



Planning Commission Regular Meeting

Monday, November 10, 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/83169193578?pwd=7YCzryAsaISiehAUDX89aaF2jU85tb.1>

Meeting ID: 831 6919 3578

Passcode: 788330

One tap mobile

+13017158592,,83169193578#,,, *788330# US (Washington DC)

+13052241968,,83169193578#,,, *788330# US

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. August 25, 2025 Minutes
4. Discussion Items
 - A. Residential Review Permit and Variance Applications - 163 Second Street (PC No. 2025-09)
 - B. Residential Review Permit and Variance Applications - 174 West Lake Street (PC No. 2025-10)
5. Communications and Reports
 - A. Council Updates
 - B. Upcoming Items
6. Miscellaneous
7. Adjournment

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Meeting
Minutes
August 25, 2025**

1. CALL TO ORDER

2. ROLL CALL

Commissioners Present: Day, Johnson, Muenzberg, Neale

Commissioners Absent: Hansen, Malsam, Tyler

Also Present: Council Member Liaison Caron, Community Development Director Julia Mullin

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting, July 28, 2025

Johnson moved to approve the minutes. Neale seconded. Approved 4-0.

4. DISCUSSION ITEMS

(a) 262 Lake Street - Variance Application (PC No. 2025-08)

Neale moved to recommend denial of the variance application. Johnson seconded. Motion to recommend denial of the variance is approved 3-1. Commissioner Day voted against.

(b) PC Resolution 2025-03 Approving Residential Review Permit for an addition at 243 Third Street

Day moved to approve PC Resolution 2025-03. Johnson seconded. Approved 4-0.

(c) PC Resolution 2025-05 Approving Residential Review Permit for an addition at 210 George Street

Johnson moved to approve PC Resolution 2025-05. Day seconded. Approved 4-0.

(d) Public Hearing, revisions to *Chapter 24 Signs*, of zoning ordinance – **Continued to September 22nd Planning Commission meeting**

5. COMMUNICATIONS AND REPORTS

Council Liaison Caron provided an update.

6. MISCELLANEOUS

7. ADJOURNMENT

Day moved to adjourn the meeting. Neale seconded. Approved 4-0. Meeting adjourned at 8:30 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
	Canceled			Canceled	Special Mtg	Special Mtg	Canceled	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
Muenzberg	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	P	P				
Hansen	A	P	A				
Johnson	P	P	P				
Malsam	P	P	A				
Muenzberg	P	P	P				
Neale	P	P	P				
Tyler	P	A	A				

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: November 10, 2025

Department/Office: Community Development

Item Name: Residential Review Permit and Variance Applications - 163 Second Street (PC No. 2025-09)

Summary:

APPLICANT	Price Homes, 550 Freeport Ave NW, Elk River, MN 55330
PROPERTY OWNER	Frank Weigel
LOCATION	163 Second Street
CASE NO	PC No. 25-09
60/120 DAY REVIEW DEADLINE	December 29/ February 27, 2026

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the construction of a new single-family home at 163 Second Street. The parcel is 7,787 square feet and is undeveloped. The parcel was created when the parcel at 173 Second Street was subdivided in March 2021. When the subdivision was approved by the City Council, conditions were placed on any new development on the parcel at 163 Second Street and these conditions are captured in Resolution 2021-01 (attached).



The property has been subject to multiple residential review permit and variance applications since it was subdivided in 2021. The most recent application was made in 2024. The owner requested a residential review permit and variances from building height requirements and the front yard setback requirement. The Planning Commission approved the residential review permit application (vote of 6-0) on April 22, 2024, and recommended approval of the height variance and denial of the front yard setback variance (vote of 6-0). On July 15th, 2024 the City Council approved the variance for building height and denied the variance for the front yard setback (Resolution 2024-24 is attached). The approved applications expired on July 15, 2025. The applicant has submitted new applications for the construction of a single family home at 163 Second Street. The applicant is requesting a variance for building height requirements and approval of a Residential Review Permit Application. The plans are the same as those approved last year, except the need for the front yard setback variance has been eliminated.

NEIGHBORHOOD CHARACTER

There are primarily one and a half story homes on this block of Second Street. The home to the east (173 Second Street) is a one and a half story home with a tuck under garage that faces the subject parcel. The home to the west (151 Second Street) is a one and a half story home and is situated five feet from the side property line, shared with the subject parcel. Second Street slopes down significantly from Courtland Street to West Lake Street, and the subject parcel is located where the slope is steepest. There is a consistent front yard setback pattern with the exception of 151 Second Street which is setback considerably further. Many of the homes on the block have attached garages.

ZONING

Conditions of Resolution 2021-01:

This application is subject to Resolution 2021-01 adopted by the City Council when the parcel was created through subdivision in 2021. The following are conditions of the Resolution that are applicable to any new development at 163 Second Street:

1. The front lineal measurement of the building cannot exceed 37 feet in width.

2. The setbacks of the new house should be as follows:

- Side yard (west side): a minimum of 10' and 12'
- Side yard (east side): a minimum of 12.5'
- Front yard: minimum of 25'
- Rear yard: minimum of 38' to one corner and 33.5' to other corner of the proposed structure

3. The new home shall carry forward the same architectural characteristics of a one-story garage with maximum height of 18' on the north side of the project with windows and varied siding to break up wall planes and the structure should include a porch.

Residential Zoning Standards

The property is zoned R-2 Single and Two Family Residential. Both the new residential zoning standards that became effective April 1, 2024 and the conditions that were passed by the City Council in 2021 impact this application. (This is noted because this applicant had submitted an earlier set of plans prior to April 1, 2024, when the zoning standards were different, and they had to revise plans to meet the new zoning standards.) The application has been evaluated based on the most restrictive conditions/ordinances that apply to the property.

- **Building height measurement (Sec. 14-1):** Ordinance requires that height be measured as the vertical distance measured from the lowest grade (967') on the parcel within an area 7' from the structure. The proposed height is 31'. A variance is required.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	7,787 sf	7,787 sf
Minimum Lot Width	60 feet	66'	66'
Rear Yard Setback	35 feet	NA	35' (west side) 38.7' (east side)
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	NA	30' (adjacent front setbacks are approximately 20' and 45')
Side Yard Setbacks	9 feet/20% lot width minus 6 (7.2')	NA	West side: 12.2' and 13.1' East side: 12'

Driveway Setback	3 feet (interior side lot line)	NA	Shared driveway
Maximum Building Coverage	25% (or up to 30%)**	NA	25.7% (2,004 sf)
Maximum Lot Coverage	12% lot area + 2100 (3,034 sf or 39%)	NA	36.2% (2,821 sf)
Height (measured from lowest grade)	28 feet	NA	31.4 feet
Attached garage	< 800 sf or 75% of square footage of footprint of principal dwelling, whichever is less	NA	484 sf
Front Wall Plane Width Limitations	16 feet width maximum without an 8 feet x 2 feet recession or projection ***		14'
Side and Rear Wall Plane Width Limitations	32 feet without an 8 feet x 2 feet recession or projection		Side (left): 29 ^[PC1] ' Side (right): 22' Rear: 32'
Window and door openings on exterior walls facing public street ^{†****}	At least 15% of total area of exterior walls		Front: 18%
Window and door openings on other exterior walls ^{***}	At least 10% of total area of exterior walls		Side (left): 16% Side (right): 20% Rear: 13%

NOTES:

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

** For lots up to 8,000 square feet, maximum building coverage is increased to 30% if the primary structure is one (1) or one and a half (1.5) stories. (See definitions, Sec. 2.2)

*** A porch may be used in lieu of required offset. (Sec. 41-10)

**** Total area of exterior walls for window and door opening calculation excludes garage doors. (Sec. 41-10)

^[PC1] Double check, I think I am using newest plans

Zoning Conclusions

1. The application meets the conditions of Resolution 2021-01.

2. The applicant has updated plans from last year's submission so that the front yard setback requirement is met.
3. The application does not meet building height requirements. The proposed home is three feet over the allowed maximum height of 28 feet.

The parcel and proposed retaining walls:

As noted, there is a significant grade change on this parcel, 9' from southeast corner to southwest corner. The proposed house is situated between elevation contours of a maximum 975' and a minimum 967'. The proposed plans rely on retaining walls to situate the house on this sloped parcel. There is a retaining wall with a height of 3.5' at the rear of the home and two walls in the front of the home, with heights of 2'.

Attached garage: The garage is located at the rear of the home, attached, and has side-facing doors. It meets the requirements for attached garages (Sec. 11-1 and Sec. 41-10 of the zoning ordinance.)

Landscaping and Tree Preservation:

The following trees are proposed for removal: In front yard: 14" maple, 12" maple. In west side yard: 4" deciduous and 14" deciduous. In rear yard: 14" deciduous, 12" deciduous

Two Red Maples and a Kentucky Coffee Tree are planned for the front yard, and seven trees planned for the rear yard. The city arborist will review the tree plan.

Stormwater Management: The city engineer has completed a preliminary review of the application. The proposed home at 163 Second Street and associated proposed grading shall meet the conditionally-required lot drainage characteristics set forth during the 2021 lot split approvals for 173 Second Street, and drainage area maps and calculations shall be reviewed and approved prior to building permit issuance. The applicant has submitted a grading plan, and plan for a stormwater best management practice on the property as is required. Any approval of this application will be conditioned upon the approval of the city engineer.

Residential Review Permit, Good Neighbor Guidelines Criteria

The following is staff review of the proposed plans' conformance with the Good Neighbor Guidelines per *Section 42-3* of the Zoning Ordinance.

The City Architect's review is attached. The following, in italics, is Planning Review.

1. Massing and scale of new structure should be compatible with neighboring structures. *Neighboring structures are primarily one and a half story structures. The proposed home has a main level (one story) and a basement that walks on out on the side. The garage is attached and is also one-story. The one-story design is compatible with neighboring structures. Retaining walls along the front and west side of the house help manage the changing grade and are at most 3' tall which makes them compatible with the adjacent property to the west. The home on the adjacent parcel at 151 Second Street is located only 5' from the*

property line. It is critical that the subject home have no more than two stories facing this adjacent home.

2. The size and mass of a new structure should be compatible with the size of the property. *The parcel is 7,787 square feet and 66' wide. The structure is at the maximum permitted setbacks, however it is a one-level home with a look-out basement that is exposed on one side and partially at the front and rear. A one story home is appropriate for the size of the property, particularly given its steep grade change and proximity to the adjacent house to the west. The roof on the structure is tall. While the gables, which are decorative and not essential to the structural design, break up the roof planes, some reduction may relieve the roof massing.*
3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The proposed home is setback similarly to the home on the right (173 Second), however, the adjacent home to the left (151 Second) is set back significantly further (it is an exception on the block). The proposed home was originally proposed to be located 25' from the front property line. A variance for this setback was denied in 2024. The 30' front setback lessens the home's impact on the neighbor to the west.*
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *There is a 9' grade change from the southeast to southwest sides of this parcel, a unique circumstance on the parcel that makes meeting GNG #4 challenging. Any design would need to guard against looming over the neighboring house below. The one-story design respects this natural slope. The lower level looks out on the southwest side and is only partially exposed at the front and rear. Retaining walls are proposed to accommodate the construction on the slope. The retaining walls are 1' – 3' in height along the front of the house, and 0.3' - 2.5' along the west side of the house. These walls fit the character of the neighborhood and are not unduly impactful on neighboring properties. There is a retaining wall 3.5' in height at the rear of the house. The existing design respects the natural slope of the parcel.*
5. Consider front porch element in design of new structures. *There is a front porch included in this design. The roof of the home extends over the front porch so that it doesn't project from the front of the house. However, there is no second level on this home, reducing the overall mass and scale of the home, and the porch provides some relief across the front of the house.*

6. A new structure should be detailed as four-sided architecture. *The proposed home is well-detailed on all four elevations using windows, wall off-sets, and materials.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *The parcel was created from a subdivision meant to protect the existing house at 173 Second Street and to result in a home built at 163 Second rather than a teardown of 173 Second and one larger home constructed. The proposed home has been designed to fit the steep slope of the parcel, and the one-story design with a walk-out basement creates less impact on the neighboring parcel than a one and a half or full two story design. A two story design had been proposed and was denied in part for the impact that three stories (including a look-out basement) had on the neighbor at 151 Second.*

Variance Analysis

The Applicant requires a Variance of 3.4" from the building height standard per Section 14-1 of the Zoning Ordinance. The height is measured from lowest elevation (within 7' area around structure), 966.6', to the highest point on the roof (998').

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 parcel at 173 Second Street was subdivided in March 2021 with the goal of preserving the existing home at 173 Second Street and preventing demolition of the home and construction of a much larger home on the full parcel. The original parcel was split in two with the understanding that a new home would be built at 163 Second Street. Conceptual plans were included with the subdivision application and approval. The property owner is proposing a single family home on the parcel which is a reasonable use of the parcel. The proposed home is one story with a look-out basement and the parcel has a significant elevation change making even a one story structure over the height limit because ordinance requires measuring building height from the lowest elevation. (Prior to April 2024, ordinance required height be measured from the average grade at the front of the house.)

- 2. Is the plight of the property owner due to circumstances unique to the**

property that have not been created by the landowner?

This parcel is small (7,787 sf) and has a significant grade change from the east side to the west side. To design and situate a home on this parcel in a way that respects the natural grade of the parcel and to create a design that is compatible with neighboring structures and does not significantly impact them (required by the Good Neighbor Guidelines), limits what is possible. The proposed home is one story with a look-out basement on one side that is partially exposed at the front and rear. The significant grade change on the parcel is a unique circumstance on the property.

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

The character of the area is a single-family neighborhood and most of the homes on this block are one and a half stories. The height of the proposed home will not alter the essential character of the area.

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

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

Building height: the intent of the 28' height maximum is to keep homes in the R1 and R2 zoning districts compatible with that of existing structures. The intent of measuring height from the lowest grade rather than the average grade at the front of the structure is to ensure we are managing that height limit on all parcels regardless of topography. This parcel has a significant grade change. When height was measured from the average grade at the front of the home, the height was 28', which met the ordinance standard. This parcel has a steep grade change. A one story home with a height measurement that is 28' when measured from the average grade at the front of the parcel and is 3.4' over the maximum when measured from the lowest grade meets the intent of the ordinance.

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, November 10, 2025.

Recommended Conditions of Approval.

Staff recommends the following conditions with approval of this Residential Review Permit and Variance:

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 arborist shall review and approve tree removal and replacement plans.
3. The City Engineer shall review and approve the grading and stormwater plans and ensure conformance with the requirements stated in Resolution 2021-01 approved at the time the subject lot was created through subdivision.
4. The plans shall be consistent with the survey and plans included in the November 10, 2025, Planning Commission packet.
5. The RRP and Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Recommended Action:

The Planning Commission shall hold a public hearing for the Residential Review Permit and Variance applications. The Planning Commission shall approve or deny the Residential Review Permit application and recommend to the City Council approval or denial of the variance application.

Staff recommends that the Residential Review Permit and Variance applications be approved based on the findings in the staff reports.

Budget:

Attachments:

1. 1_ 00. 163 2ND ST- GNG PLAN REVIEW & drawings-10 29 2025
2. 2_ RRP App_163 Second St
3. 3_ Variance App_163 Second
4. 4_ Price Homes Variance Statement
5. 5_ Survey_date 07_01_24
6. 6_ Elevations_date_06_26_2024
7. 7_ 163 Second Street Res 2021-01
8. 8_ Resolution 2024-24_163 Second



Excelsior Good Neighbor Guidelines Review

163 2ND STREET

10/29/25

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.

This block of second street has mostly smaller one and 1-1/2 story houses, with the exception of the two-story adjacent house to the right (east) 171 2nd St; the next house east at the end of the block; and the house at the west end of the block. A previous submission was PC approved on 4/22/2024. This REVISED new one-story + basement walkout house is substantially similar to the previous submission, with a reduced footprint shifted north away from the front property line, and lower building height. The front elevation of the house remains similar as previously submitted, with fewer retaining walls. The right elevation is also similar, lower in height and shorter in length. The left elevation is also lower in height and shorter in length, with different window shapes/ locations toward the rear. The back elevation is slightly changed, with more articulation, a larger roof gable, and additional windows. The house has been further shortened in length by 5-0 and reduced in bulk. As in its previous submission, its front, rear and right-side elevations present as 1 to 1-1/2 story massing. Due to the site's grading, the left side is a two-story elevation. The roof and sidewall planes are broken up with gables and offsets. The west sidewall plane has an offset with an 8" projecting mass element that helps break up the wall plane. A one-story rear garage shares the driveway with adjacent neighbor to the right, which effectively sets the elevation of the main floor of the house.

Retaining walls and planters shown in the Site Plan at the front and west (left) are substantially similar as previous, and wall heights there are minimized by the terracing. The 2-6 high rear retaining wall by the garage is greatly reduced in size, less disruptive on the site, and follows the existing grade contours of the site. Given the difficult slopes on the site, the house massing and scale seem compatible with neighboring structures.

(See attached drawings showing elevation comparisons between the previous and current submissions).

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 site is very challenging due to its 9 to 10 feet elevation drop from right to left. The one-story + walkout house design works with the cross-sloped site, presenting a one-story massing at the right at its higher-grade elevation, and a

two-story massing at the left lower grade. The house footprint has been shortened in length, and though larger than some neighboring properties, in overall context seems generally compatible with the property and neighboring structures. Its single-story rear garage minimizes its impact on the house and streetscape. Some roof areas have been reduced in height.

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.
---	--

The house appears to sit about 11-0 feet forward on the site relative to adjoining 151 2nd on the left, and also further forward than the next two houses to the left. It is somewhat aligned with 173 2nd Street, the house to its right. Its position toward the far-left property line is affected by the shared driveway access at the right. The left side of the house is set back two to three feet further than the sideyard setback requires, balancing the house location as site grading, and existing driveway allow. The alignments seem compatible with neighboring properties.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
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The house and front retaining walls as shown respond to the difficult existing slopes. The previous stepping front/west retaining walls have been reduced to one retaining wall planter at the front. The previous rear retaining wall has been reduced in length and height and is about 2-6 feet high.

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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A one-level recessed entry porch element faces 2nd street and serves as an entrance porch.

