



Planning Commission Regular Meeting

Monday, July 28, 2025, 6:30 PM
106 Center Street

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

<https://us02web.zoom.us/j/87036176844?pwd=mh1ec66b6cts3DbRoWSWLx1ocWAlb2.1>

Meeting ID: 870 3617 6844

Passcode: 605518

One tap mobile

+13017158592,,87036176844#,,, *605518# US (Washington DC)

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Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. Planning Commission Meeting, June 23, 2025
 - B. Planning Commission Special Meeting, July 7, 2025
 - C. Planning Commission Special Meeting, July 14, 2025
4. Discussion Items
 - A. Public Hearing, 210 George Street, Residential Review Permit and Variance (PC No. 25-07) - continued from June 23, 2025, meeting
 - B. Resolution approving Residential Review Permit, 925 Excelsior Blvd. (PC No. 25-01)
 - C. Public Hearing, Ordinance 685, correcting Sec. 50 of the Zoning Ordinance
5. Communications and Reports
 - A. 10 Water Street Preliminary Plan PUD outcome
6. Miscellaneous
7. Adjournment

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Meeting
Minutes
June 23, 2025**

1. CALL TO ORDER

Chair Muenzberg called the meeting to order at 6:30 pm.

2. ROLL CALL

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

Commissioners Absent: None

Also Present: Community Development Director Julia Mullin, City Architect Brian Larson

3. MINUTES OF THE PRECEDING MEETING(S)

(a) May 13, 2025, Planning Commission Special Meeting Minutes

(b) June 4, 2025, Planning Commission Special Meeting Minutes

Malsam moved to approve both sets of minutes, May 13 and June 4. Tyler Johnson seconded. Approved 7-0.

4. DISCUSSION ITEMS

(a) Public Hearing, 243 Third Street, Residential Review permit and Variance applications (PC No. 25-06)

Commissioner Neale recused himself from this item. Chair Muenzberg opened the public hearing. There was no comment from the public. Johnson moved to approve the RRP with findings identified in the staff reports and with the condition that the City Council approves the Variance. Hansen seconded. Approved 6-0. Tyler moved to recommend denial of the Variance for building coverage. Johnson seconded. Vote was 3-3. (Muenzberg, Tyler, Johnson voted yes. Day, Malsam, Hansen voted no.) No recommendation made.

(b) Public Hearing, 210 George Street, Residential Review Permit and Variance applications (PC No. 25-07)

Chair Muenzberg opened the public hearing. There was no comment from the public. Neale moved to continue the RRP and Variance from side yard setback, rear yard

setback, and building coverage applications to the July Planning Commission meeting. Hansen seconded. Approved 7-0.

- (c) Public Hearing, 10 Water Street, PUD Preliminary Plan application (PC No. 25-04)
Chair Muenzberg opened the public hearing. Eric Snyder, 25 Center St. spoke with a question about parking. After lengthy discussion, Tyler moved to continue the application to a Special Planning Commission meeting on July 7 or 8. Neale seconded. Approved 7-0.

- (d) PC Resolution 2025-01, 925 Excelsior Blvd. Approval of RRP – Continued to August PC Meeting

5. COMMUNICATIONS AND REPORTS

- (a) Next City Council meeting – July 21, 2025
- (b) Next Planning Commission Meeting – July 28, 2025

6. MISCELLANEOUS

- (a)

7. ADJOURNMENT

*Neale moved to adjourn; Day seconded. Approved 7-0.
Meeting adjourned 11:35 pm.*

Respectfully submitted,

Julia Mullin, Community Development Director

2025 Planning Commission Attendance – Page 1

Meeting	Jan 27	Feb 24	Mar 24	Apr 28	Apr 30	May 13	May 20	June 4	Jun 23	Jul 7
	Cancell ed			Cancell ed	Special Mtg	Special Mtg	Cancell ed	Special Mtg		Special Mtg
Day	X	P	P	X	A	P	X	P	P	
Hansen	X	X	P	X	A	A	X	P	P	
Johnson	X	P	P	X	P	P	X	P	P	
Malsam	X	X	P	X	P	P	X	P	P	
Muenzbe rg	X	A	P	X	P	P	X	P	P	
Neale	X	P	P	X	P	A	X	P	P	
Tyler	X	P	P	X	P	P	X	P	P	

2025 PC ATTENDANCE CONTINUED – Page 2

Meeting	Jul 14	Jul 28	Aug 25	Sep 22	Oct 27	Nov 24	Dec 22
	Special Mtg						
Day							
Hansen							
Johnson							
Malsam							
Muenzberg							
Neale							
Tyler							

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

X – Not applicable (cancelled meeting or not on PC)

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Special Meeting
Minutes
July 7, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: None

Also Present: Community Development Director Julia Mullin, Cristina Cruz-Jennings, City Attorney

3. MINUTES OF THE PRECEDING MEETING(S)

(a) None

4. DISCUSSION ITEMS

(a) 10 Water Street PUD Preliminary Plan Application – continued from June 23rd PC meeting

Commissioner Day moved to approve the Preliminary Plan PUD application with modifications to height along Water Street, height along Lake Street, and a parking deficit solution, as discussed by the Commission; and, in addition, with the modifications required to meet the PUD decision criteria as discussed by the Commission including the theater covenant requirement, public benefits, and HPC design recommendations. Johnson seconded. Neale amended the resolution to be explicit about requiring a covenant for the theater. Malsam seconded the amendment. Motion approved 6-1. Muenzberg voted against the motion.

Staff will bring a Resolution affirming the Commission's action to a Special Meeting on July 14th for Planning Commission approval.

5. COMMUNICATIONS AND REPORTS

(a) None

6. MISCELLANEOUS

(a) None

7. ADJOURNMENT

Hansen motioned to adjourn the meeting. Malsam seconded. Approved 7-0.
Meeting adjourned at 8:00 pm.

Respectfully submitted,

Julia Mullin, Community Development Director

2025 Planning Commission Attendance – Page 1

Meeting	Jan 27	Feb 24	Mar 24	Apr 28	Apr 30	May 13	May 20	June 4	Jun 23	Jul 7
	Cancell ed			Cancell ed	Special Mtg	Special Mtg	Cancell ed	Special Mtg		Special Mtg
Day	X	P	P	X	A	P	X	P	P	P
Hansen	X	X	P	X	A	A	X	P	P	P
Johnson	X	P	P	X	P	P	X	P	P	P
Malsam	X	X	P	X	P	P	X	P	P	P
Muenzbe rg	X	A	P	X	P	P	X	P	P	P
Neale	X	P	P	X	P	A	X	P	P	P
Tyler	X	P	P	X	P	P	X	P	P	P

2025 PC ATTENDANCE CONTINUED – Page 2

Meeting	Jul 14	Jul 28	Aug 25	Sep 22	Oct 27	Nov 24	Dec 22
	Special Mtg						
Day							
Hansen							
Johnson							
Malsam							
Muenzberg							
Neale							
Tyler							

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

X – Not applicable (cancelled meeting or not on PC)

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Special Meeting
Minutes
July 14, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Hansen

Also Present: Community Development Director Julia Mullin

3. MINUTES OF THE PRECEDING MEETING(S)

(a) None

4. DISCUSSION ITEMS

(a) 10 Water Street PUD Preliminary Plan Application – continued from July 7th PC meeting

Commissioner Day moved to approve PC Resolution 2025-04 recommending approval of 10 Water Street Preliminary Plan PUD application with modifications discussed during the meeting. Neale seconded. Approved 5-1. Muenzberg voted no.

5. COMMUNICATIONS AND REPORTS

(a) None

6. MISCELLANEOUS

(a) None

7. ADJOURNMENT

Malsam motioned to adjourn the meeting. Johnson seconded. Approved 6-0.
Meeting adjourned at 6:05 pm.

Respectfully submitted,

Julia Mullin, Community Development Director

Meeting	Jan 27	Feb 24	Mar 24	Apr 28	Apr 30	May 13	May 20	June 4	Jun 23	Jul 7
	Cancell ed			Cancell ed	Special Mtg	Special Mtg	Cancell ed	Special Mtg		Special Mtg
Day	X	P	P	X	A	P	X	P	P	P
Hansen	X	X	P	X	A	A	X	P	P	P
Johnson	X	P	P	X	P	P	X	P	P	P
Malsam	X	X	P	X	P	P	X	P	P	P
Muenzbe rg	X	A	P	X	P	P	X	P	P	P
Neale	X	P	P	X	P	A	X	P	P	P
Tyler	X	P	P	X	P	P	X	P	P	P

2025 PC ATTENDANCE CONTINUED – Page 2

Meeting	Jul 14	Jul 28	Aug 25	Sep 22	Oct 27	Nov 24	Dec 22
	Special Mtg						
Day	P						
Hansen	A						
Johnson	P						
Malsam	P						
Muenzberg	P						
Neale	P						
Tyler	P						

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

X – Not applicable (cancelled meeting or not on PC)



Item: 4.A.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: July 28, 2025

Department/Office: Community Development

Item Name: Public Hearing, 210 George Street, Residential Review Permit and Variance (PC No. 25-07) - continued from June 23, 2025, meeting

Summary:

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

BACKGROUND

This is an application for a Residential Review Permit for the construction of an addition on an existing home at 210 George Street, and for Variances from the side yard setback and building coverage standards. The applicant proposes to demolish the existing one-car detached garage and construct a new addition at the rear of the existing home which will include a two-car attached garage with second floor living space.

The Planning Commission reviewed this application at your June 23, 2025, meeting, and you continued it to the July 28th meeting to provide time for the applicant to confirm details about the vacant alley identified on the survey at the rear of the property, and for the applicant to make revisions to the plans in response to Planning Commissioners' comments so that they better comply with the Good Neighbor Guidelines.

Brian Larson, the city architect, and staff met with the applicant to review the revised plans which are before you tonight.

