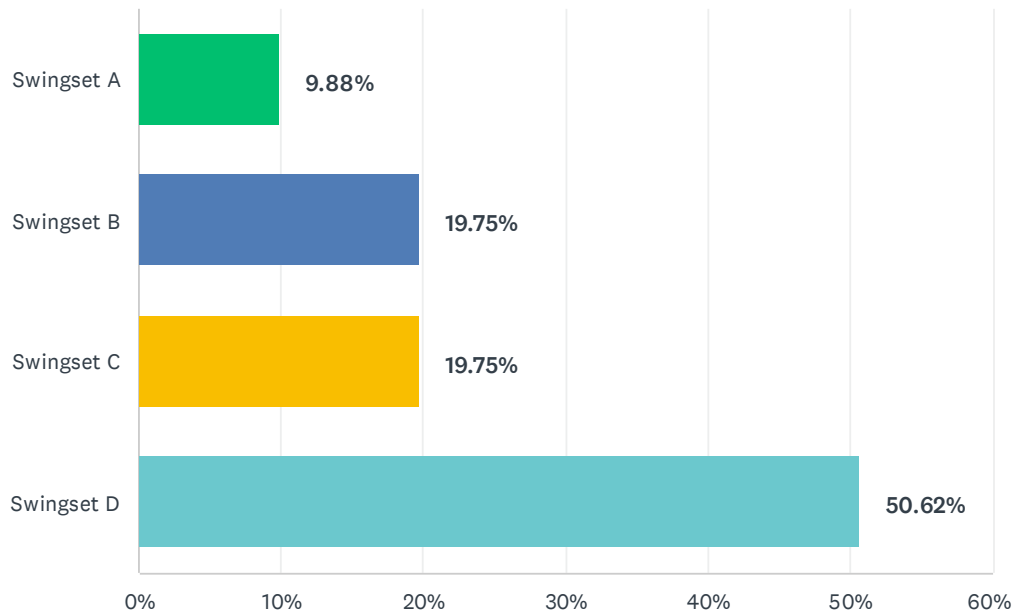
#	RESPONSES	DATE
1	Wheelchair accessible. Prefer C over B only if there is a place to sit otherwise B.	7/15/2026 6:50 PM
2	Different than what most playgrounds have. Again have design on side be a nautical line drawing/ photo depiction.	7/15/2026 3:35 PM
3	Fun	7/14/2026 10:11 PM
4	Like that it has a roof	7/10/2026 7:37 PM
5	It has a roof	7/10/2026 1:47 PM
6	Least bulky	7/9/2026 9:45 PM
7	It seems bigger - more kids can use it. I also like the sides (to prevent kids getting flung off)	7/9/2026 8:58 PM
8	D and b	7/9/2026 2:54 PM
9	Allows for standing or sitting.	7/9/2026 1:06 PM
10	Everyone can join	7/8/2026 2:25 PM
11	None. I think you should start over with a survey design that address them preferences first, and then equipment that complements the preferred theme. Better yet, hire a research expert to design the survey. This one is mediocre, at best. Excelsior, and The Commons, deserves better.	7/8/2026 1:38 PM
12	D. Not a big fan of spinners. Any sit-down options?	7/8/2026 11:15 AM
13	Wheelchair friendly and looks like it would be easy to spin and easy on off	7/6/2026 9:43 AM
14	Can fit many people , covered	7/4/2026 4:11 PM
15	Inclusive, cool looking, stuff to hold on to. Looks like it could be fun for multiple ages.	7/4/2026 2:22 PM
16	like the idea that the kids can run in circles with it, it is enclosed and protected a bit and it is small in structure. Also dont like the in-ground ones for safety of fingers and toes and jamming with debris	7/3/2026 9:23 AM
17	Safest	7/3/2026 8:17 AM
18	ADA accessible. Many children can use it at one time.	7/3/2026 7:35 AM
19	We have D. at Wekota, kids like it, but it "thumps". C. looks more inclusive.	7/2/2026 9:52 PM
20	Accessible and fun looking	7/2/2026 7:46 PM
21	C, inclusive	7/2/2026 6:25 PM
22	Spinner D looks like it would be the most fun.	7/2/2026 4:48 PM
23	More seats and heftier.	7/2/2026 2:42 PM
24	Spinner C because it's accessible to all.	7/2/2026 1:32 PM
25	More inclusive	7/2/2026 1:38 PM
26	B - other ones look like they have more maintenance	7/2/2026 1:07 PM
27	Spinner C. It appears like it might be more expensive, but it also appears more interesting.	7/2/2026 12:58 PM
28	C - seems to be options for all	7/2/2026 11:57 AM

Excelsior Commons Mini Master Plan

29	In ground feature is safe	7/1/2026 9:26 PM
30	None.	7/1/2026 3:13 PM
31	No colorful plastics will ever get my vote	6/30/2026 10:02 PM
32	Compact. Smaller yet active play.	6/30/2026 4:38 PM
33	It seems the most inclusive	6/30/2026 10:14 AM
34	Most fun of all of them	6/29/2026 2:34 PM
35	Love the inclusivity of this one. Spinner B is at Augsburg Park in Richfield and is great, but I feel like Spinner C feels even more inclusive because it's more fun and inviting for ALL children	6/26/2026 8:22 PM
36	Looks safer	6/26/2026 8:04 PM
37	Compact size	6/26/2026 11:09 AM
38	It's important to have equipment for all abilities	6/25/2026 3:26 PM
39	Room for many kids, it'd be better if they could climb up it as well	6/25/2026 11:33 AM
40	Different from the school's.	6/24/2026 8:25 PM
41	We've done these at many parks and love them	6/22/2026 12:58 PM
42	C is bigger and can fit more kids.	6/21/2026 12:49 PM
43	Please do not put colorful plastic crap into this environment	6/21/2026 9:04 AM
44	C I think the bigger structure leads to more imaginative play.	6/19/2026 3:47 PM
45	Inclusive!	6/19/2026 11:05 AM
46	Handicapped accessible	6/19/2026 8:34 AM
47	The spinner is at grade	6/19/2026 8:20 AM
48	A wider number and variety of people can use it.	6/18/2026 1:13 PM

Q14 Please select your favorite swing / swingset.

Answered: 81 Skipped: 43



ANSWER CHOICES	RESPONSES	
 Swingset A	9.88%	8
 Swingset B	19.75%	16
 Swingset C	19.75%	16
 Swingset D	50.62%	41
TOTAL		81

Q15 Which Swingset/Swing did you select? Why is this swing / swingset your favorite? What do you like about it?

Answered: 49 Skipped: 75

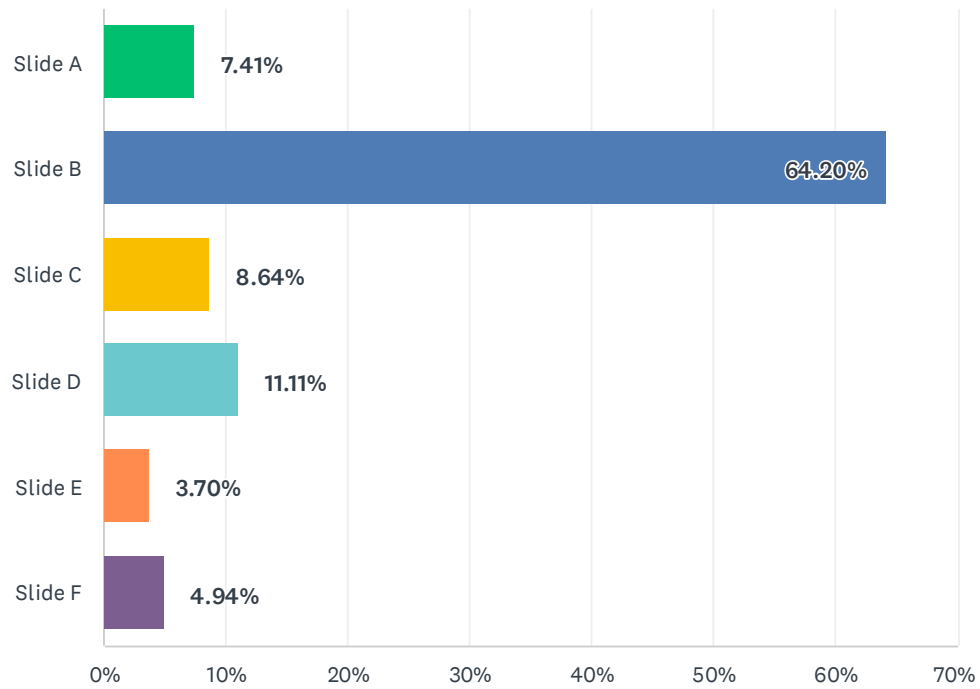
#	RESPONSES	DATE
1	C. Classic swingset and allows for multiple swingers in a smaller area	7/15/2026 9:48 PM
2	Shareable with an adult, better/deeper seating.	7/15/2026 6:53 PM
3	Think the posts look nautical and could accommodate multiple types of swings, bucket, single, double, handicap, etc.	7/15/2026 3:37 PM
4	A is a lot of fun at other parks. I am assuming there are more swings.	7/15/2026 7:38 AM
5	We like the flat disc type swing, but we don't like the wood	7/14/2026 10:11 PM
6	It's a fun swing	7/10/2026 7:38 PM
7	Because it's awesome	7/10/2026 1:48 PM
8	Parents can swing with their kids	7/9/2026 8:58 PM
9	Like the hammock feel	7/9/2026 2:54 PM
10	It has a slimmer profile.	7/9/2026 1:06 PM
11	All ages can use it	7/8/2026 2:25 PM
12	What, there will only be one type of swing?	7/8/2026 1:39 PM
13	C. Need to include multiple baby style seats.	7/8/2026 11:15 AM
14	More versatile, love the round rope swing	7/6/2026 9:44 AM
15	Has most swings	7/4/2026 4:13 PM
16	Fun for multiple ages	7/4/2026 2:24 PM
17	like a regular swing set, set up with a TODDLER chair(enclosed all the way around), regular strap swings, an ADA bucket swing and this swing shown with a hammock feel.	7/3/2026 9:25 AM
18	Regular swings plus unique two person swing.	7/3/2026 7:36 AM
19	A. Looks cool. B. looks a but unsafe, it would be nice to have a couple of Cs. The flat swing in D. is fun.	7/2/2026 9:55 PM
20	Multiple options and more than one person option	7/2/2026 7:46 PM
21	D, different options Definitely need at least 8 swings	7/2/2026 6:26 PM
22	I've seen kids really enjoy a swing like the mesh one in Swingset B	7/2/2026 4:49 PM
23	More traditional.	7/2/2026 2:43 PM
24	Swings are always in use at the park. Need many options & multiple infant swing seats	7/2/2026 2:02 PM
25	Swingset B so it offers both single and group swings.	7/2/2026 1:33 PM
26	Safest option	7/2/2026 1:38 PM
27	D - gives a good mix of traditional swings with some new options	7/2/2026 1:08 PM
28	Swingset B or D. At the current playground, I notice kids like the "tire" swings and the other hard plastic swings, in addition to the traditional rubber strap swings. B or D maintain this variety.	7/2/2026 1:01 PM
29	D - fits well with a more natural environment and offers something for everyone	7/2/2026 11:58 AM

Excelsior Commons Mini Master Plan

30	We like a mix of regular swings, baby swings and the double swings!	7/1/2026 8:27 PM
31	None	7/1/2026 3:13 PM
32	Again, we do not need colorful plastic in this natural environment	6/30/2026 10:03 PM
33	The hammock style seems fun	6/30/2026 10:15 AM
34	The log beams fit the vibe	6/29/2026 2:34 PM
35	pretty traditional. I dont like the heavy pipe look. Wooden posts would be preferred	6/28/2026 6:58 PM
36	I like how natural swingset D is, but the group net swing in swingset B seems way more comfortable/spacious	6/26/2026 8:24 PM
37	Batual	6/26/2026 8:04 PM
38	All killer no filler	6/26/2026 11:10 AM
39	This looks fun and I like multi person swings	6/25/2026 3:27 PM
40	Normal swings are the best - they swing much higher than the double swings!	6/25/2026 11:33 AM
41	More swings	6/22/2026 12:58 PM
42	Mix of the big disk swing and standard swings on D is similar to other parks they've played on and enjoyed.	6/21/2026 12:50 PM
43	B	6/20/2026 12:14 PM
44	D. I like the swing combo of 2 kinds of swings.	6/19/2026 3:48 PM
45	Traditional!!! No need to reinvent.	6/19/2026 11:06 AM
46	Most natural looking	6/19/2026 8:35 AM
47	More traditional design	6/19/2026 8:20 AM
48	D and B both got good votes! We like the natural aesthetic of D to blend with nature but also loved the swing in B.	6/18/2026 1:14 PM
49	Appearance	6/18/2026 12:31 PM

Q16 Please select your favorite slide.