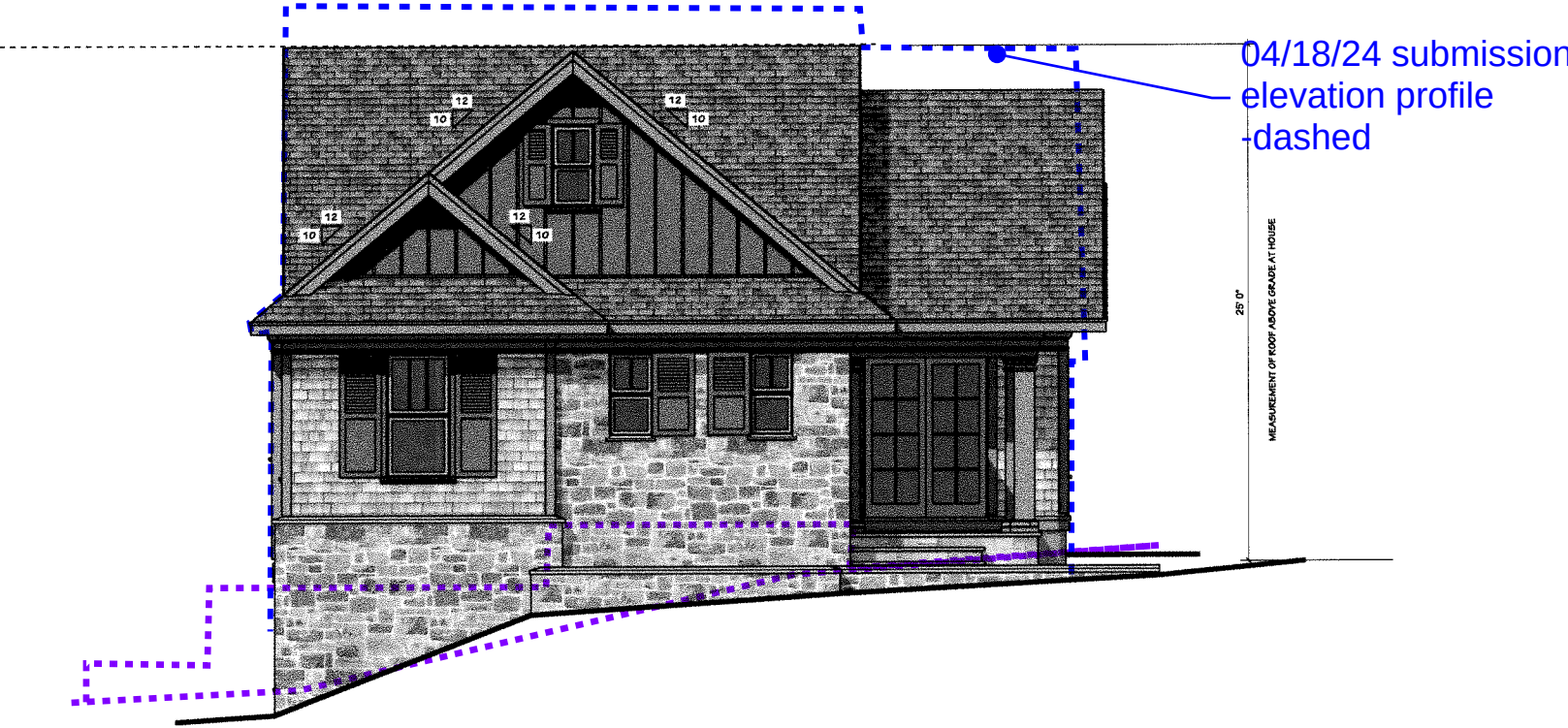
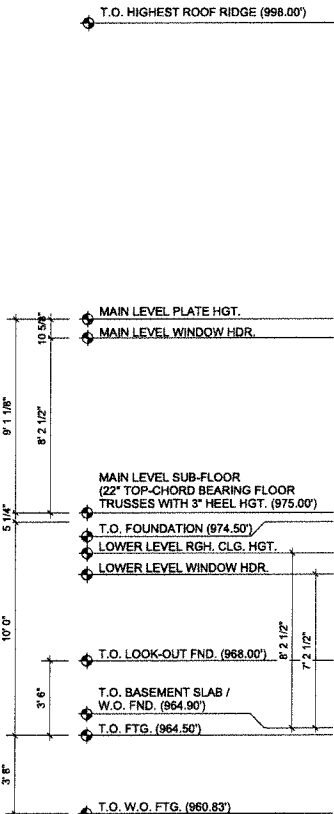
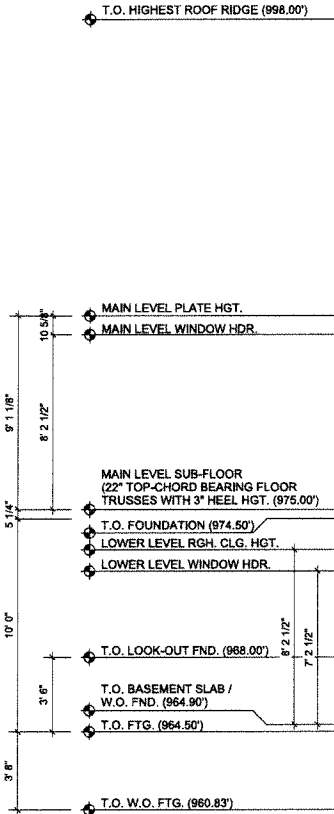
6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
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The windows, trim, and materials shown in elevations indicate detailed four-sided design. Stone and shingle materials dominant at front and right side are included at the left and right elevations. The rear elevation is improved with a larger roof gable, more articulation and windows than the previous submission.

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 side of the garage of the existing house adjoining (left) at 151 2nd is situated very close to the property line, and the existing house is impacted by the proposed house at 163 2nd. Given the existing topography of the site, and main level house elevation determined by the shared entrance driveway elevation, any type of lower level will be mostly exposed on the left, creating a two-story effect there. This is mitigated by the proposed one-story main level massing. It has been further mitigated by the increased left side yard setback, and by the additional shortening of the overall length and reduction of the roof height.

WINDOW/DOOR GLASS SF %	FRONT	RIGHT	BACK	LEFT
ELEVATION SIDE	18%	20%	13%	16%
WINDOW/DOOR %	458	353	498	982
WALL AREA	83.2	69.5	63	156.5
TOTAL WINDOW/DOOR	18	26	13	12
	8.6	12.5	13	12
	8.6	12.5	15	12
	48	18.5	22	12
				12
				23
				30.5
				16
				13.5
				13.5



PRELIMINARY – NOT FOR CONSTRUCTION

RAUSCHER & ASSOCIATES
 FINE HOME DESIGN AND INTERIORS
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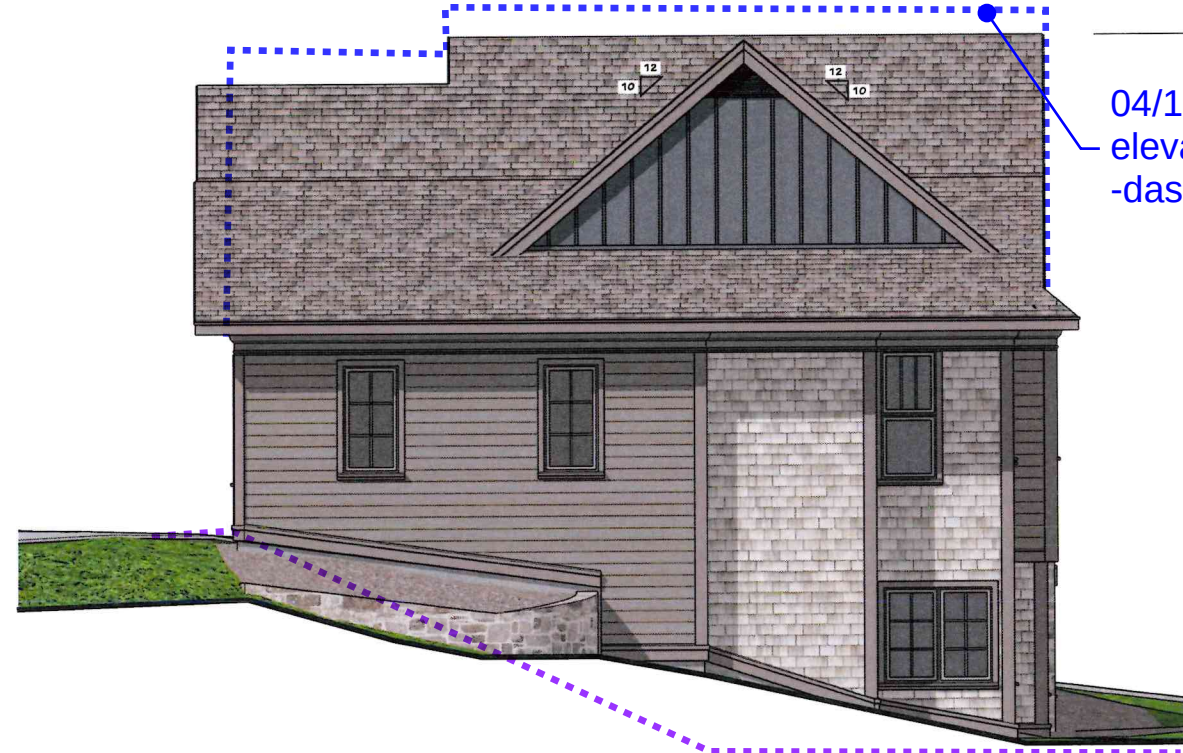
Residence for:
163 2ND STREET
 163 2ND STREET EXCELSIOR, MN 55331

ISSUED FOR:	PAGE
3-15-24 RE-DESIGN NEW SETBACKS	1.0
4-19-24 RE-DESIGN BUMP OUTS	
5-16-24 BACKYARD RETAINING WALLS	
6-5-24 BACKYARD RETAINING WALLS	
6-14-24 FRONT RETAINING WALLS	
6-26-24 RE-DESIGN NEW SETBACKS	

DATE
Jun. 26, 2024
 Plans Prepared by Wade S.



04/18/24 submission elevation for comparison



04/18/24 submission elevation profile -dashed

BACK ELEVATION
SCALE: 1/4"=1'-0"

MEASUREMENT OF ROOF ABOVE GRADE AT HOUSE

T FOR CONSTRUCTION

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FINE HOME DESIGN AND INTERIORS
275 MARKET STREET • STE. 54
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612.353.6040 • FAX 612.354.3413

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331



04/18/24 submission elevation for comparison

04/18/24 submission elevation profile -dashed



LEFT ELEVATION
SCALE: 1/4"=1'-0"



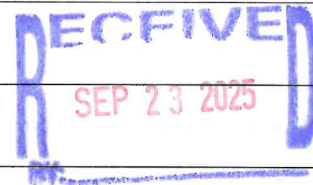
Residential Review Permit Application

339 Third St. Excelsior, MN 55331

952-653-3674

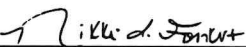
Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: Nikki Fonkert	Business Name: Price Homes	
Address: 550 Freeport Ave NW		
City: Elk River	State: MN	Zip Code: 55330
Telephone: 763-276-7197	E-Mail: Nikki@pricehomes.com	
OWNER INFORMATION (if different)		
Name: Frank Weigel & Esther Nazarov	Business Name:	
Address:		
City:	State:	Zip Code:
Telephone: 605-400-7112	E-Mail: fweigel1@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☒ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 163 2nd St	Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s): 34-117-23-12-0175		
Legal Description (attach if necessary): Lot 272 AUD Sub. No. 135		
Description of Proposal (attach additional information if needed):		
Reason(s) to Approve Request (attach additional information if needed):		
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	



APPLICANT'S STATEMENT

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

Signature: 

Date: 9/23/25

OWNER'S STATEMENT

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

Signature: _____

Date: _____

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.



1. Prevailing neighborhood streetfront setback: (Guidelines #3 and #7)
Prevailing setback on block (est.) 22'-38'
Average setback on block (est.) 30'
Proposed new house setback 25'

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

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

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

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

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

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

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

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

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?:

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: **Yes**

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

House to right: **No**

House to left: **No**

House to rear: **No**

Notes:

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

☒ Locate structure on lot to minimize impact

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

☐ Other: _____

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

☐ House to right: No

☐ House to left: No

☐ House to rear: No

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

☐ Offset/locate windows to reduce impact

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

☒ Use landscaping elements for screening

☐ Other: _____

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

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

☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

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

☒ Yes

No



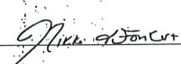
City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION		
Name: Nikki Fonkert	Business Name: Price Homes	
Address: 550 Freeport Ave NW		
City: Elk River	State: MN	Zip Code: 55330
Telephone: 763-276-7197	E-Mail: nikki@pricehomes.com	
OWNER INFORMATION (if different)		
Name: Frank Weigel	Business Name:	
Address:		
City:	State:	Zip Code:
Telephone: 605-400-7112	E-Mail: fweigel1@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☒ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☐ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____
PROJECT INFORMATION		
Street Address: 163 2nd St	Zoning District: R-2 Residential	
Property Identification Number(s) (PIN #s): 34-117-23-12-0175		
Legal Description (attach if necessary): Part of Lot 272 Auditor' Subdivison		
Description of Proposal (attach additional information if needed): Single Family home with attached garage and covered porch		
Reason(s) to Approve Request (attach additional information if needed):		

APPLICANT'S STATEMENT

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

Signature: 

Date: 9/19/2025

OWNER'S STATEMENT

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

Signature: 

Date: 09/19/25

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

Here is our statement of why we are requesting the height Variance and why the height Standard can't be met.

The design respects the neighborhood character and visual scale when viewed from the street, the height from the primary elevation (driveway side) is well under 28 feet. The extra height exists only due to the topographic condition, not because the home is disproportionately tall. The proposed home is a 1 story rambler with a basement and we have lowered the roof pitch as much as possible without ruining the architectural appeal and conforming to the neighborhood guidelines.



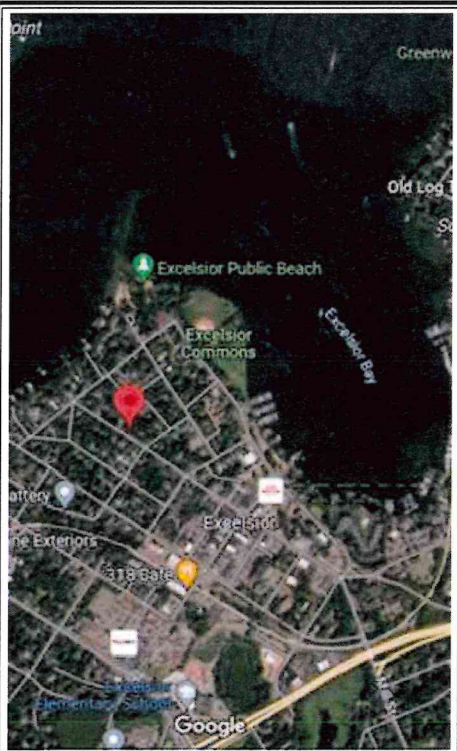
PRELIMINARY –
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RAUSCHER & ASSOCIATES
FINE HOME DESIGN AND INTERIORS
275 MARKET STREET, SUITE 54
MINNEAPOLIS, MN 55405
612.365.6940 • FAX 612.354.3417

Residence for:
163 2ND STREET



- ### GENERAL CONSTRUCTION NOTES
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 - VERIFY AND COORDINATE ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT AND/OR REVIEW ALL QUESTIONS, DISCREPANCIES AND CONDITIONS W/ OWNER AND/OR A RAUSCHER & ASSOCIATES REPRESENTATIVE FOR DIRECTION OR APPROVAL PRIOR TO PROCEEDING WITH WORK.
 - MATERIAL SELECTIONS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH 'STANDARD OF THE INDUSTRY' FOR CUSTOM FABRICATED RESIDENCES.
 - GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL CONSTRUCTION WORK CONFORMS TO ALL APPLICABLE CODES, COVENANTS, ORDINANCES, MANUFACTURER'S SPECIFICATIONS AND BE IN COMPLIANCE WITH THE STATE ENERGY CODE.
 - SEE ALSO BUILDING SECTIONS AND DETAILS NOTED FOR ADDITIONAL INFORMATION.
 - WINDOW MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR ALL CUSTOM ARCHTOP WINDOW UNITS SHOWN (IF APPLICABLE) TO CONTRACTOR AND/OR RAUSCHER & ASSOCIATES PRIOR TO FRAMING ROUGH OPENINGS OF SAME.
 - ALL SOILS, MECHANICAL, ELECTRICAL, FOUNDATION, FLOOR/ROOF TRUSS, GIRDER AND LVL BEAM DESIGN AND THE ENGINEERING OF SYSTEM, SIZES AND ANY LAYOUTS SHALL BE BY THE RESPECTIVE SUB-CONTRACTOR AND/OR SUPPLIER OF THOSE SYSTEMS OR BY OTHER NECESSARY CONSULTANTS AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. INFORMATION SHOWN IN REGARD TO THESE CONCERNS IS ONLY SCHEMATIC AND IS INTENDED TO PROVIDE DESIGN INTENT ONLY. ANY MAJOR ALTERATIONS THAT AFFECT THE OVERALL DESIGN SHALL BE REVIEWED W/ RAUSCHER & ASSOCIATES FOR APPROVAL PRIOR TO PROCEEDING WITH WORK.
 - ROOF, FLOOR AND GIRDER TRUSS CONFIGURATIONS AND LOCATIONS TO BE VERIFIED WITH TRUSS MANUFACTURER AND COORDINATED BY THE GENERAL CONTRACTOR AS TO PROVIDE PROPER BEARING AS REQUIRED. PLANS INDICATE ASSUMED LOCATIONS ONLY AND ARE TO BE VERIFIED WITH THE RESPECTIVE SUB-CONTRACTOR AND/OR SUPPLIER OF THOSE SYSTEMS.
 - RAUSCHER & ASSOCIATES ASSUME NO RESPONSIBILITY FOR THE STRUCTURAL INFORMATION PROVIDED BY OTHERS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE FROM FACE OF OR CENTER OF WALL STUDS, CENTERLINE OF BEAM MEMBERS, FACE OF ROUGH CONCRETE SURFACES, I.C.F. FORMS OR MASONRY. EXTERIOR FACE DIMENSIONS ARE TO THE EXTERIOR FACE OF WALL STUDS, NOT TO FACE OF SHEATHING. DO NOT SCALE OFF DRAWINGS. IF DIMENSIONAL INFO IS MISSING OR UNCLEAR CONTACT PROJECT DRAFTSMAN FOR CLARIFICATION.
 - ALL POTENTIAL CONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND JOB CONDITIONS PRIOR TO BIDDING TO INSURE THEY UNDERSTAND THE SCOPE OF WORK. ANY CONDITIONS THAT ARE NOT CLEAR OR THAT ARE DIFFERENT THAN REQUIRED BY CODE SHALL BE BROUGHT TO THE ATTENTION OF RAUSCHER & ASSOCIATES PRIOR TO BIDDING THE WORK.
 - NOTIFY RAUSCHER & ASSOCIATES BEFORE ANY CHANGES IN CONSTRUCTION.