See the June 23rd Planning Commission Staff Report for additional background information. Here's a link to the packet on the city website: [June 23 PC Packet](#)

REVISIONS TO THE APPLICATION

1. The applicant confirmed that half of the “vacated alley” illustrated on the survey at the rear of the parcel is part of the subject parcel, and they submitted an updated survey. This adds a 343 sf area to this parcel, an area approximately 6.5' x 55'. The parcel size has increased from 6,431 sf to 6,774 sf. As a result, there is a larger rear yard on this parcel and the applicant no longer requires a rear yard variance.
2. With the increase in parcel size, the proposed building coverage is now 26.5% instead of 28.8%. A variance is still required, however, the request is smaller than what was presented on June 23rd.
3. The applicant reduced the height of the addition. The original plans showed the roof peak of the addition 3'9.5" higher than the roofline on the existing house. The revised plans show the addition 1'8" taller.
4. With the increase in lot size, the proposed lot coverage is now 40.8% instead of 42.9%. The application continues to propose a reduction in lot coverage.
5. There has been no change in the side yard. A side yard variance continues to be needed.

	Original Plans (June 23)	Revised Plans (July 28)	Required by Zoning Ordinance	Variance Requested
Parcel Size	6,431 sf	6,744 sf	NA	NA
Height of the addition				None
Rear Yard Setback	27'	35'	35'	None
Building Coverage	1,793 sf 27.8%	1,793 sf 26.5%	1,694 sf 25%	99 sf 1.5%
Lot Coverage	2,762 sf 42.9%	2,762 sf 40.8%	2,701 sf 42%	None
Side Yard Setback (right side)	5'10"	5'10"	7'	1.2"

Summary: the applicant requests rear yard setback and building coverage variances.

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

information prior to building permit. The rain garden needs to be sized appropriately so that overflow does not impact the direct neighbor's yard, and water should be flowing to the rear of the parcel to the vacated alley area. Grading will be finalized with the requirement that the addition does not increase stormwater runoff onto neighbor's property.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance *Section 42-7 (c) Neighbor Notification and Opportunity to be Heard*, property owners within 500 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on June 23, 2025; the public hearing was continued to the July 28th Planning Commission meeting.

RRP Criteria

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

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

The façade of the original home will be preserved. The addition does not significantly impact the streetview of the home. The addition is large and its position behind the home will be somewhat noticeable from public view because the peak of the addition's roof (1'8" above existing roofline) will be visible from the street. This will change the original roof line but does not necessarily detract from the character-defining elements of the home. The new addition also has dormers that work to blend the new addition to existing home's style and character. During the pre-application period, the applicant worked with staff and reduced the height of the addition, reduced the size of the garage, and added dormers, thereby reducing the size of the side setback, rear setback, and building coverage variances required. Garage height was again reduced after the June 23rd Planning Commission initial review.

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

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

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

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

home.

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

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

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

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

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

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

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

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

2. VARIANCE ANALYSIS

The applicants are requesting a variance of 99 sf (1.5% of lot area) from the building coverage maximum permitted. (Sec. 41-5). The applicants are also requesting a side setback variance of 2'2" inches (but improves the existing legally nonconforming side yard setback, from 4' to 5'10").

According to the information provided by the applicant, the existing property is over the maximum lot coverage standard of 42% by 4.1% or approximately 265 sq ft. This would be considered an existing non-conformity. The addition will eliminate the nonconformity. Proposed lot coverage is 41% of lot area (maximum allowed is 42%).

Variance Review Criteria

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

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

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

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

The parcel is small at 6,774 sq ft. The owners' home and surrounding homes have varying lot sizes due to the historic nature of the neighborhood. The homeowners did not cause the lot size that makes it difficult to conform to modern zoning standards. The request is to add an attached two-car garage and second floor addition and a new driveway (that aids in reducing impervious surface coverage). The owners require variances for the side yard setback and maximum building coverage.

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

Lastly, the proposed addition requires a variance for maximum building coverage. The maximum building coverage in the ordinance is applied to lots 10,000 sq ft or smaller. The small parcel size associated with the historic neighborhood contributes to the circumstances that make an addition difficult without a building coverage variance. The requested variance (99 sf or 1.5% of lot area) keeps the total building coverage under 30%, which is what the City allows for a 1.5 story home. Proposed building coverage is 26.5% of lot area; maximum allowed by code is 25%.

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

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

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

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

Side yard setback variance: The intent of a side yard setback is to prevent overcrowding

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

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

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

Public Hearing

As required by City Ordinance *Appendix E, Section 6-6 – Procedures Variances*, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, June 23, 2025; the public hearing was continued to the July 28th Planning Commission meeting.

Recommended Conditions of Approval.

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

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

Recommended Action:

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

that the Variance application be recommended for approval based on the findings in the staff report.

Budget:

Attachments:

1. 210 George St Review and Mark Up
2. Revised Survey
3. 7.09.25-Coughlin Variance Set
4. Original Plans from June 23



Excelsior Good Neighbor Guidelines PLAN Review

210 GEORGE STREET

06/18/2025

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

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

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

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

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

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

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

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

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

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

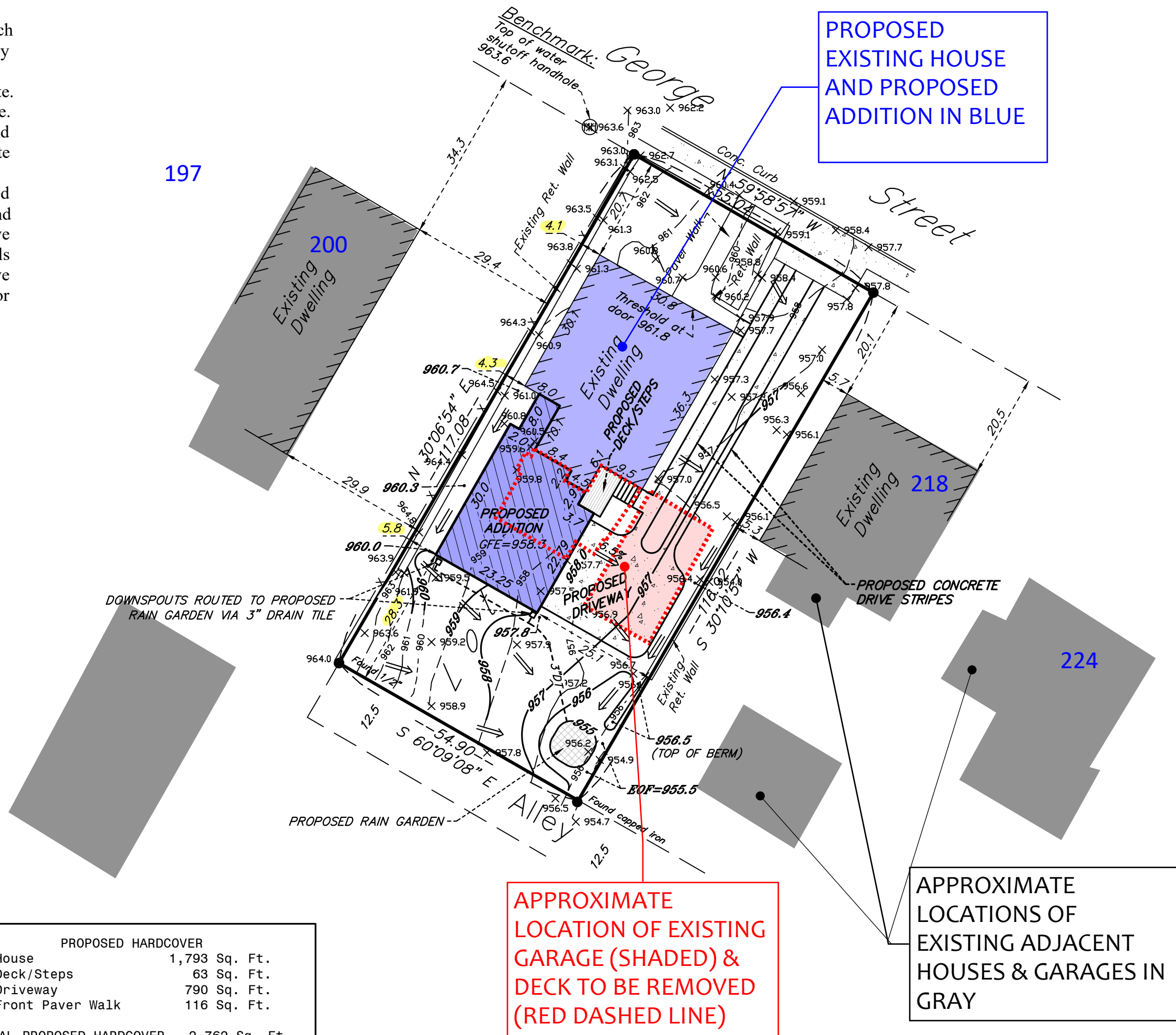
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
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	=	FIRE HYDRANT
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	=	MANHOLE
	=	TELEPHONE PED.
	=	ELEC. TRANSFORMER
	=	WELL
	=	GATE VALVE
	=	LIGHT POLE
—X—X—	=	FENCE LINE
—S—	=	SANITARY SEWER LINE
—W—	=	WATER LINE
—G—	=	GAS LINE
—ST—	=	STORM DRAIN LINE
—E—	=	OVERHEAD UTILITY LINE
- - 960 - -	=	EXISTING CONTOUR
X 960.5	=	EXISTING SPOT ELEVATION
— 960 —	=	PROPOSED CONTOUR
960.5 ↘	=	PROPOSED SPOT ELEVATION
⇒	=	DRAINAGE ARROW
	=	CONCRETE SURFACE

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

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



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

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'

A north arrow pointing upwards with the letter 'N' inside. Below the arrow is a graphical scale bar. The scale bar is divided into alternating black and white segments. It is marked with '0' at the left end, '20' in the middle, and '40' at the right end.

CLIENT NAME / JOB ADDRESS

LAKE COUNTRY BUILDERS

210 GEORGE STREET
EXCELSIOR, MN

Advance
Surveying & Engineering, Co.

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

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



Thomas M. Bloom

42379

LICENSE NO.