Answered: 81 Skipped: 43



Excelsior Commons Mini Master Plan

ANSWER CHOICES	RESPONSES	
 Slide A	7.41%	6
 Slide B	64.20%	52
 Slide C	8.64%	7
 Slide D	11.11%	9
 Slide E	3.70%	3
 Slide F	4.94%	4
TOTAL		81

Q17 Which slide did you select? Why is this slide your favorite? What do you like about it?

Answered: 49 Skipped: 75

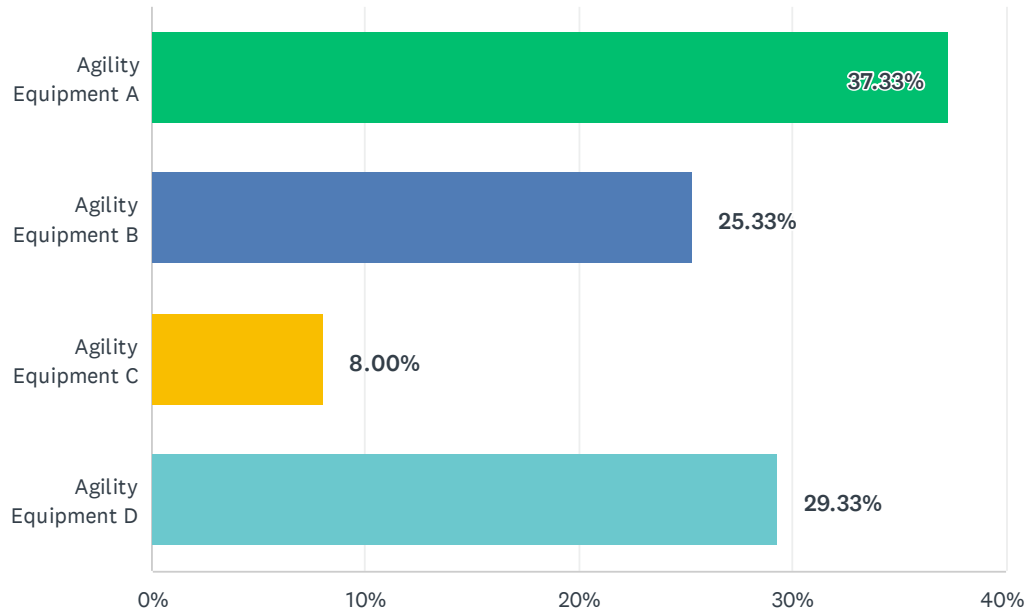
#	RESPONSES	DATE
1	Open, unique.	7/15/2026 6:58 PM
2	Liked several of them. Need variety for various age groups and types of terrain.	7/15/2026 3:40 PM
3	Hillside slides are a lot of fun. For playground equipment structures, slide F. Covered slides are not as hot in the summer.	7/15/2026 7:41 AM
4	D. Looks safe.	7/14/2026 10:25 PM
5	Metal seems like a bit much and we like it enclosed safer	7/14/2026 10:12 PM
6	As long as the metal doesn't get too hot	7/11/2026 8:19 PM
7	Like how long it is, worried about the metal getting hot	7/10/2026 7:38 PM
8	It's big, but the kids are worried about the metal getting too hot	7/10/2026 1:49 PM
9	Takes up the least amount of valuable space	7/9/2026 9:46 PM
10	I like how it is part of nature and the hillside	7/9/2026 8:59 PM
11	Not claustrophobic	7/9/2026 2:55 PM
12	It's too long for the Commons, but the style is nice.	7/9/2026 1:08 PM
13	Unique	7/8/2026 2:25 PM
14	None.	7/8/2026 1:39 PM
15	B. Metal gets hot. Shouldn't be extremely fast.	7/8/2026 11:17 AM
16	Unless it's some sort of special metal that does not heat up - please avoid metal. Have none of the designers been burned by metal slides on hot days?	7/6/2026 9:45 AM
17	I think metal slides would be way too hot in the summer	7/4/2026 2:24 PM
18	I like the idea of incorporating a swing into the hill. But I also like a smaller enclosed type swing on the climbing set!	7/3/2026 9:27 AM
19	We have the hillside to accomodate this style. Fits better with our surroundings of trees, elevation. More natural look.	7/3/2026 7:38 AM
20	D. and E. Not metal!	7/2/2026 9:56 PM
21	Long and unique in the woods. More extreme	7/2/2026 7:47 PM
22	Aluminum gets too hot and slippery.	7/2/2026 7:12 PM
23	D, metal slides are the worst Hot!!! This isn't the 70's, we don't need scalding hot skin	7/2/2026 6:27 PM
24	Slide A BUT ... made of plastic so it doesn't burn the skin. It's open, and curved to slow kids down.	7/2/2026 4:50 PM
25	Slide D because the metal slides get SO hot in the summer.	7/2/2026 1:34 PM
26	B,C, & F - are all great options, new wayzata park has one like these and the kids love them!	7/2/2026 1:10 PM
27	Slides A, B, or C all seem interesting and they are open top. The tube slides seem to attract more mischief since adults can't see what's going on inside.	7/2/2026 1:03 PM
28	B - LOVE that this utilizes the natural slope and looks perfect in an outdoor setting and	7/2/2026 11:58 AM

Excelsior Commons Mini Master Plan

	environment	
29	Metal slides are too hot	7/1/2026 9:27 PM
30	We like a longer shallower slide! Preferably not metal because of the heat	7/1/2026 8:28 PM
31	Are you really going to ask me to build a collage of equipment that has no relation to each other? Who designed this survey?	7/1/2026 3:15 PM
32	Unique and fits into landscape	6/30/2026 4:40 PM
33	Loved the natural setting. Metal might get too hot? I like the slide material in E better.	6/30/2026 10:16 AM
34	Can be built into side of the hill and is similar to the original steel slides	6/29/2026 2:35 PM
35	Some kids don't like how dark covered slides are, it scares them. I think the high sides on this one makes kids feel safe. I like how it ends even with the ground so if you go fast you're not getting launched off the end. If possible, I would try to make sure the slide is shaded as metal slides can get really hot in the sun and cause burns	6/26/2026 8:29 PM
36	Open inviting long	6/26/2026 11:10 AM
37	Incorporating nature into play is important to me	6/25/2026 3:27 PM
38	Fun	6/24/2026 8:27 PM
39	I like that it could be part of the hill. Must be in shade otherwise would prefer plastic	6/22/2026 12:59 PM
40	Fun for racing friends	6/21/2026 7:14 PM
41	Torn between B & C. Both are long and require a fun climb, but B looks like it would be faster.	6/21/2026 12:52 PM
42	This looks so fun that it's close to the ground and metal	6/20/2026 9:13 PM
43	B- unique! Steep and fun!	6/20/2026 12:15 PM
44	B. I like using the hill and the curves.	6/19/2026 3:49 PM
45	For all ages!	6/19/2026 11:07 AM
46	On a hill	6/19/2026 8:35 AM
47	Neat design that utilizes the hill.	6/19/2026 8:21 AM
48	I LOVE the slide going down the hill!!!	6/18/2026 1:16 PM
49	Nature	6/18/2026 12:32 PM

Q18 Please select your favorite piece of agility equipment.

Answered: 75 Skipped: 49



ANSWER CHOICES	RESPONSES	
 Agility Equipment A	37.33%	28
 Agility Equipment B	25.33%	19
 Agility Equipment C	8.00%	6
 Agility Equipment D	29.33%	22
TOTAL		75

Q19 Which piece of agility equipment did you select? Why is this piece of agility equipment your favorite? What do you like about it?

Answered: 39 Skipped: 85

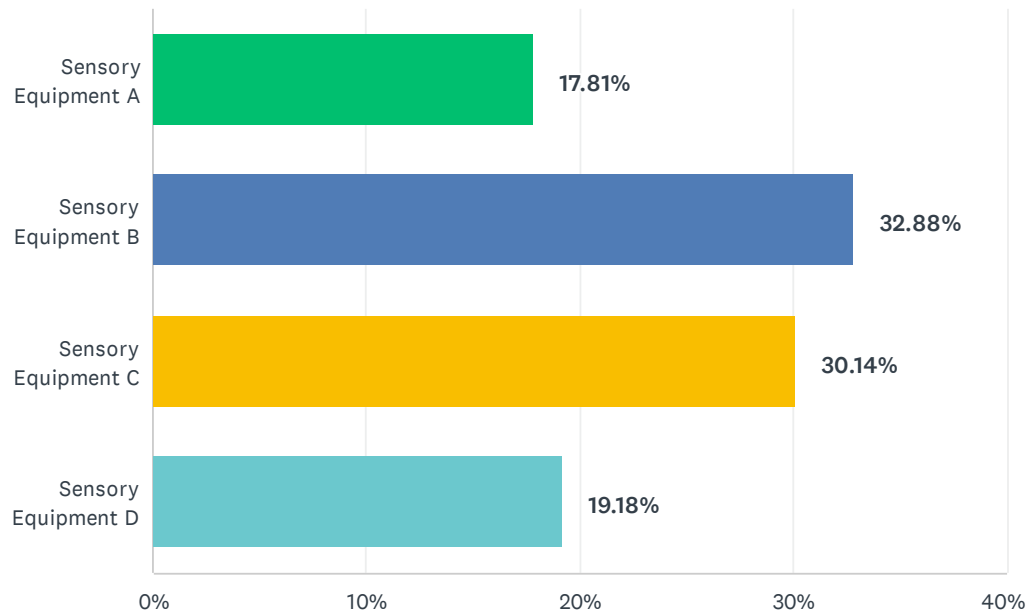
#	RESPONSES	DATE
1	Think it is futuristic and cool looking. Again would like in blue tones.	7/15/2026 3:43 PM
2	So boring I don't understand there's so much cool equipment out there	7/14/2026 10:13 PM
3	Liked that it was shaded	7/10/2026 7:38 PM
4	Looks like a lot of different climbing areas	7/9/2026 9:00 PM
5	Unique and meant for all ages	7/8/2026 2:26 PM
6	None	7/8/2026 1:40 PM
7	A. Many options.	7/8/2026 11:17 AM
8	Looks like lots of different options here and it's still natural looking and has shade	7/6/2026 9:46 AM
9	Shape, colorful/fun looking	7/4/2026 2:25 PM
10	Also like the hanging/swinging bars as is on the second photo with the style of the first.	7/3/2026 9:29 AM
11	Fits better with our surroundings. Shade screen not necessary.	7/3/2026 7:39 AM
12	A. and B. I don't get C. and D. looks too busy.	7/2/2026 9:58 PM
13	Lots of options available	7/2/2026 7:48 PM
14	B, challenging Blends with the surroundings	7/2/2026 6:28 PM
15	B, because I don't see kids use the rope-type climbers so much.	7/2/2026 4:52 PM
16	Option A because it is unique the design is cool.	7/2/2026 1:35 PM
17	B & D look like really great options with well balanced options for many ages	7/2/2026 1:11 PM
18	I don't have any preference among these options.	7/2/2026 1:04 PM
19	B - fits with the environment overall and offers flexibility/variety	7/2/2026 12:00 PM
20	Hillside climbing 👍	7/1/2026 9:28 PM
21	None.	7/1/2026 3:15 PM
22	No voting for colorful equipment invading this natural environment	6/30/2026 10:04 PM
23	Honestly I don't see kids play on these often.	6/30/2026 4:42 PM
24	I like the style of the structure and the variety	6/30/2026 10:17 AM
25	Simple	6/29/2026 2:35 PM
26	looks challenging, but aesthetically I'm not a fan of the look. The structure should more resemble that could naturally be found in that location.	6/28/2026 7:02 PM
27	If you already have a climbing structure, then A and C in this section seem unnecessary. I love the variety in Agility Equipment D, but I also know kids LOVE monkey bars like in picture B so it would be great if those could be incorporated somehow	6/26/2026 8:31 PM
28	Open ended	6/26/2026 8:05 PM
29	Looks fun	6/26/2026 11:11 AM
30	Shade is helpful	6/25/2026 3:27 PM