ABBREVIATION LEGEND					
@	AT	H.	HIGH / HEIGHT	S&R	SHELF & ROD
ABV.	ABOVE	H.B.	HOSE BIB	S.C.	SOLID CORE
A/C	AIR CONDITIONER	HDR.	HEADER	S.F.	SQUARE FEET
A.F.F.	ABOVE FINISHED FLOOR	HORIZ.	HORIZONTAL	SH.	SHELVES
A.S.F.	ABOVE SUB-FLOOR	INSUL.	INSULATION	SIM.	SIMILAR
ALUM.	ALUMINUM	INT.	INTERIOR	S.S.	STAINLESS STEEL
AL. TH.	ALUMINUM THRESHOLD	L.	LONG / LENGTH	STL.	STEEL
BLDG.	BUILDING	LAV.	LAVATORY	STR.	STRUCTURAL
BLKG.	BLOCKING	LINTL.	LINTEL	S.V.A.	SOIL VENT PIPE
BM.	BEAM	L.O.	LOOK-OUT	T&B	TOP & BOTTOM
B.O.	BOTTOM OF	MAX.	MAXIMUM	T&G	TONGUE & GROOVE
BRG.	BEARING	M.C.	MEDICINE CABINET	THK.	THICK
		MIN.	MINIMUM	TMFRD.	TEMPERED
CL.	CENTERLINE	M.O.	MASONRY OPENING	T.O.	TOP OF
C.J.	CONTROL JOINT	M.R.	MOISTURE RESISTANT	T.O.R.O.	TOP OF ROUGH OPENING
CLG.	CEILING	M.R.O.	MASONRY ROUGH OPENING	TYP.	TYPICAL
C.M.U.	CONCRETE MASONRY UNIT	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CASED OPENING	N.C.	NOT IN CONTRACT	U.R.	UNDER-COUNTER
CONC.	CONCRETE	N.T.S.	NOT TO SCALE	VAC.	VACUUM SYSTEM
CONT.	CONTINUOUS	O.C.	ON CENTER	V.B.	VAPOR BARRIER
C.T.	CERAMIC TILE	O.H.	OVERHEAD	V.T.R.	VENT THROUGH ROOF
C.T.O.	CERAMIC TILE OPENING	OPG.	OPENING	W.	WIDE / WIDTH
		PCT.	PERCENT	W.C.	WATER CLOSET
D.	DEEP / DEPTH	PCT.	PERCENT	WD.	WOOD
DN.	DOWN	P.LYWD.	PLYWOOD	W.H.	WATER HEATER
DR.	DOOR	PR.	PAIR	W.O.	WALK-OUT
D.S.	DOWNSPOUT	P.T.	PRESSURE TREATED	WP.	WALLPAPER
DWG.	DRAWING	PTD.	PAINTED	W.R.B.	WATER RESISTIVE BARRIER
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM	RAD.	RADIUS	W.W.F.	WELDED WIRE FABRIC
ELEV.	ELEVATION	R.C.J.H.	ROUGH CEILING HEIGHT		
E.P.S.	EXPANDED POLY-ETHYLENE FOAM	REINF.	REINFORCING		
EQ.	EQUAL	REQ.	REQUIRED		
EXIST.	EXISTING	R.M.O.	ROUGH MASONRY OPENING		
EXT.	EXTERIOR	R.O.	ROUGH OPENING		
F.D.	FLOOR DRAIN				
FIN. FL.	FINISHED FLOOR				
FLR.	FLOOR				
FTG.	FOOTING				
GA.	GAUGE				
GALV.	GALVANIZED				
G.O.	GYPSON OPENING				
GYP. BD.	GYPSON BOARD				

APPROX. SQ. FT.	
MAIN LEVEL	1378
FINISHED LOWER LEVEL	1255
TOTAL FINISHED SQ. FT.	2633
UNFINISHED LOWER LEVEL	109
GARAGE	484
FRONT PORCH	57

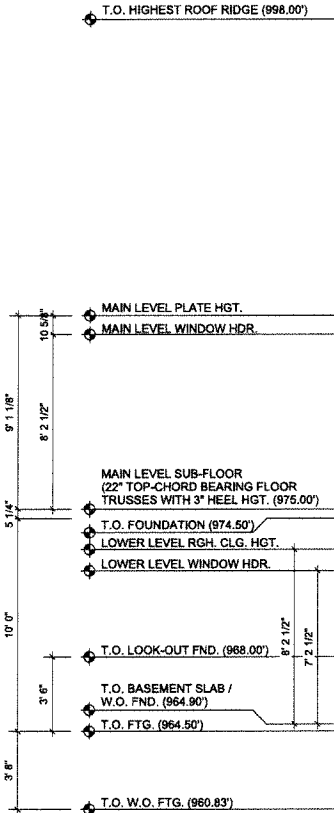
PROJECT TEAM	
RAUSCHER & ASSOCIATES:	
PROJECT DRAFTSMAN:	
WADE SCHMIDT	
612-208-0454	
wade@trauscher.com	
INTERIOR DESIGN ASSISTANT:	
SHERRY MELROE	
612-886-3417	
sherrym@trauscher.com	
GENERAL CONTRACTOR:	

SHEET INDEX	
T1	TITLE SHEET
1.0	FRONT & RIGHT ELEVATIONS
1.1	BACK & LEFT ELEVATIONS
2.0	LOWER LEVEL PLAN
2.1	MAIN LEVEL PLAN

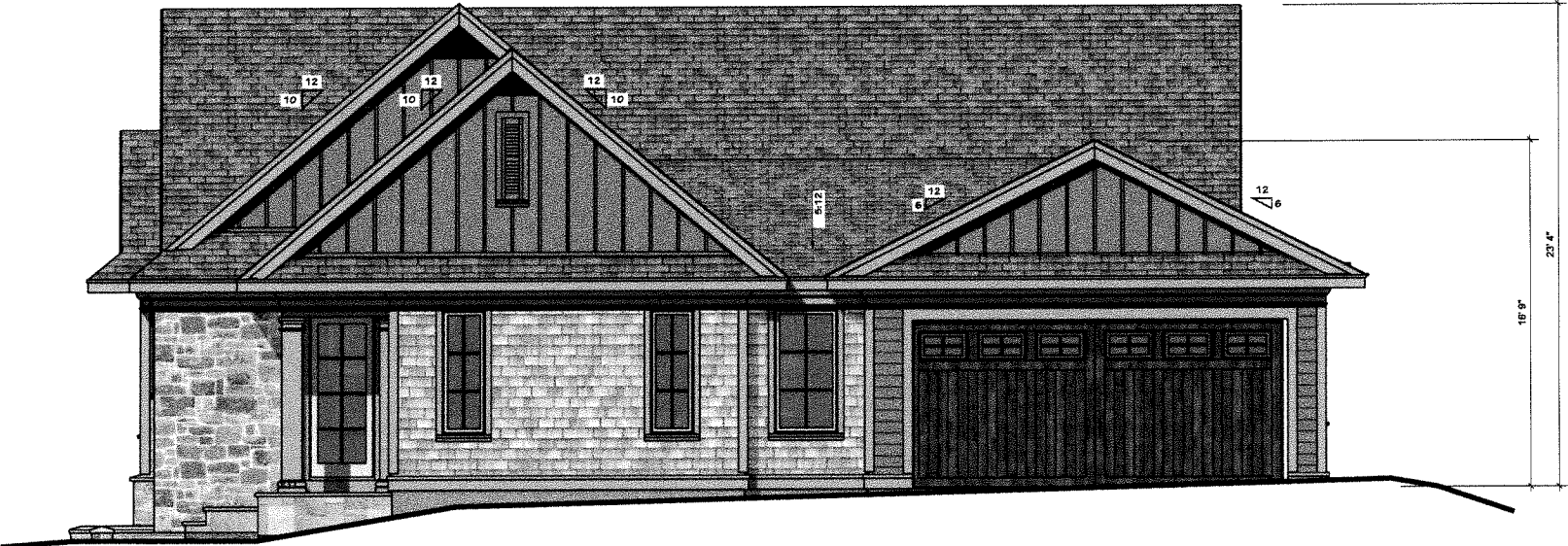
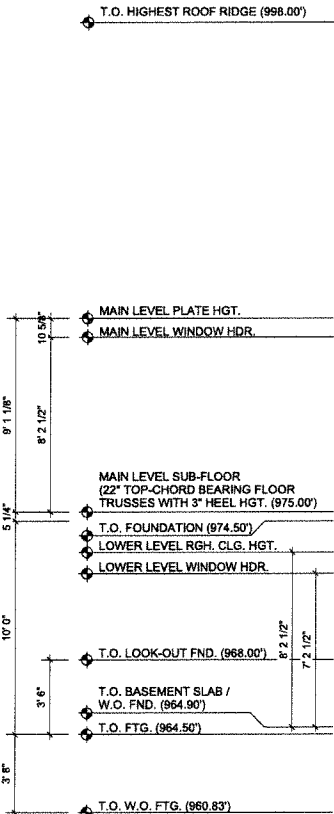
ISSUED FOR:	
3-15-24	RE-DESIGN NEW SETBACKS
4-19-24	RE-DESIGN BUMP OUTS
5-16-24	BACKYARD RETAINING
6-5-24	BACKYARD RETAINING
6-14-24	FRONT RETAINING
6-26-24	RE-DESIGN NEW SETBACKS

PAGE
T1
DATE
Jun. 26, 2024
Plans prepared by Wade S.

WINDOW/DOOR GLASS SF %	FRONT	RIGHT	BACK	LEFT
ELEVATION SIDE	18%	20%	13%	16%
WINDOW/DOOR %	458	353	498	982
WALL AREA	83.2	69.5	63	156.5
TOTAL WINDOW/DOOR	18	26	13	12
	8.6	12.5	13	12
	8.6	12.5	15	12
	48	18.5	22	12
				12
				23
				30.5
				16
				13.5
				13.5



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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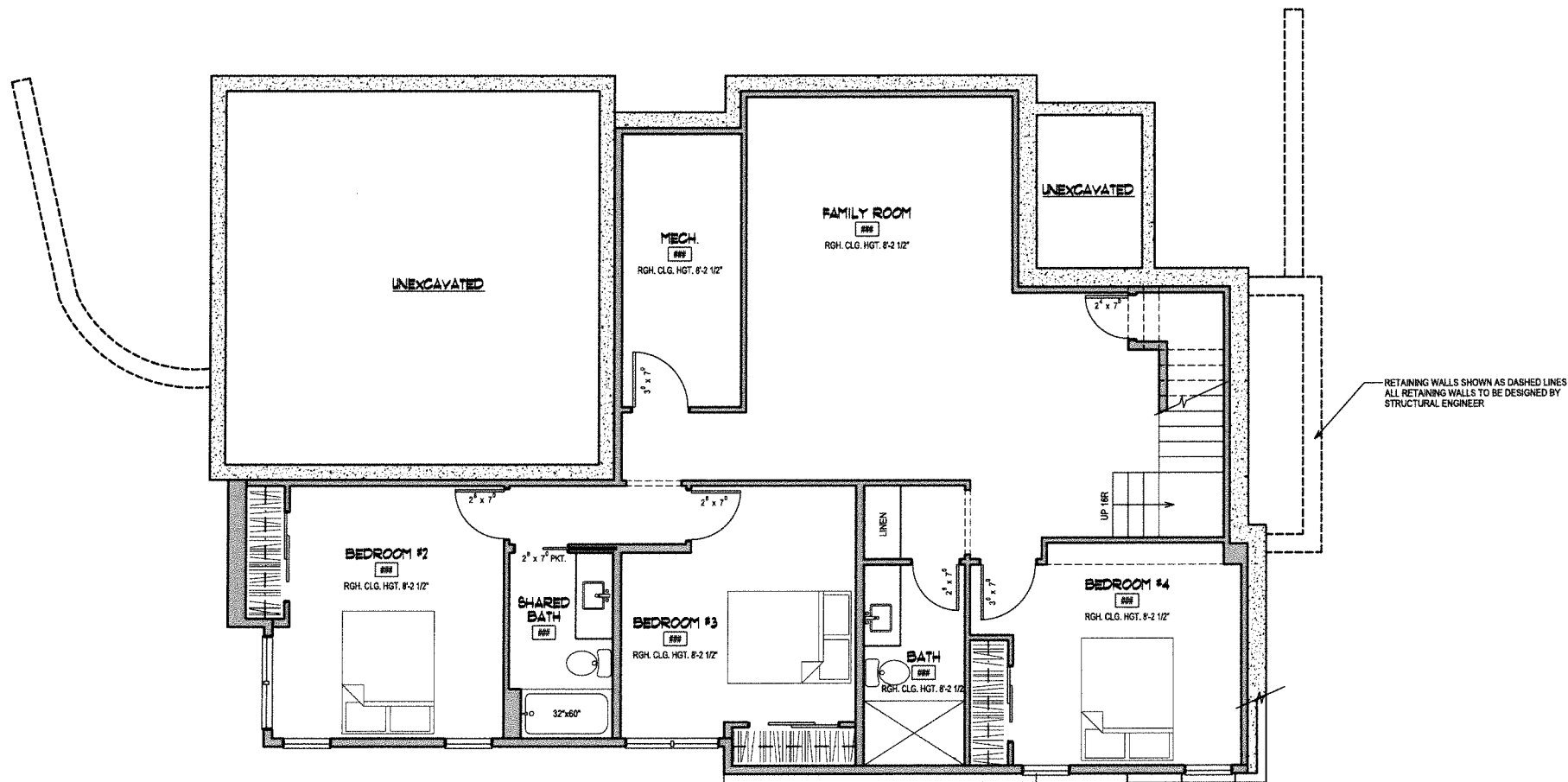
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Residence for:
163 2ND STREET
163 2ND STREET EXCELSIOR, MN 55331

ISSUED FOR:	PAGE
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4-19-24 RE-DESIGN BUMP OUTS	
5-16-24 BACKYARD RETAINING WALLS	
6-5-24 BACKYARD RETAINING WALLS	
6-14-24 FRONT RETAINING WALLS	
6-26-24 RE-DESIGN NEW SETBACKS	

DATE
Jun. 26, 2024
Plans Prepared by Wade S.



LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

APPROX. SQ. FT.	
MAIN LEVEL	1378
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TOTAL FINISHED SQ. FT.	2633
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PRELIMINARY – NOT FOR CONSTRUCTION

Residence for:
163 2ND STREET

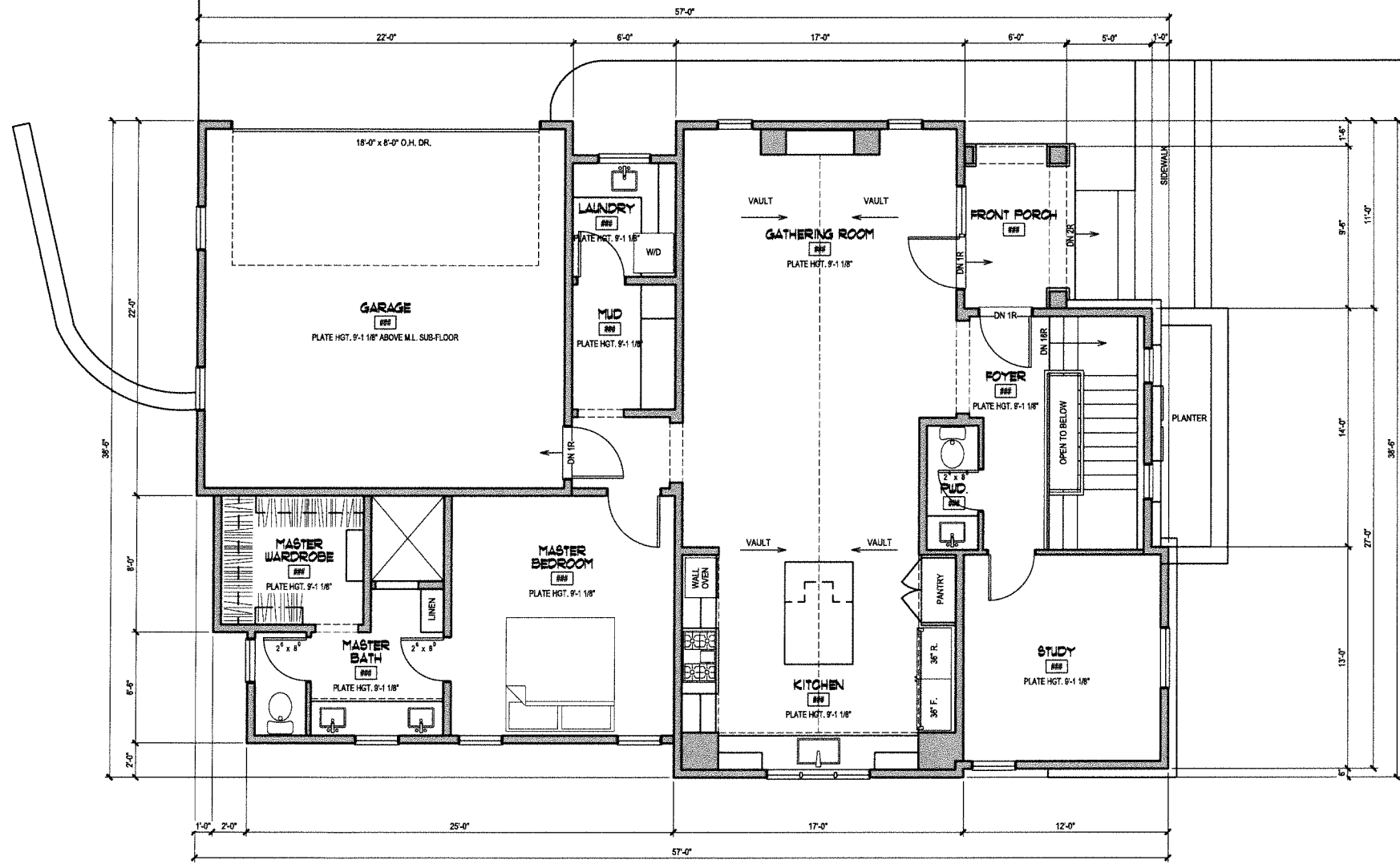
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6-26-24	RE-DESIGN NEW SETBACKS

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DATE	
Jun. 26, 2024	
Plans prepared by Wade S.	

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FINE HOME DESIGN AND INTERIORS
277 MARKET STREET, STE 204
MILWAUKEE, WI 53204
612.377.6940 FAX 612.374.7411



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MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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107 MARKET STREET, SUITE 104
MINNEAPOLIS, MN 55401
612.593.6940 • FAX 612.593.7410

RAUSCHER F. ASSOCIATES

Residence for:
163 2ND STREET

ISSUED FOR:	3-15-24	RE-DESIGN NEW SETBACKS
	4-19-24	RE-DESIGN BUMP OUTS
	5-16-24	BACKYARD RETAINING
	6-5-24	BACKYARD RETAINING
	6-14-24	FRONT RETAINING
	6-26-24	RE-DESIGN NEW SETBACKS

PAGE

2.1

DATE

Jun. 26, 2024

Plans prepared by Wade S.

City of Excelsior
Resolution No. 2021-01

A Resolution Approving a Variance from the Minimum Lot Area Requirements from the R-2 Single- and Two-Family Zoning District and a Preliminary and Final Plat for the Property Located at 173 Second Street

WHEREAS, Bill Stoddard, 440 Third Street, Excelsior, MN 55331, ("Applicant") made application for a variance request from the minimum lot size requirement within the R-2 Single- and Two- Family zoning district to allow the subdivision of a 15,568 square foot lot into two lots of 7,780 square feet and 7,788 square feet as well as a Preliminary and Final Plat for the Property located at 173 Second Street, Excelsior, Minnesota, P.I.D. # 34-11-72-31-20-142 as legally described in Exhibit "A" ("Property"); and

WHEREAS, at its December 28, 2020 meeting, the Planning Commission held a public hearing, took comments from the Applicant, and recommended to the City Council that the requested variance and Preliminary and Final be denied; and

WHEREAS, the City Council is required to consider the application after it is reviewed by the Planning Commission; and

WHEREAS, the City Council at its February 1, 2021, March 1, 2021, and March 15, 2021 meetings reviewed the recommendation of the Planning Commission and considered additional comments from staff, the Applicant, and the Planning Commission; and

NOW, THEREFORE, IT IS RESOLVED, that the Council of the City of Excelsior, Minnesota, approves the requested variance and Preliminary and Final Plat to allow the subdivision of the Property located at 173 Second Street into two lots that do not conform to the required minimum lot size of 10,000 square feet, based on the following.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The applicant's Property is a 15,568 square foot site located in the R-2, Single- and Two-Family Residential zoning district.

2. The requested lot sizes of 7,780 and 7,788 square feet are close in size to the average lot size of 8,319 square feet of adjacent lots to the Property.
3. The existing home on the lot was built in 1915, and its physical condition is fairly original in nature on the interior and exterior. Many original features remain including exterior style, windows, interior fireplace, woodwork including cabinets, architrave moldings and casing trim, mostly unpainted wood front and interior doors, sunroom paneling, sand paint and more. The home is eligible for landmark designation and granting a variance to permit a subdivision of the lot would facilitate that designation and subsequent preservation of the existing home.
4. If a variance is denied, the existing structure is likely to be replaced by a larger structure that could alter the essential character of the neighborhood.
5. Granting a variance with the conditions herein will improve the area by facilitating a change in stormwater management that channels future flow to the front of the Property (instead of the rear) and controlling the footprint, mass, scale, and siting of a new structure on the new lot.
6. The proposed variance would ensure the preservation of the existing home on the lot provided conditions outlined in this resolution are met.
7. The Property meets all other required zoning standards for the existing house besides the required side yard setback, which is legal non-conforming.
8. The applicant is proposing to use the properties (after the proposed lot split) as single-family homes, which is a permitted use within the zoning district in which the Property is located.
9. The Property is unique in that the existing home is not centered on the Property, situated to the far east of the parcel, has been deemed worthy of landmark designation by the Heritage Preservation Commission, and there is ample space for an additional home to its west.

