



Planning Commission Regular Meeting

Monday, November 24, 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/83291393163?pwd=pqYl3FdT6HxaBB6OAKgbcFM7UPeapy.1>

Meeting ID: 832 9139 3163

Passcode: 930644

One tap mobile

+13126266799,,83291393163#,,,,*930644# US (Chicago)

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Some items on this agenda are important enough to City Councilmembers that 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. November 10, 2025 Planning Commission Meeting Minutes
4. Discussion Items
 - A. 174 West Lake Street Residential Review Permit and Variance Applications (PC No. 2025-09) - *continued from 11/10/2025 Planning Commission meeting*
 - B. 221 Bell Street Residential Review Permit and Variance Applications (PC No. 2025-11)
 - C. Amend Zoning Ordinance, Chapter 50 regarding financial institutions in the General Commercial zoning district
 - D. Amend Zoning Ordinance, Chapter 41 regarding residential review permits and landmark properties
 - E. Resolution 2025-06 Approving Residential Review Permit for 163 Second Street
5. Communications and Reports
 - A. Council Update
 - B. Upcoming Items

6. Miscellaneous

7. Adjournment

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Meeting
Minutes
November 10, 2025**

1. CALL TO ORDER

2. ROLL CALL

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

Commissioners Absent: Johnson, Neale

Also Present: Community Development Director Julia Mullin

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting, November 10, 2025

Day moved to approve the minutes. Malsam seconded. Approved 5-0.

4. DISCUSSION ITEMS

(a) 163 Second Street – Residential Review Permit and Variance Applications (PC No. 2025-09)

Chair Muenzberg opened the public hearing. John Gilles, 166 Linwood Avenue spoke against the applications. Bill Bailey, 151 Second Street, spoke in favor of the applications. Tyler moved to approve the residential review permit application with conditions in the staff report. Hansen seconded. Approved 4-0. Commissioner Day recused himself from this item.

Tyler moved to approve the variance application with conditions in the staff report. Malsam seconded. Approved 4-0. Commissioner Day recused himself from this item.

(b) 174 West Lake – Residential Review Permit and Variance Applications (PC No. 2025-10)

Chair Muenzberg opened the public hearing. The applicant spoke. No members from the public spoke. Hansen moved to approve the residential review permit application with conditions in staff report. Day seconded. Approved 5-0.

The Planning Commission requested additional information about approving a continued encroachment into the right-of-way. Day moved to continue the application to the November 24th Planning Commission meeting. Hansen seconded. Approved 5-0.

5. COMMUNICATIONS AND REPORTS

Staff provided updates.

6. MISCELLANEOUS

7. ADJOURNMENT

Day moved to adjourn the meeting. Malsam seconded. Approved 5-0. Meeting adjourned at 8:40 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 10	Nov 24	Dec 22
	Special Mtg			Cancelled	Rescheduled to Nov. 10			
Day	P	P	P	X	X	P		
Hansen	A	P	A	X	X	P		
Johnson	P	P	P	X	X	A		
Malsam	P	P	A	X	X	P		
Muenzberg	P	P	P	X	X	P		
Neale	P	P	P	X	X	A		
Tyler	P	A	A	X	X	P		

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

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

ITEM REPORT**To:** Planning Commission**From:** Julia Mullin, Community Development Director**Meeting Date:** November 24, 2025**Department/Office:** Community Development**Item Name:** 174 West Lake Street Residential Review Permit and Variance Applications (PC No. 2025-09) - *continued from 11/10/2025 Planning Commission meeting***Summary:**

APPLICATION	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

At your meeting on November 10, 2025, you considered applications for a Residential Review Permit and a Variance from the rear yard setback for construction of a detached garage at 174 West Lake Street. The proposed garage would replace an existing structure. The Planning Commission had questions and concerns about allowing the proposed structure to continue to encroach in the right-of-way, which the original structure presently does, since the original structure will be torn down, and a replacement structure will be built. You continued the item to the November 24th meeting.

After participating in the discussion with the Planning Commission at the meeting, the applicant has opted to relocate the proposed structure so that it is located entirely within the boundaries of the parcel at 174 West Lake Street. The grading plan would remain the same; the structure would just be pushed further back from the sidewalk into the slope in the front yard. A variance for rear yard setback will continue to be needed because the proposed setback is 0' and a 3' rear yard setback is required.

Staff has included the materials from the November 10th meeting with this memo. If the applications are approved, the applicant will revise the proposed survey to illustrate the new proposed location when they submit a building permit application.

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 included in the Planning Commission packet dated November 10, 2025, shall be revised so that the proposed structure is located entirely within the boundaries of the parcel.
3. The city engineer shall review and approve the revised plans and accompanying grading plan prior to building permit issuance.
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 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. November 10, 2025 PC Meeting Memo and Attachments



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 stepbacks 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.
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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.
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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.
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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