APRIL 23, 2025

DATE

DATE SURVEYED: FEBRUARY 27, 2025

DATE DRAFTED: APRIL 23, 2025

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

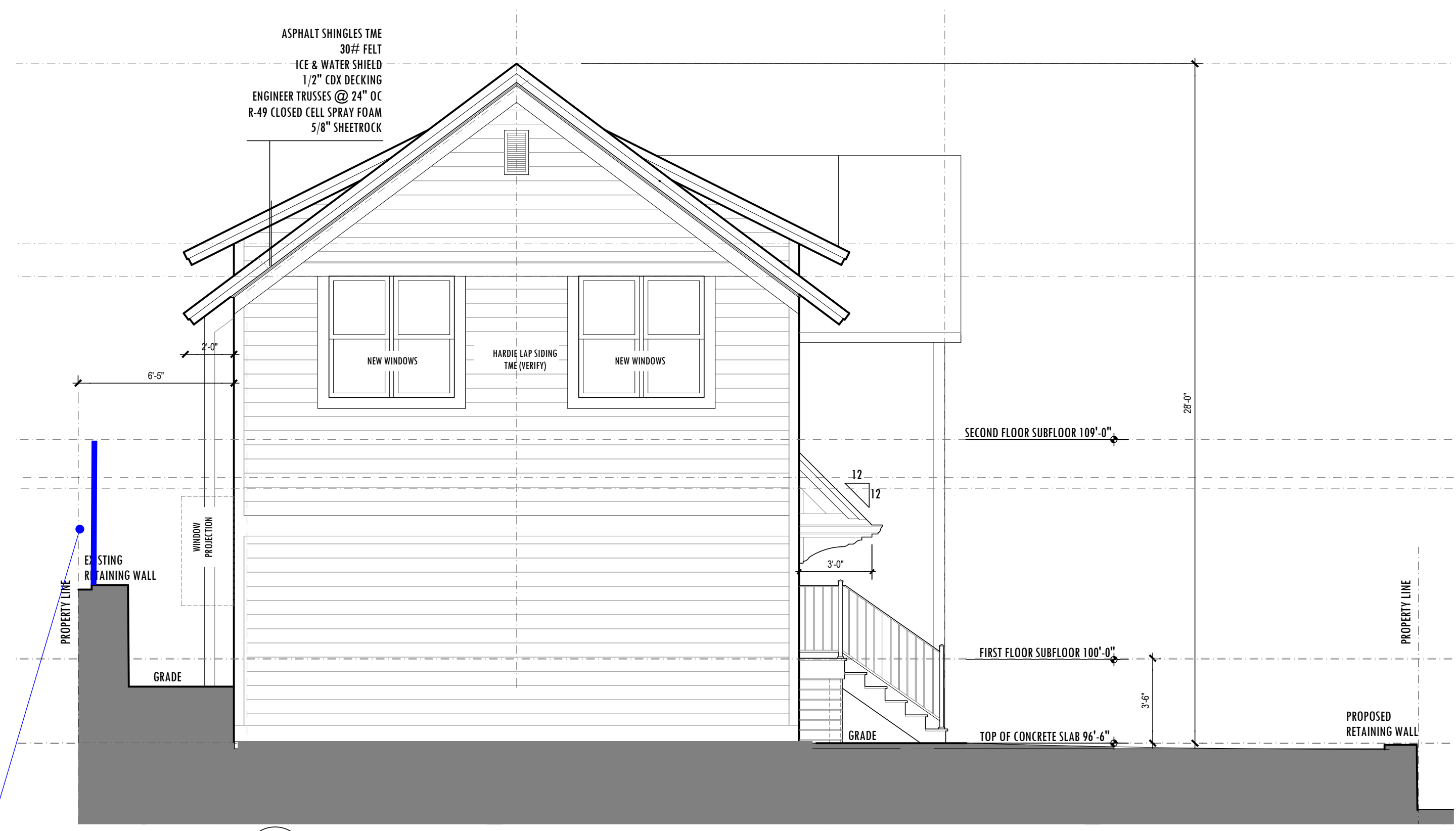
250602 JR

SHEET SIZE 17 X 22

SHEET NO.

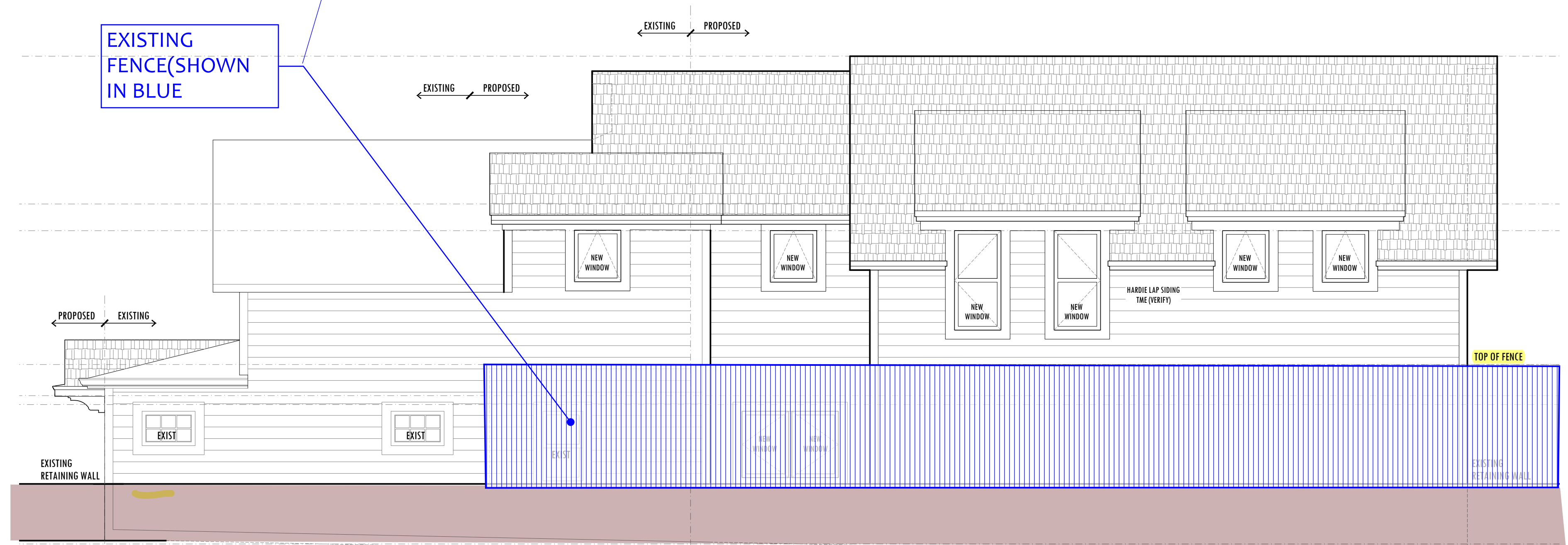
S1

SHEET 1 OF 1



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

EXISTING FENCE (SHOWN IN BLUE)



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

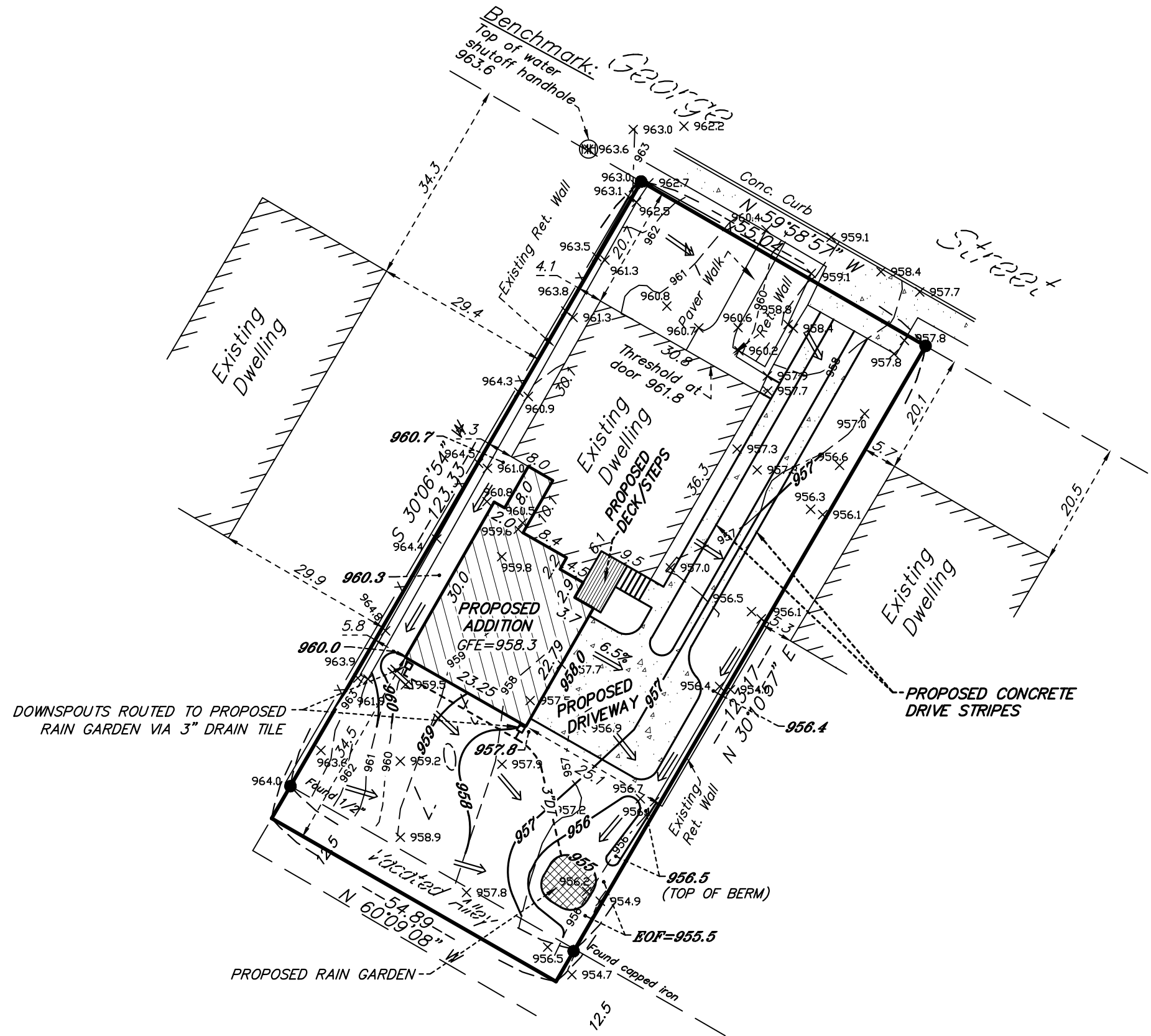
COUGHLIN RESIDENCE
 210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET
A3.0