10. The creation of an additional lot and likely addition of another single-family home to the block would not drastically alter the essential character of the vicinity, as the proposed lot sizes are close in area to the lot sizes of the general area of the subject Property.
11. The purpose and intent of the ordinance is to maintain a minimum lot size aligning with the lot size of the majority of single-family homes within the City; to maintain adequate green space between homes; and to maintain an appropriate density within the City. The addition of a home to the newly created lot would increase density on the block and reduce green space between the subject Property and 151 Second Street but would not affect green space between the subject Property and 193 Second Street. Further, the proposed lot size is fairly consistent with those within the general vicinity of the Property. The use of the Property as a residential Property is consistent with the Comprehensive Plan.

CONDITIONS

Approval is subject to 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 plans shall be consistent with those included in the March 1, 2021 Council packet utilizing the minimum setbacks as shown on such plans with the adjustments that the maximum width of the front lineal measurement of the building cannot exceed 37 feet in width. The setbacks of the new house should be as follows: the side yard setback on the west side of the Property shall be a minimum of 10 and 12 feet as shown on the plans; the side yard setback on the east side of the Property shall be a minimum of 12.5 feet; the rear yard setback for the garage shall be a minimum of 38 feet and 33.5 feet to the corner; and the front yard setback shall be a minimum of 25 feet. The new home on the new lot

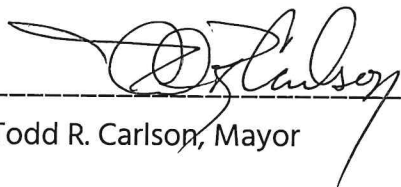
shall carry forward the same architectural characteristics as shown on such plans of a one-story garage with a maximum height of 18 feet on the north side of the project with windows and varied siding to break up wall planes and that the structure includes a porch and setbacks.

3. The Applicant shall obtain approval for any required variances.
4. The Applicant shall record this resolution in the chain of title for the Property with Hennepin County and shall provide the City with verification of its recording.
5. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.
6. The applicant shall apply for and the City shall approve landmark status of the existing home prior to ultimate City approval of the proposed Preliminary and Final Plat.
7. The applicant shall either alter the driveway and retaining walls in a way that they are entirely on the lot on which the existing house is located and meet all required standards, or the properties shall enter into a cross easement agreement that allows this access and encroachment.
8. The applicant shall provide adequate drainage and utility easements, approved by the City Engineer, and enter into an encroachment agreement for the steps and egress walls that would exist within these newly created easements.
9. Final approval of stormwater calculations are needed prior to issuance of a building permit. The Property must adhere to the requirement that all existing stormwater runoff and drainage patterns shall be maintained or improved during construction and following completion of the proposed work. As directed by the Council, through revisions to the grading plans and other stormwater management methods on the site plans and demonstrated through

revised stormwater calculations, the applicant shall redirect a larger subwatershed area 1 toward the street and away from subwatershed areas 2 and 3 than proposed on plans and calculations dated February 22, 2021.

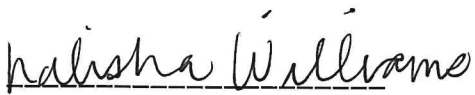
10. The Applicant shall obtain a tree removal permit for the removal of any significant trees. The Applicant shall provide the City an escrow in the amount of \$2,000 to cover the cost of these replacement trees, which will be returned to the applicant upon planting of the required replacement trees to the satisfaction of the Public Works Director.
11. The materials from the existing retaining wall on the Property shall be repurposed to build the proposed, relocated retaining wall.
12. The height of the new home is not to exceed 28 feet in height.

Adopted by the City Council of the City of Excelsior, Minnesota, this 15th day of March 2021.



Todd R. Carlson, Mayor

ATTEST:



Nalisha Williams, City Clerk



Kristi Luger, City Manager

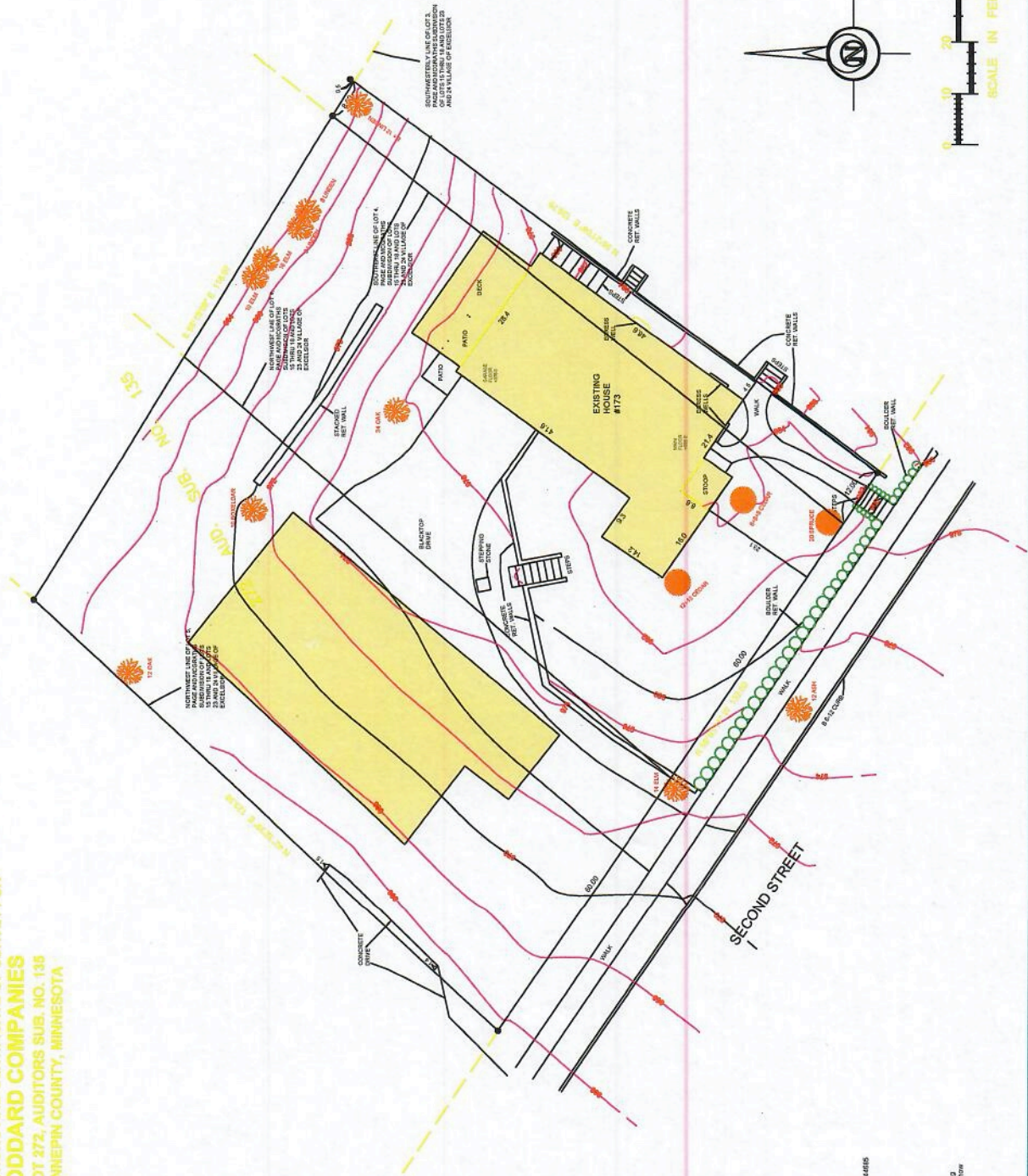
Exhibit "A"

LEGAL DESCRIPTION

Lot 272, Auditor's Subdivision No. 135, except that part lying Northeasterly of the
Northwesterly extension of the Southwesterly line of Lot 3, Page & McGrath's Subdivision,
Hennepin County, Minnesota

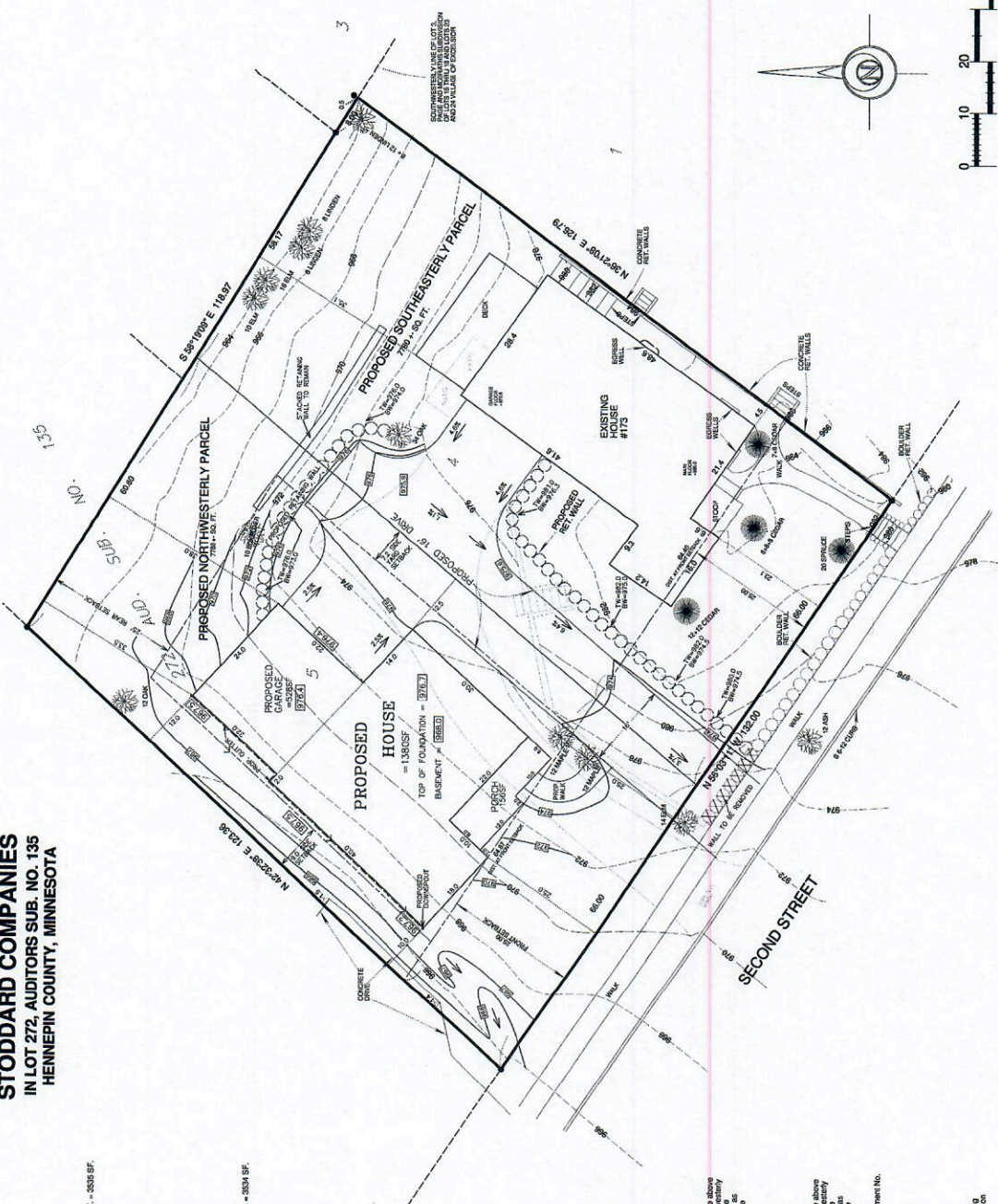
Abstract Property

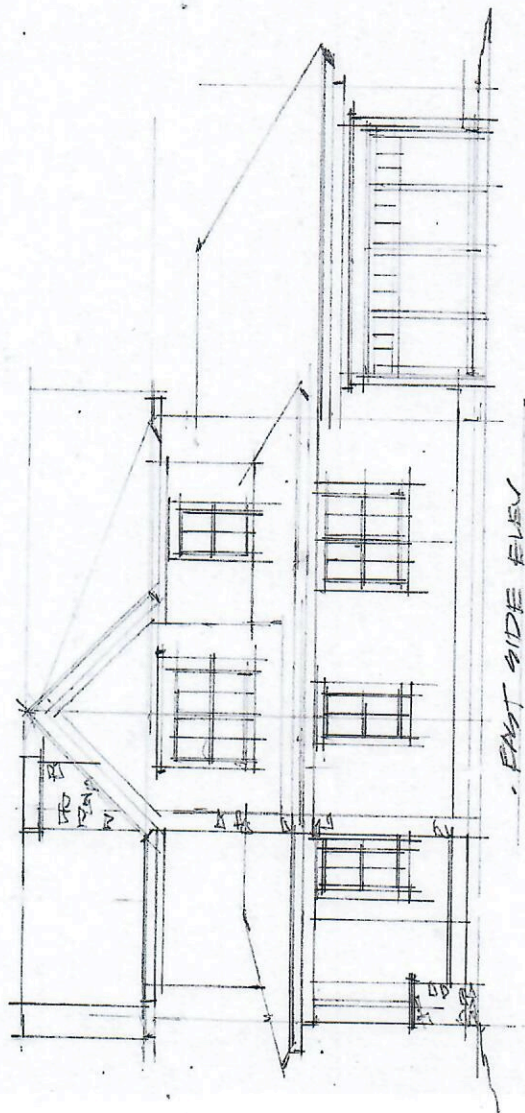
EXISTING CONDITIONS AND CERTIFICATE OF SURVEY FOR
STODDARD COMPANIES
 IN LOT 272, AUDITORS SUB. NO. 135
 HENNEPIN COUNTY, MINNESOTA



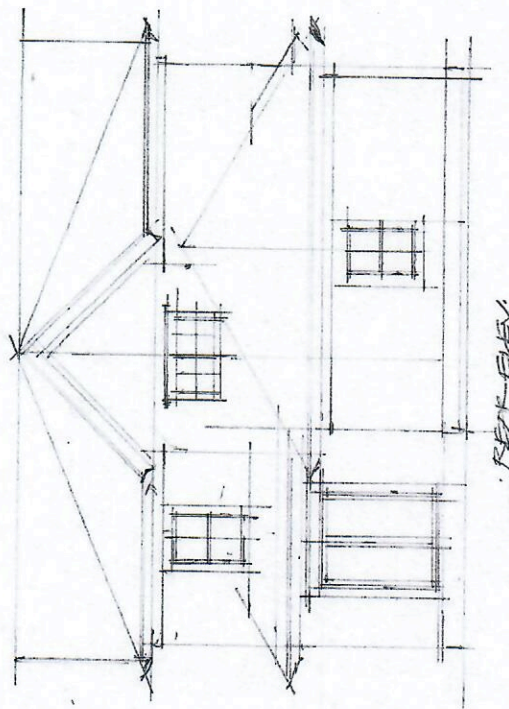
LEGAL DESCRIPTION (see Custom Home Builders Title, LLC Commitment No. 08-46465
 Dated Oct. 15, 2020)
 Lot 272, Auditor's Subdivision No. 135, except that part lying Northwest of the
 Northwestly extension of the Southeastly line of Lot 3, Page and McGraw's
 Subdivision, Hennepin County, Minnesota
 • Dashed foundation marker
 • Dashed existing contour
 This survey intends to show the boundary of the above described property, an existing
 easement, and any other improvements or encroachments. It does not purport to show
 any other improvements or encroachments.

2006-07-26

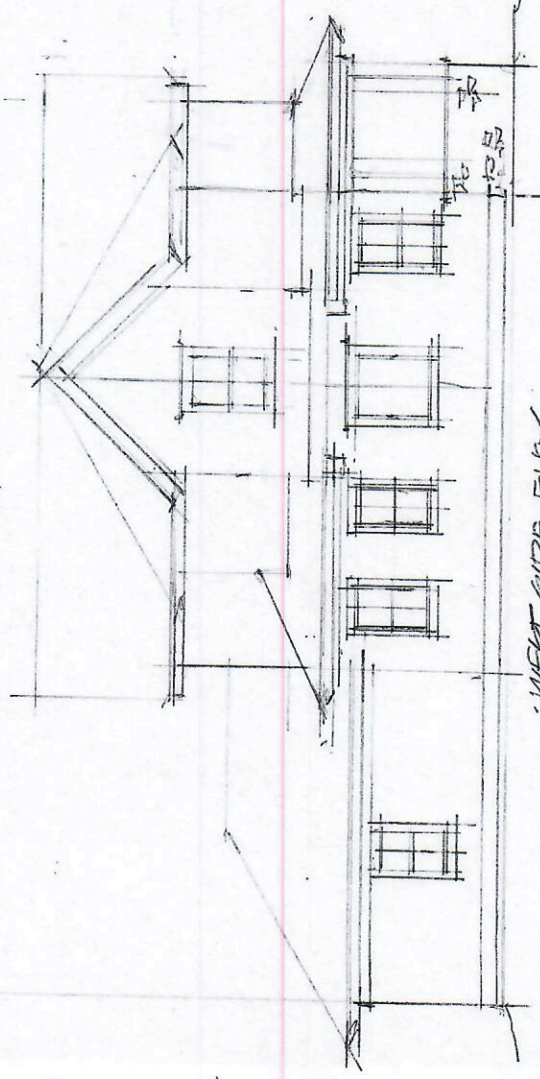




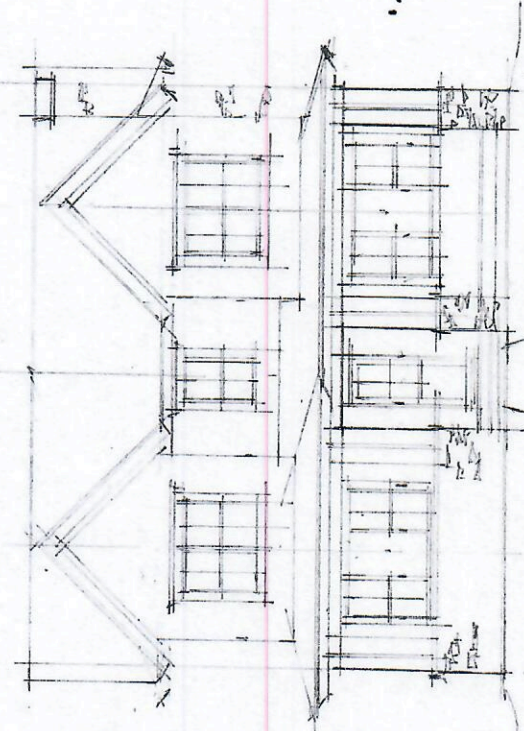
EAST SIDE ELEV.



REAR ELEV.



WEST SIDE ELEV.



FRONT ELEVATION. 2.19.21

179 2nd ST. EXETER, NH

WHITTEN ASSOCIATES, INC.