Excelsior Commons Mini Master Plan

31	Good for spinal adjustment no matter what age.	6/24/2026 8:28 PM
32	Has a lot of features and I like the natural shape	6/22/2026 1:00 PM
33	Really like D because of the shade and many different play options.	6/21/2026 12:54 PM
34	A	6/20/2026 12:15 PM
35	A. I like the combo of sideways and up and down.	6/19/2026 3:51 PM
36	Simple design. The others are so busy.	6/19/2026 11:08 AM
37	Love the design	6/19/2026 8:22 AM
38	I like the natural aesthetic of the others, but I think the usability of A is better.	6/18/2026 1:16 PM
39	Options and shade	6/18/2026 12:32 PM

Q20 Please select your favorite piece of sensory play equipment.

Answered: 73 Skipped: 51



ANSWER CHOICES	RESPONSES	
 Sensory Equipment A	17.81%	13
 Sensory Equipment B	32.88%	24
 Sensory Equipment C	30.14%	22
 Sensory Equipment D	19.18%	14
TOTAL		73

Q21 Which piece of sensory play equipment did you select? Why is this piece of sensory play equipment your favorite? What do you like about it?

Answered: 32 Skipped: 92

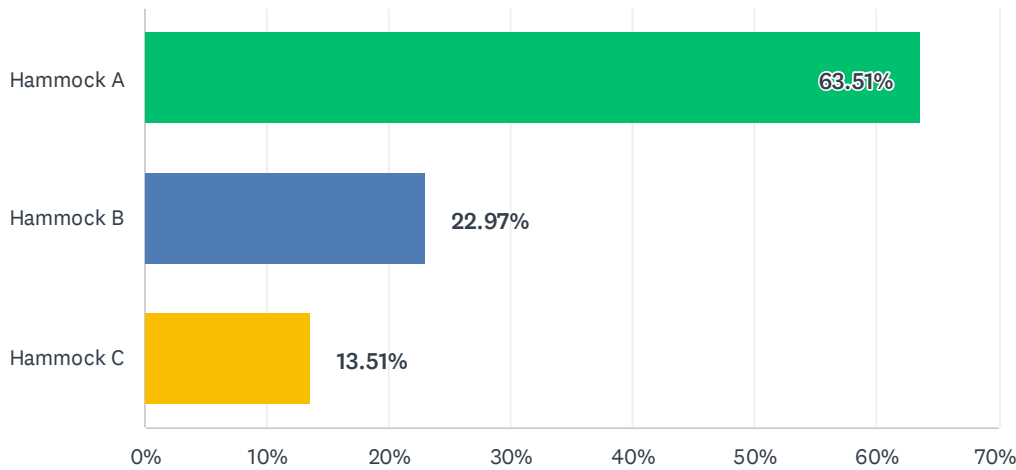
#	RESPONSES	DATE
1	Assume tapping makes a note?	7/15/2026 7:00 PM
2	Not sure what some of them are but would like them to be soft. And blue/white themed	7/15/2026 3:45 PM
3	Love having a musical element at the playground.	7/15/2026 7:43 AM
4	Boring	7/14/2026 10:14 PM
5	Makes nice music, it's fun	7/10/2026 7:42 PM
6	Looks natureyy	7/9/2026 2:56 PM
7	Love musical instruments	7/8/2026 2:27 PM
8	None	7/8/2026 1:40 PM
9	I know these will get used!!!	7/6/2026 9:47 AM
10	A B and D all look fun! Just different concepts	7/4/2026 2:26 PM
11	B. and C. A. looks like it would be dirty and D. doesn't make sense to me.	7/2/2026 10:00 PM
12	B, spinning is a vestibular activity which helps calm a child	7/2/2026 6:29 PM
13	C! Kids LOVE to make music!! I've seen kids lined up to play these xylophones in other parks.	7/2/2026 4:53 PM
14	Would like to see more options	7/2/2026 1:12 PM
15	Sensory Equipment C. Adding something musical is more unique than the other options.	7/2/2026 1:06 PM
16	None	7/1/2026 3:16 PM
17	None of the above! Kids don't play on this stuff! Kids older than seven are involved in organized community sports	6/30/2026 10:04 PM
18	B will be used the most, others are gimmicky	6/29/2026 2:36 PM
19	Music is getting cut from school budgets, better expose the children to music somewhere else.	6/28/2026 7:04 PM
20	I don't see sensory equipment used very often unless it makes noise. It's hard for me to choose on this one without knowing what each of the pieces of equipment does. I definitely would say picture B is unnecessary if you already have a spinner. But any of the others could be great	6/26/2026 8:36 PM
21	Low profile	6/26/2026 11:11 AM
22	We like music	6/25/2026 3:28 PM
23	None of these are great. Seen better percussion based things. Some good percussion ones here: https://maps.app.goo.gl/NGqThVJ1AZYRN3UF9?g_st=ipc	6/22/2026 1:03 PM
24	Anything that isn't loud is fine	6/21/2026 7:15 PM
25	D is preferred. Like the mix of options for play + shade.	6/21/2026 12:55 PM
26	Fun I think all ages would use	6/20/2026 9:14 PM
27	D	6/20/2026 12:16 PM
28	C. The kaleidoscope is fun for kids and adults	6/19/2026 3:52 PM
29	Kids love these! I've seen them in action!	6/19/2026 11:09 AM

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30	Children can use it together.	6/19/2026 8:23 AM
31	We liked both the spinners and the xylophone equally!	6/18/2026 1:17 PM
32	Choices	6/18/2026 12:32 PM

Q22 Please select your favorite type of hammock.

Answered: 74 Skipped: 50



ANSWER CHOICES		RESPONSES	
	Hammock A	63.51%	47
	Hammock B	22.97%	17
	Hammock C	13.51%	10
TOTAL			74

Q23 Which hammock did you select? Why is this hammock your favorite? What do you like about it?

Answered: 34 Skipped: 90

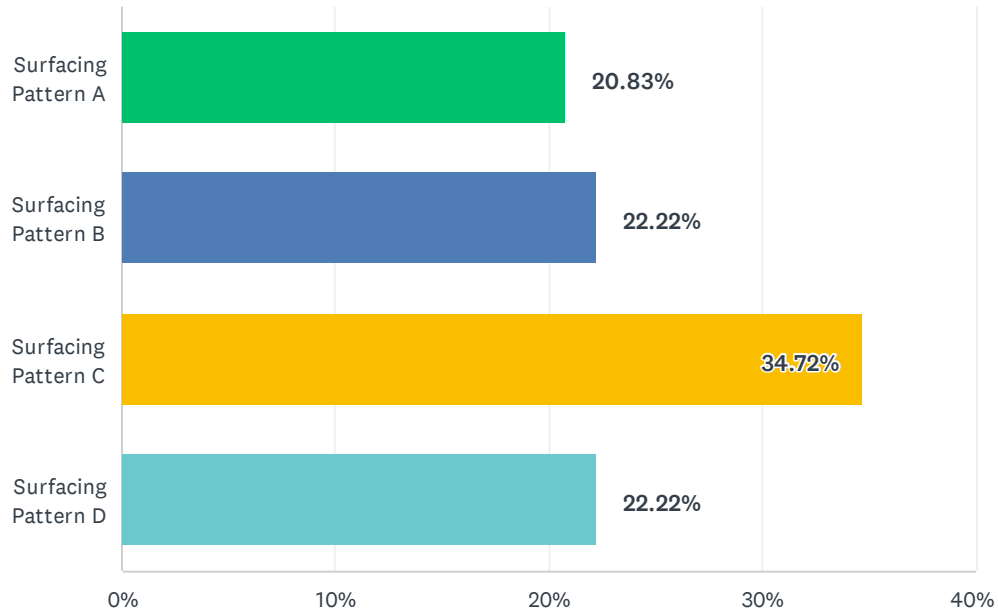
#	RESPONSES	DATE
1	I don't like hammocks. Risk of flipping, overcrowding.	7/15/2026 7:01 PM
2	Looks comfortable but could still be sprayed down and cleaned off. However, I don't think this is a high priority for the commons.	7/15/2026 3:48 PM
3	A appears to be only one that is large enough for multiple family members to share.	7/15/2026 7:44 AM
4	The post are the least obnoxious, but I don't like the red color of the hammock	7/14/2026 10:15 PM
5	Get these out of the way. Plenty of parks can handle hammocks. We don't need a designated spot. They are also so 2022	7/9/2026 9:47 PM
6	Looks comfortable!	7/9/2026 9:01 PM
7	None	7/8/2026 1:41 PM
8	Seems sturdy	7/6/2026 9:47 AM
9	These look the most durable	7/4/2026 2:27 PM
10	LOVE these. They are larger and able to fit more than one person. Easy to get in and out. Although the last photo would allow for people to bring their own??	7/3/2026 9:31 AM
11	Doubles as climbing equipment.	7/3/2026 7:41 AM
12	A. for adults and B. for kids	7/2/2026 10:01 PM
13	All ages can use it	7/2/2026 7:52 PM
14	It looks comfortable to lay in	7/2/2026 7:15 PM
15	B, easier to get in and out	7/2/2026 6:29 PM
16	A - they look most comfortable	7/2/2026 4:53 PM
17	Option a	7/2/2026 1:37 PM
18	Hammocks A appear the most enjoyable if they are durable enough. Otherwise, Hammocks B also look interesting and likely more durable. Hammock posts C have a much narrower audience.	7/2/2026 1:08 PM
19	B - makes 'play' easy with built in, accessibility and flexibility	7/2/2026 12:01 PM
20	None	7/1/2026 3:16 PM
21	Middle schoolers ride E bikes and E scooters- They will lay around in hammocks looking at their phone: Ridiculous	6/30/2026 10:05 PM
22	I suggest 4 or less. My kids did not go "mocking" to be in big groups but more to "hang out" and relax.	6/30/2026 4:48 PM
23	Seems the sturdiest	6/30/2026 10:18 AM
24	If the city provides the hammocks than A, if not than go with the C concept	6/29/2026 2:36 PM
25	Hammock B looks super uncomfortable. Hammock A might be comfortable, but Hammock C looks the most comfortable—there just needs to be more than one	6/26/2026 8:37 PM
26	Hammocks in the shade are best	6/25/2026 3:28 PM
27	People like to bring their own hammock	6/22/2026 1:04 PM

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28	A looks easiest to get in and out of.	6/21/2026 12:55 PM
29	I think more would use this style	6/20/2026 9:14 PM
30	A	6/20/2026 12:16 PM
31	A. Fun for kids and adults	6/19/2026 3:53 PM
32	Kid friendly - but why do we need hammocks? It's too much.	6/19/2026 11:11 AM
33	B looks way too uncomfortable	6/19/2026 8:24 AM
34	Dry fast, can be hung from trees	6/18/2026 12:33 PM

Q24 The main play container will feature ADA accessible rubberized surfacing. Please select your favorite surfacing pattern.