174

Lake Minnetonka

West Lake St

2nd St

Linwood Ave

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174

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

Lake Minnetonka

West Lake St

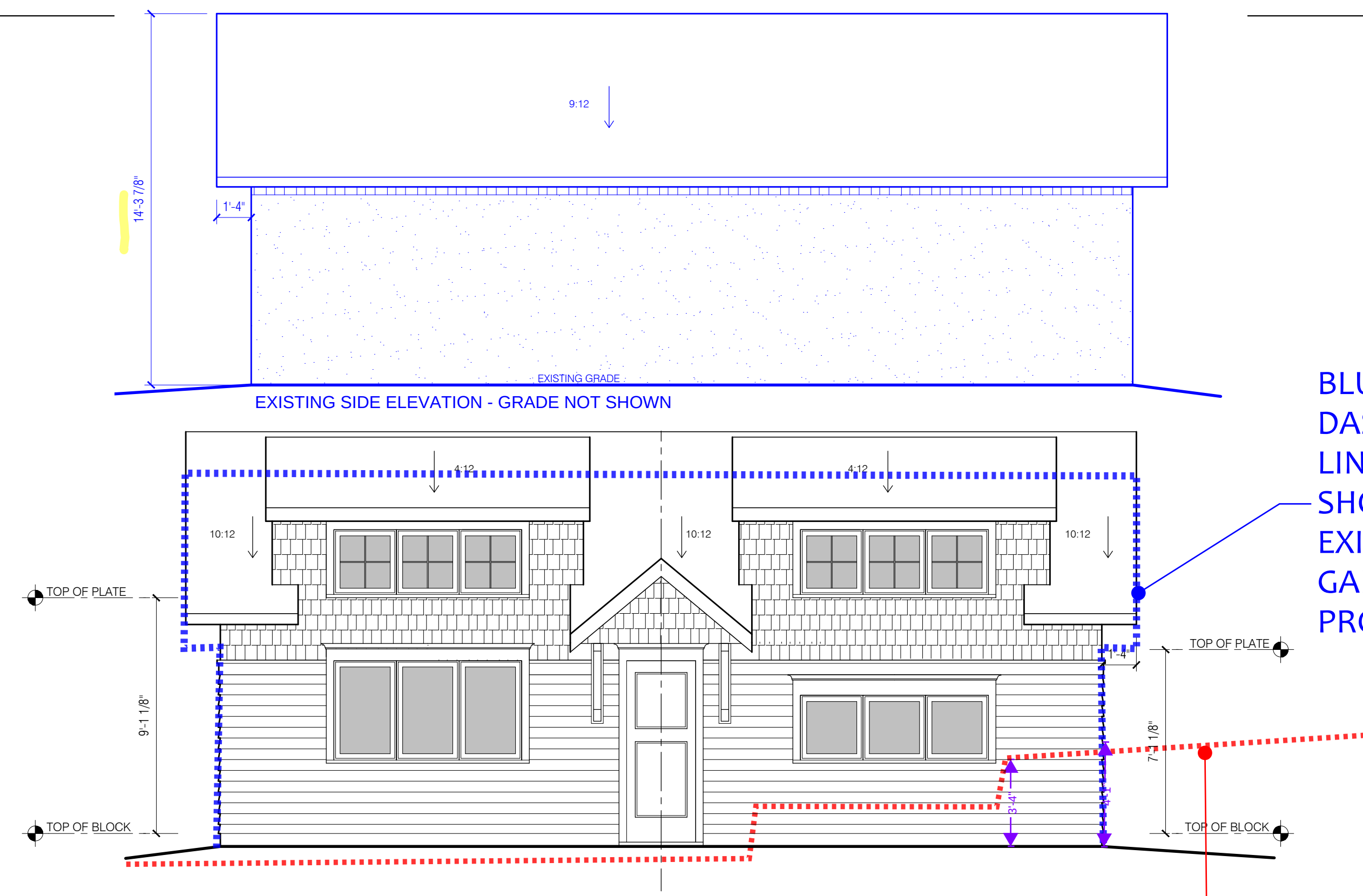
2nd St

Linwood Ave

Grove St

Bell St

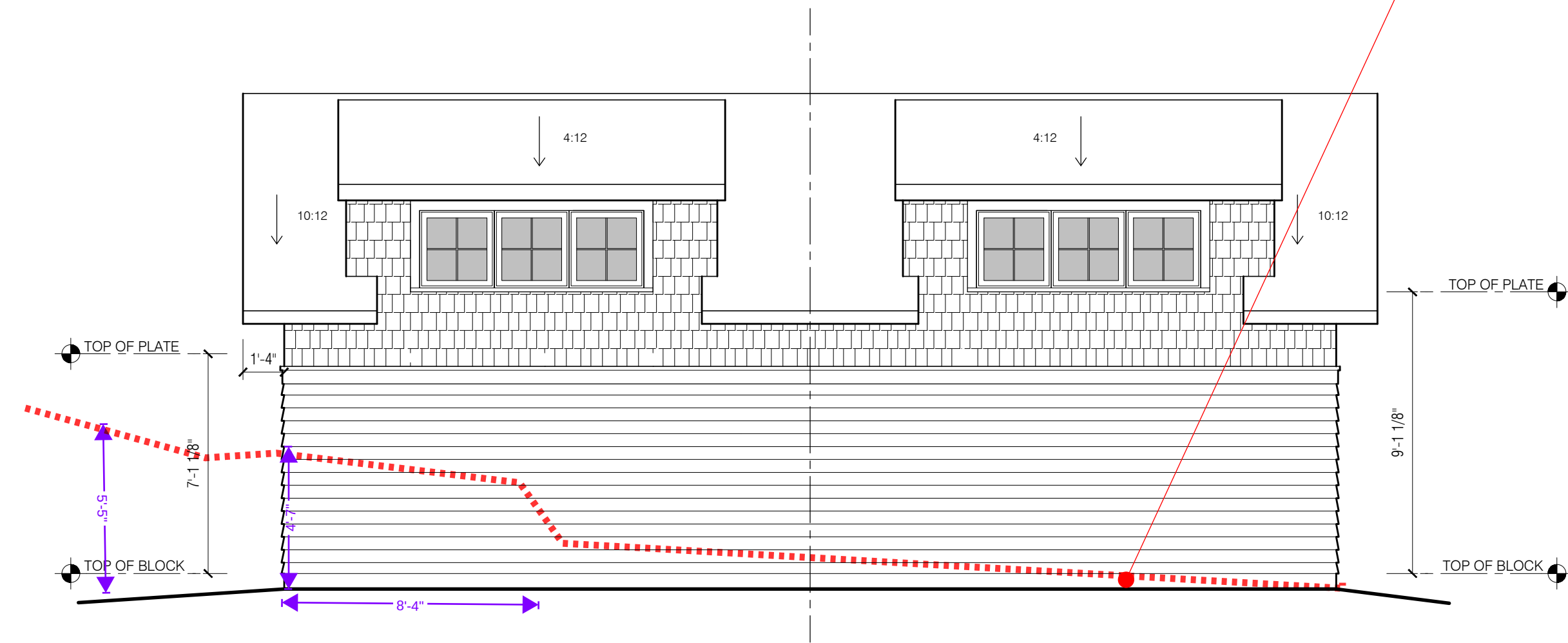
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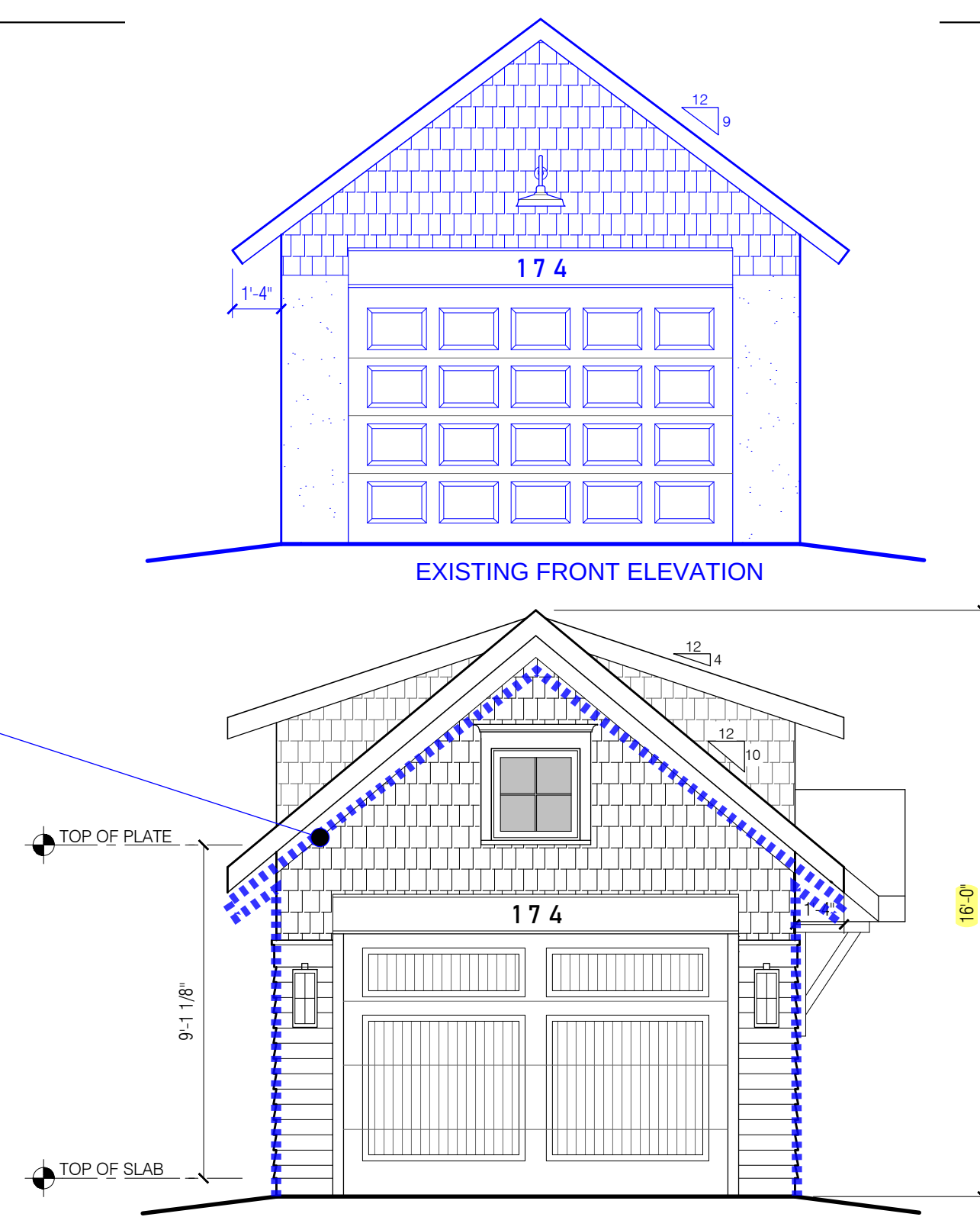
3 Side Elevation
A1.0 1/4" = 1'-0"