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City of Excelsior
City Council
Resolution No. 2024-24

A Resolution Approving a Residential Review Permit and Variance from Building Height, and
Denying a Variance from Front Yard Setback at 163 Second Street

WHEREAS, Adam Price, Price Custom Homes, applied for a Residential Review Permit for construction of a new home, pursuant to Article 42 of the Excelsior Zoning Code ("Code"), for the property located at 163 Second Street, Excelsior, P.I.D. # 34.117.23.12.0175 ("Property"); and

WHEREAS, a neighborhood notification and opportunity to be heard was duly noticed pursuant to Section 42-7(c) of the Zoning Code; and a public hearing for the Variance Applications was duly noticed pursuant to Sections 6-6 of the Zoning Code; and

WHEREAS, the Planning Commission considered the applications at its regularly scheduled meeting on April 24, 2024 and recommended, on a vote of 6-0, approval of the Residential Review Permit and approval of the building height variance, recommended on a vote of 6-0, denial of the front yard setback variance to the City Council; and

NOW, THEREFORE, IT IS RESOLVED, that the Residential Review Permit application submitted by the Applicant is hereby approved, the variance for building height is approved, and the front yard setback variance is denied based on the following:

FINDINGS OF FACT

1. The subject parcel is located in the R2 zoning district and undeveloped, and the Applicant proposes to construct a new home.
2. The subject parcel is 7,824 square feet and the minimum lot area in the R1 district is 10,000 sf.
3. There is a 9' - 10' elevation drop on the parcel from right to left
4. Resolution 2021-01 adopted by the City Council at the time the parcel was subdivided imposed minimum standards on any home built at 163 Second Street; these standards include front, side, and rear setbacks, front lineal measurement of the structure, height of the garage.
5. The proposed building coverage is 2,187 sf (28.7% of the lot). The maximum building coverage permitted is 2,347 sf (30% of the lot).

6. The proposed lot coverage is 3,004 sf (39% of the lot). The maximum lot coverage permitted is 3,034 sf (39% of the lot).
7. The proposed side yard setbacks are 12' – 13' on the west and 12' on the east and Resolution 2021-01 requires 10' – 12' on the west and 12' on the east. The Zoning Ordinance requires 7.2' on each side.
8. The proposed front setback is 25' and Resolution 2021-01 requires a minimum of 25'. The Zoning Ordinance requires 30'.
9. The proposed rear setback is 36' at west corner and 39' at east corner. Resolution 2021-01 requires 33.5' – 38'. The Zoning Ordinance requires 35'.
10. The home on the adjacent parcel at 151 Second Street is 5' from the shared side property line and set back 47' from the front property line.

CONCLUSIONS OF LAW

1. The application and proposed plans meet the Good Neighbor Guidelines pursuant to Article 41 of the Code because:
 - a. The massing and scale of the new structure is compatible with neighboring structures. *This block of Second Street has mostly smaller one and one and a half story houses, with the exception of the two-story adjacent house to the right; the next house east at the end of the block; and the house at the west end of the block. The proposed home is one story and has a walk-out lower level that is exposed on the side and rear. The roof and side wall planes of the proposed home are broken up with gables and offsets. The proposed design is compatible with neighboring structures*
 - b. The size and mass of a new structure is compatible with the size of the property. *The proposed one-story plus walkout design works with the cross-sloped site, presenting one story massing at its higher (right) grade elevation and a two-story massing at the lower (left) grade. The single story rear garage minimizes its impact on the house and streetscape. The size and mass of the proposed structure is compatible with the size of the property.*

- c. The new structure follows alignments that are predominant on the street and compatible with neighboring properties. *The front yard setback is 25' which does not conform with the zoning ordinance, and the house sits too far forward to be in satisfactory alignment with the neighboring property 151 Second Street whose front setback is 47.5'. The front of the subject house is designed with a progressively recessed front wall plane, however the corner of the house furthest from the front lot line is on the 173 Second Street side, yet 151 Second has the closest adjacent house. A front yard setback of 30', as required by ordinance would follow the predominant alignments on the street and be compatible with neighboring properties.*
 - d. The new structure's design respects the site's natural slope and features, minimizing cut, fill and retaining walls. *The parcel has a 9' – 10' drop in elevation from east to west and the design, which features one story facing the street and right side and a walk-out lower level opening to the left side and partially to the rear respects the site's natural slope and features.*
 - e. There is a front porch element on the proposed home which mitigates the mass of the structure. *There is a front porch element on the proposed home.*
 - f. The new structure is well detailed as four-sided architecture. *The windows, trim, and materials indicate detailed, four-sided design.*
 - g. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *Given the existing topography of this site and main level elevation limited by the entrance driveway elevation, the lower level is exposed mostly to the left, creating a two-story effect there. It is mitigated by the one-story main level. It's further mitigated by the increased left side set back and by a shortened overall length.*
2. The application satisfies the criteria for a Variance from the building height standard pursuant to Section 6-4 of the Code because:
 1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

The parcel at 173 Second Street was subdivided in March 2021 with the goal of preserving the existing home at 173 Second Street and preventing demolition of the home and construction of a much larger home on the full parcel. The original parcel was

split in two with the understanding that a new home would be built at 163 Second Street. The property owner is proposing a single family home on the parcel which is a reasonable use of the parcel. The proposed home is one story with a look-out basement and the parcel has a significant elevation change making even a one story structure over the height limit because by Ordinance we now measure building height from the lowest elevation rather than the average grade at the front of the house.

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

This parcel is small (7,787 sf) and has a significant grade change from the east side to the west side. To design and situate a home on this parcel in a way that respects the natural grade of the parcel and to create a design that is compatible with neighboring structures and does not significantly impact them (required by the Good Neighbor Guidelines), limits what is possible. The proposed home is one story. The significant grade change on the parcel is a unique circumstance on the property.

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

The character of the area is a single-family neighborhood and most of the homes on this block are one and a half stories. The height of the proposed home will not alter the essential character of the area.

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

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

Building height: the intent of the 28' height maximum is to keep homes in the R1 and R2 zoning districts compatible with that of existing structures. The intent of measuring height from the lowest grade rather than the average grade at the front of the structure is to ensure we are managing that height limit on all parcels regardless of

topography. This parcel has a significant grade change. When height was measured from the average grade at the front of the home, the height was 28', which met the ordinance standard. This parcel has a steep grade change. A height measurement that is 28' measured from the average grade at the front of the parcel and is 2.5' over the maximum when measured from the lowest grade meets the intent of the ordinance.

3. The application does not satisfy the criteria for a Variance from the front yard setback standard pursuant to Section 6-4 of the Code because:

1. **The property owner proposes to use the property in a reasonable manner not permitted by the ordinance.**

The parcel at 173 Second Street was subdivided in 2021 with the goal of preserving the existing home at 173 Second Street and preventing demolition of the home and construction of a much larger home on the full parcel. The original parcel was split in two with the understanding that a new home would be built at 163 Second Street. The property owner is proposing a single family home on the parcel which is a reasonable use of the parcel. The Resolution adopted at the time of subdivision prescribed a front yard setback of a minimum of 25'. The zoning ordinance requires that the front setback shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. (Sec. 41-3) The average setback is 34'. Allowing a 25' setback negatively impacts the light and front yard of the adjacent property at 151 Second Street.

2. **The plight of the property owner is due to circumstances unique to the property , that have not been created by the landowner.**

The characteristics of the property allow a front setback of 30'. The proposed home could be moved 1' closer to the rear property line and made smaller.

3. **The variance, if granted, will not alter the essential character of the area.**

The character of the area is a single-family neighborhood and most of the homes on this block are one and a half stories. A front setback of 25' impacts the house to the left

which is set back at 47.5'. Given the angle of the parcels, a front setback of 25' places the subject home approximately 15' in front of the home at 151 Second. The alignment of the street is better maintained, and the impacts on the house at 151 Bell Street are reduced with a front setback of 30'.

4. The variance, if granted, will be in harmony with the purpose and intent of the ordinance, and consistent with the Comprehensive Plan.

The intent of the requirement that the front setback be the average of the two adjacent setbacks and within the range of 20' – 30' is to maintain alignments on the street, prevent a home from negatively impacting an adjacent home, and adjusting for setbacks that are unusually large (by taking the average). A front setback of 25' creates lack of alignment and negatively impacts the house at 151 Second Street. The applicant can reduce the length of the home by 4' and meet the front and rear setback standards.

Adopted by the City Council of the City of Excelsior, Minnesota, this 15th day of July 2024.

Approved:



Todd Carlson, Mayor

Attest:



Jenny Palmer, Acting City Clerk



Kristi Luger, City Manager



Item: 4.B.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: November 10, 2025

Department/Office: Community Development

Item Name: Residential Review Permit and Variance Applications - 174 West Lake Street (PC No. 2025-10)

Summary:

APPLICANT	Jeff Shoemate, 174 W Lake Street, Excelsior, MN 55331
PROPERTY OWNER	Same
LOCATION	174 W Lake Street
CASE NO.	PC No 25-10
60/120 DAY REVIEW DEADLINE	December 12, 2025/February 10, 2026

BACKGROUND

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

New construction, additions or remodels that result in the:

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

The applicant is requesting a Residential Review Permit (RRP) for the construction of a new garage located at the rear of the property. They propose to remove the existing garage, build a replacement that will be relocated 4' further away from the right-of-way than the existing garage so that it is in alignment with the garage at 162 West Lake Street, keep the footprint of the structure the same as the original, and increase the height in order to create second level space. As this property abuts Lake Minnetonka, the front of the parcel is on the Lake Minnetonka side of the home and the rear of the property is on West Lake Street. The new garage will also require a variance from the rear yard setback requirement.

1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW NEIGHBORHOOD CHARACTER

The neighborhood is made up generally of two story houses. There is a pattern of detached garages located adjacent to the sidewalk on the blocks along West Lake Street between Linwood Avenue and Bell Street. The homes on the same side of the

street as the subject home face the lake. They have attached garages, and there are three parcels with detached garages as well. The parcels on this side of the street between Linwood Ave and Bell Street are relatively large and deep for this part of Excelsior, 12,000 sf – 33,000 sf.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	16,776 sf	16,776 sf
Minimum Lot Width	60 feet	70'	70'
Side Yard Setback Accessory Structure	3'	19.4' closest side	18.9' closest side setback
Rear Yard Setback Accessory Structure	3 feet	0' (structure is located 6.4' past property line)	0' (structure is proposed to be located 2.4' past property line) sidewalk
Maximum Building Coverage	20% (3,355 sq ft)	3,346 sf (20%)	3,401 sf (20.3%)
Maximum Lot Coverage	27%	7,134 sf (42.5%)	6,922 sf (41.3%)
Maximum Size Accessory Structure*	768 sf (on lots 12,000 sf or greater)	483 sf	483 sf
Maximum Height Accessory Structure	16'	14' 4"	16'

Note: * See Sec. 11-1 Accessory buildings and structures.

Exterior Materials: Materials will match those of the existing garage.

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

Stormwater Management: The city engineer has performed a preliminary review of the proposed plans and will approve them prior to submission for building permit.

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 November 10, 2025.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review.

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

The proposed garage is comparable in massing and scale to neighboring structures on West Lake Street. The applicant has included dormers to the roof to break up the roof line and add architectural interest to the building. There is a detached garage at 162 West Lake Street with a partial second level, adjacent to the subject garage, and on the other abutting parcel there is no structure. The detached garage at 200 West Lake Street, four parcels to the southwest, is two stories.

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

The proposed garage is 483 sf which is the same size as the existing garage. The height of the garage is proposed to be increased from 14' 4" to 16'. The proposed garage, like the existing garage will be built into the slope of the yard which helps to minimize the size and height of the structure.

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

The existing garage abuts the sidewalk that runs along West Lake Street. The existing garage is located 6.4' beyond the rear property line and the proposed garage will be located 2.4' beyond the rear property line and approximately 4' from the sidewalk. The proposed change brings the garage into greater alignment with the detached garage at 162 West Lake Street. Allowing the proposed garage to be located 4 feet from West Lake Street's sidewalk reduces the existing rear setback nonconformity and improves alignment with the neighboring structures.

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

The existing garage is built into the slope of the front yard and the proposed garage will follow a similar grade. Boulder walls to the right side of the structure will be reconfigured.

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

Not applicable.

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

The proposed garage has dormers that add architectural interest to the building and includes windows on all four sides.

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

The proposed structure will not significantly impact the views, privacy, and sunlight of neighbors.

VARIANCE ANALYSIS

The Applicant is requesting a Variance of 3' from the rear yard setback requirement. The required rear yard setback is 3' and the proposed garage will be located 2.4' beyond the rear property line. The proposed rear yard setback is 0'. The existing garage is nonconforming as to the rear setback, (located 6.4' beyond the rear property line) and the proposed garage will decrease this nonconformity. The proposed structure will continue to encroach into the right-of-way. It has been the city's practice to allow the replacement of structures including fences and retaining walls that encroach into the right-of-way as long as the encroachment is not greater than the original encroachment, and as long as an encroachment agreement between the property owner and the city is completed.

Variance Review Criteria

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

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

It is a goal of Excelsior's to preserve existing homes and to encourage renovations and updates. This is a single-family home with detached garage and the property owner proposes replacing the existing nonconforming garage with a new garage that lessens the nonconformity.

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

The unique circumstance is that the subject parcel and two nearby parcels have existing garages that abut the sidewalk and are nonconforming with regard to rear yard setback, are located in the right-of-way, and abut the sidewalk. Requiring that the 3' rear setback be met would require significant regrading of the rear yard. The new driveway area, between the sidewalk and entrance to the garage is proposed at a minimal width, 8', to match the width of the garage door. The proposed project will improve the nonconforming rear setback and an encroachment agreement between the property owner and city will be put in place. The proposed garage will have a setback from the

sidewalk that is comparable to other properties along West Lake Street.

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

The character of the area is a single-family neighborhood. The construction of a new garage to replace an original garage, that is the same footprint, and 1.5' greater in height, will not significantly impact the essential character of the area. The rear yard of the subject parcel will continue to be visible from West Lake Street, and no greater width to the structure is proposed, which could reduce views of the lake for neighbors.

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.

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, November 10, 2025.

Recommended Conditions of Approval.

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

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The plans shall be consistent with the plans included in the Planning Commission packet dated November 10, 2025.
3. The property owner shall enter into an encroachment agreement with the city before a building permit is issued.
4. The RRP and Variance application shall expire one year from the date of adoption of the resolution if not acted upon.

Recommended Action:

The Planning Commission shall hold the public hearing for the Residential Review

Permit and Variance applications. The Planning Commission shall approve or deny the RRP application and recommend approval or denial of the Variance application for the proposed garage at 174 West Lake Street. Staff recommends that the Residential Review Permit application be approved based on the project's conformance with the Good Neighbor Guidelines and that the Variance application be recommended to the City Council for approval based on the findings in the staff report.

Budget:

Attachments:

1. 0. 174 WEST LAKE ST- GNG PLAN REVIEW & DRAWINGS -11 09 2025
2. 1_ RRP Application_Photos_174 W Lake
3. 2_ Existing Survey_174 W Lake
4. 3_ Existing Height_10_15_2025
5. 4_ SITE-Proposed 10-16-25
6. 5_ Shoemate Garage Elevs10 10 25
7. 6_ Elevs with grade + removals_10_2025
8. 7_ Excelsior Variance Application

Excelsior Good Neighbor Guidelines Review

174 WEST LAKE STREET

11/09/25

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 proposes demolition of an existing garage and construction of a new garage. The existing garage extends over the street side property line about 6.4 feet. The proposed new garage is pushed back an additional 4-0'. Extending beyond the property line about 2.4', it aligns approximately with the adjacent existing garage to the right at 162 West Lake Street. There are several existing garages along West Lake street that also extend beyond the front property line (***as shown in the attached aerial drawing***).

The proposed garage keeps the same size footprint, shifted further back as noted. This results in an additional 4-0 length of driveway between garage and sidewalk, which is an improvement. The structure is slightly higher at 16-0 to ridge vs. existing 14-4. With the footprint shift away from the street, the garage is pushed further into the existing raised grade beyond, resulting in approximately 4-0 of the garage elevation being below grade at the back (north) side of the structure, decreasing its impact and visible massing. Retaining walls are removed in places and reconfigured, as shown in the Site Plan.

The proposed garage's massing and scale seem compatible with neighboring garages and structures. The additional windows, detailing, dormers and roof articulation are an improvement to the existing structure.

(See attached drawings showing elevation comparisons between the existing and proposed submissions).

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 proposed garage's bulk seems compatible with the property and patterns established along West Lake Street. Its proposed location set back further from the street is an improvement.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
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The proposed garage will approximately align with the adjacent garage at 162 West Lake. The alignments seem compatible with neighboring properties.

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 garage and retaining walls as proposed respond to the existing slopes. Some existing boulder retaining walls have been removed, and two small segments have been added to accommodate the relocation of the garage footprint and its side entrance.

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.
---	--

Not directly applicable, though the design does include a small side-entrance dormer/canopy.

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.
--	---

The windows, trim, and materials shown in elevations and the additional roof dormers indicate detailed four-sided design that the existing structure did not have, and are an overall improvement in four-sided design.

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.
---	---

The 4-0 shifted location and increased height of the garage from 14-4 to 16-0 do not appear to have a significant effect on neighboring properties. Its increased setback creates an improved condition at the street and sidewalk.