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

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
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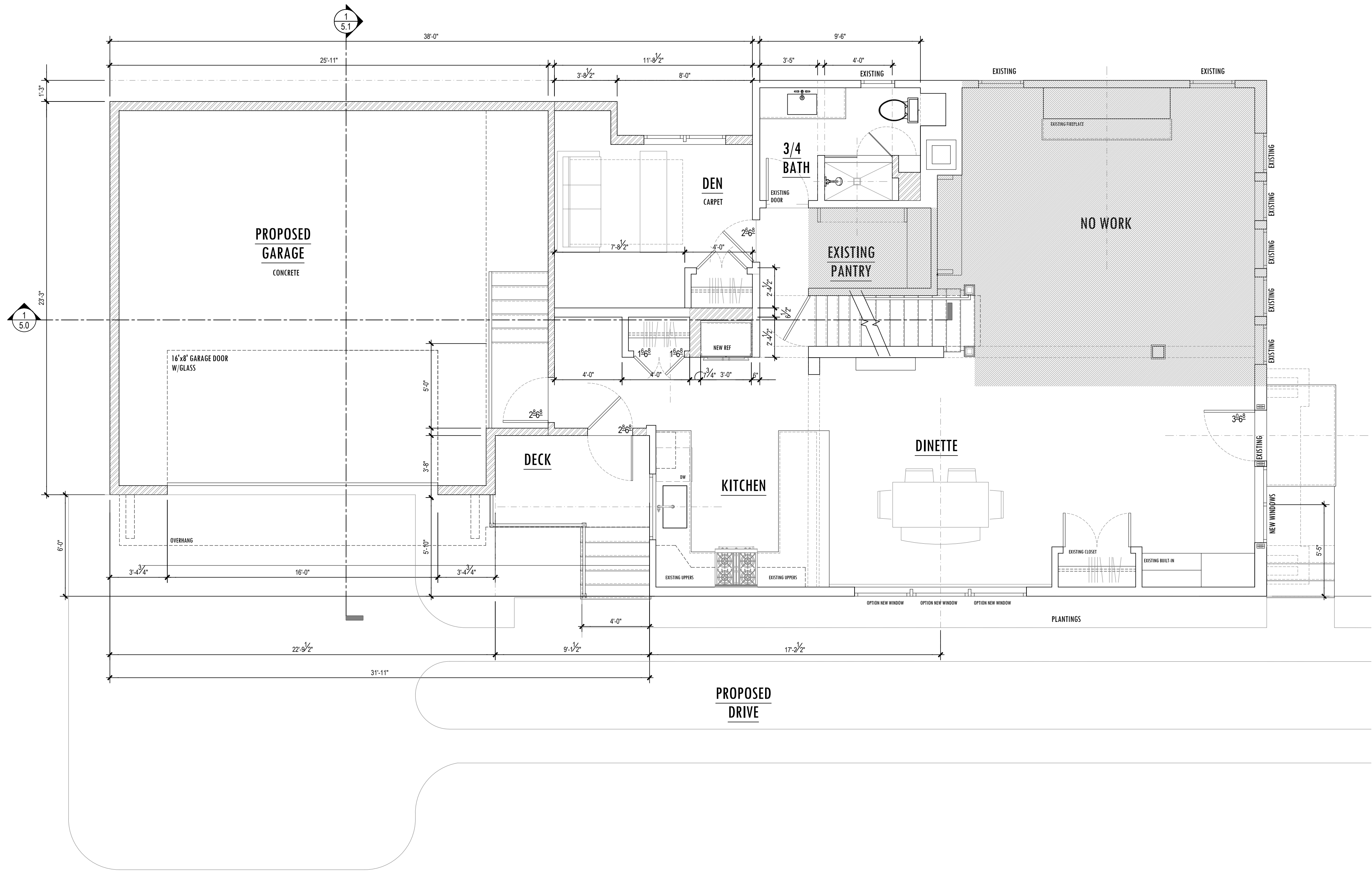
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	=	CONCRETE SURFACE

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,120 Sq. Ft.	House	1,793 Sq. Ft.
Existing Deck	357 Sq. Ft.	Deck/Steps	63 Sq. Ft.
Bituminous Driveway	908 Sq. Ft.	Driveway	790 Sq. Ft.
Garage	400 Sq. Ft.	Front Paver Walk	116 Sq. Ft.
Concrete Surfaces	65 Sq. Ft.		
Paver Walk	116 Sq. Ft.		
		TOTAL PROPOSED HARDCOVER	2,762 Sq. Ft.
TOTAL EXISTING HARDCOVER	2,966 Sq. Ft.	AREA OF LOT	6,774 Sq. Ft.
AREA OF LOT	6,774 Sq. Ft.	PERCENTAGE OF HARDCOVER TO LOT	40.8%
PERCENTAGE OF HARDCOVER TO LOT	43.8%		

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT NAME /JOB ADDRESS	Advance Surveying & Engineering, Co. 18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	SHEET TITLE	SHEET SIZE 17 X 22
4-28-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC	SCALE - 1" = 20'	LAKE COUNTRY BUILDERS		DATE SURVEYED: FEBRUARY 27, 2025	PROPOSED SURVEY	SHEET NO. S1 SHEET 1 OF 1
5-28-25	PROPOSED DRIVEWAY LAYOUT, ADDITION SIZE, UPDATED HC		210 GEORGE STREET		DATE DRAFTED: APRIL 23, 2025	DRAWING NUMBER	
6-2-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC		EXCELSIOR, MN			250602 JR	
7-8-25	SHOW VACATED ALLEY AND UPDATE HC						



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



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

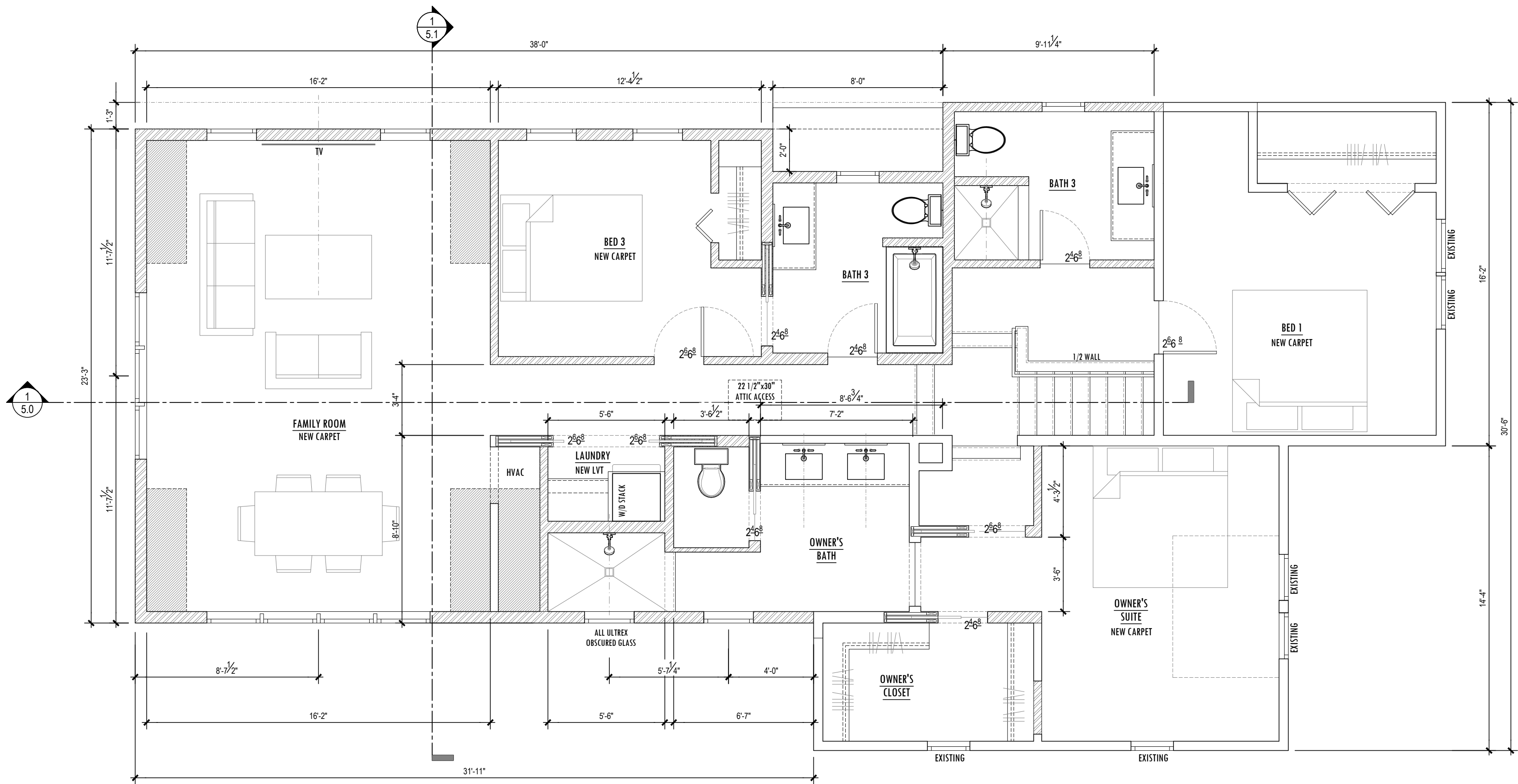
COUGHLIN RESIDENCE
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.0

RELEASE DATE: JULY 08, 2025

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



1

PROPOSED UPPER LEVEL PLAN

A1.1

1/4"=1'-0"