BLUE
DASHED
LINE
SHOWS
EXISTING
GARAGE
PROFILE

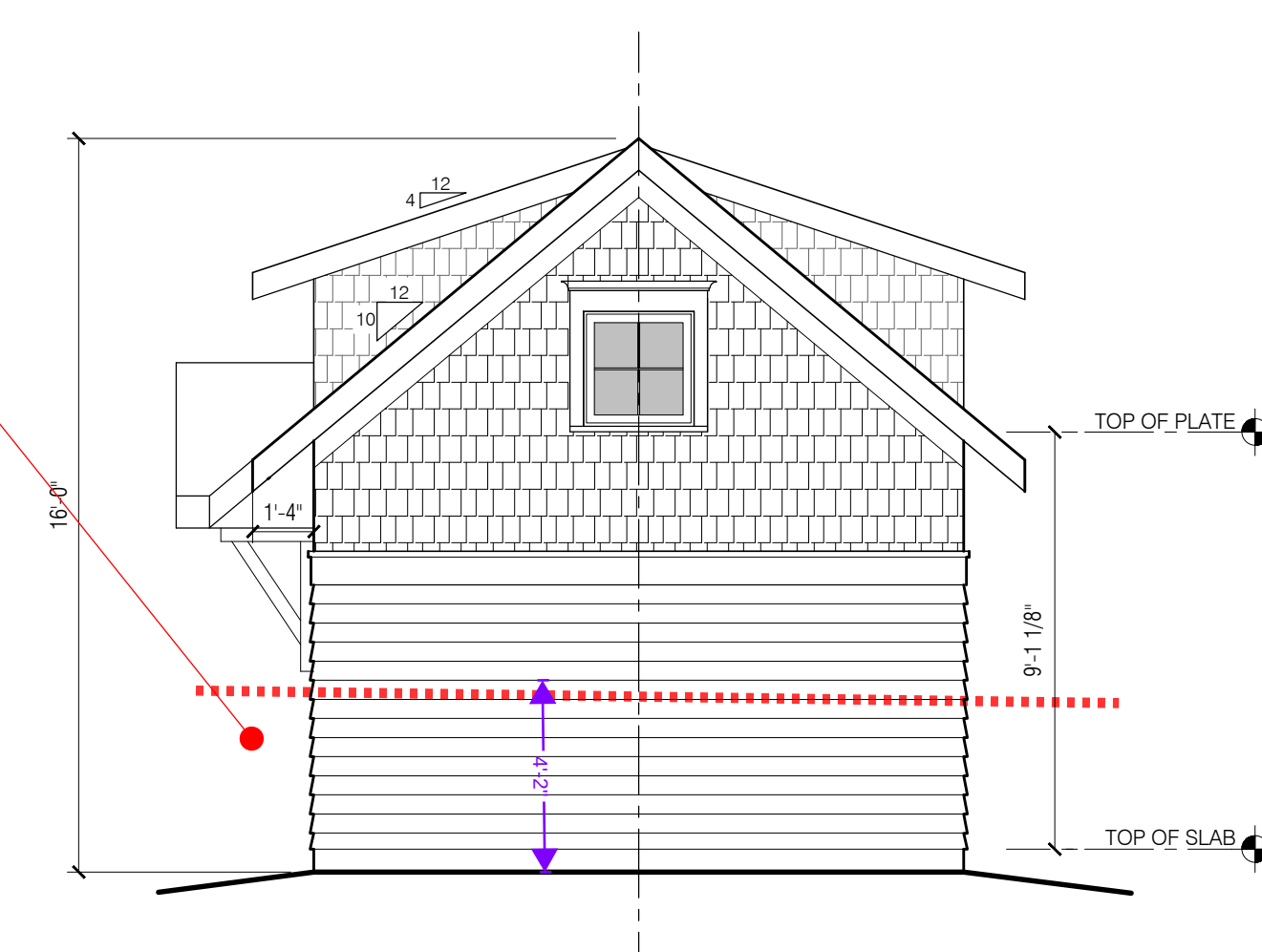
RED DASHED
LINE SHOWS
APPROXIMATE
PROPOSED
GRADE



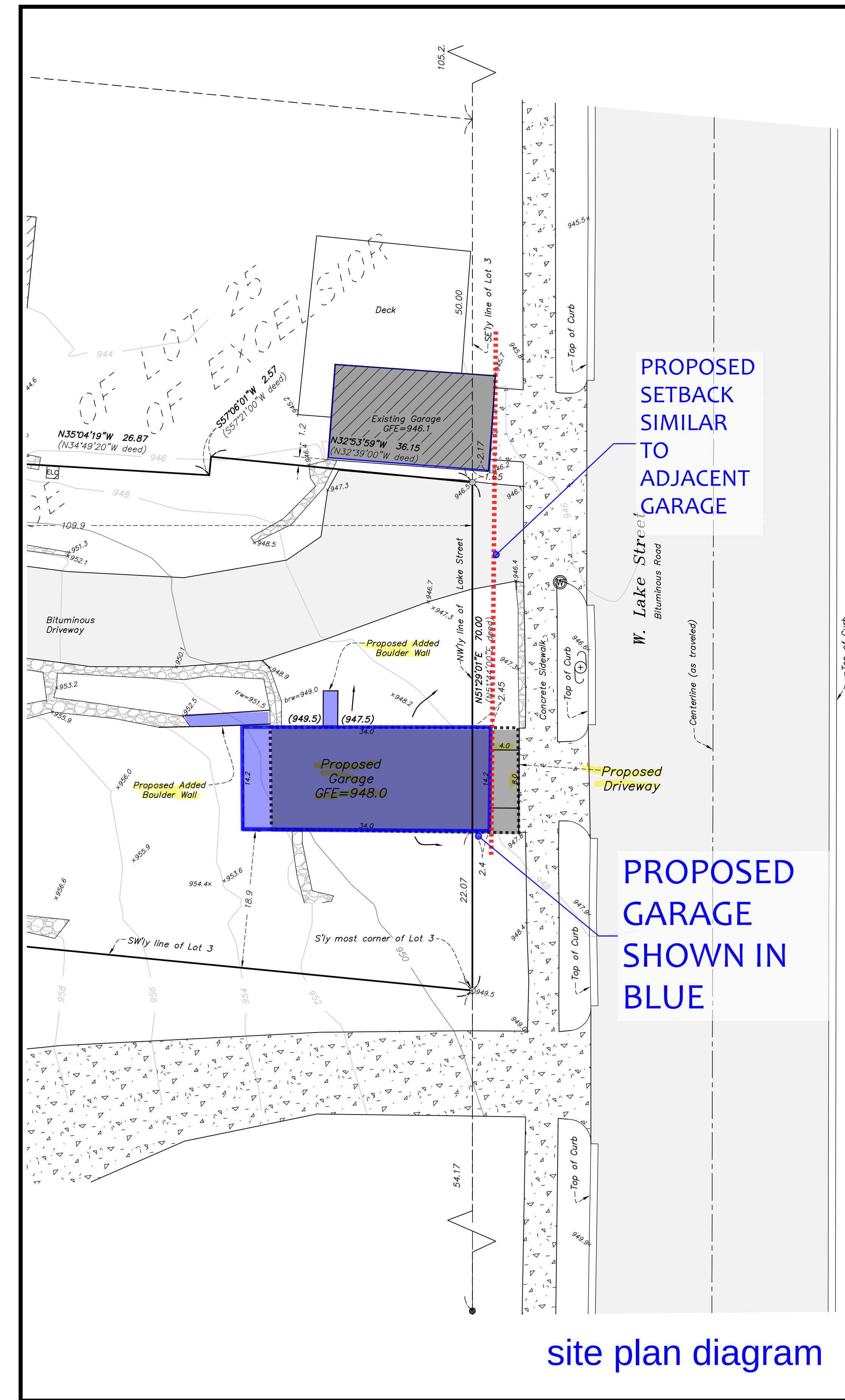
5 Side Elevation
A1.0 1/4" = 1'-0"



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

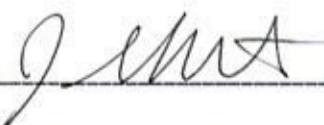
This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other 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	☐	☐