EXISTING STREET PROPERTY LINE NONCONFORMING
GARAGES AT W. LAKE STREET - SHOWN IN RED

Lake Minnetonka

West Lake St

2nd St

Linwood Ave

Grove St

Bell St

Page 52 of 71

EXISTING STREET PROPERTY LINE NONCONFORMING
GARAGES AT W. LAKE STREET - SHOWN IN RED

174

Lake Minnetonka

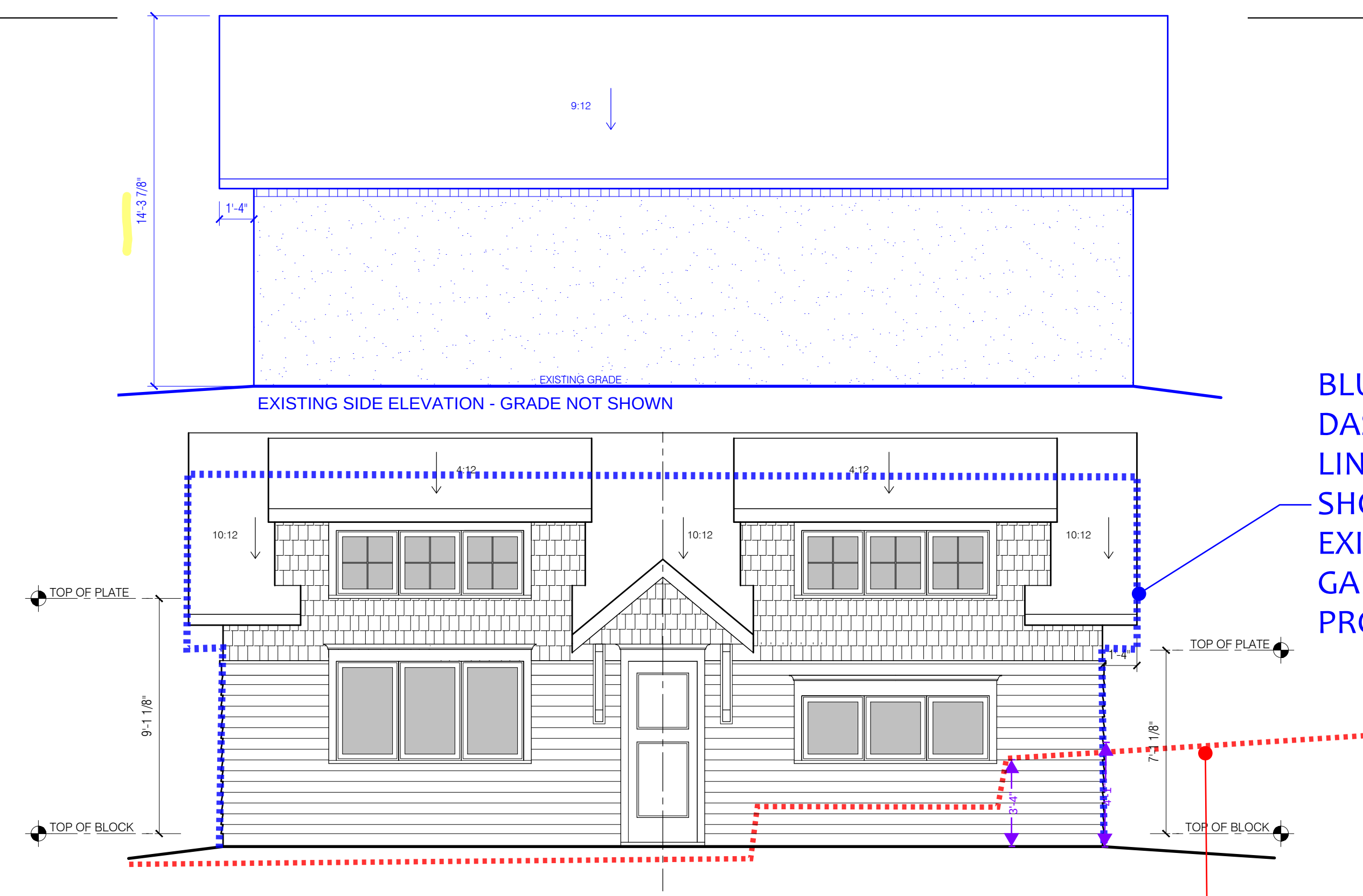
West Lake St

2nd St

Grove St

Linwood Ave

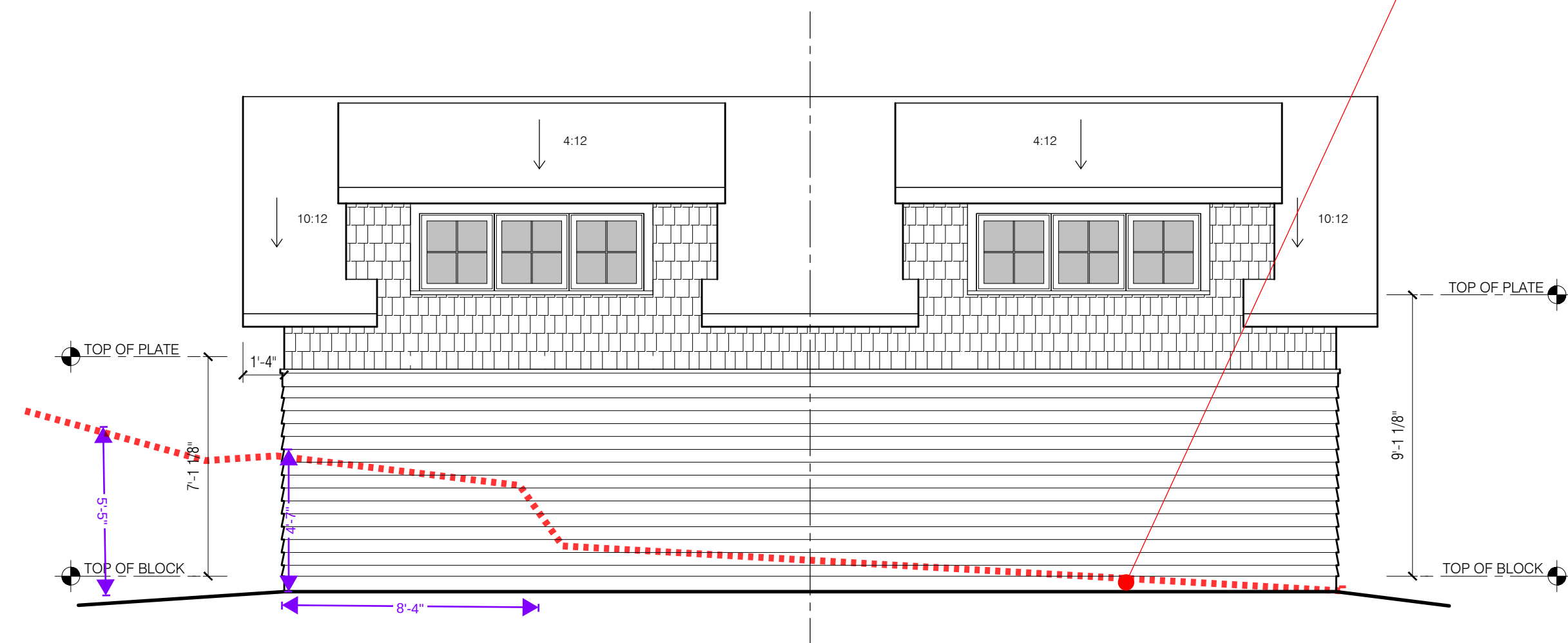
Page 52 of 71



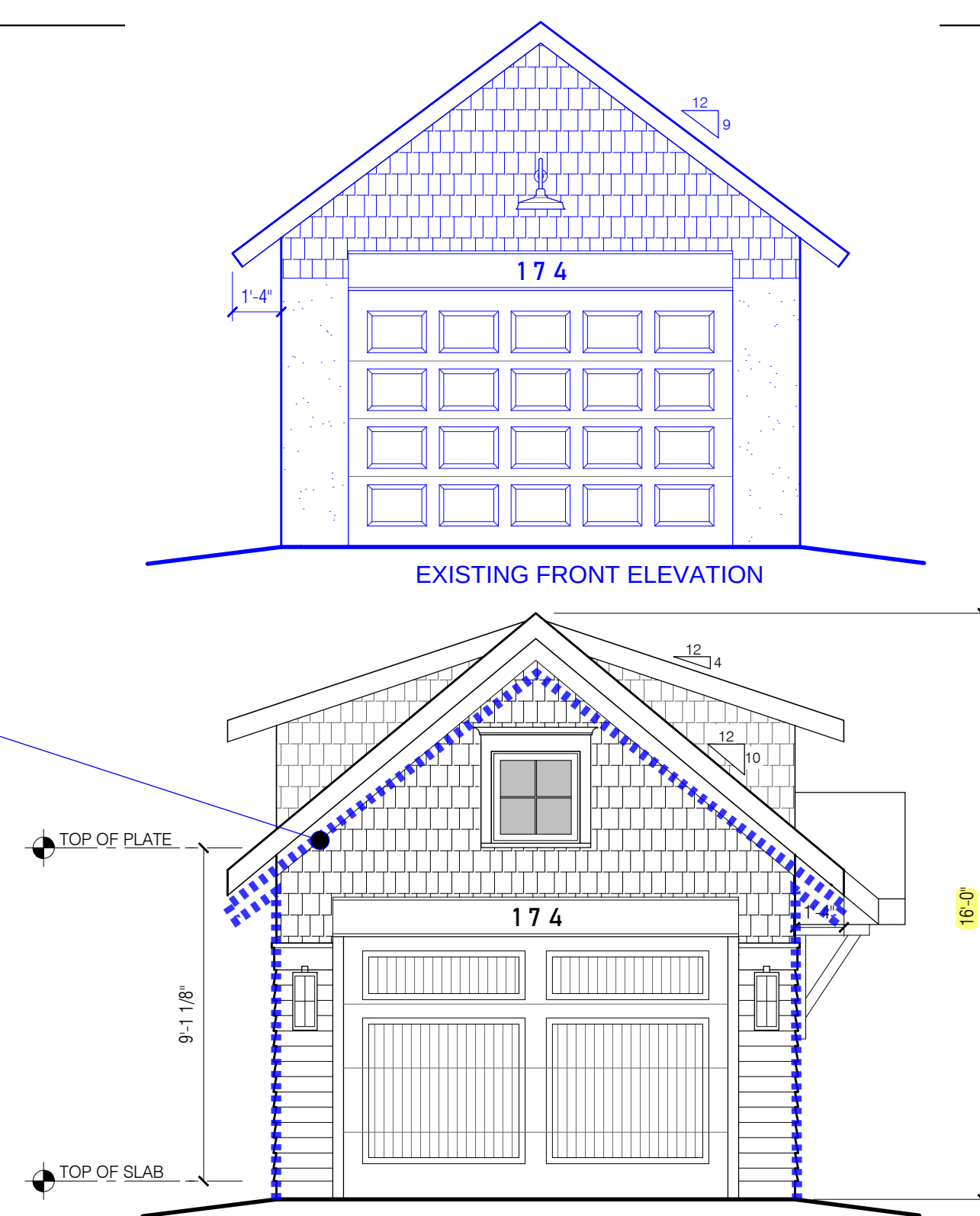
3 Side Elevation
A1.0 1/4" = 1'-0"

BLUE
DASHED
LINE
SHOWS
EXISTING
GARAGE
PROFILE

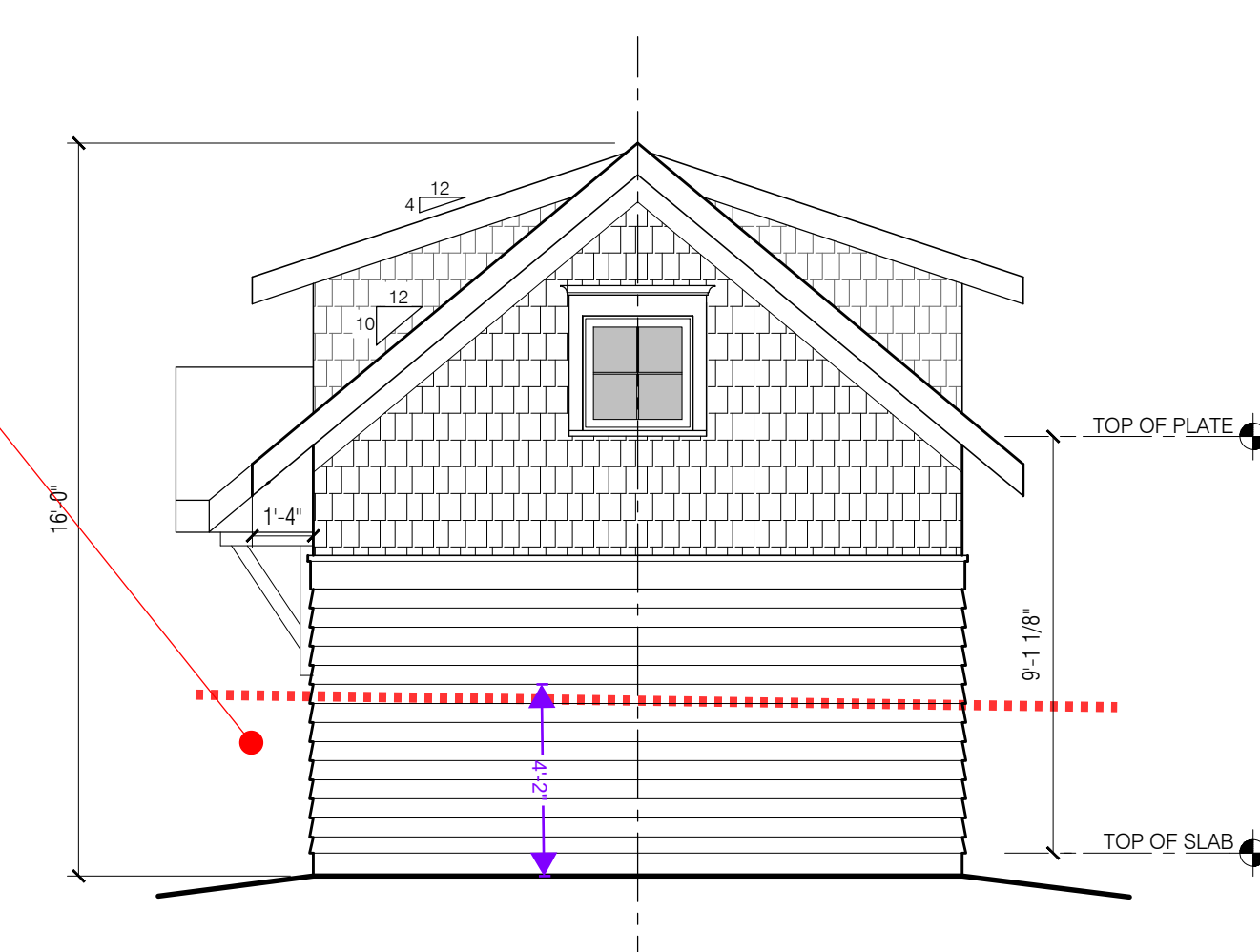
RED DASHED
LINE SHOWS
APPROXIMATE
PROPOSED
GRADE



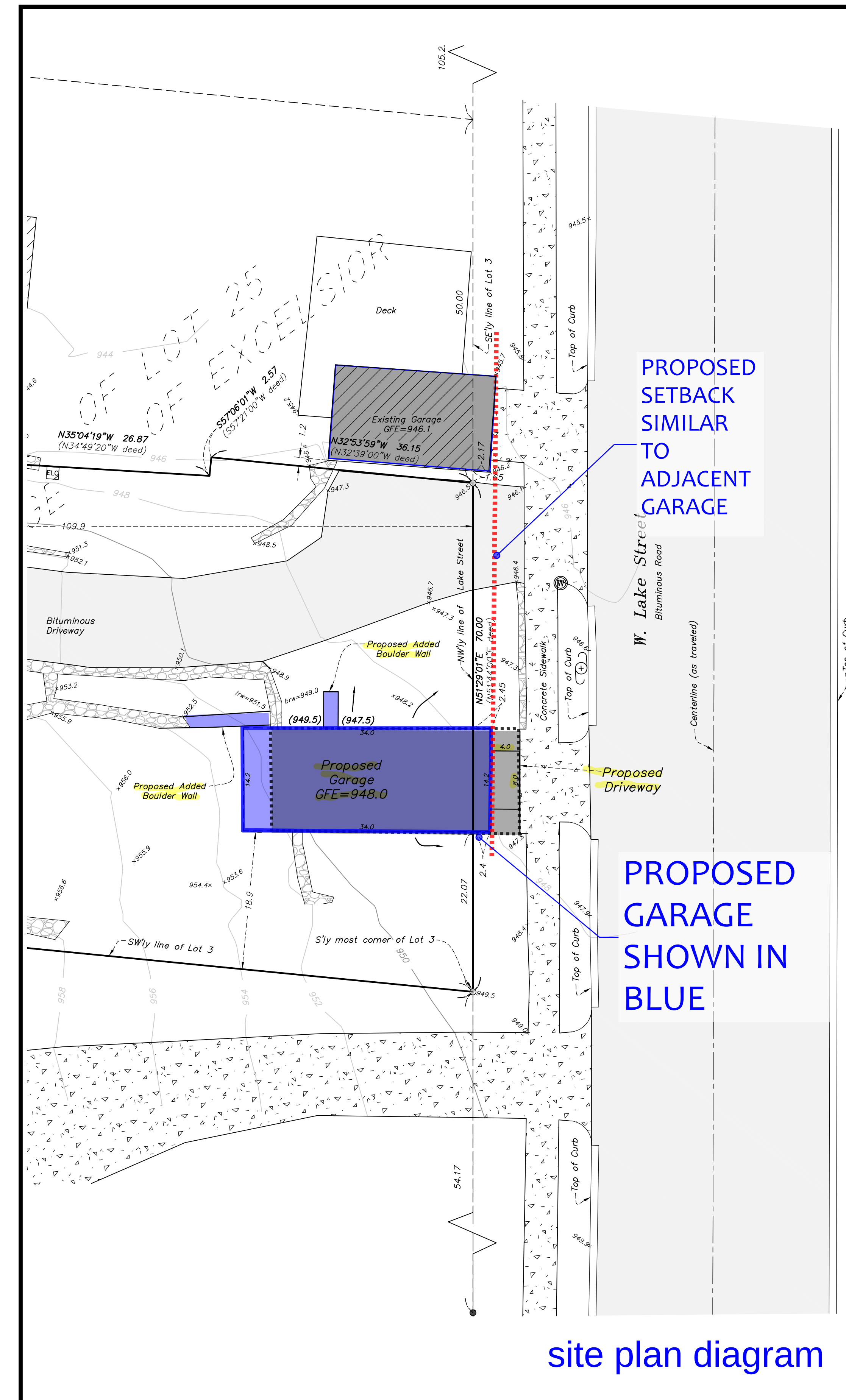
5 Side Elevation
A1.0 1/4" = 1'-0"



4 Front Elevation
A1.0 1/4" = 1'-0"



6 Rear Elevation
A1.0 1/4" = 1'-0"



site plan diagram

elevation comparison diagram

Residential Review Permit Application

350 Highway 7, Ste 230
Excelsior, MN 55331
952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: <u>JEFF SHOEMATE</u>	Business Name:	
Address: <u>174 W. LAKE ST</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>612-386-0765</u>	E-Mail: <u>JEFF SHOEMATE@COMCAST.NET</u>	
OWNER INFORMATION (if different)		
Name:	Business Name:	
Address:		
City:	State:	Zip Code:
Telephone:	E-Mail:	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: <u>174 W. LAKE ST.</u>	Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s):		
Legal Description (attach if necessary):		
Description of Proposal (attach additional information if needed): <u>EXISTING DETACHED GARAGE HAS FAILING CONCRETE. DEMO & REBUILD.</u>		
Reason(s) to Approve Request (attach additional information if needed): <u>REBUILD OF EXISTING BUILDING WITH LIMITED FUNCTIONAL MODIFICATIONS.</u>		

APPLICANT'S STATEMENT

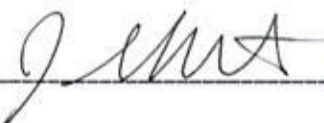
This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other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

Signature: 

Date: 9.29.25

OWNER'S STATEMENT

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

Signature: 

Date: 9.29.25

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

1. Prevailing neighborhood streetfront *(FOR GARAGES)*
setback: (Guidelines #3 and #7)

Prevailing setback on block (est.) 3-4 FEET FROM

Average setback on block (est.) SIDEWALK

Proposed new ~~house~~ GARAGE setback 4 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 <u>GARAGE</u>	☒	☐	☐

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	☐	☐

NOT APPLICABLE

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?:

PROPOSED TO INCREASE SETBACK TO 4 FEET FROM SIDEWALK TO MATCH NEIGHBORING DETACHED GARAGES.

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: LANDSCAPING WILL BE ADJUSTED TO INCORPORATE INCREASED SETBACK.

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

House to right: NO

House to left: NO

House to rear: NA

Notes: _____

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

- NA
- ☐ 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)

- NA
- ☐ House to right: _____
 - ☐ House to left: _____
 - ☐ House to rear: _____

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

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

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

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

neighboring structures to avoid unbalanced solid wall expanses.

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

- ☒ Yes
- ☐ No

Structure Photos

Existing Garage Structure - 174 West Lake



Structure Photos

174 W Lake - Failing Concrete Slab and Walls



Structure Photos

Neighboring Garages

162 West Lake (next door)



200 West Lake



Structure Photos

Neighboring Garages (con't)

153 Linwood Avenue



Certificate of Survey

Prepared for:
Danberry Building Corp.