COUGHLIN RESIDENCE

210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.1

RELEASE DATE: JULY 08, 2025

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LAKE COUNTRY BUILDERS, LTD
LCD DESIGN BUILD

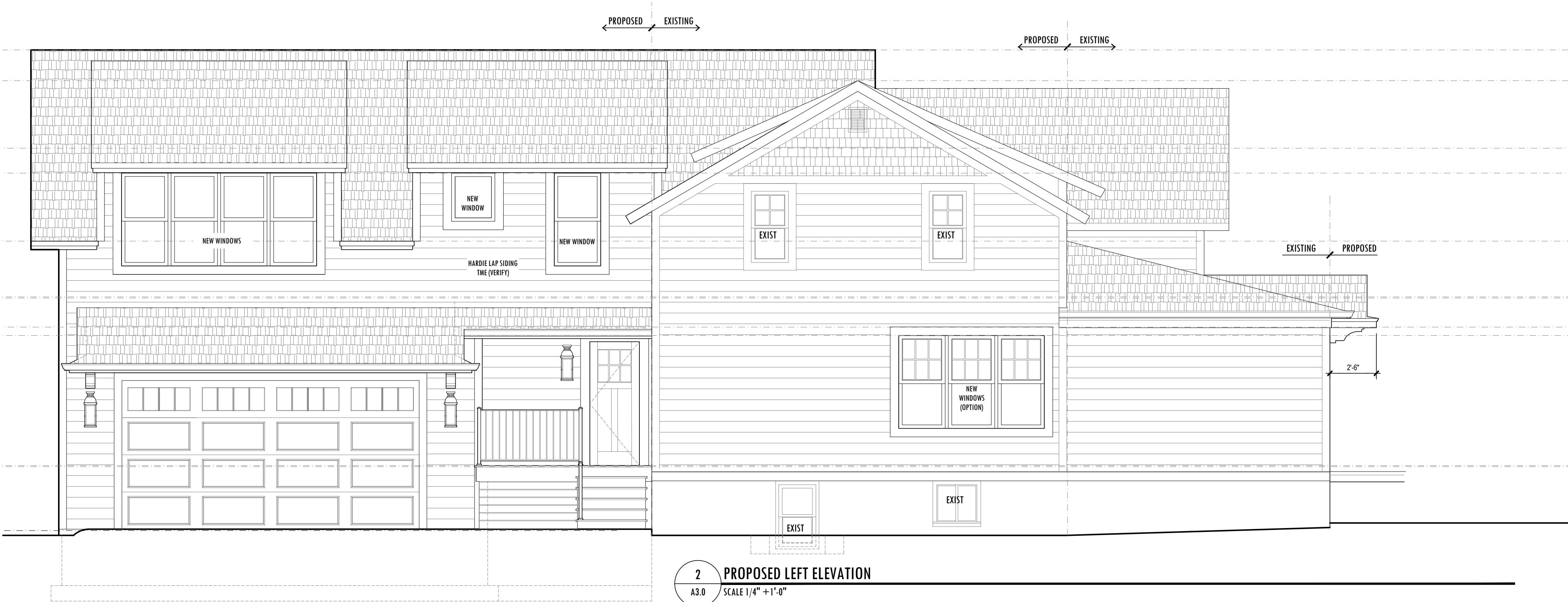


1

PROPOSED FRONT ELEVATION

A3.0

SCALE 1/4" = 1'-0"



2

PROPOSED LEFT ELEVATION

A3.0

SCALE 1/4" = 1'-0"

COUGHLIN RESIDENCE

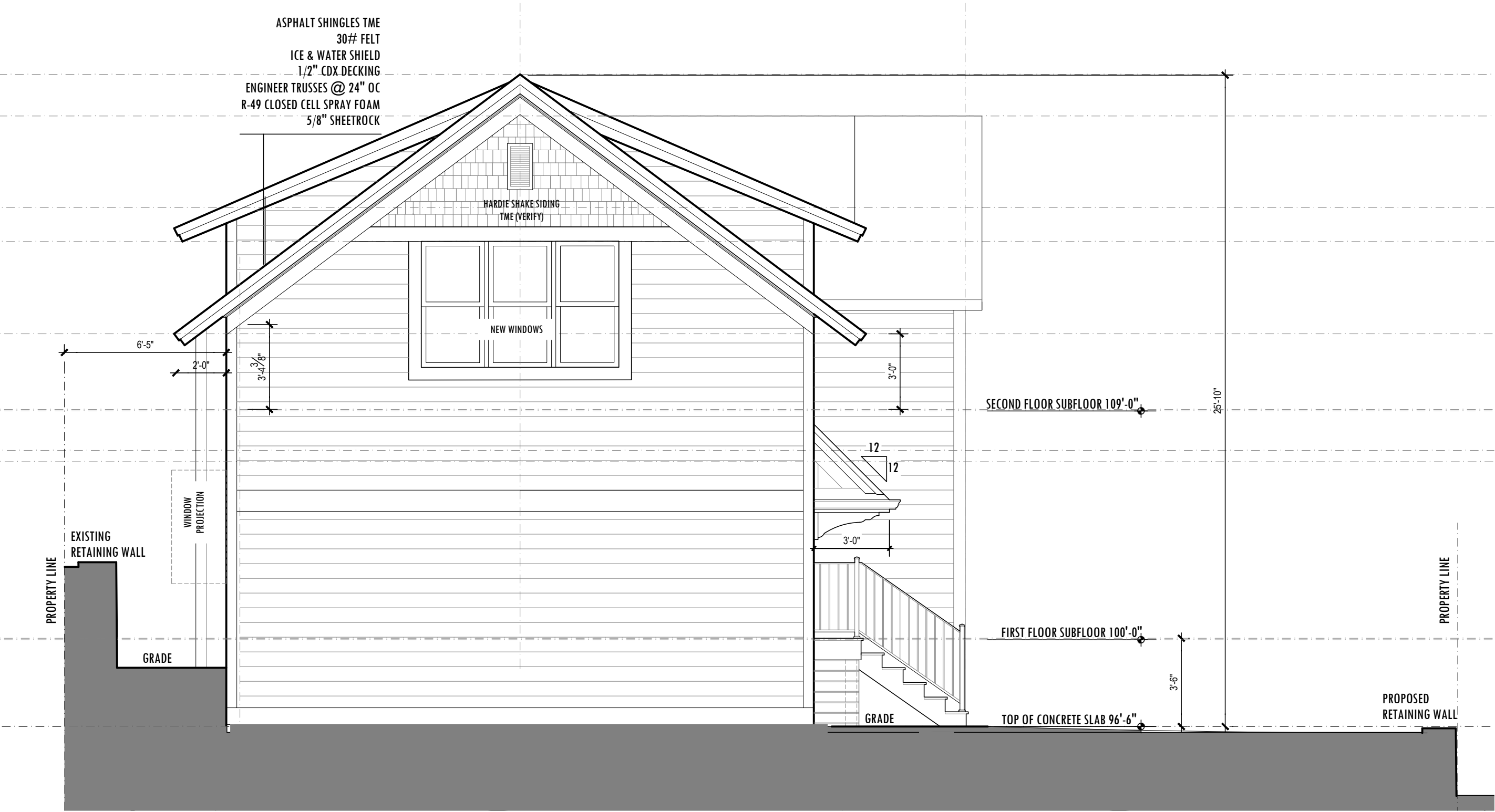
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A3.0