Answered: 72 Skipped: 52



ANSWER CHOICES	RESPONSES	
 Surfacing Pattern A	20.83%	15
 Surfacing Pattern B	22.22%	16
 Surfacing Pattern C	34.72%	25
 Surfacing Pattern D	22.22%	16
TOTAL		72

Q25 Which surfacing pattern did you select? Why is this pattern your favorite? What do you like about it?

Answered: 40 Skipped: 84

#	RESPONSES	DATE
1	Reflects rather than absorbs heat.	7/15/2026 7:02 PM
2	Looks like that rubberized material which is great in a pattern of water, waves.	7/15/2026 3:50 PM
3	It's the most natural. We don't need to replicate like Minnetonka or do anything that fancy it's a playground. Kids are supposed to just have fun.	7/14/2026 10:17 PM
4	Fun surface to play 'the floor is hot lava'	7/10/2026 7:44 PM
5	Will soak up the least amount of solar energy	7/9/2026 9:48 PM
6	like the map	7/9/2026 9:26 PM
7	More lake like	7/9/2026 9:01 PM
8	Lake Minnetonka	7/9/2026 2:57 PM
9	It has more green and blends better.	7/9/2026 1:10 PM
10	Love the map, very unique	7/8/2026 2:27 PM
11	Now you finally incorporate some design themes?	7/8/2026 1:42 PM
12	Like the layout	7/6/2026 9:48 AM
13	The map is super cool!	7/4/2026 2:28 PM
14	Really like all of them. The stepping leaves is a cute idea too.	7/3/2026 9:32 AM
15	Wondering which one will show wear and tear faster? Which one will stay cleaner?	7/3/2026 7:42 AM
16	B. I think it is nice to have the edging.	7/2/2026 10:01 PM
17	D, kids like hopscotch and following paths	7/2/2026 6:30 PM
18	Pattern A best reflects the area surrounding the park	7/2/2026 4:54 PM
19	Lighter color seems less likely to fade/look worn & get hot	7/2/2026 2:05 PM
20	Pattern C— the lake Minnetonka design is amazing and so unique!	7/2/2026 1:38 PM
21	The Pattern C map is definitely the most interesting and appropriate to the area.	7/2/2026 1:09 PM
22	LOVE THE LAKE NAMES!!	7/2/2026 1:01 PM
23	D - simple and straight-forward, not 'flashy'; fits with the outdoor environment	7/2/2026 12:02 PM
24	It depends on the park theme. Where are you going with this?	7/1/2026 3:17 PM
25	No	6/30/2026 10:05 PM
26	More natural. Not necessary to over color or design. Kids are not happier because it's blue. It may stand out but it feels like the opposite of reasons people come...for nature, beauty, activity...not for plastic, bulky, fake, to be bigger and better than...some of these designs feel over-done or over-designed to excite or be different rather than aligned with feedback.	6/30/2026 4:53 PM
27	Love the custom Excelsior vibe. Pattern A was a close second.	6/30/2026 10:19 AM
28	Lake Minnetonka map is super unique	6/29/2026 2:36 PM
29	I love that a picture of the lake is there.	6/28/2026 7:06 PM

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30	Love how special/local this one is. Surfacing pattern B is my second favorite	6/26/2026 8:39 PM
31	Water	6/25/2026 3:28 PM
32	I like the earth, green, water color scheme because it's natural	6/22/2026 1:05 PM
33	A is preferred because of the colors + pathing.	6/21/2026 12:56 PM
34	C- looks like the lake!	6/20/2026 12:17 PM
35	B. I like the water like blue combination	6/19/2026 3:55 PM
36	A fitting pattern to be lakeside - blue water!	6/19/2026 11:11 AM
37	Looks like a lake	6/19/2026 8:37 AM
38	I like the tree theme	6/19/2026 8:24 AM
39	It blends more into nature.	6/18/2026 1:19 PM
40	Water	6/18/2026 12:34 PM

Q26 Please share any additional comments you have regarding play.

Answered: 38 Skipped: 86

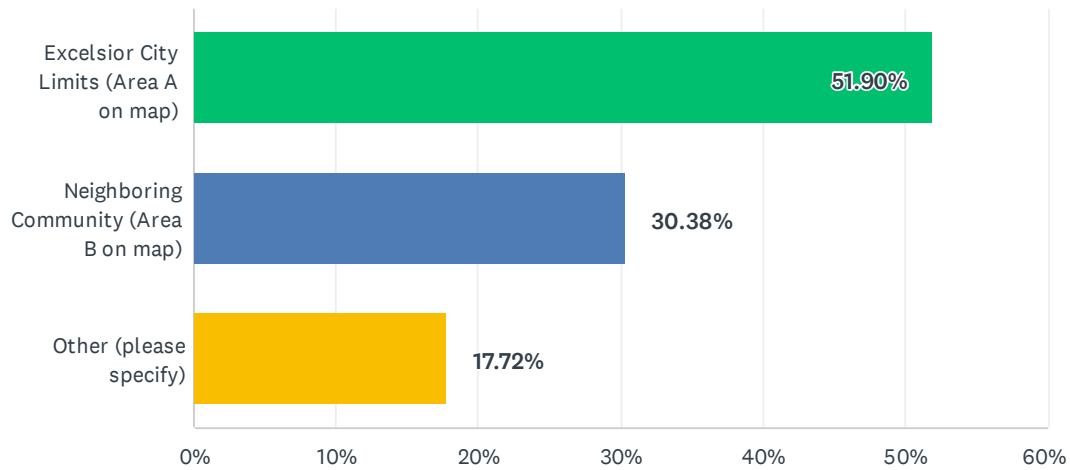
#	RESPONSES	DATE
1	EV chargers should be in close proximity.	7/15/2026 7:03 PM
2	Thank you for this survey and all your work and effort. Just want a coordinated design, color that is lake theme inspired.	7/15/2026 3:51 PM
3	Our playground needs to be state-of-the-art with some really cool, interesting equipment. I don't understand why the wood concept is being pushed so hard.	7/14/2026 10:18 PM
4	Can't wait for a new structure	7/11/2026 8:21 PM
5	None	7/10/2026 7:44 PM
6	Please please don't make Excelsior a snobby 5 star destination. It's always had the charm of mom and pop and it's quickly turning into Wayzata which lost its soul a few decades ago.	7/9/2026 9:49 PM
7	1) Love the new, wider sidewalks and upgrades to ball field. 2) The beach needs several truckloads of new, cleaner sand.	7/9/2026 9:28 PM
8	Preserve the trees, less hard cover is always the goal. Change is ok, but should be managed for least impact. Do not make this too big. Leave some space for breathing room.	7/9/2026 1:14 PM
9	Would love to see a scavenger hunt installed - this is a favorite activity of my kids at another park near Delano	7/8/2026 2:28 PM
10	I can't imagine how disjointed this playground will be if you use the results of this survey to inform the equipment choices.	7/8/2026 1:43 PM
11	Need to accomodate small children 1-4 years. Activities they can do independantly.	7/8/2026 11:34 AM
12	Would be great if there were lots of natural looking things/ wood etc	7/6/2026 9:48 AM
13	Excited we are doing this. We have not been to the existing structure in over a year, but didnt know the play area needed restructuring. Wish we could utilize some of the old. Excited for the new park and I know we will get a lot (a lot more) of use out of it!!	7/3/2026 9:34 AM
14	Need to get done soon!	7/3/2026 7:42 AM
15	Have one of those slider chair things Inclusive Lions Park in Shakopee has one They have several pieces that children of all abilities can use	7/2/2026 6:31 PM
16	Thanks for all your hard work on the parks, and for soliciting our input.	7/2/2026 4:54 PM
17	Some of the features, such as the hammocks, music sensory piece, etc. are likely to encourage parents to particpate with their kid's play rather than just sit on the side benches.	7/2/2026 1:11 PM
18	The more that we can take advantage of the outdoor space and what is there, make it look natural and like it belongs/fits, the better.	7/2/2026 12:02 PM
19	Install a sand volleyball court!	7/1/2026 9:24 PM
20	Bike racks are needed by each major area!!	7/1/2026 5:31 PM
21	Regarding play? What play? Try again. Hire a consumer insights partner who can design the questionnaire.	7/1/2026 3:19 PM
22	Toddlers are present every Saturday morning with parents early in the morning Kids between the age of seven and both are absent in this Park unless they're siblings playing baseball Early teens are only there on E bikes and E scooters, Riding up slopes where they're not allowed Using the walking paths and crowding walkers where should not be The kids are only in this park, maybe four months every summer The choices made for this park should be residence who use it all year-round: Taxpaying citizens	6/30/2026 10:07 PM

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23	Toddler play seems to be missing spring "riders". Is there a modern equivalent?	6/30/2026 10:19 AM
24	Have fire pits and concessions for the rest of the family	6/29/2026 2:37 PM
25	Thank you!!	6/26/2026 8:42 PM
26	Minnewashta has a nice play ground to use as inspo	6/26/2026 8:07 PM
27	Built in slide that goes into water	6/26/2026 7:52 PM
28	The more ADA the more fair this is.	6/26/2026 11:13 AM
29	Please put paved paths for strollers by the water behind the benches	6/25/2026 3:29 PM
30	The new play ground equipment is really expensive. I don't think we need it.	6/24/2026 8:31 PM
31	I love the idea that some things are the playground and maybe more natural integrated play things are integrated into the hillside	6/22/2026 1:05 PM
32	Nothing too noisy would be preferred	6/21/2026 7:16 PM
33	This is a much-needed and exciting upgrade. Kids can't wait to use it. PLEASE include canvas shading covers. Biggest issue for sunny parks is lack of shade.	6/21/2026 12:57 PM
34	We're really excited about an updated park for kids!	6/20/2026 7:26 PM
35	You're so so so so thrilled this park is getting rebuilt! We will for sure be coming to Excelsior more because of this!!	6/20/2026 12:17 PM
36	While long tunnel slides are fun for kids, it can be anxious for adults who can't see the kids.	6/19/2026 3:57 PM
37	Simplify. Remove a couple areas. Less is more. Swings, slides, climbing is plenty. Keep it simple Excelsior.	6/19/2026 11:14 AM
38	This is not about play, but the tennis / pickleball area. Pickle ball is loud. I would recommend eliminating pickle ball or moving it away from the homes. Respect the neighbors!	6/19/2026 8:27 AM

Q27 Where do you live?