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

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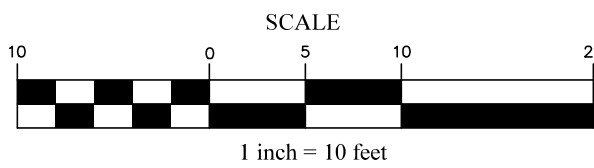
Reference Benchmarks:
Hennepin County Control Point #4909, "GALPIN RESET", located approx. 2,983 ft SE'y of the S'y corner of Subject Parcel.
Elevation (NAVD88) = 951.47

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
E Electrical Pedestal
AC Air Conditioner
⊙ Utility Pole
Retaining Wall



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

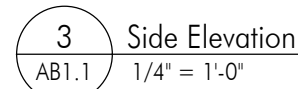
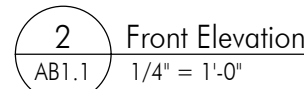
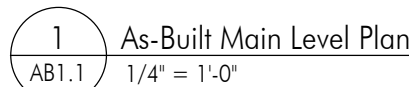
Job Number: 9973
Survey Date: 09/17/25
Drawing Name: Danberry.dwg
Drawn by: SKH
Revisions:



AB1.1
AS-BUILT
MAIN LEVEL &
ERIOR ELEVATIONS

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Page 26 of 86



EXISTING STUD WALL

NOT FOR CONSTRUCTION

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 8,525

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

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

Edge of Water
Rip Rap

Top of Water (NAVD88) = 929.3

Ordinary High Water (NAVD88) = 929.6

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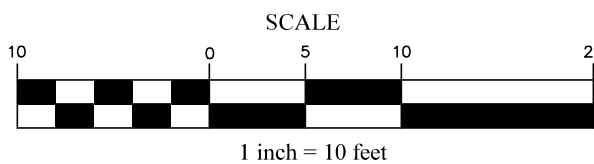
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- Legend
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 - Set Iron Monument (LS 48328)
 - Judicial Landmark
 - Water Valve
 - Existing Contour
 - Electrical Pedestal
 - Air Conditioner
 - Utility Pole
 - Retaining Wall



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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: October 16, 2025 Registration No. 48328

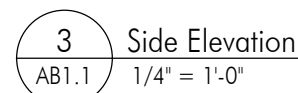
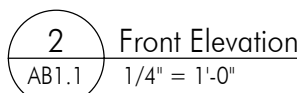
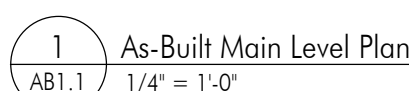
Job Number: 9973
Survey Date: 09/17/25
Drawing Name: Danberry.dwg
Drawn by: SKH
Revisions: 10/16/25 (prop. garage)



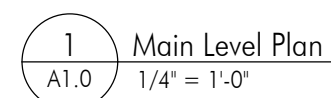
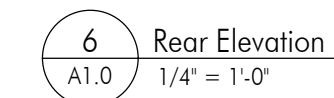
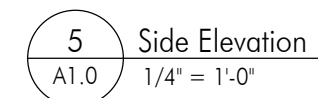
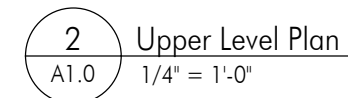
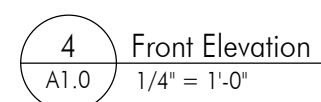
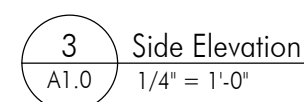
DISCLAIMER:
THE TRUSS DESIGNS SHOWN ARE FOR INITIAL DESIGN AND ESTIMATING PURPOSES ONLY. THIS DRAWING IS PROHIBITED TO NOT CONSTITUTE A FULLY ENGINEERED TRUSS DESIGN. THE TRUSS MANUFACTURER WILL CALCULATE FINAL LOADS, MEMBER SIZING, MEMBER SIZING, AND CHORD DEFLECTIONS BASED ON LOCAL CLIMATIC AND/OR SEISMIC CONDITIONS. WOOD TRUSS CONSTRUCTION DRAWINGS SHALL BE PREPARED BY A REGISTERED LICENSED ENGINEER. CONDITIONS MUST BE VERIFIED IN THE FIELD PRIOR TO FABRICATING TRUSSES. HINEMILLER DESIGN STUDIO ASSUMES NO RESPONSIBILITY FOR DIMENSIONAL ERRORS ON CREATIONS.

ISSUE DATE
10.10.25

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DRAWING KEY:	
EXISTING STUD WALL	
DEMO WALL	
NEW STUD WALL	

DISCLAIMER:
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NOTE: WHIMMILLER DESIGN STUDIO, LLC, ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. WHIMMILLER 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 WHIMMILLER DESIGN STUDIO, LLC, OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.

ISSUE DATE

10.10.25

A1.C

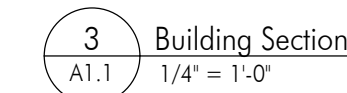
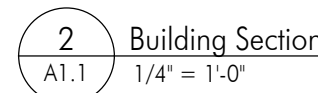
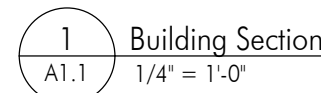
PROPOSED PLANS



DISCLAIMER:
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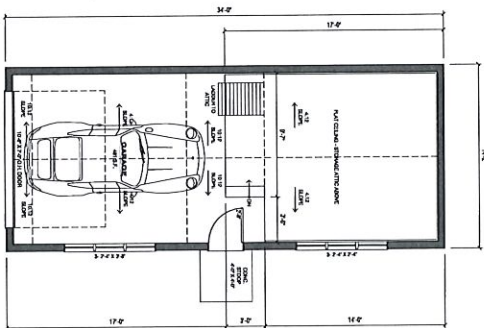
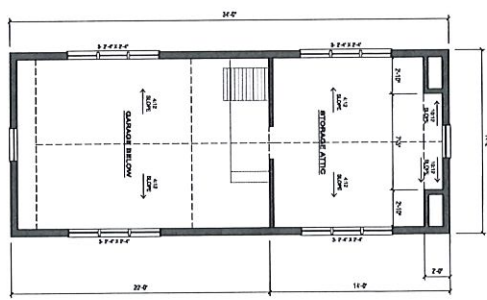
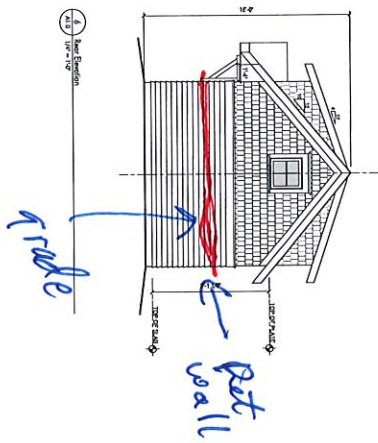
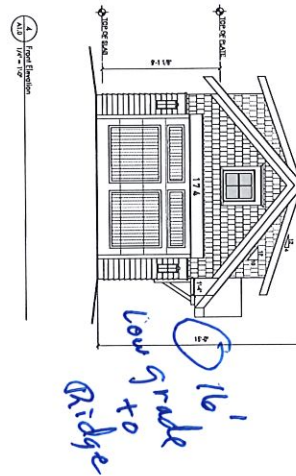
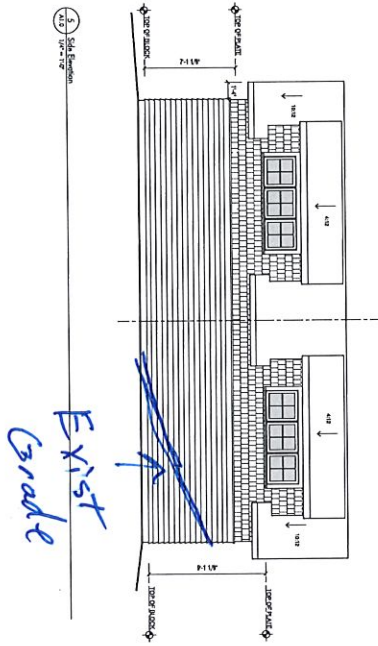
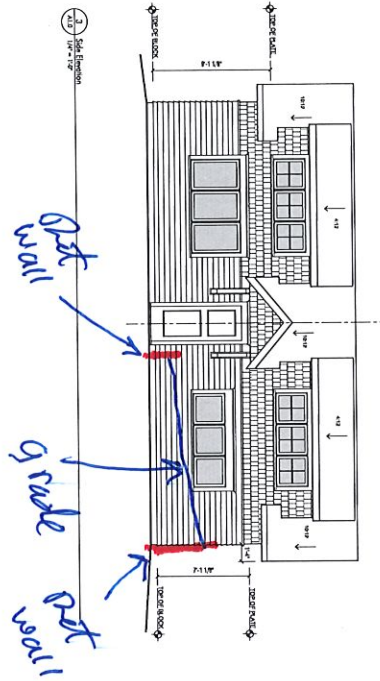
ISSUE DATE
10/10/25

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Page 3



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Page 3

EXISTING	NEW
EXISTING	NEW
EXISTING	NEW
EXISTING	NEW



NOT FOR CONSTRUCTION

SHOEMATE GARAGE
174 W LAKE ST EXCELSIOR MN

A1.0
REVISIONS

DATE: 11/13/13
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Prepared for:
Danberry Building Corp.