Existing Hardcover (sq. ft.)
House 2,954
Garage 392
Decks 335
Bituminous Driveway 1,744
Concrete 790
Pavers 1,038
Retaining Walls 1,311
Wood Steps 212
8,780

Parcel Area = 16,776 sq. ft.
Total Hardcover = 52.3%

Lake Minnetonka
Top of Water (NAVD88) = 929.3
Ordinary High Water (NAVD88) = 929.6

Edge of Water
Rip Rap

Top of Water
Ordinary High Water

Top of Water
Ordinary High Water

Top of Water
Ordinary High Water

Top of Water
Ordinary High Water

Top of Water
Ordinary High Water

Top of Water
Ordinary High Water

Reference Benchmarks:
Hennepin County Control Point #4909, "GALPIN RESET", located approx. 2,983 ft SE'y of the S'y corner of Subject Parcel.
Elevation (NAVD88) = 951.47

Site Address:
174 W Lake Street
Excelsior, MN

Boundary Description (per Doc. No. 11373076)
That part of Lot 3, PAGE'S SUBDIVISION OF LOT 25 OF THE VILLAGE OF EXCELSIOR, Hennepin County, Minnesota, described as follows:
Beginning at the most Southerly corner of said Lot 3; thence on an assumed bearing of North 51 degrees 44 minutes 00 seconds East along the Southeastery line of said Lot 3, said line being the Northwestery line of Lake Street, a distance of 70.00 feet; thence North 32 degrees 39 minutes 00 seconds West along a line parallel with the Southwestery line of said Lot 3, a distance of 36.15 feet; thence South 57 degrees 21 minutes 00 seconds West a distance of 2.57 feet; thence North 34 degrees 49 minutes 20 seconds West a distance of 26.87 feet; thence North 33 degrees 09 minutes 05 seconds West a distance of 38.23 feet; thence North 31 degrees 59 minutes 05 seconds West a distance of 35.14 feet; thence North 46 degrees 24 minutes 00 seconds a distance of 0.61 feet; thence North 29 degrees 04 minutes 00 seconds West a distance of 40.00 feet; thence North 57 degrees 21 minutes 00 seconds East a distance of 1.16 feet; thence North 30 degrees 09 minutes 20 seconds West a distance of 51.68 feet; thence North 32 degrees 39 minutes 00 seconds West to the shore of Lake Minnetonka; thence Southwestery along the shore of Lake Minnetonka to the Southwestery line of said Lot 3; thence South 32 degrees 39 minutes 00 seconds East along the Southwestery line of said Lot 3 to the point of beginning.

Note:
Per the NOAA Datum Conversion Tool, the shift from NAVD88 to NGVD29 is as follows:
(NAVD88 - 0.18 = NGVD29)
Using that calculation, the Ordinary High Water line for lake Minnetonka is 929.6 (NAVD88)

Legend
● Found Iron Monument
○ Set Iron Monument (LS 48328)
⊙ Judicial Landmark
⊙ Water Valve
— Existing Contour
⊙ Electrical Pedestal
⊙ Air Conditioner
⊙ Utility Pole
⊙ Retaining Wall

SCALE
1 inch = 10 feet

SCHOBORG
LAND SERVICES
INC.

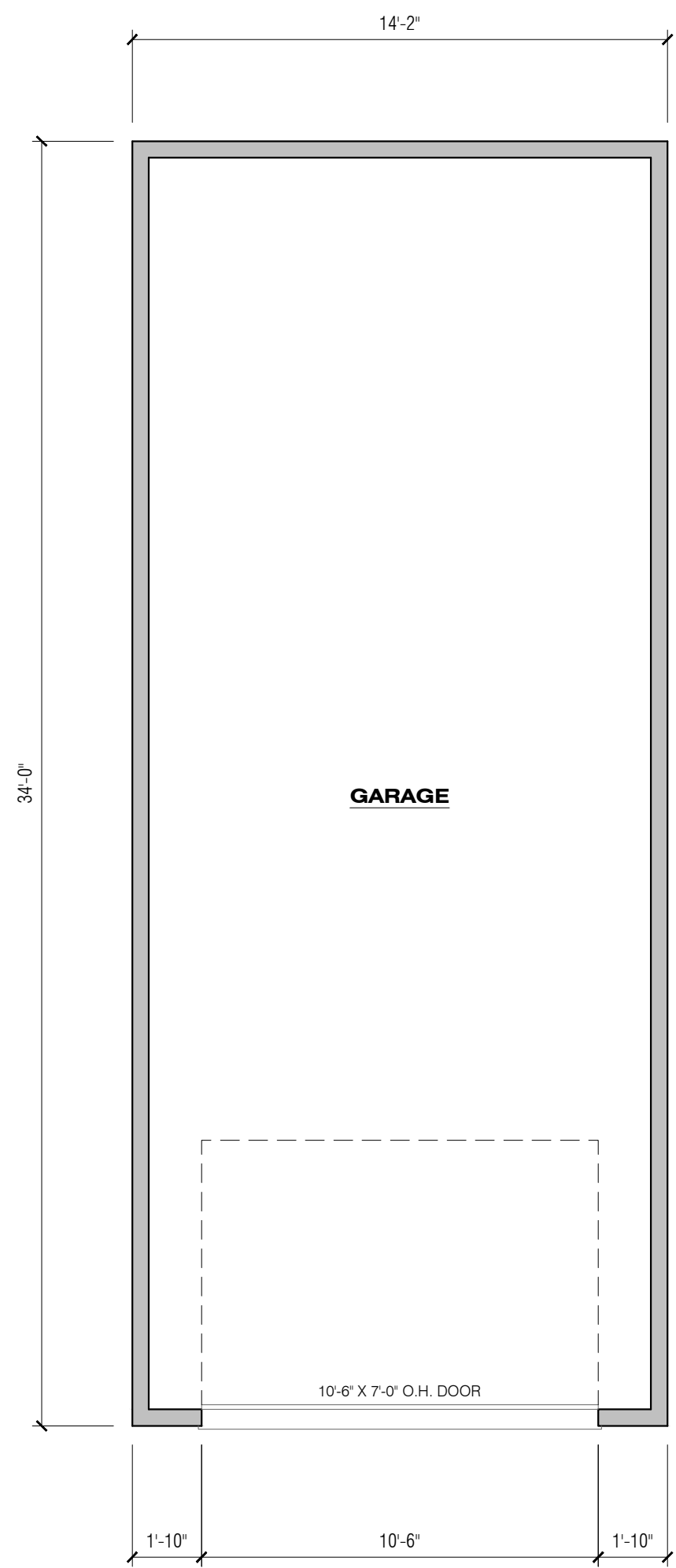
763-972-3221 8997 Co. Rd. 13 SE
www.schoborgland.com Delano, MN 55328

I hereby certify that this certificate of survey 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.

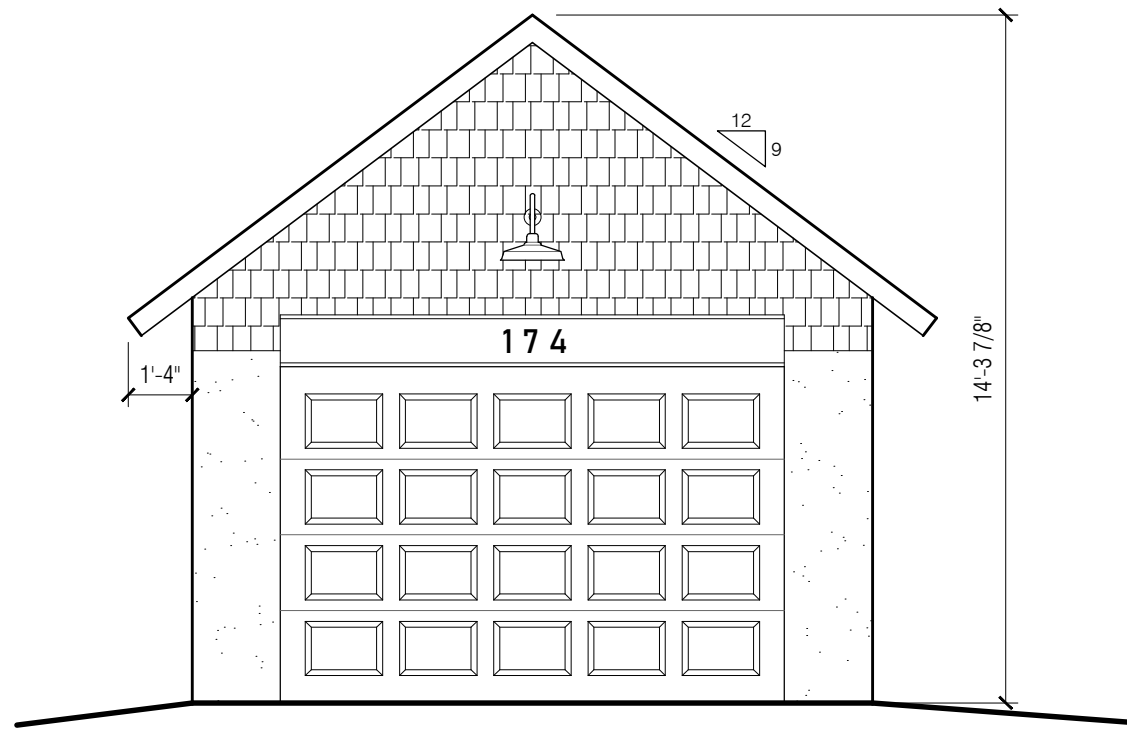
Kelly L. Brouwer
Kelly L. Brouwer

Date: September 30, 2025 Registration No. 48328

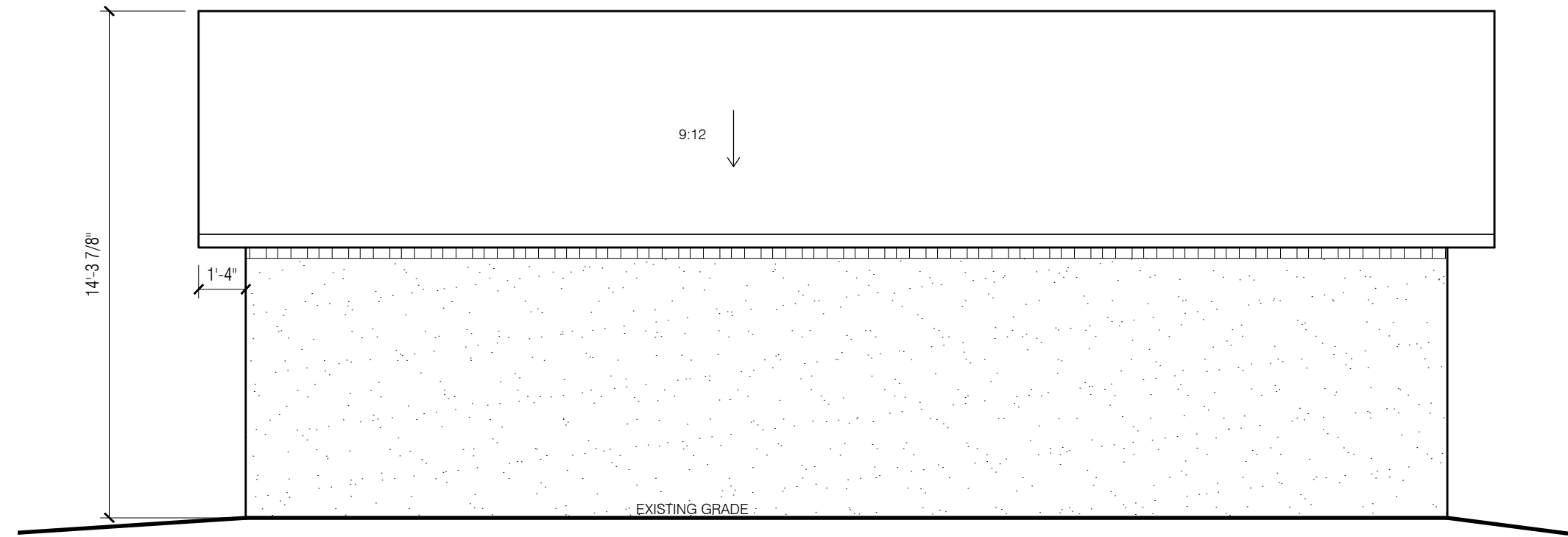
Job Number: 9973
Survey Date: 09/17/25
Drawing Name: Danberry.dwg
Drawn by: SKH
Revisions:



1 As-Built Main Level Plan
AB1.1 1/4" = 1'-0"



2 Front Elevation
AB1.1 1/4" = 1'-0"



3 Side Elevation
AB1.1 1/4" = 1'-0"

DRAWING KEY:	
EXISTING STUD WALL	

NOT FOR CONSTRUCTION

DISCLAIMER:
THESE DRAWINGS ARE PREPARED FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES RESULTING FROM THE USE OF THESE DRAWINGS.

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ISSUE DATE
10.10.25

AB1.1
AS-BUILT
MAIN LEVEL &
EXTERIOR ELEVATIONS

Certificate of Survey

Prepared for:
Danberry Building Corp.

Existing Hardcover (sq. ft.)
House 2,954
Garage 392
Decks 335
Bituminous Driveway 1,744
Concrete 790
Pavers 1,038
Retaining Walls 1,311
Wood Steps 216
Wood Steps 8,780

Parcel Area = 16,776 sq. ft.
Total Hardcover = 52.3%

Proposed Hardcover (sq. ft.)
House 2,954
Garage 447
Decks 335
Bituminous Driveway 1,744
Concrete 523
Pavers 1,038
Retaining Walls 1,268
Wood Steps 216
Wood Steps 8,529

Parcel Area = 16,776 sq. ft.
Total Hardcover = 50.8%

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Ordinary High Water (NAVD88) = 929.6

Edge of Water
Rip Rap

Top of Water (NAVD88) = 929.3

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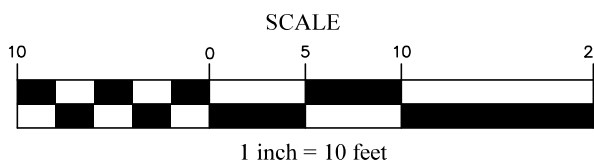
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○ Set Iron Monument (LS 48328)
⊙ Judicial Landmark
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SCHOBORG
LAND SERVICES
INC.

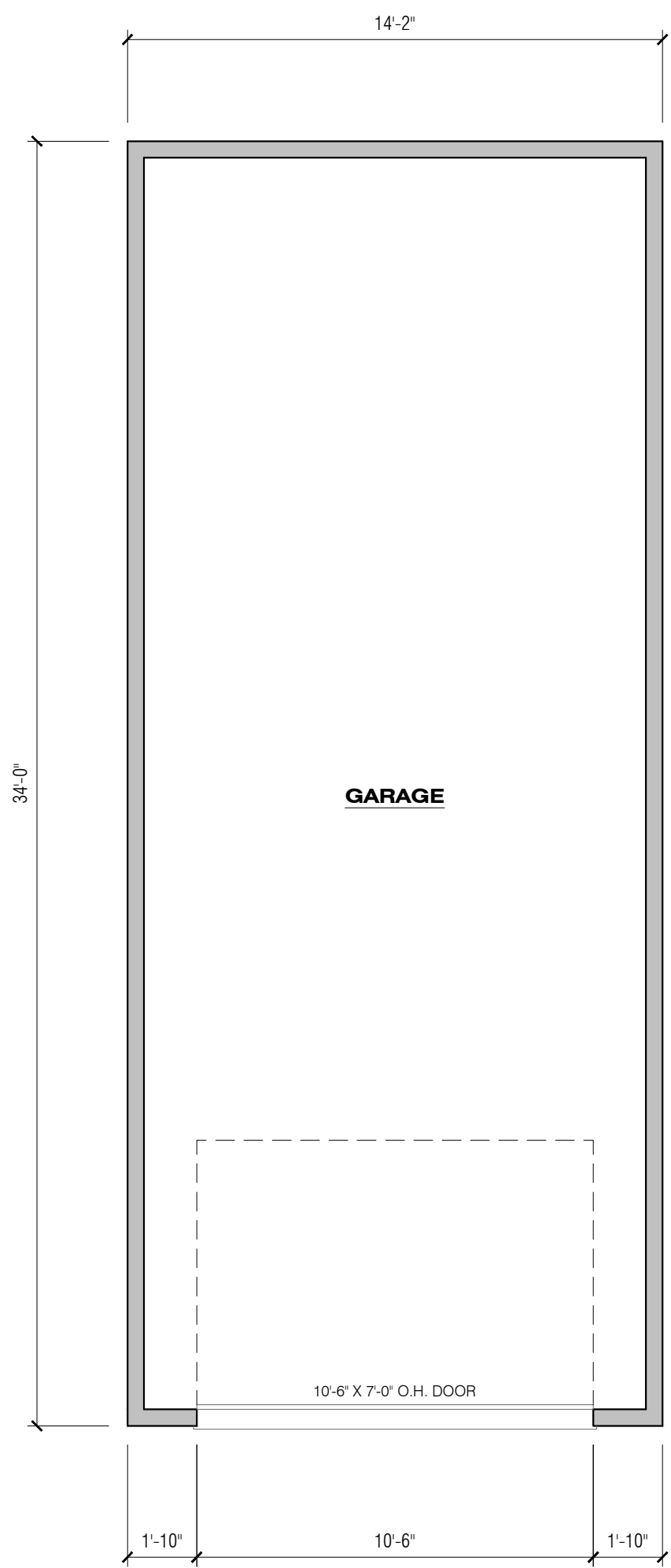
763-972-3221 8997 Co. Rd. 13 SE
www.schoborgland.com Delano, MN 55328

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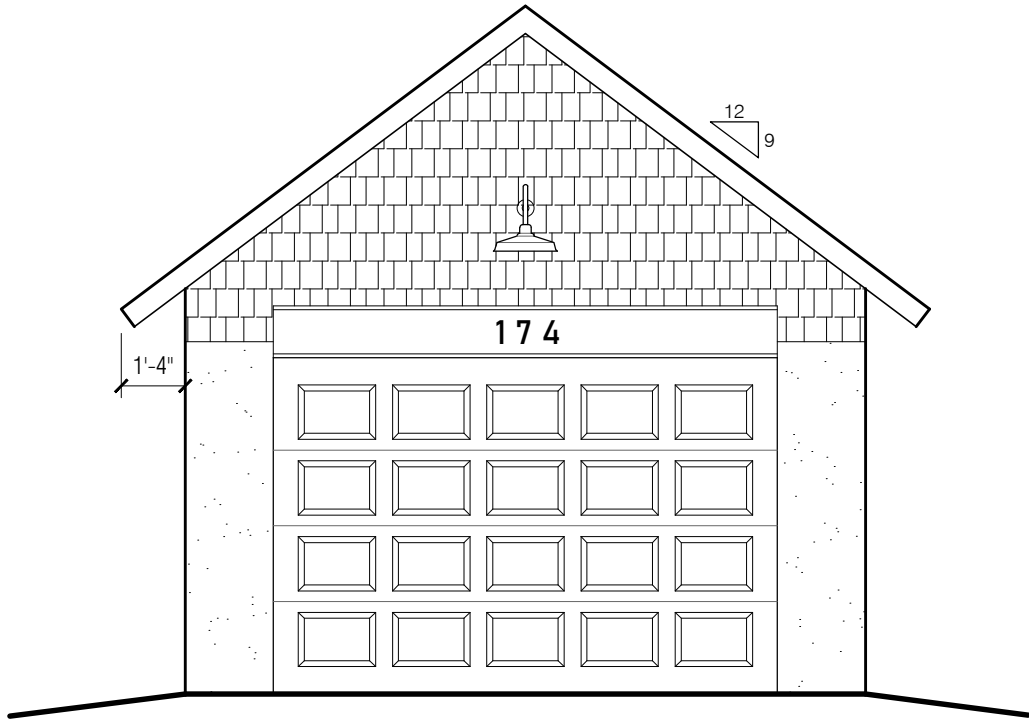
Kelly L. Brouwer
Kelly L. Brouwer