Answered: 79 Skipped: 45

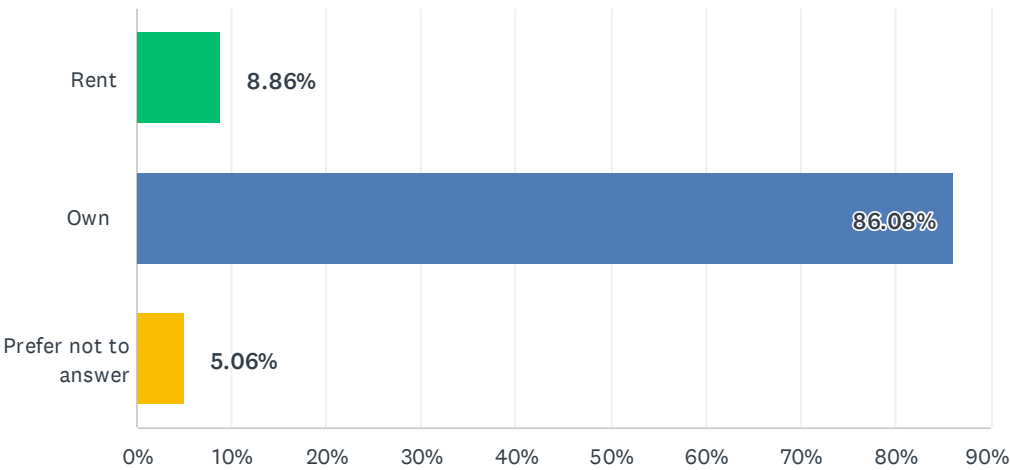


ANSWER CHOICES	RESPONSES	
Excelsior City Limits (Area A on map)	51.90%	41
Neighboring Community (Area B on map)	30.38%	24
Other (please specify)	17.72%	14
TOTAL		79

#	OTHER (PLEASE SPECIFY)	DATE
1	Wayzata	7/15/2026 7:04 PM
2	St Bonifacius	7/10/2026 7:45 PM
3	Further west than Shorewood	7/8/2026 2:29 PM
4	Minnetonka	7/2/2026 1:12 PM
5	Shorewood	7/2/2026 1:02 PM
6	Chaska	7/1/2026 9:25 PM
7	Deephaven	7/1/2026 6:21 PM
8	Maple Grove	7/1/2026 6:20 PM
9	Edina	7/1/2026 6:19 PM
10	Minnetrista	7/1/2026 5:05 PM
11	Minnetonka	6/26/2026 7:53 PM
12	Grew up here. Visit my family many times a year and come to the commons with my young kids	6/22/2026 1:06 PM
13	Deephaven	6/21/2026 6:14 PM
14	Minneapolis	6/21/2026 12:57 PM

Q28 Do you rent or own your place of residence?

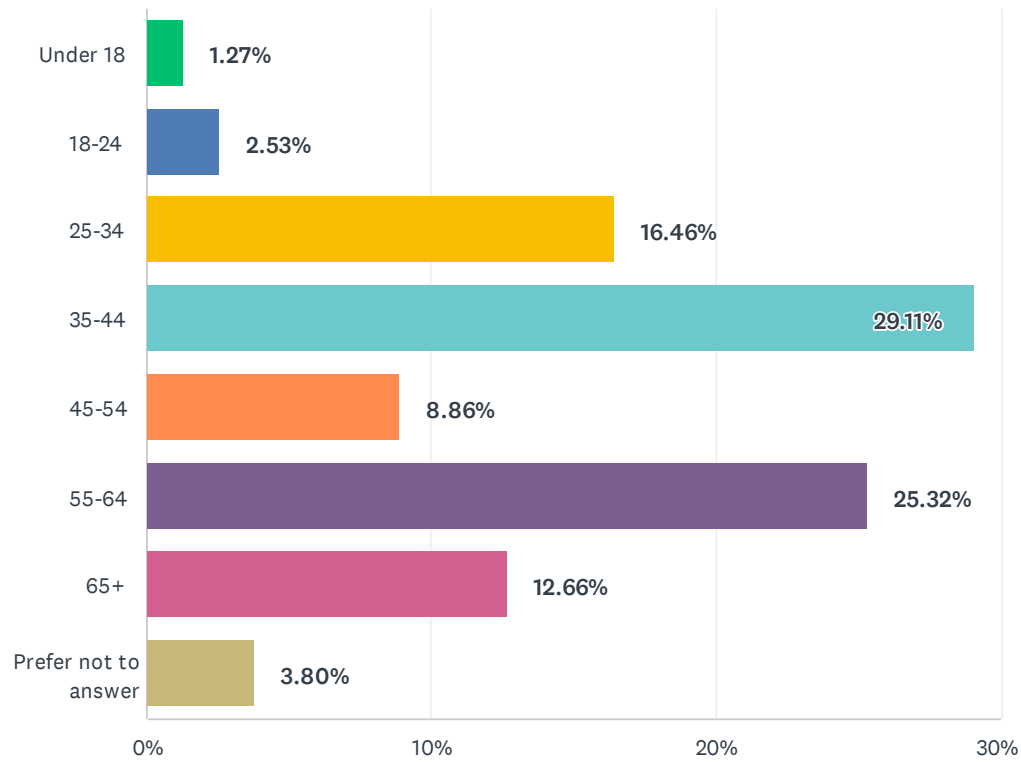
Answered: 79 Skipped: 45



ANSWER CHOICES	RESPONSES	
Rent	8.86%	7
Own	86.08%	68
Prefer not to answer	5.06%	4
TOTAL		79

Q29 What is your age?

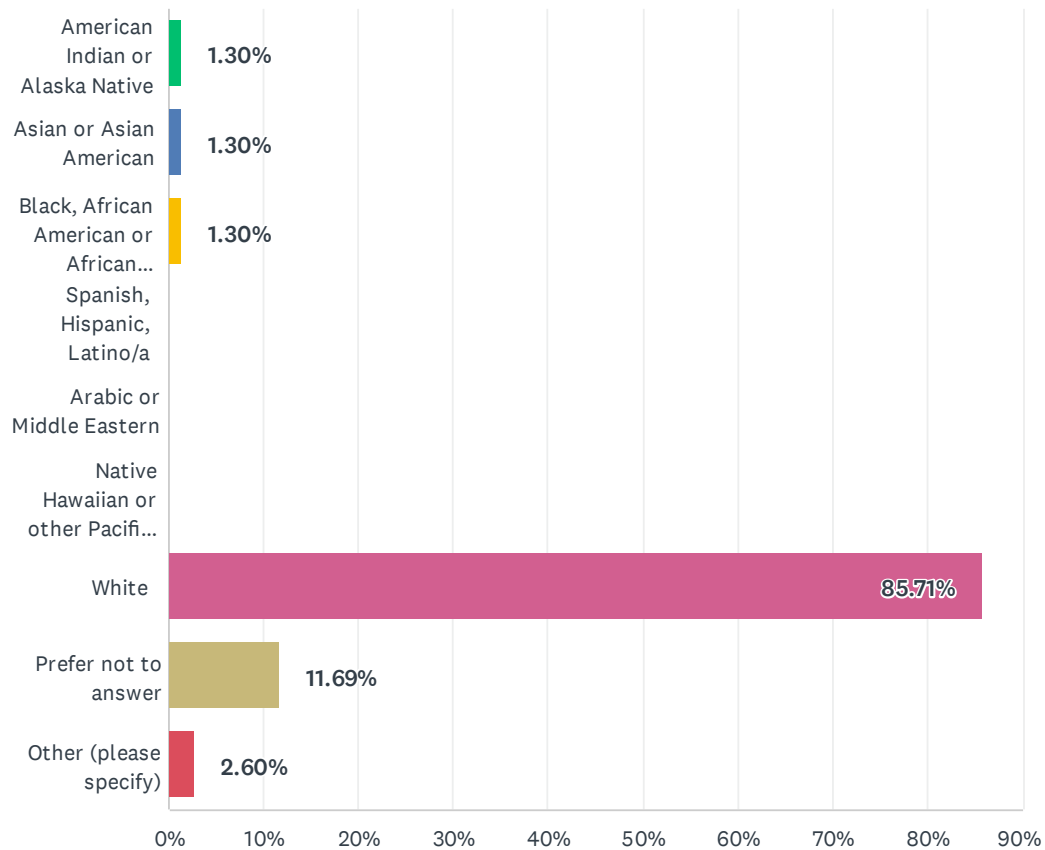
Answered: 79 Skipped: 45



ANSWER CHOICES	RESPONSES	
Under 18	1.27%	1
18-24	2.53%	2
25-34	16.46%	13
35-44	29.11%	23
45-54	8.86%	7
55-64	25.32%	20
65+	12.66%	10
Prefer not to answer	3.80%	3
TOTAL		79

Q30 What is your race and/or ethnicity? Check all that apply.

Answered: 77 Skipped: 47



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	1.30%	1
Asian or Asian American	1.30%	1
Black, African American or African immigrant	1.30%	1
Spanish, Hispanic, Latino/a	0.00%	0
Arabic or Middle Eastern	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
White	85.71%	66
Prefer not to answer	11.69%	9
Other (please specify)	2.60%	2
Total Respondents: 77		

#	OTHER (PLEASE SPECIFY)	DATE
1	Are you kidding me? To what end does this question add any value to the results? A quick	7/8/2026 1:52 PM

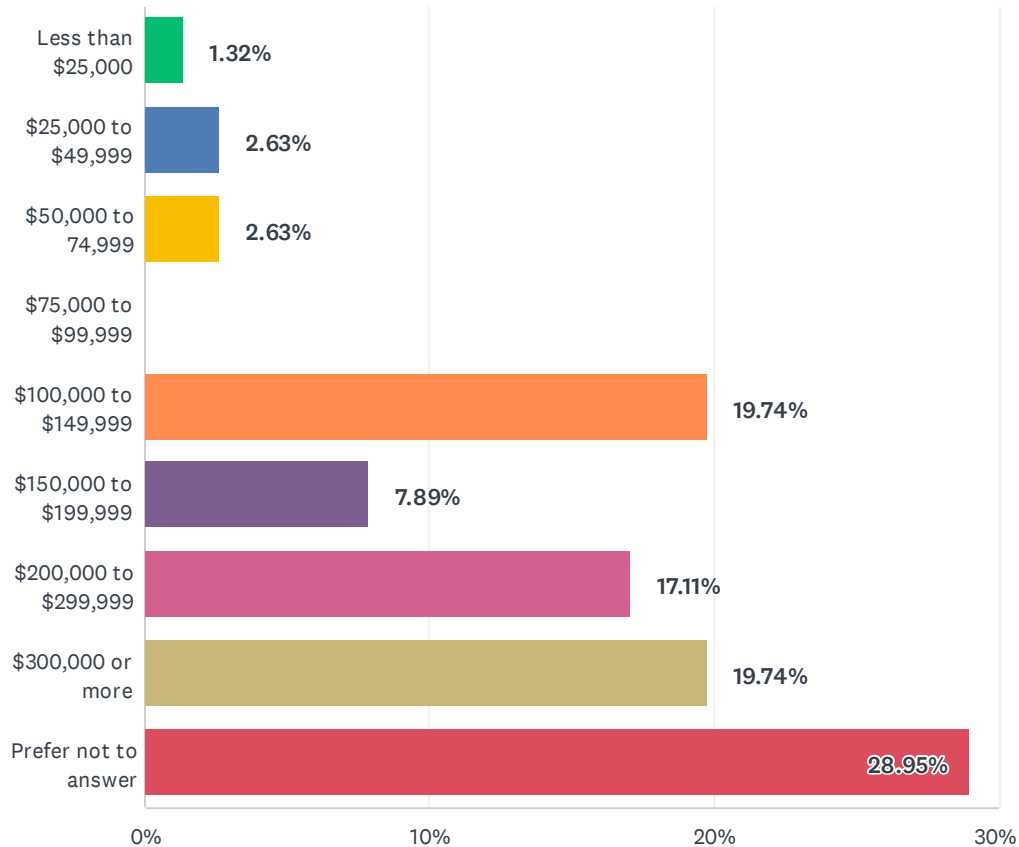
Excelsior Commons Mini Master Plan

Google search will tell you that Excelsior is 92% white.