Add Bonds (red)

Remonders
Green

Push
Back

8 wide
+ match
Door

He must
ride with
Carren



A SCHOBORG
LAND SERVICES
INC.

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. Browner
Kelly L. Browner

Deed September 30, 2025 Registration No. 44313

Job Number:	8724
Survey Date:	06/11/73
Drawing Name:	Parkhurst.dwg
Drawn by:	307
Reviewer:	

NOTE:
For the NCMA Doping Conversion Tool, the salt from NaHCO_3 to MgHCO_3 is as follows:
 $(\text{NaHCO}_3 - 0.18 = \text{MgHCO}_3)$

Using that conversion, the ordinary high sulfur and low base aluminum is 225.8 (NaHCO₃)

[illegible]

- **Faded Ink** – **Argument**
- **Set Item Movement** (24-4622)
- **Artificial Language**
- **Water Works**
- **100 – Existing Contract**
- **Electrical Products**
- **At Conference**
- **Utility Pools**
- **Relating and**

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.



Item: 4.B.

ITEM REPORT

To: Planning Commission

From:

Meeting Date: November 24, 2025

Department/Office: Community Development

Item Name: 221 Bell Street Residential Review Permit and Variance Applications (PC No. 2025-11)

Summary:

APPLICANT	Jay Pfeffer, Pfeffer Custom Woods, 2850 Tanagers Lane, Chanhassen, MN 55331
PROPERTY OWNER	David Schultz, 5950 Ridge Road, Shorewood, MN 55331
LOCATION	221 Bell Street
CASE NO.	PC No. 2025-11
60/120-DAY REVIEW DEADLINE	January 17, 2026/ March 18, 2026

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the demolition and rebuild of an existing single-family home at 221 Bell Street. The parcel is 7,848 square feet and located in the R2 zoning district. The homeowner proposes rebuilding the home mostly on the existing footprint and foundation and adding a second story to the home. The proposed second story is recessed 4' on the right side from the wall of the lower level so that the proposed structure conforms with the 9' side yard setback requirement (The existing home has a legally nonconforming side yard setback.)

The proposed plans include an 8'6" x 20' porch addition at the front (replaces the existing covered entry) with second level space above it and a 5' x 20' addition at the rear with second level space above it. The front porch addition with living space above allows the existing garage location, which is currently nonconforming, to meet the zoning requirement that it be set back at least 10' from the front of the home.

The existing attached garage is a single stall that faces Bell Street. The applicant proposes to add a second stall with two garage doors that are each 70 sf (7' high by 10' wide). The proposed garage doors will each require a variance of 6 sf from the ordinance size maximum of 64 sf.



1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW NEIGHBORHOOD CHARACTER

The neighborhood is made up generally of one- and two-story homes. The homes adjacent to 221 Bell are both single story homes. The homes across the street are generally one and a half story homes. There are a few homes adjacent and across the street that have attached garages that front Bell Street. Only 220 Bell, directly across from 221 Bell, has a two-stall garage that faces Bell Street. The subject parcel is similar in size to other one and one and a half story single family lots in the area.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	7,821 sf	7,821 sf
Minimum Lot Width	60'	73'	73'

Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	29'	20' Avg. setback of adjacent properties is 17'
Rear Yard Setback	35'	54'	49'
Minimum Side Setback	10% of lot width +2' = 9.3'	Northwest 14.6' Southeast 4.9'	Northwest 14.6' Southeast 4.9' Second Level: Northwest 14.6' Southeast 9'
Maximum Building Coverage	25% (1,955 sf)	1,285 sf (16.4%)	1,568 sf (20%)
Maximum Lot Coverage	12% +2100= 3,038 sf	1,651 sf (21.1%)	2449 sf (31.3%)
Maximum Height Accessory Structure	29' (lot width greater than 70')	21'5"	29'
Front wall plane	16' max without a 2'x 8' offset		10'
Side and rear wall plane	32' max without a 2'x8' offset		Left side: 24' Right side: 24' Rear: 20'
Attached garage with street-facing doors**	Be recessed at least 10' from front wall plane	1.5'	10'
	Individual garage doors not greater than 64 sf each		7' x 10' = 70 sf
	Not to exceed 50% of combined façade width of dwelling and garage	Approx. 10' wide (19% of façade width)	23' wide (44% of façade width)
Attached garage size	Not to exceed 800 sf or 75% of footprint whichever is less: 800 sf max	Approx. 242 sf	520 sf
	Garage door opening		7'

	limited to 8' height maximum***		
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*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)

**Zoning Ordinance, Section 41-10(e)(2)

***Zoning Ordinance, Section 11(1)(b)(e)(5)

Garage: The existing home has an attached one-stall street-facing garage that is approximately 10' wide (at the front). The proposed plans are to enlarge the garage to two-stalls and a width of 23'. It will continue to be street-facing. There are garage size standards found in Sections 11 and 41 of the zoning ordinance (see table above). Standards are met except for the size of individual garage doors. A garage door is required to be no greater than 64 sf and no taller than 8'. The plans propose 70 sf. A variance for the size is required.

Exterior Materials: Materials proposed are a combination of board and batten and shingles. Applicant can provide additional information.

Landscaping and Tree Preservation: Current plans do not identify any trees for removal.

Stormwater Management: The city engineer has performed a preliminary review of the proposed plans and will approve them prior to submission for building permit. There is no significant grade change on the parcel and no stormwater or drainage issue concern. A residential best management practice (BMP) is required because the proposed home is increasing slightly the footprint of the existing home and increasing the impervious surface coverage (Zoning ordinance, Sec. 36-5).

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 24, 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 home will have two stories which is larger than the homes immediately adjacent to the existing structure but compatible with other homes on the block. The proposed second level has a smaller footprint than the first level. The right side of the second level is recessed to meet the 9' side setback requirement; the first floor has a nonconforming side setback of 5'. This recess reduces the mass of the structure.

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

The proposed home has a footprint that is similar in size to, slightly larger than, the existing footprint. A 100 sf addition (20' x 5') is proposed for the rear of the home; and a 153 sf front porch addition replaces the 30 sf covered entry on the existing home. These additions are relatively small and do not run the length of the home, but they are two level. The existing building coverage calculation is 16% of the parcel; the proposed building coverage calculation is 20% of the parcel. The existing rear yard setback is 54' and will be reduced to 49'; this is significantly greater than the minimum of allowed, 35'. 25% coverage is permitted. The size of the new structure is compatible with the size of the property.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The proposed home will be setback 20 feet from the front property line. The average of the adjacent properties' front yard setback is 19'. The front setback conforms with the zoning standard and follows the predominant alignments on the street. The majority of the house will continue to be set back as it is today; the added front porch will have a 20' front setback.*

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *There are no significant grade changes on this parcel and no proposed retaining walls.*

5. Consider front porch element in design of new structures. *There is currently a small covered front entry on the home. The applicant proposes to replace it*

with an unenclosed front porch, 8'6" x 20'. It has living space above it.