RELEASE DATE: JULY 08, 2025

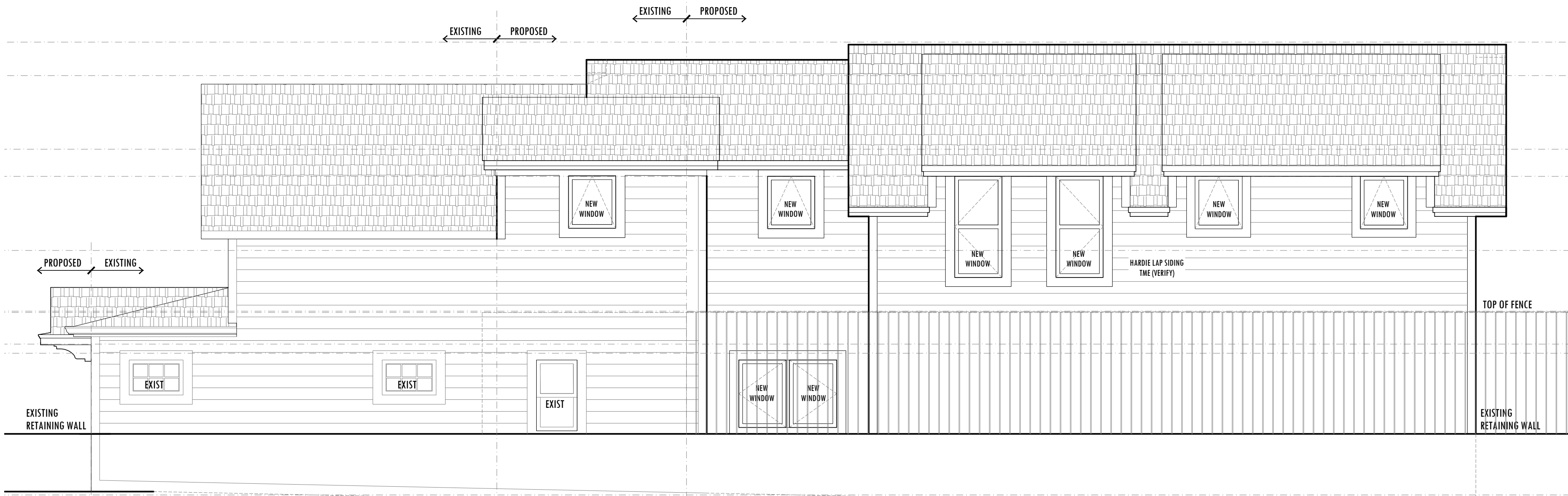
ALL DRAWINGS COPYRIGHT 2025
LAKE COUNTRY BUILDERS, LTD
LCB DESIGN BUILD



1

PROPOSED REAR ELEVATION

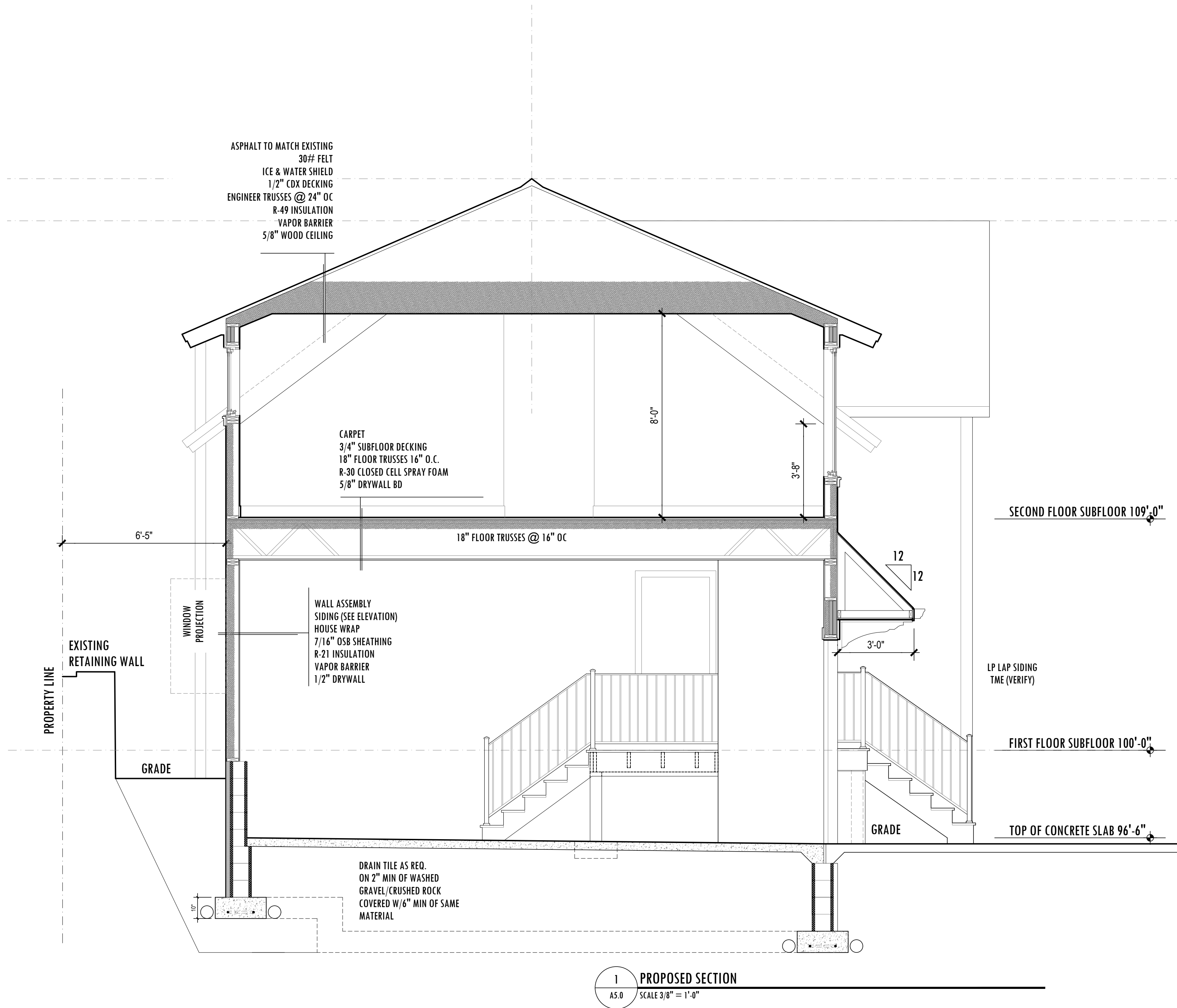
SCALE 1/4" = 1'-0"



2

PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"



COUGHLIN RESIDENCE

210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A5.0

RELEASE DATE: JULY 08, 2025

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LAKE COUNTRY BUILDERS, LTD
LCB DESIGN BUILD

210 GEORGE STREET
ORIGINAL PLANS AND SURVEY
REVIEWED AT JUNE 23, 2025 PLANNING COMMISSION MEETING



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

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

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

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

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

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

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

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

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

Yes

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

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

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

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

Notes: _____

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

House to right: None

House to left: Improves it

House to rear: None

Notes: _____

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

☒ Locate structure on lot to minimize impact

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

☐ Other: _____

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

☒ House to right: Minimal, due to grade drop

☒ House to left: None

☒ House to rear: None

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

☐ Offset/locate windows to reduce impact

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

☒ Use landscaping elements for screening

☐ Other: _____

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

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

☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

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

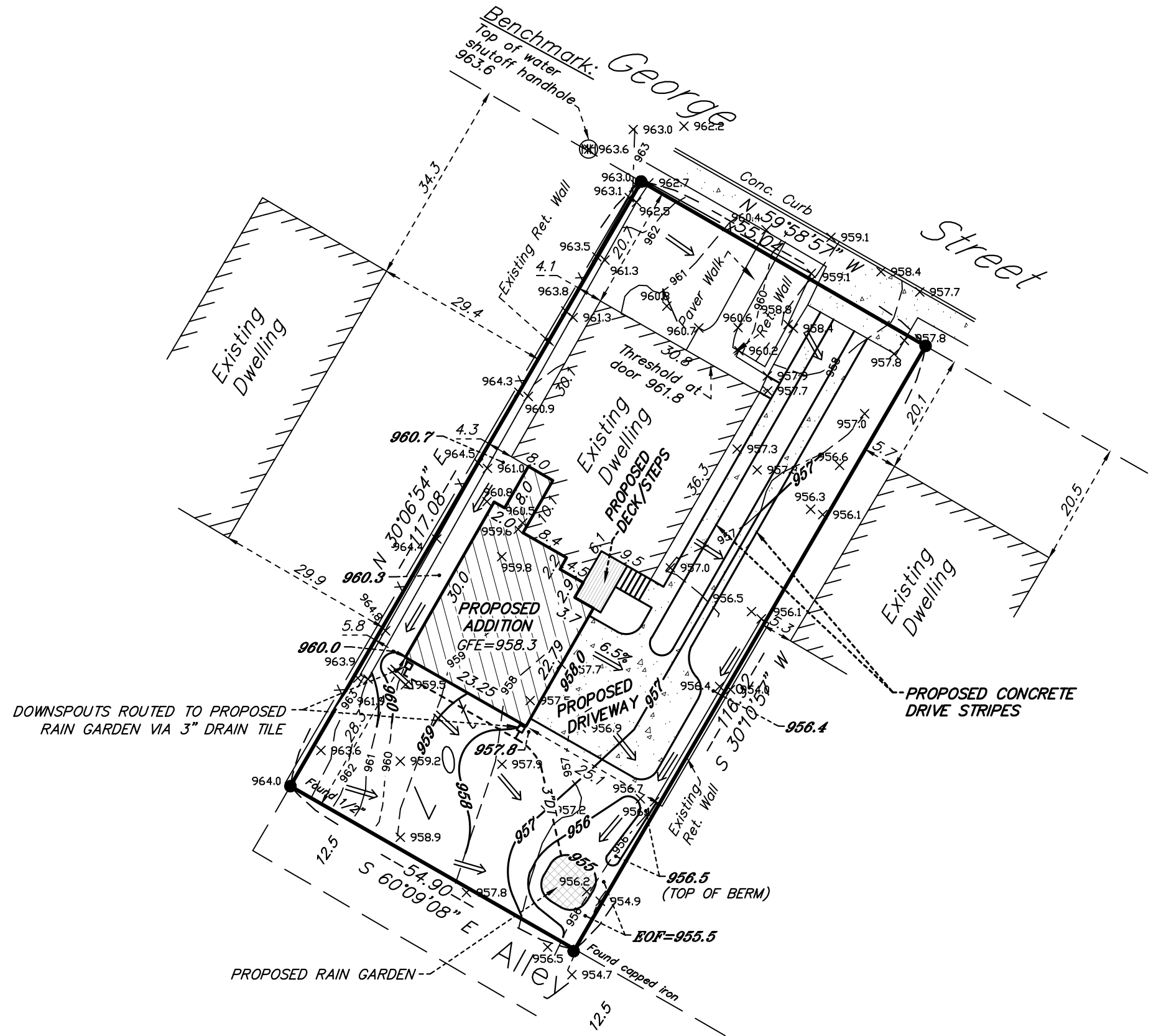
☐ Yes

☒ No

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

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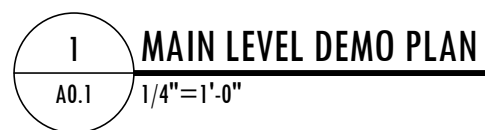
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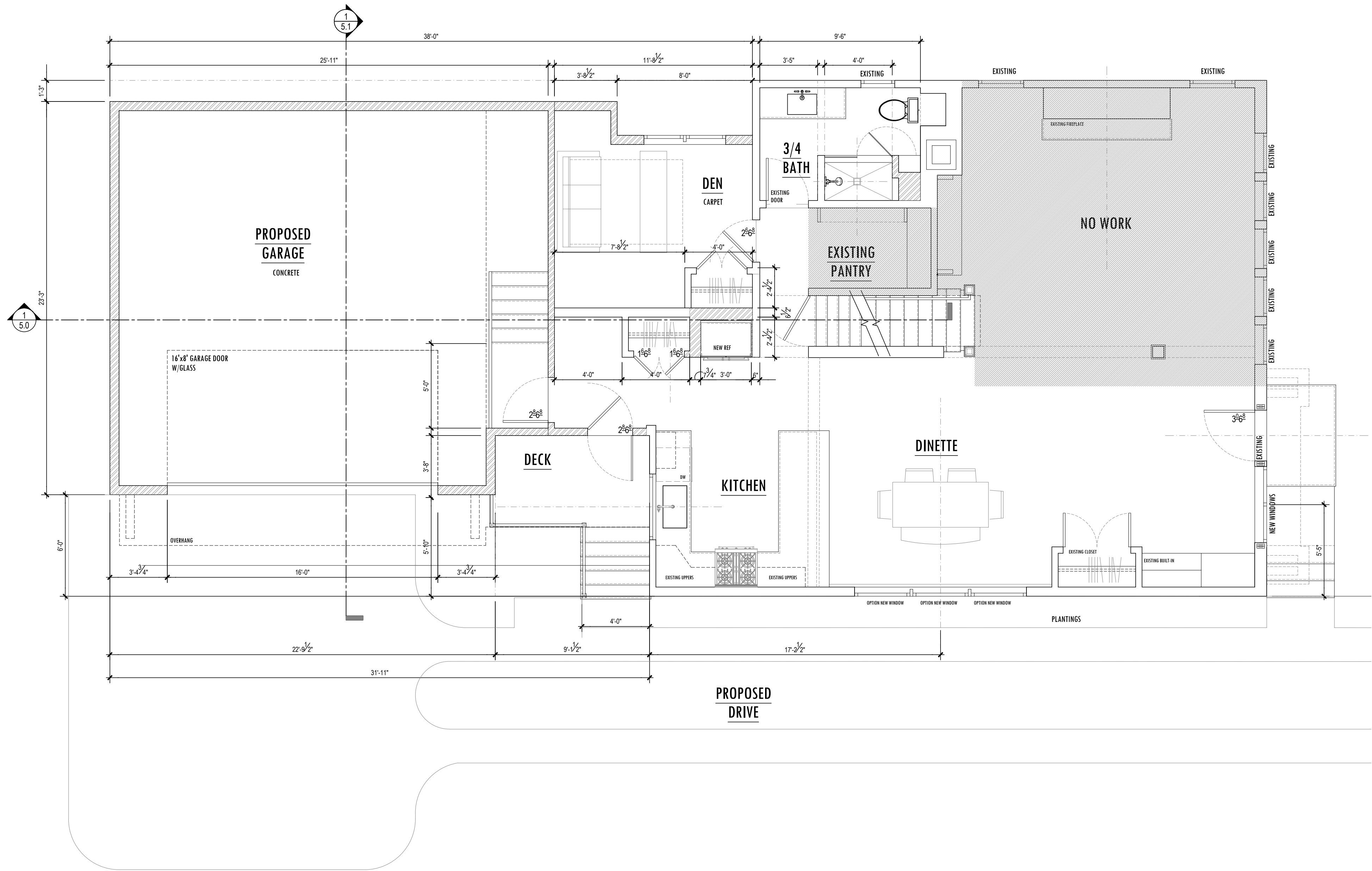
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4-28-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC	SCALE - 1" = 20' 	LAKE COUNTRY BUILDERS 210 GEORGE STREET EXCELSIOR, MN				
5-28-25	PROPOSED DRIVEWAY LAYOUT, ADDITION SIZE, UPDATED HC						
6-2-25	PROPOSED DRIVEWAY LAYOUT, UPDATED HC						