2	Why does this matter? Are you going to design segregated equipment?	7/1/2026 3:21 PM
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Q31 How much do you anticipate your household's total income before taxes will be for the current year?

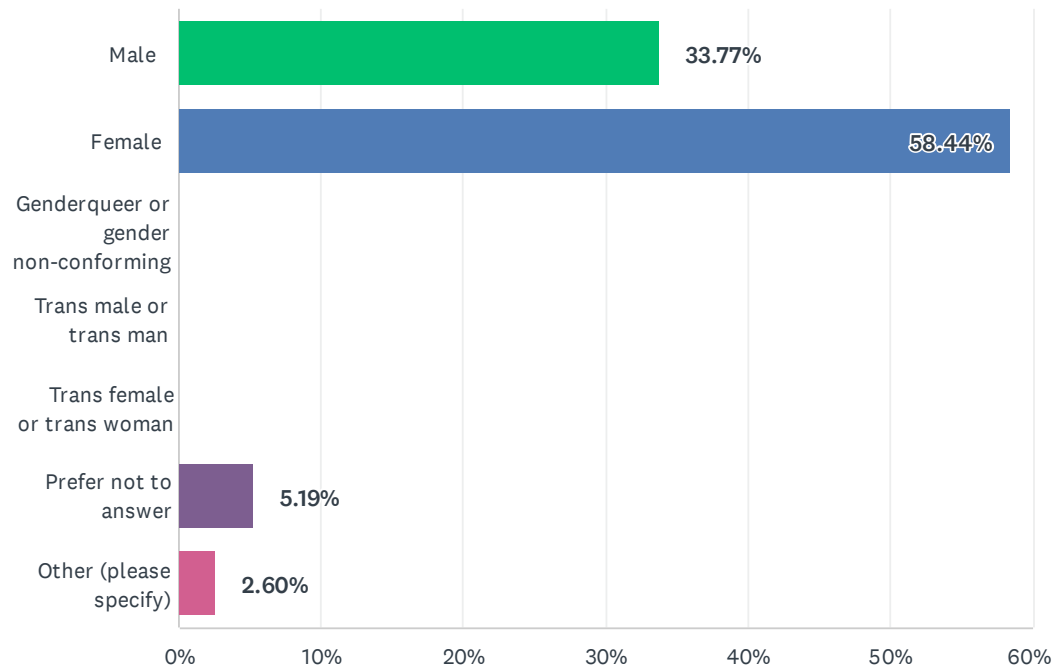
Answered: 76 Skipped: 48



ANSWER CHOICES	RESPONSES	
Less than \$25,000	1.32%	1
\$25,000 to \$49,999	2.63%	2
\$50,000 to \$74,999	2.63%	2
\$75,000 to \$99,999	0.00%	0
\$100,000 to \$149,999	19.74%	15
\$150,000 to \$199,999	7.89%	6
\$200,000 to \$299,999	17.11%	13
\$300,000 or more	19.74%	15
Prefer not to answer	28.95%	22
TOTAL		76

Q32 What is your current gender identity?

Answered: 77 Skipped: 47



ANSWER CHOICES	RESPONSES	
Male	33.77%	26
Female	58.44%	45
Genderqueer or gender non-conforming	0.00%	0
Trans male or trans man	0.00%	0
Trans female or trans woman	0.00%	0
Prefer not to answer	5.19%	4
Other (please specify)	2.60%	2
TOTAL		77

#	OTHER (PLEASE SPECIFY)	DATE
1	I am a genderqueer, non-binary blasian. Please take that into account in your playground equipment choices.	7/8/2026 1:52 PM
2	Really? Why does this matter? Genderqueer?	7/1/2026 3:21 PM

ITEM REPORT**To:** City Council**From:** Julia Mullin, Community Development Director**Meeting Date:** August 17, 2026**Department/Office:** Community Development**Item Name:** 26 Water Street Request to Appeal HPC Decision to Deny Site Alteration Permit for Partial Demolition of Tonka Theater Building - 9:00 PM**Summary:****APPLICATION**

Before the City Council tonight is a request by the applicant, Matt Mithun, Mithun Companies, owner 26 Water Street, to appeal the decision by the Heritage Preservation Commission (HPC) to deny the Site Alteration Permit application for the partial demolition and proposed rear wall design of the Tonka Theater building at 26 Water Street. The City Council considered this request and held the public hearing at the Council meeting on July 20, 2026. The Council continued the item to the August 17th Council meeting and directed staff to revise Resolution 2026-39 Reversing the HPC decision to deny the partial demolition of the Tonka Theater building pursuant to the Council's deliberation.

Resolution 2026-39 Reversing the HPC decision to deny the partial demolition of the Tonka Theater building is attached.

As the applicant intends to make a Tax Increment Financing (TIF) request to the City for the proposed mixed use multifamily project at 10, 26, 28 Water Street, the city attorney recommends that if the Council approves the partial demolition of the Tonka Theater building at 26 Water Street, the Council should also approve Resolution 2026-42 which preserves the city's authority to undertake a redevelopment district and authorize future execution of a development agreement.

Recommended Action:

Staff recommends that the City Council consider Resolution 2026-39 to reverse the decision of the HPC and take action on it, and to consider Resolution 2026-42 to preserve the redevelopment district and take action on it.

Budget:

Attachments:

1. Resolution 2026-39_Reverse HPC Decision to Deny Partial Demolition of Tonka Theater
2. Resolution 2026-42_Making Findings To Preserve City Authority To Do Future Redevelopment District

**CITY OF EXCELSIOR
CITY COUNCIL
RESOLUTION NO. 2026-39**

A Resolution Reversing the Heritage Preservation Commission’s Decision to Deny a Site Alteration Permit for the Partial Demolition and Rear Wall Design of the Tonka Theater at 26 Water Street

WHEREAS, Matt Mithun of Mithun Companies (“Applicant”), as owner of the Tonka Theater at 26 Water Street and the Theater addition at 28 Water Street, Excelsior, MN 55331 applied for a Site Alteration Permit for the partial demolition of the Tonka Theater at 26 Water Street, including the rear 51 feet 6 inches of that structure, and for alterations to the rear elevation and façade of the Tonka Theater on May 26, 2026; and

WHEREAS, the City of Excelsior (“City”) initially determined Applicant’s application to be incomplete and on June 11, 2026, the City provided notice to Applicant of the need to submit additional, identified materials; and

WHEREAS, Applicant submitted such materials and Applicant’s application was determined to be complete on June 18, 2026; and

WHEREAS, the Heritage Preservation Commission (“HPC”) considered Applicant’s application for a Site Alteration Permit, conducted a public hearing, and considered public testimony and information from Applicant at its meeting on June 29, 2026; and

WHEREAS, Section 20-3 of the City Code defines “partial demolition” as “*any act which destroys a portion of a building consisting of not more than 30% of the floor area of the building, and where the portion of the building to be demolished is not readily visible from the street. Partial demolition also includes the demolition or removal of additions or materials not of the period of significance on any exterior elevation when the demolition is part of an act of restoring original historic elements of a building and/or restoring a building to its historical mass and appearance*”; and

WHEREAS, the HPC determined that the proposed site work on the Tonka Theater is appropriately classified as a partial demolition under Section 20-3 of the City Code; and

WHEREAS, the HPC reviewed the Applicant’s application for a Site Alteration Permit involving partial demolition of a contributing building in a historic district using the criteria established under Section 20-12(j) of the City Code; and

WHEREAS, the HPC was also guided by the criteria required by City Code for the review of all Site Alteration Permits established under Section 20-11(h); and

WHEREAS, the HPC denied Applicant’s Site Alteration Permit for the partial demolition and rear wall design of the Tonka Theater and approved the façade alterations, with conditions of the Tonka Theater in its Resolution No. 2026-07 on June 29, 2026; and

WHEREAS, Applicant appealed the HPC’s denial of the Site Alteration Permit to the City Council as permitted under Section 20-14 of the City Code; and

WHEREAS, the City Council held a public hearing and considered Applicant's appeal at its regular meeting on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, the City Council of The City of Excelsior **reverses** the decision of the Heritage Preservation Commission of June 29, 2026, to deny Applicant's Site Alteration Permit with conditions. Based on the record and the public testimony before the Council, The Council finds the following:

1. Applicant's Site Alteration Permit meets the purposes of the City's Historic Preservation ordinance as it promotes the use of historic buildings for the economic prosperity, education, inspiration and general welfare of the people of the City and the reuse and recycling of existing building stock, protects and enhances the City's appeal and attraction to residents and visitors, and strengthens the local economy through the protection and promotion of the City's unique historic character.
2. Granting Applicant's Site Alteration Permit is appropriate under the criteria established for all Site Alteration Permits in Section 20-11(h)(3);
 - a. the alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated as the alteration will remove noncontributing additions to the Tonka Theater and restore its facade, aiding in the restoration of the district's integrity to its period of significance, and the completed site will draw residents and visitors to the City, thereby positively impacting the significance of the district, neighboring properties, and the City as a whole; and
 - b. granting the site alteration permit will be in keeping with the spirit and intent of the City's Historic Preservation code chapter as well as the code's partial demolition criteria, and will not negatively alter the essential character of the historic district for those reasons established under Section 1 of this Resolution.
3. The Applicant's Site Alteration Permit meets the demolition criteria for partial demolition as established in Section 20-12(j) of the City Code;
 - a. the Applicant has demonstrated that the partial demolition is required for the renovation, restoration or rehabilitation of the Tonka Theater due to foundation settling, wall cracking, and soil instability believed to be a result of a weak soil layer underpinning the structure, the interior floor at the rear of the structure's significant grade, and a holistic review of the economic, financial, and other characteristics of the property, the Tonka Theater, and the Applicant's proposed project; and

- b. the Applicant has demonstrated through proposed renovations to the rear elevation that they have mitigated, to the greatest extent possible, impacts on the historic importance of the Tonka Theater; and
- c. the Applicant has demonstrated through confinement of the demolition to the rear of the building and proposed renovations to the rear elevation that they have mitigated, to the greatest extent possible, impacts on the architectural integrity of the Tonka Theater; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, by reversing the decision of the HPC to deny the Site Alteration Permit, the City Council effectively approves the Site Alteration Permit contingent upon the Applicant's compliance with the following conditions:

Conditions

1. The Applicant shall remove the non-historic wood siding at the façade before further façade improvements begin. The proposed alterations to the façade should restore its appearance to the period of significance and be based on the historic images and remaining historic fabric. The final façade alterations and design shall be submitted to HPC staff for final review and approval.
2. Specifications of the proposed door systems at the façade shall be submitted to HPC staff for final review and approval. The door design should be guided by historic images and remaining historic fabric under the wood siding.
3. Signage on the marquee shall be placed on the sign band of the marquee. Internally lit letters are not approved and lighting under the canopy is not approved. The final design must meet City code and be submitted to HPC staff for final review and approval.
4. Notwithstanding any other condition within this Resolution, all exterior alterations shall be submitted to HPC staff for final review and approval.
5. Tenant signage for the building shall be submitted in a Site Alteration Permit application for HPC review and approval.
6. The site plan must be corrected to accurately illustrate building dimensions at the rear elevation of the Tonka Theater building and adjacent building at 28 Water Street.
7. The property owner must maintain the building and prevent further deterioration.
8. The Applicant must conduct seismic monitoring during construction at neighboring parcels to protect historic resources.
9. Before the Applicant removes the 1989 theater addition, the Applicant shall provide conditions and repair of the theater wall for HPC review and approval.
10. The Applicant shall participate in regularly scheduled, on-site meetings with designated city staff including, but not limited to, the City's building inspector, as available. Such meetings shall begin prior to any work beginning on the property or structure.