6. **A new structure should be detailed as four-sided architecture.** *The proposed home is well-detailed on all four elevations using windows and materials.*
7. **Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.** The footprint of the home will remain mostly the same. Adding a second level will impact the neighbor on either side; these are one story homes. However, the building coverage proposed is less than the maximum allowed, and the second level on the right side of the home is recessed 4' from the first level which helps lessen impact.

Variance Analysis

The Applicant requires a Variance of 6 sf from the garage door size standard per Section 41-10 of the Zoning Ordinance. The maximum size of garage doors is 64 sf. The garage doors in this application are proposed at 70 sf each.

Variance Review Criteria

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

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

The applicant proposes to demolish an existing one-story home and rebuild it mostly on the same footprint and foundation and add a second level. A single-family home is a reasonable use on this parcel. The addition of a second level is reasonable as long as the design of the home is compatible with the Good Neighbor Guidelines.

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

The applicant is requesting a variance from the garage door size standard. The maximum size allowed is 64 sf per door. They are proposing 70 sf per door. The future resident of the home requires accommodation that would be satisfied with a larger garage door. The circumstances are not due to the parcel itself but rather to the future occupant's needs.

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

The area has other homes with front-facing garages, however, all but one have a single-stall front-facing attached garage. The home across the street at 220 Bell Street has a two-stall front-facing attached garage. The proposed design is similar to 220 Bell Street in that the middle portion of the home projects forward and the attached garage is set back from this front plane of the home. The width of the structure will not change; however, more of the width will be devoted to the garage and a wider driveway will be constructed.

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.

Garage door size: the intent of the garage door size maximum is to ensure that garages are compatible in size and scale with those attached to existing homes in Excelsior. Many homes in Excelsior were built with detached garages at the rear of the parcel or with one-stall attached garages. The smaller doors help keep the garage secondary in size and scale to the home itself. The request for larger sized doors is due to a need of the future resident. The Commission should determine if an increase from 64 sf to 70 sf will meet 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 24, 2025.

Recommended Conditions of Approval.

Staff recommends the following conditions with any 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 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.
3. The plans shall be consistent with the survey and plans included in the November 10, 2025, Planning Commission packet.

4. 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.

Budget:

Attachments:

1. 1_ 221 BELL ST. - GOOD NEIGHBOR GUIDELINES PLAN REVIEW & AERIAL - 11 19 2025
2. 2_ RRP application_11_18_2025
3. 3_ Signed Land Use Review Application
4. 4_ Variance Narrative_11_17_2025
5. 5_ 11.17.2025 NEW BUILD Shultz, 221 Bell Street
6. 6_ Photos surrounding homes

Excelsior Good Neighbor Guidelines Review

221 BELL STREET

11/19/25

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 single-story house, attached single-stall garage and rear deck. It proposes construction of a new two-story house with attached two-stall garage, built mostly on the existing footprint and foundation. There is a proposed new 8-6 x 20-0 porch addition at front with second story space above, and a 5-0 x 20-0 two-story rear addition with 12-0 x 20-0 deck.

The neighborhood context has a mix of one, 1-1/2 and two-story houses. The houses immediately adjacent at either side of the site on Bell street are one-story. **See attached aerial sketch for location of two story houses in the immediate neighborhood** (note some of these are full two story, and some partial two-story).

The proposed house front porch and space above have a front yard setback of about 20-5 (house to left 209 Bell is 19-5 and house to right 231 Bell is 15-4. The open porch has second-story space above it, and the house generally aligns with existing street patterns and setbacks.

The proposed house has a front street-facing gable over the front porch addition and a projecting roof canopy/eyebrow over the garage, which help break up the massing and roof plane. The projecting rear addition also has a gable and projecting garage roof, breaking up massing there as well. The new second-story volume generally follows the footprint of the house, but steps in 4-0 at the right, reducing bulk at the narrower of the two existing side yard setbacks.

The house's two-story massing and scale is visually compatible with 1-1/2 and two-story houses in the greater neighborhood. Though it is less so with its adjacent one-story neighbors at 209 and 231 Bell, its compact plan and detailing help its compatibility with the overall neighborhood.

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 house's compact two-story massing is compatible with the size of the property and in relation to the greater neighborhood's existing 1-1/2 and two-story houses. As noted, its massing is less compatible in relation to adjacent one-story houses, which are on smaller lots. Notably, by mostly utilizing the existing house's foundation, it does not greatly increase or try to maximize its footprint on the site, which helps in overall compatibility and reducing impact on neighboring properties. The proposed garage is built into the house and is well detailed.

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 house is built on the existing house's foundation and, with additions that remain set back further than its adjacent neighbors, will follow the alignments of neighboring properties' setbacks.

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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There appear to be no significant grade changes, cut and fill or retaining walls proposed with the new additions.

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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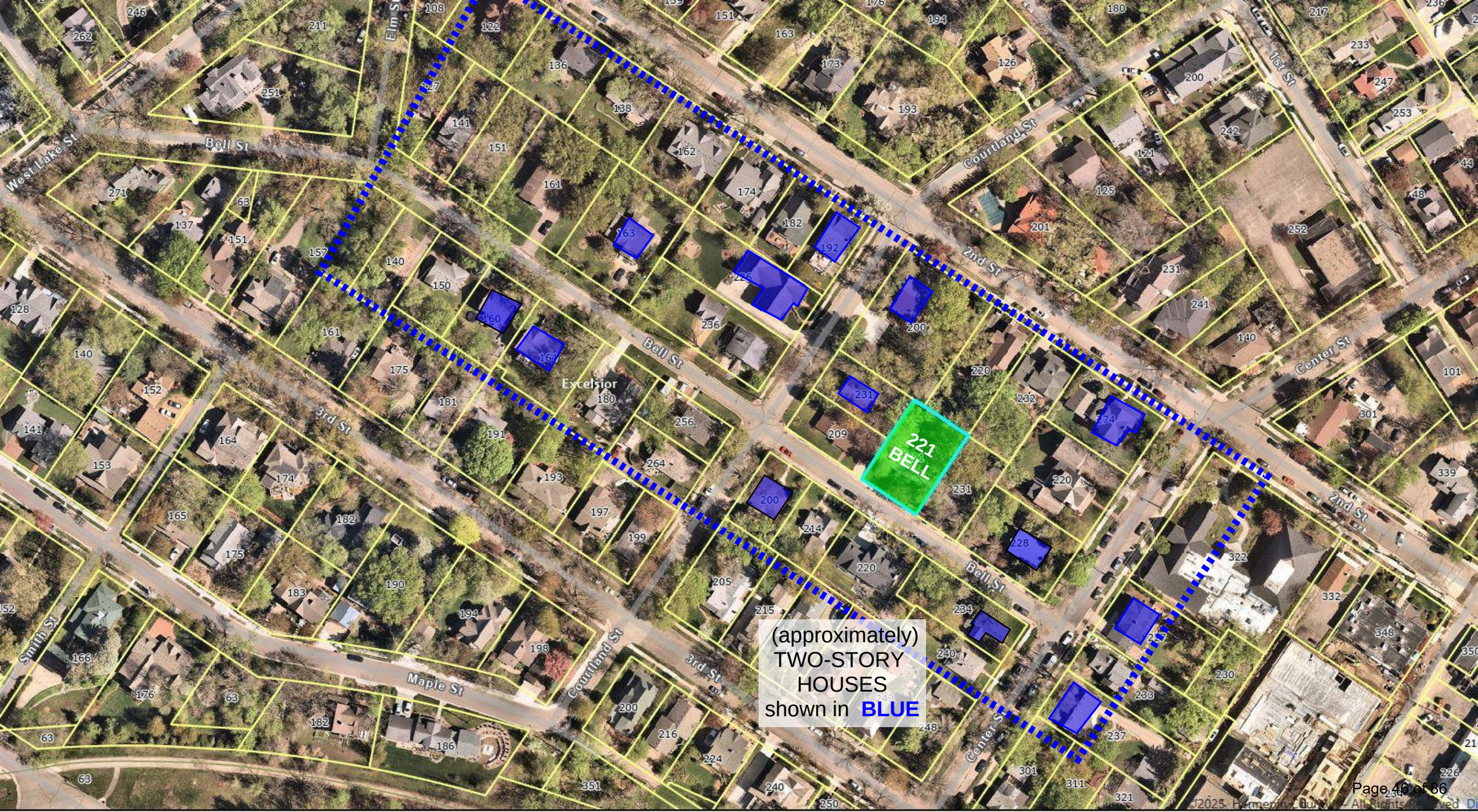
A new unenclosed 8-6 x 20-0 front porch is proposed. As noted above, this does help break up the new two-story massing, and though it is not a one-story porch, it creates an improved condition at the street and sidewalk, and mitigates the garage's impact.