- NO WORK AT SHADED AREAS**



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



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

COUGHLIN RESIDENCE

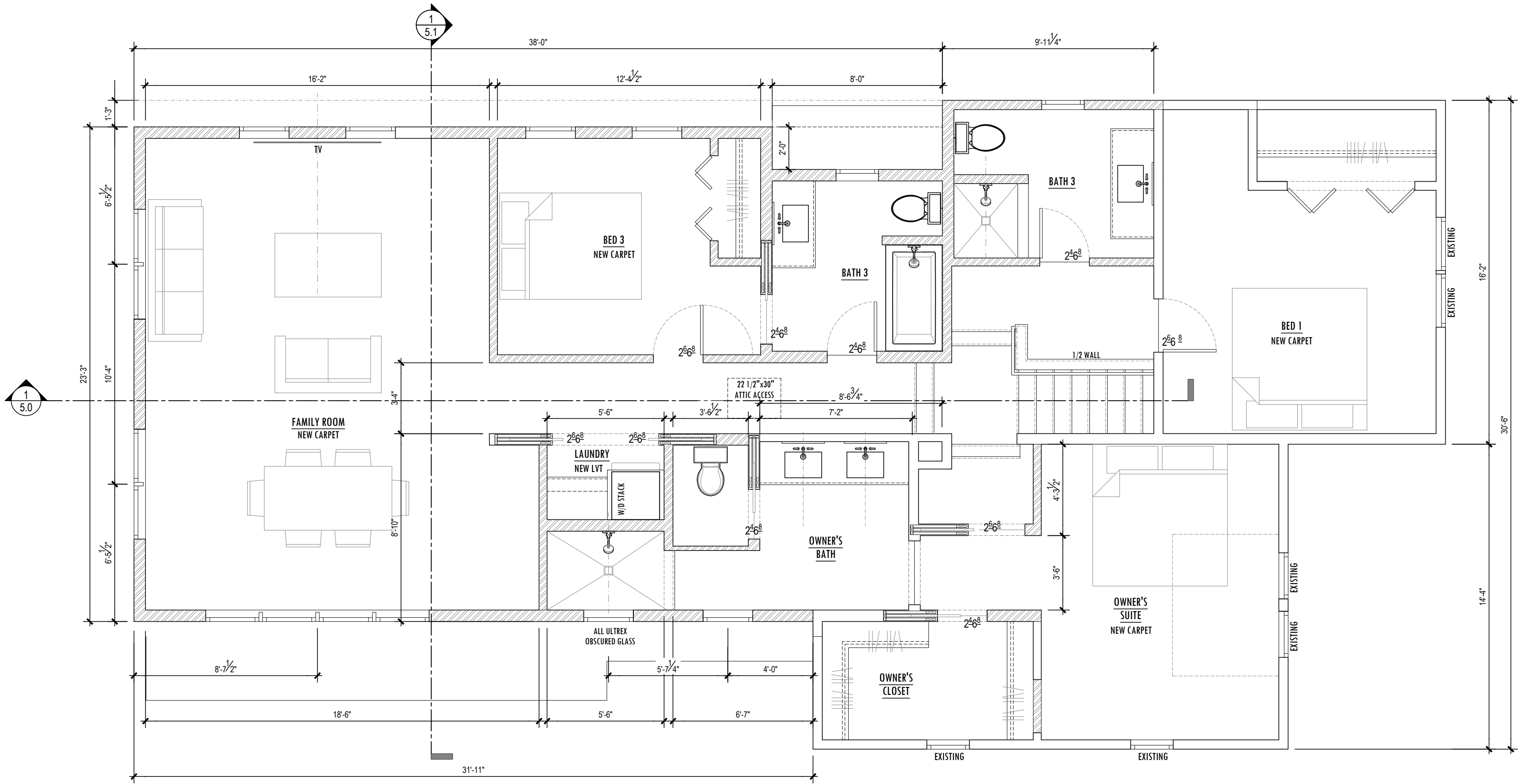
210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.0

RELEASE DATE: MAY 29, 2025

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



1

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

COUGHLIN RESIDENCE

210 GEORGE ST. EXCELSIOR MN 55331

VARIANCE SET

A1.1

RELEASE DATE: MAY 29, 2025

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



1

PROPOSED FRONT ELEVATION

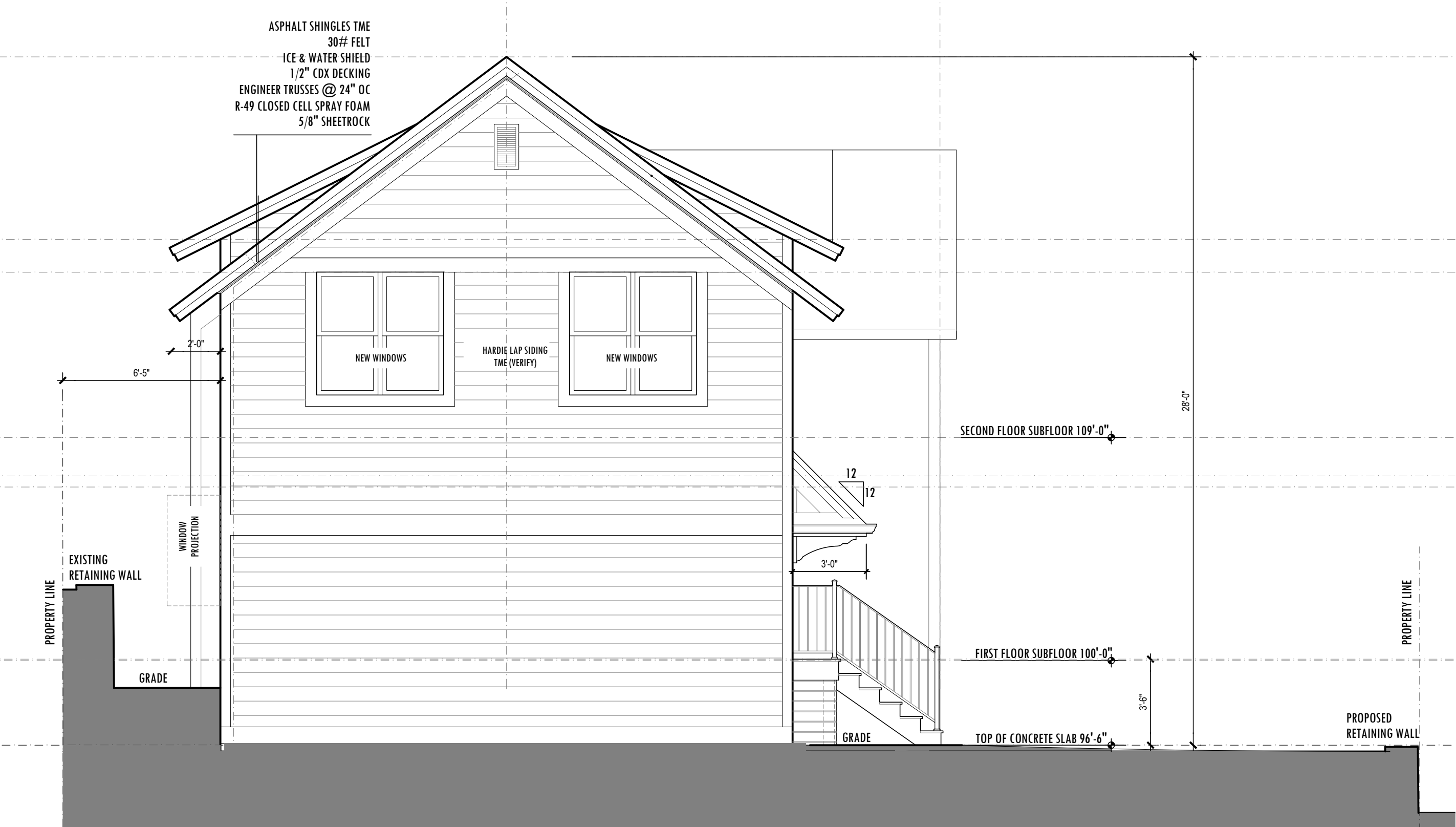
A3.0 SCALE 1/4" = 1'-0"