Date: October 16, 2025 Registration No. 48328

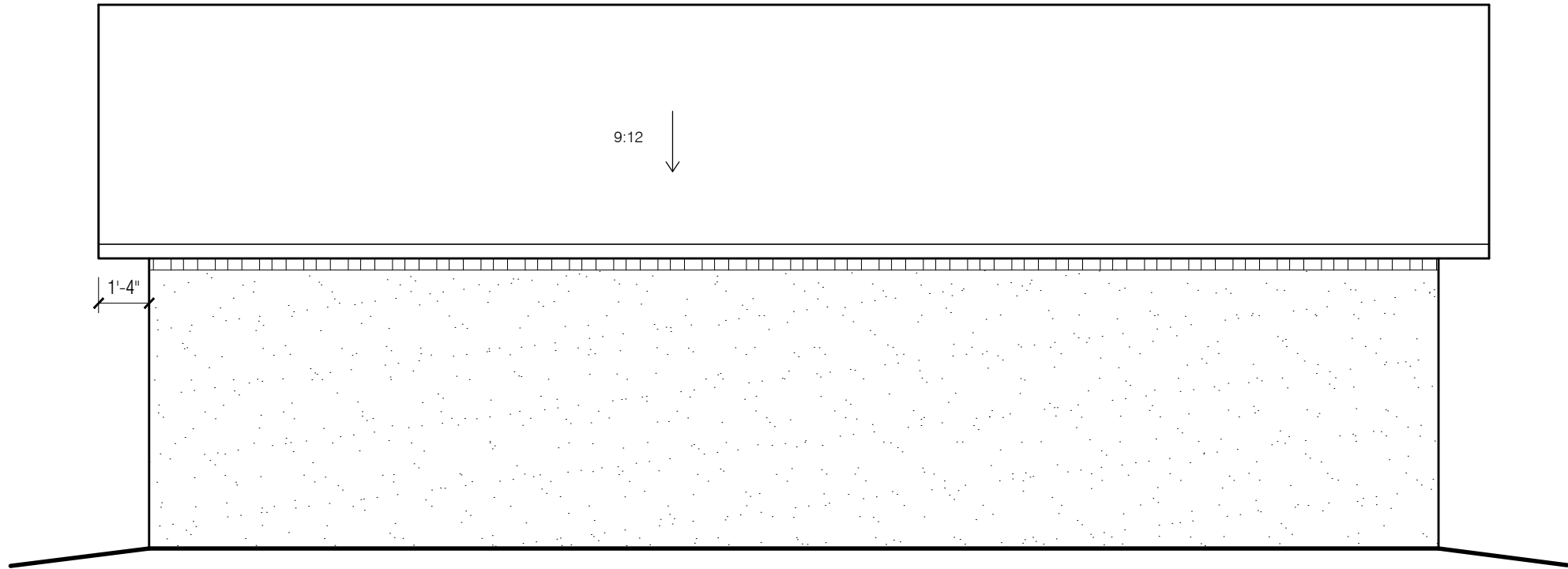
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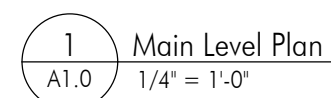
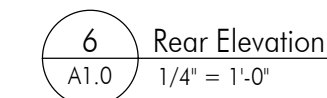
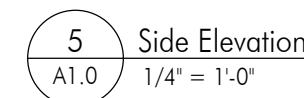
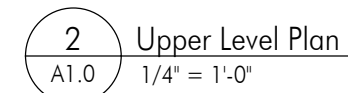
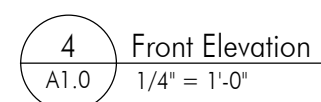
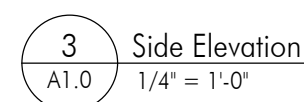
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ISSUE DATE
10.10.25

AB1.1
AS-BUILT
MAIN LEVEL &
EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION



DRAWING KEY:

EXISTING STUD WALL	
DEMO WALL	
NEW STUD WALL	



SHOEMATE GARAGE
174 W LAKE STREET EXCELSIOR MN

DISCLAIMER:
THE TRUSS DESIGNS SHOWN ARE FOR INITIAL DESIGN AND ESTIMATING PURPOSES ONLY. THE DRAWINGS PRESENTED DO NOT CONSTITUTE A FULLY ENGINEERED TRUSS DESIGN. THE TRUSS MANUFACTURER WILL CALCULATE FRAM, LOADS, METAL PLATE SIZING, MEMBER SIZING, WELDS AND CHORD DEFLECTIONS BASED ON LOCAL CLIMATE AND/OR ISSUING CONDITIONS. WOOD TRUSS CONSTRUCTION DRAWINGS SHALL BE PREPARED BY A REGISTERED AND LICENSED ENGINEER. CONDITIONS MUST BE VERIFIED IN THE FIELD PRIOR TO FABRICATING. TRUSSES WINDCLADER DESIGN STUDIO ASSUMES NO RESPONSIBILITY FOR DIMENSIONAL ERRORS OR OMISSIONS.

NOTE: WINEMILLER DESIGN STUDIO, LLC, ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. WINEMILLER DESIGN STUDIO, LLC, ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY WINEMILLER DESIGN STUDIO, LLC, OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.

ISSUE DATE

10.10.25

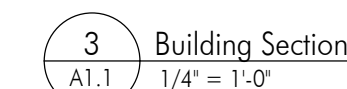
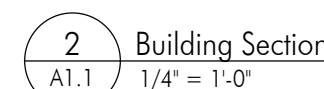
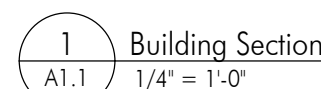
A1.C



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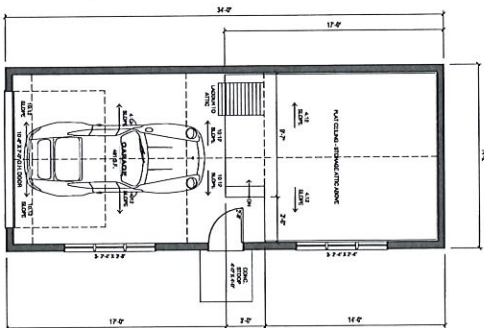
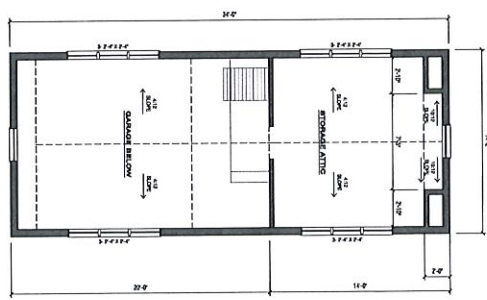
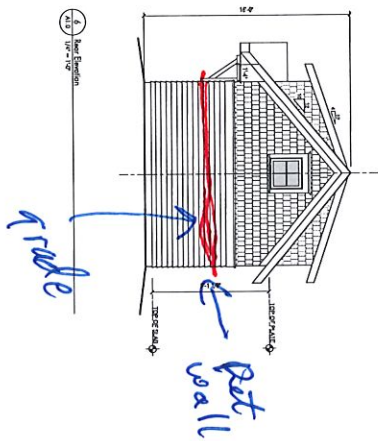
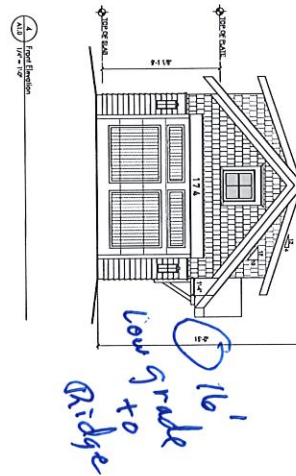
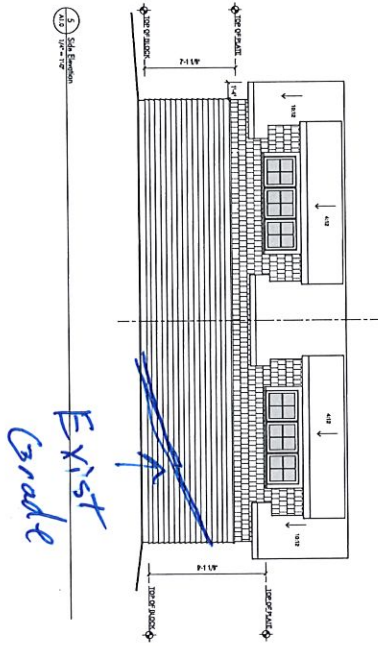
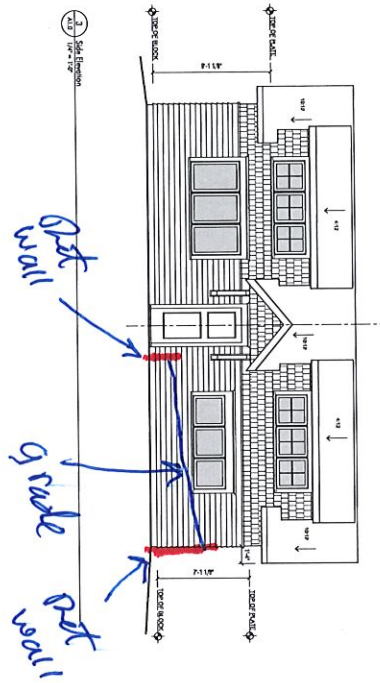
ISSUE DATE
10.10.25

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NOT FOR CONSTRUCTION

EXISTING	NEW
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NOT FOR CONSTRUCTION

SHOEMATE GARAGE
174 W LAKE ST EXCELSIOR MN

DATE: 11/13/13
DRAWN BY: A1.0
CHECKED BY: [Signature]
NOTED BY: [Signature]

11/13/13
A1.0
NOTED BY: [Signature]

Certificate of Survey
Prepared for
Dandery Building Corp.

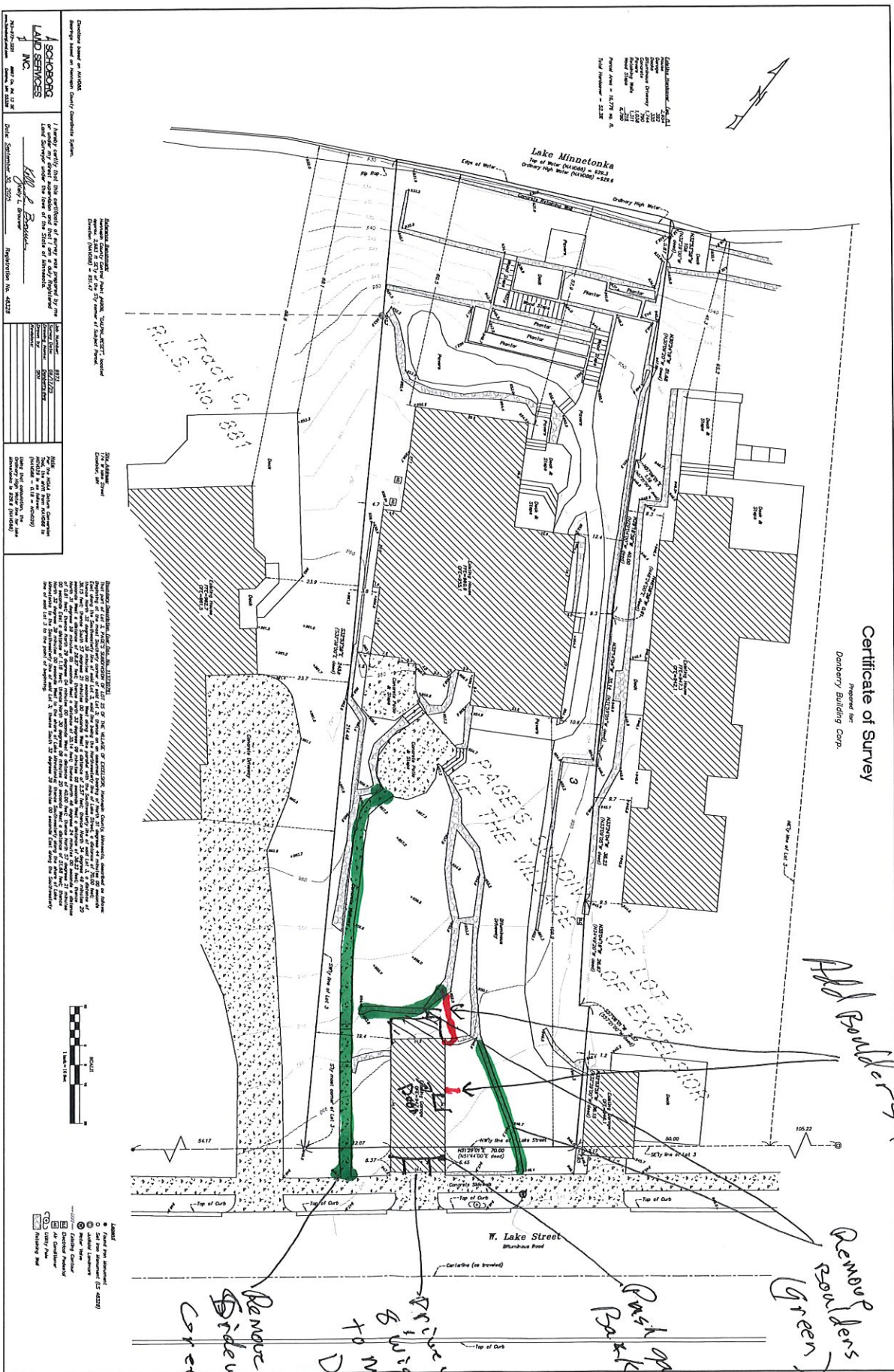
Add Roulfers (red)

Remove Roulfers (green)

Push up rap, Park 4

Remove sidewalk & match to Door

Remove sidewalk



SCHORR
LAND SERVICES
INC.
1000 S. 1st Street
St. Paul, MN 55102
Phone: 651.222.1234
Fax: 651.222.1235
E-mail: info@schorrls.com
Website: www.schorrls.com
Date: September 15, 2023
Revision: No. 4232

THIS CERTIFICATE OF SURVEY IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CONDITIONS AS THEY EXIST ON THE DATE OF THE SURVEY. IT IS THE PROPERTY OF SCHORR LAND SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHORR LAND SERVICES, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN MINNESOTA STATUTES, CHAPTER 163.01.

LEGEND
● Found per Minnesota (22-4232)
○ Station Location
— Center Line
— Easement
— Boundary Line
— Utility Line
— Other

VARIANCE DEFINITION

Variances from provisions of the Zoning Code are permitted when, strict enforcement of the code would cause practical difficulties in carrying out reasonable permitted uses of real property (Excelsior Zoning Code, Article 6). Variance requirements are found in Minnesota State Statute, Chapter 462.35, Subdivision 6 (2) which defines "practical difficulties": the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute practical difficulties.

The City Council may not permit as a Variance any use on a property that is not permitted in that zoning district. The City Council may permit as a variance the temporary use of a one family dwelling as a two-family dwelling. The City Council may impose conditions in the granting of a variance to ensure compliance and to protect adjacent properties.

APPLICATION REQUIREMENTS

Unless waived by the Planning Department, the applicant must provide all of the following items with the Variance application. An incomplete application will not be accepted.

- ☒ A Complete Land Use Application
- ☒ 1 copy (11"x17") of the following drawings:
 - ☒ Registered Survey, including:
 - All applicable setbacks
 - Impervious surface coverage
 - Driveways and sidewalks
 - Existing principle and accessory Structures
 - Location of all significant trees
 - ☐ Grading/Drainage Plan with existing and proposed two-foot contours
 - ☐ Building renderings/elevations specifying building materials
- ☒ Application Fee: Residential - \$600 Commercial - \$750
- ☒ A narrative answering the following questions:
 1. What are the practical difficulties that would prohibit reasonable development without a Variance?
 2. What are the unique circumstances on the property that create the practical difficulties?
 3. What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable?
 4. How is the variance not the result of deliberate actions of the applicant or property owner?
 5. How does the Variance, if granted, not alter the essential character of the locality (neighborhood).
 6. How is the Variance consistent with the Comprehensive Plan?
- ☒ Architectural elevations showing proposed structure or project in relation to structures on adjacent properties.
- ☒ Electronic copy of the Variance application.

Revised 01/2025

Application for Variance - 174 W. Lake St - November 2025

1. What are the practical difficulties that would prohibit reasonable development without a Variance?

- The variance requested is to rebuild the garage at 3' back from the sidewalk which is within the 6' city easement. The garage is currently sited right on the sidewalk 0' back from the sidewalk.
- The practical difficulties with complying with the full 6' setback are 1) the additional hardcover it would necessarily create by connecting it to the street and 2) the additional excavation required to move further back into the lot.

2. What are the unique circumstances on the property that create the practical difficulties?

- The garage is preexisting, very old and built (presumably) prior to the 6' city easement requirement.

3. What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable?

- Rebuilding the garage to the full 6' setback creates practical and aesthetic challenges as discussed in 1) and 5).

4. How is the variance not the result of deliberate actions of the applicant or property owner?

- The building was originally built at variance with subsequent city easement standard so is not due to any action of the current owner.

5. How does the Variance, if granted, not alter the essential character of the locality (neighborhood).

- Most of the garages on the block are set on or near the sidewalk creating a classic historic character aesthetic consistent with the block and neighborhood.
- Granting the variance would create consistency with the neighboring, similar structures while complying with the full 6' setback would create a discordant look for the neighborhood.
- This is particularly true of the garage directly next door which was recently rebuilt and sited 3' from the sidewalk and within the city easement of 6'.

6. How is the Variance consistent with the Comprehensive Plan?

- Granting the variance is consistent with the Comprehensive Plan in the following ways;
 - The rebuild honors the 1900 look and feel of the existing house and strives to be consistent/complimentary to the other 100+ yr old structures on the block.
 - Part of that consistency is to match the sighting of similar neighboring structures.
 - A 3' setback reduces the need for additional hard cover.
- The project connects specifically to these three Core Values from the Comprehensive Plan
 - **A Livable Small-Town Feel.** Where the City embraces the size and scale of its downtown and neighborhoods while striving to preserve the higher quality of life, charm, smallness and friendliness that this place offers.
 - **A Sustainable Environment.** We embrace public and private actions to preserve and enhance our lakes, wetlands, and trees as a significant aesthetic, recreational and economic value to be preserved for all generations.
 - **A Connection to History.** We respect the historical assets of the community and encourage the promotion and preservation of our history.



APPLICANT INFORMATION

Name: JEFF SHOEMATE Business Name: _____
Address: 174 W LAKE ST
City: EXCELSIOR State: MN Zip Code: 55331
Telephone: 612-386-0765 E-Mail: JEFFSHOEMATE@COMCAST.NET

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: _____ Zoning District: _____

174 W. LAKE ST.

Property Identification Number(s) (PIN #s): _____

Legal Description (attach if necessary): _____

Description of Proposal (attach additional information if needed):

GARAGE REBUILD WITH SETBACK VARIANCE

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

THREE FOOT SETBACK (V.S. 6') REDUCES HARD COVER, EXCAVATION & IMPROVES NEIGHBORHOOD AESTHETICS.

APPLICANT'S STATEMENT

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

Signature: _____

Date: _____

OWNER'S STATEMENT

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

Signature: [Signature]

Date: 9/29/25

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