11. The City Council directs the Applicant to communicate directly with HPC staff and not the City Council, and further directs the Applicant to comply with a city-approved communication schedule for the duration of the Project.
12. This approval of the requested partial demolition of the Tonka Theater building is contingent upon the approval by the City Council of a Final Planned Unit Development (PUD) application for the 10 Water Street mixed-use multifamily project.
13. The partial demolition of the Tonka Theater building shall not commence until a demolition permit has been issued by the City.
14. This resolution is consistent with HPC Resolution 2026-01 and that resolution remains in force and effect.

Adopted by the City Council of the City of Excelsior, Minnesota, on this 17th day of August 2026.

Approved

Gary Ringate, Mayor

Kristi Luger, City Manager

Attest:

Hilary Vokovan, City Clerk

RESOLUTION NO. 2026-42

RESOLUTION MAKING CERTAIN FINDINGS WITH RESPECT TO A SUBSTANDARD
BUILDING AND AUTHORIZING FUTURE EXECUTION OF A
DEVELOPMENT AGREEMENT

A. WHEREAS, the City of Excelsior (the "City") intends to preserve its authority to undertake a redevelopment project in the City (the "Redevelopment Project"); and

B. WHEREAS, a part of the Redevelopment Project involves the demolition and clearance of a certain blighted building (the "Building") described on Exhibit A attached hereto located on two parcels also described on Exhibit A attached hereto (individually the "Parcel" and collectively, the "Parcels"); and

C. WHEREAS, the City proposes to preserve its authority to create a tax increment financing district including the Parcels as a "redevelopment district"; and

D. WHEREAS, the deteriorated condition of the Building creates a health and safety concern necessitating the demolition of the Building prior to the creation of a tax increment financing district; and

E. WHEREAS, Minnesota Statutes, Sections 469.174 to 469.1794 provides that a City may create a tax increment financing district (a "TIF District") as a "redevelopment district" if the City finds by resolution that parcels consisting of 70% of the area of the TIF District are occupied by buildings, streets, paved or gravel parking lots or other similar structures, and more than 50% of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance; and

F. WHEREAS, Minnesota Statutes, Section 469.174, subdivision 10(d), provides, among other things, that a parcel may be deemed to be occupied by a structurally substandard building if (1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the TIF District with the county auditor; (2) the substandard building was demolished or removed by the City, the demolition or removal was financed by the City or was done by a developer under a development agreement with the City; and (3) the City found by resolution, before the demolition or removal, that the parcel was occupied by a structurally substandard building and that after demolition and clearance the City intended to include the parcel within the district.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Excelsior, Minnesota, as follows:

1. At least 15% of the area of each Parcels is occupied by the Building and other streets, paved or gravel parking lots or other similar structures.

2. The Building is "structurally substandard" within the meaning of Minnesota Statutes, Section 469.174, subdivision 10. The reasons and supporting facts for this determination are on file with the staff of the City.

3. Water & Lake LLC, a Minnesota limited liability company, (the "Developer") intends to demolish the Building and the City intends to preserve its authority to subsequently include the Parcels in a redevelopment tax increment district established pursuant to Minnesota Statutes, Section 469.174, subdivision 10, which TIF District, if established, shall be established within three years of the demolition of the Building.

4. The Mayor and City Manager are hereby authorized to execute a Development Agreement with the Developer to provide for the demolition of the Building.

5. Upon filing the request for certification of the tax capacity of the Parcels as part of the TIF District, if so approved by the City, the City will notify the county auditor that the original tax capacity of the Parcels must be adjusted as provided in Minnesota Statutes, Section 469.177, subdivision 1, paragraph (f).

The motion for adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

Adopted this 17th day of August, 2026.

Mayor

Attest: _____
City Manager

STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF EXCELSIOR

I, the undersigned, being the duly qualified and acting City Manager of the City of Excelsior, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Making Certain Findings With Respect to a Substandard Building and Authorizing Execution of a Development Agreement.

WITNESS my hand as such City Manager of the City Council of the City of Excelsior, Minnesota this 17th day of August, 2026.

City Manager

EXHIBIT A

Parcels and Building Information

<u>Parcel Identification Number</u>	<u>Number of Buildings</u>
34117231100057 and 34117231100058	1 building



Item: 14.a.

ITEM REPORT

To: City Council

From: Cari Lindberg, Assistant City Manager

Meeting Date: August 17, 2026

Department/Office: Administration

Item Name: Rotary Contract Work Group - 9:15 PM

Summary:

Summary

The agreement that the City has with the Lake Minnetonka Excelsior Rotary Club (LMERC) to manage the Concerts in The Commons will expire on December 31, 2026. The existing contract with the LMERC is included in the packet.

The agreement with the Rotary dates back to 2018. In 2021, the City Council appointed a subcommittee to work on renegotiating the updated agreement. Mayor Carlson and Councilmember Caron served on the subcommittee at that time.

Recommended Action:

Staff recommends that the City Council appoint a two member subcommittee to negotiate a new agreement with the Lake Minnetonka Excelsior Rotary Club (LMERC).

Budget:

Attachments:

1. 2021-2023 Rotary Contract

PROGRAM AGREEMENT
THE COMMONS CONCERT SERIES

THIS PROGRAM AGREEMENT ("Agreement"), effective the 7th day of November, 2022 (hereinafter "Effective Date"), is entered into by and between the City of Excelsior (hereinafter "City"), a municipal corporation under the laws of the State of Minnesota and Lake Minnetonka Excelsior Rotary Club (hereinafter "LMERC"), a Minnesota nonprofit corporation, authorizing LMERC to manage a "Concert Series" (hereinafter collectively "Program") at The Commons Park (hereinafter "Premises") in Excelsior, Minnesota and is intended to supersede the "Amended Program Agreement – The Concert Series" between the parties dated April 7, 2021 regarding the same subject.

WITNESSETH:

WHEREAS, LMERC is a public interest club, which is part of a worldwide organization of business and professional leaders with a mission of *Service before Self* aiming to build goodwill and peace in the world, partly through volunteerism and philanthropy in local communities;

WHEREAS, Full management of the Program by LMERC is within the Club's mission and a responsibility they are committed to fulfilling for the long term;

WHEREAS, The City and LMERC have determined that overall management of the Program by LMERC will have broad public benefits that, among other things will enhance Program participation, sustainability, and community good will,

NOW THEREFORE, in consideration of the foregoing and the mutual covenants of the parties hereto, the parties do hereby agree as follows:

1. DEFINITIONS. For purposes of this Agreement, the terms set forth below shall have the following meanings:

"Capital investment"	A financial or in-kind investment that equates to improvement in a fixed asset on the Premises (building, pavement, landscape, etc.)
"Concert Series"	The subject of the Program, which includes multiple musical performances that occur regularly through the course of the warm weather season.
"Food"	Consumable refreshments, food, and drink, which may include alcoholic drinks.
"Program"	The full scope of activities addressed by this Agreement in support of the Concert Series, which are all held at the Premises.
"Philanthropy or Philanthropic Funding"	Financial gifts used to fund the Programs from the private sector including individuals, corporations,

and foundations.

“Premises”

Excelsior’s central park known as The Commons, adjacent to downtown Excelsior bounded by Lake Minnetonka, Lake Street, and an outlot bordering Lake Street to the Southwest, West Lake Street, First Street, and Water Street (including the area commonly known as the “Port of Excelsior”). Such Premises are depicted on the map attached hereto and made a part hereof as Exhibit “A” with its boundaries highlighted in red.

“Season”

The portion of the year within which the Concert Series is conducted.

“Sponsorship”

Person, group, or organization that is recognized by LMERC for their financial, material, administrative, or promotional support of the Program.

2. EXHIBITS.

Exhibit “A”

Map of the Premises

3. DESCRIPTION OF PROGRAM. The Program includes managing all aspects of the Concert Series held annually at the Premises. Concert details will be coordinated between the City and LMERC in preparation for and during each Season.

3.1 Management. LMERC shall manage the Program. Management responsibilities include all aspects of performer selection/bookings, marketing & promotion, preparation, set-up, on-Premise sales, security, clean-up, fees, and permits. LMERC shall also manage vendors that may sell food or merchandise on the Premises in support of the Program to the extent such sales are permitted by the City. This Agreement does not alleviate the requirement to gain all applicable permits necessary to conduct the Program including those issued by the City.

3.2 Expenses. LMERC shall be responsible for all expenses for the Program. The City may, at its discretion, share in Program expenses either through in-kind service or fee write-down.

3.3 Revenues. LMERC shall seek and collect revenues associated with the Program including sponsorships, booking revenues, vendor fees, and direct sales. Fifty percent (50%) of the net revenues (revenues after direct, market-competitive Program expenses) will be directed to Community for The Commons to support maintenance (up to 25%) and improvements (not less than 75%) to The Commons consistent with The Commons Conceptual Guide Plan. Net revenues are to be held in a special account of LMERC’s choosing until donation pursuant to paragraph 10.

3.4 Season. The season of the concert series shall not begin before May 15th and shall end by September 30th with rain dates available until October 15th. No concerts shall take place outside the defined season except as specifically authorized by the City. Concerts shall be held Monday, Tuesday, or Wednesday evenings. The concerts will be held every other week but may increase to one concert every week upon approval by the City Council.

3.5 Hours. Program concerts and related on-Premise sales shall start no earlier than 5:00 p.m. and end not later than 9:00 p.m. Setup and teardown of each concert may begin and end up to three hours before and one hour after this time parameter.

3.6 Free Public Entry. All concerts and events shall be free and open to the public. LMERC may, at its discretion, offer and charge for up to 75 reserved seats per concert.

3.7 Number & Attendance. LMERC will host a series of up to 8 concerts with the ability to increase up to 10 upon approval by the Council. LMERC intends to program a mix of bands with the goal of drawing audiences of between 2,000 and 3,500 people and a few of up to 5,000 people. LMERC will work closely and in good faith with the City to conduct concerts that conform to this targeted crowd size. However, it is recognized that counting and controlling the number of attendees is difficult in a non-ticketed, non-barricaded event and that a range of actual audience sizes is acceptable.

3.8 Event Summary and Damage Deposit. The LMERC shall annually submit a summary of event dates and details by April 30. Any changes to the event summary shall be approved by the City Manager or their designee at least five business days in advance of the event. The LMERC shall submit an annual damage deposit of \$1,000 and the annual fee for use of The Commons and facilities therein shall be \$8,000..