2

PROPOSED LEFT ELEVATION

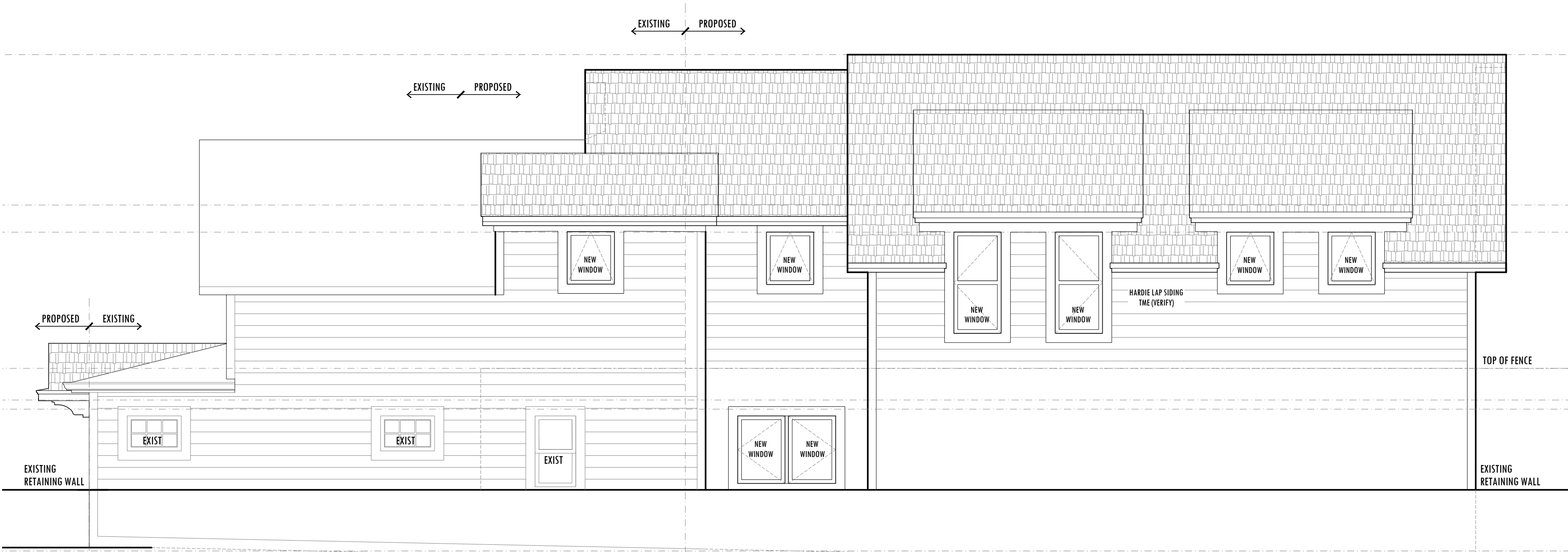
A3.0 SCALE 1/4" = 1'-0"



1

PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"



2

PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"



Item: 4.B.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: July 28, 2025

Department/Office: Community Development

Item Name: Resolution approving Residential Review Permit, 925 Excelsior Blvd. (PC No. 25-01)

Summary:

BACKGROUND

At your Special Planning Commission meeting on May 13, 2025, you approved a Residential Review Permit for the addition of an elevator in the existing single family home at 925 Excelsior Blvd. Attached for your approval is the resolution documenting this decision.

Recommended Action:

It is recommended that you approve PC Resolution 2025-01

Budget:

Attachments:

1. PC Res 2025-01_925 Exc Blvd RRP

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2025-02

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR CONSTRUCTION OF AN
ELEVATOR IN A SINGLE FAMILY HOME AT 925 EXCELSIOR BOULEVARD**

WHEREAS, Ian Villamil, Villamil Construction, 5535 County Rd 151, Minnetrista, MN 55364, applied for a Residential Review Permit and Variance from the shoreland setback for construction of an elevator in an existing home, pursuant to Articles 6 and 42 of the Excelsior Zoning Code (“Code”), for the property located at 925 Excelsior Boulevard, Excelsior, P.I.D. # 35.117.23.21.0003 (“Property”); and

WHEREAS, a public hearing for the Variance Application was duly noticed pursuant to Sections 6-6 of the Zoning Code; and

WHEREAS, the Planning Commission considered the Variance application at their regularly scheduled meeting on March 24, 2025, and continued the application to their April meeting because they had a question about building height and they found that a Residential Review Permit application was necessary; and

WHEREAS, neighborhood notification and opportunity to be heard for the Residential Review Permit application was duly noticed pursuant to Section 42-7 of the Zoning Code; and

WHEREAS, the Variance and Residential Review Permit applications were scheduled for review at the Planning Commission’s regularly scheduled meeting on April 28, 2025, however the meeting was cancelled due to inclement weather; and

WHEREAS, the Planning Commission approved the Residential Review Permit and recommended approval of the Variance application, with a vote of 4-1, at a Special Meeting on May 13, 2025; and

WHEREAS, Commissioner Tyler voted “no” and Commissioners Hansen and Neale were absent.

NOW, THEREFORE, BE IT RESOLVED, that the Residential Review Permit application for construction of an elevator submitted by the Applicant is hereby approved based on the following:

FINDINGS OF FACT

1. The subject parcel is 5,679 sf and located in the R1 zoning district. There is an existing home with attached garage and an accessory structure on the parcel.
2. The existing home was built in 2020 and the city granted eight variances to allow the construction of the home including: shoreland setback, rear yard setback, accessory structure setback, driveway setback, side yard setback, maximum impervious surface coverage, design standards, and garage door setback from longest front/side wall plane.
3. The existing structure is located 11’ from the Ordinary High Water Level (OHWL). The Shoreland Ordinance requires a a setback of 50’ from the OHWL. The city approved the setback variance when the home was constructed. The structure’s setback is legally nonconforming.
4. The proposed elevator will add 47 square feet of building coverage to the parcel.

5. The proposed location of the elevator is currently used as a deck on the rear of the home.
6. The proposed elevator will be located 11' from the OHWL. It will not increase the existing shoreland setback; however, it will increase the amount of the structure that is located within the existing setback.
7. Pursuant to Sec. 15-4 of the city's zoning ordinance, *no nonconforming structure may be expanded, enlarged, or extended in a manner that increases an existing nonconformity*. The proposed elevator, which adds 47 sf of building coverage, increases an existing nonconformity and therefore requires a variance.
8. There is an existing single family home to the west of the subject parcel and a MN Department of Natural Resources (DNR) boathouse to the east of the subject parcel.
9. The area around this property is made up of a mix of one and two story homes along Excelsior Boulevard. The front side of these residential parcels face Lake Minnetonka. The city's cemetery is on the opposite side of Excelsior Boulevard.

CONCLUSIONS OF LAW

The application satisfies the criteria for a Residential Review permit pursuant to Section 42 of the Code as follows:

1. Massing and scale of new structure should be compatible with neighboring structures.
There is a two-story single-family home on the west side of the parcel and a DNR boat house structure on the east side. Generally, there are single family homes along this side of Excelsior Blvd. and they are oriented towards Lake Minnetonka. The city's cemetery is on the opposite side of Excelsior Blvd. The proposed elevator is on the lake side of the structure and is well incorporated into the existing structure; it is proposed where there is an existing deck. It does not increase the width of the home. The only impact of this elevator is the rooftop elevator bulkhead which adds mass to the home; however, it is located at the rear of the structure with minimal impact on neighbors. It is designed to blend in with the exterior materials of the home.
2. The size and mass of a new structure should be compatible with the size of the property.
The parcel is very small, and the existing home already fills most of the parcel. The proposed elevator addition is 47sf and is built into a corner of the existing home. It does not significantly increase the size of the home.
3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.
The proposed elevator only changes the amount of structure that is in the shoreland setback. It does not add volume at the side or front of the structure. Alignments predominant on Excelsior Blvd. are not changed.
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.
This addition follows the site's natural slope and requires no retaining walls.

5. Consider front porch element in design of new structures.
This project proposes no changes to the existing front elevation of the home.
6. A new structure should be detailed as four-sided architecture.
*The proposed elevator is compatible with the architectural style and detail of the existing home.
Its shape and materials are compatible with the shape of the home.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.
The proposed elevator does not impact the views, privacy and sunlight of neighbors, due to its location on the east and back side of the home.

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 City Engineer shall review and approve the grading and drainage plans before the building permit is issued.
3. The applicant shall apply for a demolition permit for the accessory structure and the structure shall be removed before the building permit for the elevator construction is issued.
4. The plans shall be consistent with the plans included in the City Council packet dated June 2, 2025.
5. The Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 13th day of May 2025.

Approved:

Bill Muenzberg, Chair



Item: 4.C.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: July 28, 2025

Department/Office: Community Development

Item Name: Public Hearing, Ordinance 685, correcting Sec. 50 of the Zoning Ordinance

Summary:

BACKGROUND

In 2022, the City adopted a new set of Commercial Zoning Districts, in response to updates to the City's Comprehensive Plan. Prior to 2022, the commercial districts were B1, B2, B3, B4, B5 and B6. These districts were replaced with Downtown Commercial, Cottage Commercial, Mixed Use Commercial, and General Commercial. When the changes were made, the following was inadvertently deleted from the Zoning Ordinance:

The following design standards shall apply in the B1 (now Downtown Commercial District):

(1) Except for public parking lots, no parking areas shall be located within 50 feet of Water Street unless screened by a building.

(2) Drive-in, drive-up, or drive-through facilities shall be prohibited unless otherwise provided for in this Appendix E.

Staff recommends that we correct this deletion and add the language back to the zoning ordinance as Section 50-5.

Recommended Action:

It is recommended that you consider Ordinance 685 and recommend approval to the City Council.

Budget:

Attachments:

1. Ordinance No. 685_Amend Chp 50_correction

ORDINANCE NO. 685

AN ORDINANCE AMENDING APPENDIX E, SECTION 50 OF THE EXCELSIOR CITY CODE TO REINSTATE DESIGN STANDARDS RELATED TO PARKING AREAS AND PROHIBITION OF DRIVE-THROUGHS IN THE DOWNTOWN COMMERCIAL DISTRICT

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

Section 1. Appendix E, Article 50 of the Excelsior City Code is amended to add the following:

Sec. 50-5. Design Standards in the Downtown Commercial District.

The following design standards shall apply in the Downtown Commercial District:

- (1) Except for public parking lots, no parking areas shall be located within 50 feet of Water Street unless screened by a building.
- (2) Drive-in, drive-up, or drive-through facilities shall be prohibited unless otherwise provided for in this Appendix E.

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 _____ 2025.

Gary Ringate, Mayor

ATTEST:

Jenny Palmer, Acting City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:	August 4, 2025
Second Reading and Adoption:	August 21, 2025
Publication of Ordinance:	August 28, 2025
Effective Date:	September 25, 2025