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 and the additional gables indicate detailed four-sided design. Window openings and locations seem reasonable and balanced.

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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At two stories, the house will have an effect on neighbors, but setting back the second story at the right (at closest neighboring house) indicates design consideration. By mostly using the existing house footprint and not maximizing lot coverage, the impact on neighbors is also lessened.



(approximately)
TWO-STORY
HOUSES
shown in **BLUE**



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>Jay Pfeffer</u>	Business Name: <u>Pfeffer custom woods</u>	
Address: <u>2850 Tanager Ln</u>		
City: <u>Excelsior</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>952-657-8100</u>	E-Mail: <u>Jaypfeffer@icloud.com</u>	
OWNER INFORMATION (if different)		
Name: <u>Dave Schultz</u>	Business Name:	
Address: <u>5950 Ridge rd</u>		
City: <u>Shorewood</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>612 730 3131</u>	E-Mail: <u>dave@tolijama.com</u>	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: <u>221 Bell Street</u>	Zoning District (R-1 or R-2): <u>R2</u>	
Property Identification Number(s) (PIN #s):		
Legal Description (attach if necessary):		
Description of Proposal (attach additional information if needed): <u>Remodel Home</u>		
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: [Signature]

Date: 11-18-2025

OWNER'S STATEMENT

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

Signature: [Signature]

Date: 11/18/2025

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

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

Prevailing setback on block (est.) 15'4"

Average setback on block (est.) 17'4"

Proposed new house setback 20'4"

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

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

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

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

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

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

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

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

yes

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

NA

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

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

Notes: _____

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: NA

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: NA

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: Jay Pfeffer	Business Name: Pfeffer Custom Woods
Address: 2850 Tanagers Lane	
City: Excelsior	State: MN Zip Code: 55331
Telephone: 952-657-8100	E-Mail: jaypfeffer@icloud.com

OWNER INFORMATION (if different)

Name: David Schultz	Business Name:
Address: 5950 Ridge Road	
City: Shorewood	State: MN Zip Code: 55331
Telephone: 612-730-3131	E-Mail: dave@tolijama.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: 221 Bell Street	Zoning District:
Property Identification Number(s) (PIN #s):	
Legal Description (attach if necessary):	
Description of Proposal (attach additional information if needed): (2) 7'X10' garage doors	
Reason(s) to Approve Request (attach additional information if needed): Please see attached	

APPLICANT'S STATEMENT

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

Signature: [Signature]

Date: 11/14/2025

OWNER'S STATEMENT

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

Signature: [Signature]

Date: 11/15/2025

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

From: [David Schultz](#)
To: [Julia Mullin](#)
Cc: jaypfeffer@icloud.com; tammy@magneyarchitecture.com
Subject: Re: 221 Bell Street applications
Date: Friday, November 14, 2025 1:22:38 PM
Attachments: [image001.png](#)

Hi Julia,

Here is the narrative requested to explain the need for a variance on the 8 foot garage doors. Please let me know if you need further information:

Dear City Planning Commission Members,

I am the owner of the property at 221 Bell Street and we are asking for a variance that will allow 10 foot rather than 8 foot garage doors on our planned remodel. The reason for this is that my daughter Elizabeth and her six-year-old daughter Margaret (my granddaughter) both have a genetic defect called ACDY5 disease characterized by involuntary muscle movements, motor planning problems, and visual-spatial issues.

The treating neurologist is Dr. Timothy Fehma. Liz is well-adapted to her disability and is a single mother who works full-time as an RN. She is fully able to drive but does have problems parking and is concerned about navigating her SUV through 8 foot garage doors.

1. What are the practical difficulties that would prohibit reasonable development without a Variance?
Narrow garage door opening would create navigation issues for Liz, who drives an SUV and has a movement disorder
2. What are the unique circumstances on the property that create the practical difficulties?
Unique circumstances are related to the physical disability of the future homeowner and resident rather than to the property itself.
3. What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable?
An alternative would be a single 2-car garage door but that is apparently not allowed by code.
4. How is the variance not the result of deliberate actions of the applicant or property owner?
Physical disability is not a deliberate action by property owner.
5. How does the Variance, if granted, not alter the essential character of the locality

(neighborhood).

We believe that 10 foot garage doors will look great on this property and fit well in the neighborhood.

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

We believe that tastefully done 10 foot garage doors will provide an excellent aesthetic to the remodeled home and be in keeping with the desired community look.

Thank you for your consideration.

David Schultz MD

David Schultz MD

dschultz@virtualpainclinic.com

From: Julia Mullin <jmullin@excelsiormn.org>

Date: Thursday, November 13, 2025 at 3:45 PM

To: jaypfeffer@icloud.com <jaypfeffer@icloud.com>, tammy@magneyarchitecture.com <tammy@magneyarchitecture.com>

Cc: David Schultz <dschultz@virtualpainclinic.com>

Subject: 221 Bell Street applications

Hello Jay and David and Tammy. I reviewed your submittal for 221 Bell Street and have sent it to the city architect for his review.

Here are a the things I still need:

1. signed application forms: one for the residential review permit (this includes a form with questions that needs to be filled out), and one for the variance (The application form I have from you is for a building permit.) Application forms are on city website.
2. narrative stating reason for your variance request
3. the elevation at the existing roof peak and the elevation at the proposed roof peak
4. the dimension of how far back the front of the garage is from the front of the covered porch

5. landscape plan with grading and any retaining walls – city engineer will review (We require a best management practice for stormwater to be installed on parcels with new construction. Because your proposal is removing the existing home and keeping the foundation, I am checking with the city engineer to determine if this would be required.)

6. application fees and escrow deposit: variance application fee is \$600. Residential review permit application fee is \$600. Escrow deposit for residential review permit application is \$500.

7. photos of the existing home and the homes on either side

NOTE: The public works director told me you've had the water shut off. No demolition is permitted prior to issuance of a building permit.

We're planning on having this item on the November 24th Planning Commission meeting agenda. In order to do this I need these items by November 17th.

Let me know if you have questions.