3.9 Performer Selection and Booking. Concert series performers shall be carefully selected by LMERC based on anticipated audience appeal, magnitude of crowd draw, security demands, noise generation, and other factors of community interest. LMERC shall submit an upcoming season's roster of performers to the City Manager or their designee for their input. LMERC shall submit copies of performer contracts to the City prior to the start of each season or as soon as contracts are made.

3.10 Vending. Food and merchandise vendors selected and authorized by LMERC shall be allowed on the Premises during authorized hours for concerts and events.

3.11 Police. LMERC is responsible for the coordination and expense of providing police officers or outside security at concerts as detailed in annual event summary. It is expected that the extent of security presence may vary by concert and will be determined after the event summary is submitted.

3.12 Rainouts and Threatening Weather. Proceeding with or canceling concerts will be determined the day of each event by 3:00 p.m. by the LMERC and public safety. Canceled concerts may be rescheduled according to parameters outlined in this Agreement.

3.13 Marketing & Promotion. The City grants LMERC the right to market and promote the Program. LMERC will use City name and logo in promotional and recognition materials upon signoff of each promotional piece by the City Manager or their designee. The City shall provide information about the Program on its website and will also include a link to the LMERC website where interested parties can access Program details.

3.14 Signage. LMERC shall use City name and logo on signage. Any signage, and locations of such signage, shall be approved by the City Manager or their designee prior to its installation. One or more temporary signs advertising the upcoming Program and recognizing Sponsors may be displayed on the Premises and at locations throughout the City for 48 hours before each concert upon approval by the City Manager or their designee. All signage that is approved may be displayed on the Premises during Program hours.

3.15 Trash Removal. Trash deposited during Program hours in routine public trash bins on or off the Premises will be collected by the City. Additional trash bins placed on the Premises for certain concerts shall be provided, managed, and removed by LMERC as specified in annual event summary and as warranted by the events. LMERC will also be responsible for ensuring that any trash that is not deposited into trash receptacles is picked up after each concert.

3.16 Bathrooms. Park bathrooms that remain on the Premises are provided and managed by the City. Additional portable bathrooms placed on the Premises for certain concerts shall be provided, managed, and removed by LMERC as specified in annual event summary and as warranted by the events. LMERC will be responsible for inspecting the bathrooms after each concert and ensuring that they are left in the same condition as before the concert.

3.17 Other Facilities. LMERC shall be granted the use of the green room and attached bathroom in the Concessions Building on the Premises during the day of each concert for the facilitation of the Concert Series. The City is not responsible for any loss incurred due to theft, vandalism, natural disaster or any other reason.

4. TERM. The term of this Agreement shall commence on the effective date of this Agreement and expire December 31, 2026. The term shall automatically be extended for an additional two (2) years after December 31, 2026 unless either LMERC or the City provides written notice to the other party that it does not want the Agreement to be extended at least sixty (60) days but no more than One Hundred and Twenty (120) days before December 31, 2026.

5. RESPONSIBILITIES OF CITY. City responsibilities for concerts and events as part of the Program shall be as described throughout this Agreement and as specified in the annual event summary approved by the City.

6. COORDINATION OF PROGRAM. Lead representatives from the City and LMERC shall be identified annually to act as Program liaisons. The City's liaison shall be the City Manager or their designee. LMERC's liaison will be the President or their designee. LMERC will proactively initiate necessary coordination including communications and scheduling. At least one annual coordination meeting or conference call will be scheduled by the LMERC Program liaison to review the year's intended schedule, needs, potential conflicts and concerns.

7. OUTSIDE CONTRACTORS. Agreements for contracted services by LMERC shall include statements of contractor liability for loss or damage to business or property at the Premises. Agreements for contracted services shall further comply with all applicable federal, state, regional, and local laws, ordinances and regulations. The contractor shall provide the City and LMERC ongoing evidence of licensure, insurance and other information to confirm compliance. Agreements for contracted services shall further include acceptable evidence of the insurance coverage issued by insurers authorized to underwrite insurance in the state of Minnesota. Insurance certificates shall identify LMERC and the City as "Additional Insureds".

8. SPONSORSHIPS. The City grants LMERC the right to seek financial or in-kind sponsorships to support the Program. LMERC will enter into agreements with Program sponsors that outline commitment, fund use, terms of recognition, and other information. LMERC shall notify prospective sponsors that it is a separate, legal and tax entity from the City and that the Program intent will be followed to the greatest extent possible. The City further grants LMERC the right to recognize donors and sponsors in accordance with City policies. Donors and sponsors

shall be notified of the parameters of recognition at the time of their donation by LMERC. Sponsorship information in LMERC possession will be turned over to the City upon termination of this Agreement.

9. COMMUNITY FOR THE COMMONS INVOLVEMENT. Community for The Commons, at their discretion, may have a promotional and informational presence at Programs including distributing promotional materials, and enlisting members.

10. REPORTING AND DONATION. LMERC shall prepare and deliver to the City Manager a monthly report during the season and an annual report after each season outlining Program activities and performance such as attendance, revenues, visitor and community feedback, etc. In each report, LMERC shall provide a detailed accounting of direct Program revenues and expenses as well as the fund balance. This reporting is in addition to any reporting required by State and Federal law and/or tax code. No later than December 31 of each year, LMERC shall disburse the funds described in paragraph 3.3. Immediately upon disbursement of funds each year pursuant to this paragraph, LMERC shall provide written notice to the City of the amount disbursed and the date upon which the disbursement was completed.

11. INDEMNIFICATION BY THE PARTIES. LMERC shall indemnify and hold City, and City's officers, directors, partners, employees or agents, harmless from and against all claims, costs, expenses, damages or liabilities (including reasonable attorneys' fees and costs) arising or resulting from any negligence or willful act or omission of LMERC or LMERC's officers, directors, partners, employees or agents relating to the Premises. City shall indemnify and hold LMERC, and LMERC's officers, directors, partners, employees or agents, harmless from and against all claims, costs, expenses, damages or liabilities (including reasonable attorneys' fees and costs) arising or resulting from any negligence or willful act or omission of City or City's officers, partners, employees or agents relating to the Premises. Nothing herein, however, shall be construed as an intent by the City to waive immunity to which it is entitled under law in effect during the term of this Agreement.

11.1 Concurrent Negligence. In the event of the concurrent negligence of LMERC, its officers, directors, partners, employees or agents, and City, its officers, partners, employees or agents, relating to the Premises, a party's obligation to indemnify the other shall be limited to the extent of the negligence of the party so obligated to indemnify.

11.2 Survival. The obligations of LMERC and City under this Agreement for indemnification obligations owed to each shall survive the expiration or earlier termination of this Agreement.

12. DEFAULT, TERMINATION AND RENEGOTIATION.

12.1 Default. If either party fails to perform its obligations under this Agreement such party shall be in default. If such default is not cured within ninety (90) days after one party's mailing of written notice detailing the default, the other party may terminate this Agreement.

12.2 Voluntary Termination. LMERC may terminate this Agreement before the end of the Term, (but not during the Season), if, in its sole discretion, it is unwilling or unable to perform the duties and responsibilities required under the terms of this Agreement. LMERC shall

provide to the City written notice of its intentions to terminate upcoming seasons by September 1. There shall be no claims for breach of contract or penalty assessed for such early termination. The City may also terminate this Agreement before the end of the Term, (but not during the Season), if in its sole discretion, it is unwilling or unable to perform the duties and responsibilities required under the terms of this Agreement. The City shall provide to LMERC written notice of its intentions to terminate upcoming seasons by September 1. There shall be no claims for breach of contract or penalty assessed for such early termination. Termination of this Agreement by either party pursuant to this paragraph shall not relieve LMERC of the obligation to make its annual donation of funds from the most recently completed season pursuant to paragraph 10 above.

12.3 Renegotiation. As described in Section 3 of this Agreement, if agreement on capital investments made with net Program revenues cannot be reached within ninety (90) days of written acknowledgement of the beginning of those discussions, the City or LMERC may renegotiate the terms of or terminate this Agreement.

13. NOTICE. Any notice required or permitted to be given by the terms of this Agreement will be in writing and will be deemed to be validly given when mailed. if mailed by first class mail, postage prepaid. addressed to the parties as follows:

City of Excelsior
339 Third Street
Excelsior, MN 55331
Attn: City Manager

Lake Minnetonka Excelsior Rotary
P.O. Box 368
Excelsior, MN 55331
Attn: President

14. MISCELLANEOUS PROVISIONS.

14.1 No Assignment. The terms of this Agreement are not assignable by either party, with each party understanding that the terms of this Agreement are peculiar to each such party.

14.2 Conformance with City Policies, Ordinances and Conflict. Unless specifically approved by the City, the Programs, the fundraising process and any commitments made to donors and sponsors shall abide by City policies and ordinances. In the event there is a conflict between this Agreement and the City policies and/or ordinances, this Agreement shall control the duties and obligations of the parties.

14.3 Use of Premises. Subject to availability and the other terms and conditions provided herein, LMERC and its contractors have the authority to perform the activities specified and, in the manner, provided in this Agreement at the Premises for the term of this Agreement. Unless specifically agreed to in writing by the City, the Premises shall be used only for defined purposes and in adherence to any statute, rule, order, ordinance, requirement or regulation applicable thereto. With exception to reasonable wear and tear, LMERC and their contractors shall not conduct activities in a manner that causes damage to the Premises, adversely affect

other activities on or adjacent to the Premises or constitute a nuisance. If any such damage should occur, LMERC will be responsible for paying for such damage first from their deposit and then from the balance in their Concert Series fund. Liability for damage will not exceed the balance in this fund. If the funds in this account are not sufficient, or are not made available, any funds contributed by the City for the Series (see section 3.2) will be reduced. Unused deposit funds will be rolled from one concert to the next until the end of the Season at which they will be returned to LMERC.

14.4 Amendment to the Agreement. Amendments to this Agreement or the Programs in the form of an Addendum may be requested by either party and shall be in writing and signed by both parties.

14.5 Headings. All headings are for identification only and are not to be used for construing any provisions contained in this Agreement.

14.6 Waiver. No waiver by any party of any default or nonperformance shall be deemed a waiver of any subsequent default or nonperformance and no waiver will be effective unless set forth in writing and signed by the party to be charged.

14.7 Partial Invalidity. If any provision of this Agreement is determined by a court to be invalid, unenforceable or void, it shall not impair or invalidate any of the other provisions, which shall remain fully enforceable.

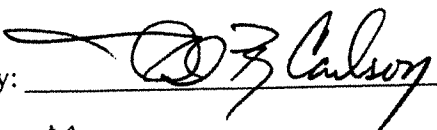
14.8 Scope of Agreement. This Agreement shall be binding upon and enforceable by the parties and their successors.

14.9 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

14.10 Venue. The venue for claims, causes of action, or any matter or proceeding arising out of, or relating to this Agreement, or any other matter, issue, or claim of the parties to this Agreement shall be in Hennepin County District Court.

IN WITNESS WHEREOF, the parties have executed this Agreement the Effective Date hereof.

City of Excelsior, a municipal corporation

By: 
Its: Mayor

Lake Minnetonka Excelsior Rotary Club,
a Minnesota nonprofit corporation

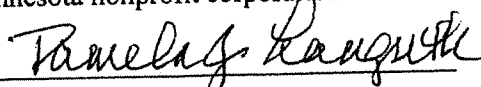
By: 
Its: President

EXHIBIT A