Julia

Julia Mullin • Community Development Director

Direct Phone 952.653.3674 | www.excelsiormn.org

City Hall is open 7:30 am-5:30 pm, Monday-Thursday



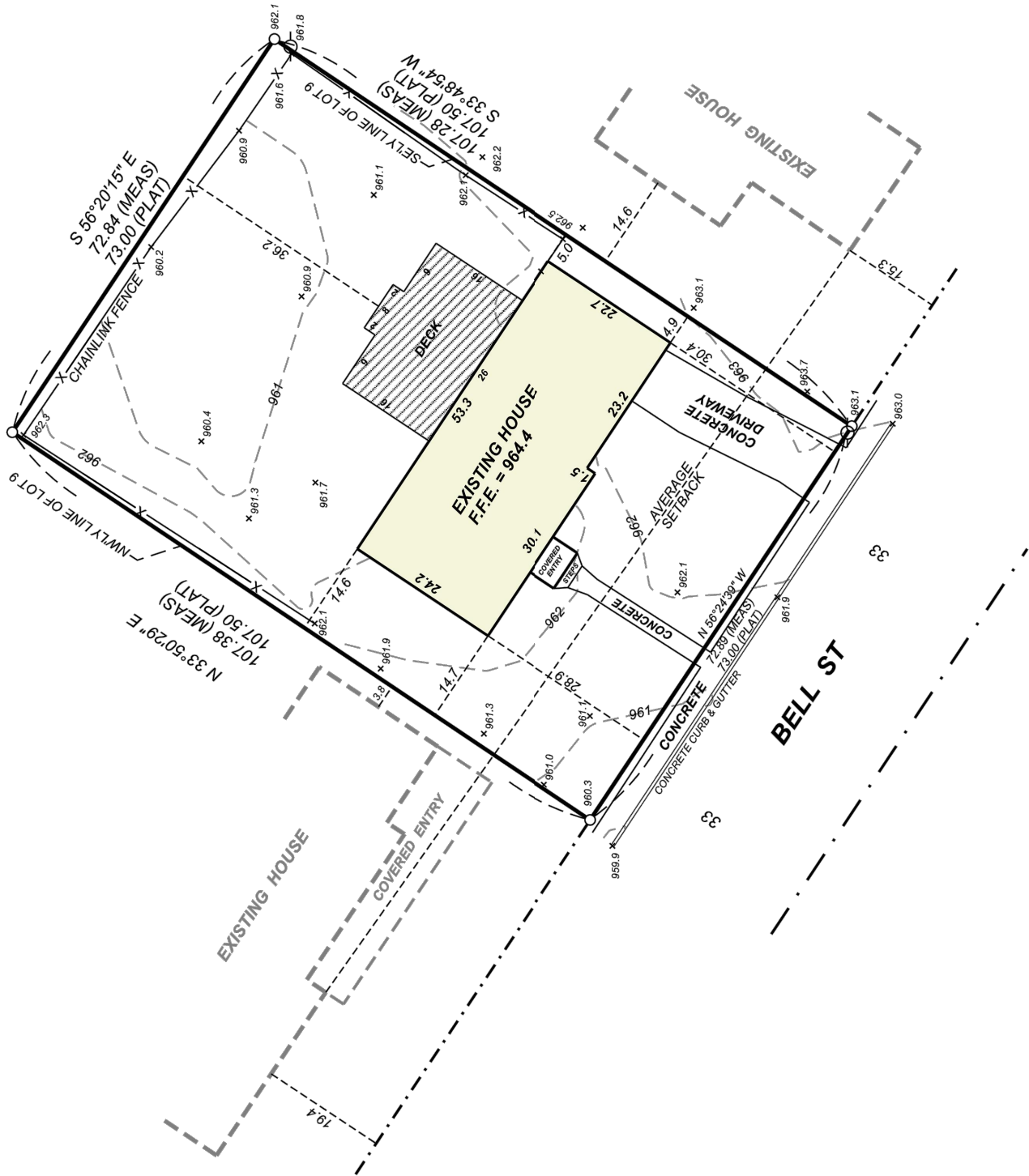
350 Highway 7, Suite 230
Excelsior, MN 55331-1877

Certificate of Survey

~ for ~ David Schultz
221 Bell St.
Excelsior, MN 55331



SCALE IN FEET



LEGEND

- Set 1/2" X 14" rebar marked with cap number 22703
- Found Iron Monument
- Contour Line
- × Spot Elevation
- Power Pole

IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE: 1,255 S.F.
COVERED ENTRY: 30 S.F.
CONCRETE: 366 S.F.

TOTAL IMPERVIOUS: 1,651 S.F.

LOT AREA: 7,821 S.F.

IMPERVIOUS COVERAGE: 21.1 %

LEGAL DESCRIPTION:

Lot 9, CONNERS AND OTHERS SUBDIVISIONS OF LOTS 28, 29, 44, AND 45, IN THE ORIGINAL VILLAGE OF EXCELSIOR, COUNTY OF HENNEPIN AND STATE OF MINNESOTA. Subject to easements of record.

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische
Steven V. Ische

22703
License No.

09/30/24
Date

REVISED: 10/03/25 - ADJACENT HOUSES
PROJ. #2614-00 NAVD88 VERTICAL DATUM

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010



Traverse PC

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

SURVEY

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

DRAWN BY: TSM

I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT HAS BEEN PREPARED BY ME AND OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION: JUNE 30, 2026

Sheet Number:

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

DEMO SITE PLAN

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

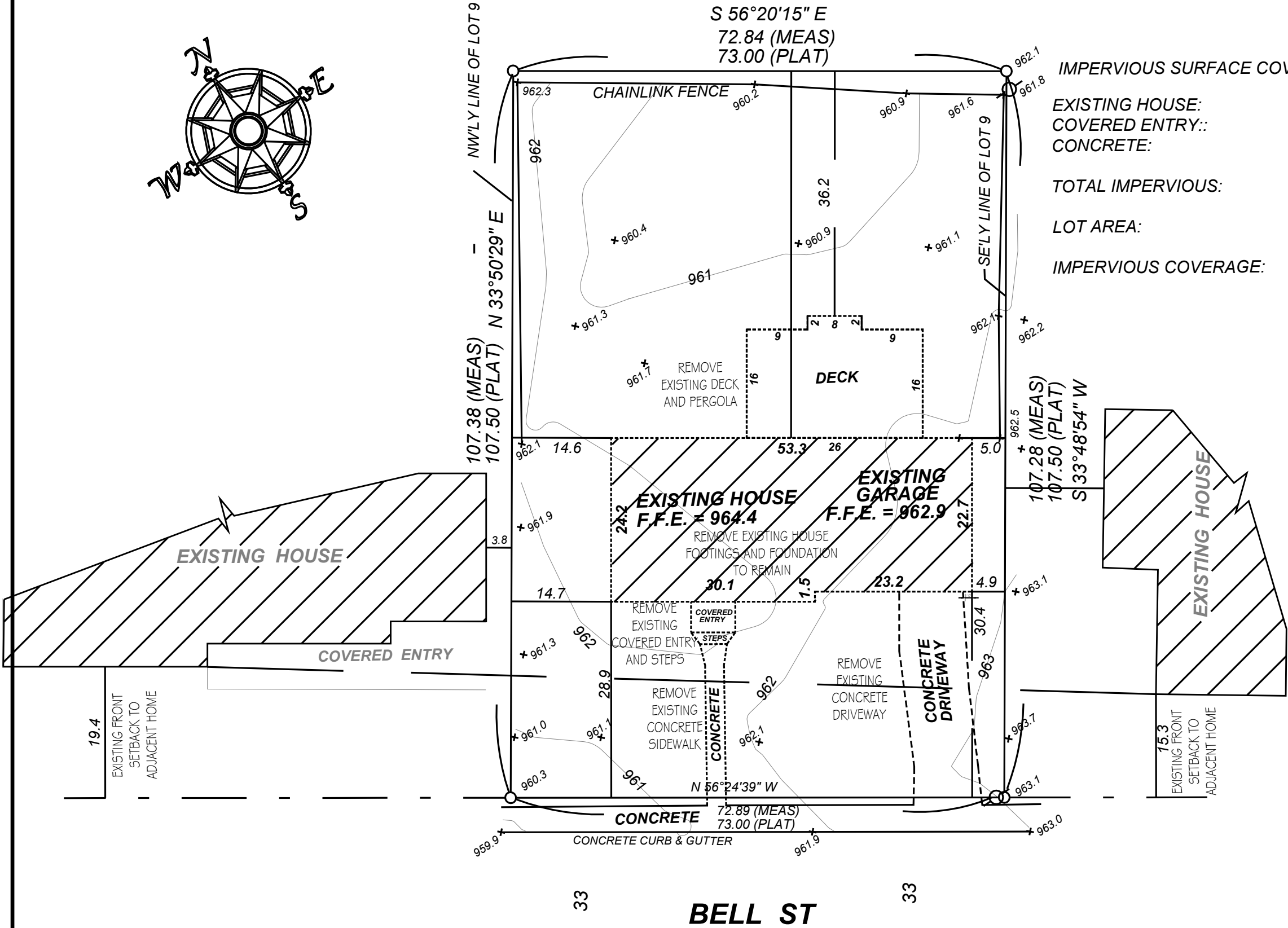
DRAWN BY: TSM

I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT HAS BEEN PREPARED BY ME AND OR
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LICENSED ARCHITECT UNDER THE LAWS OF THE
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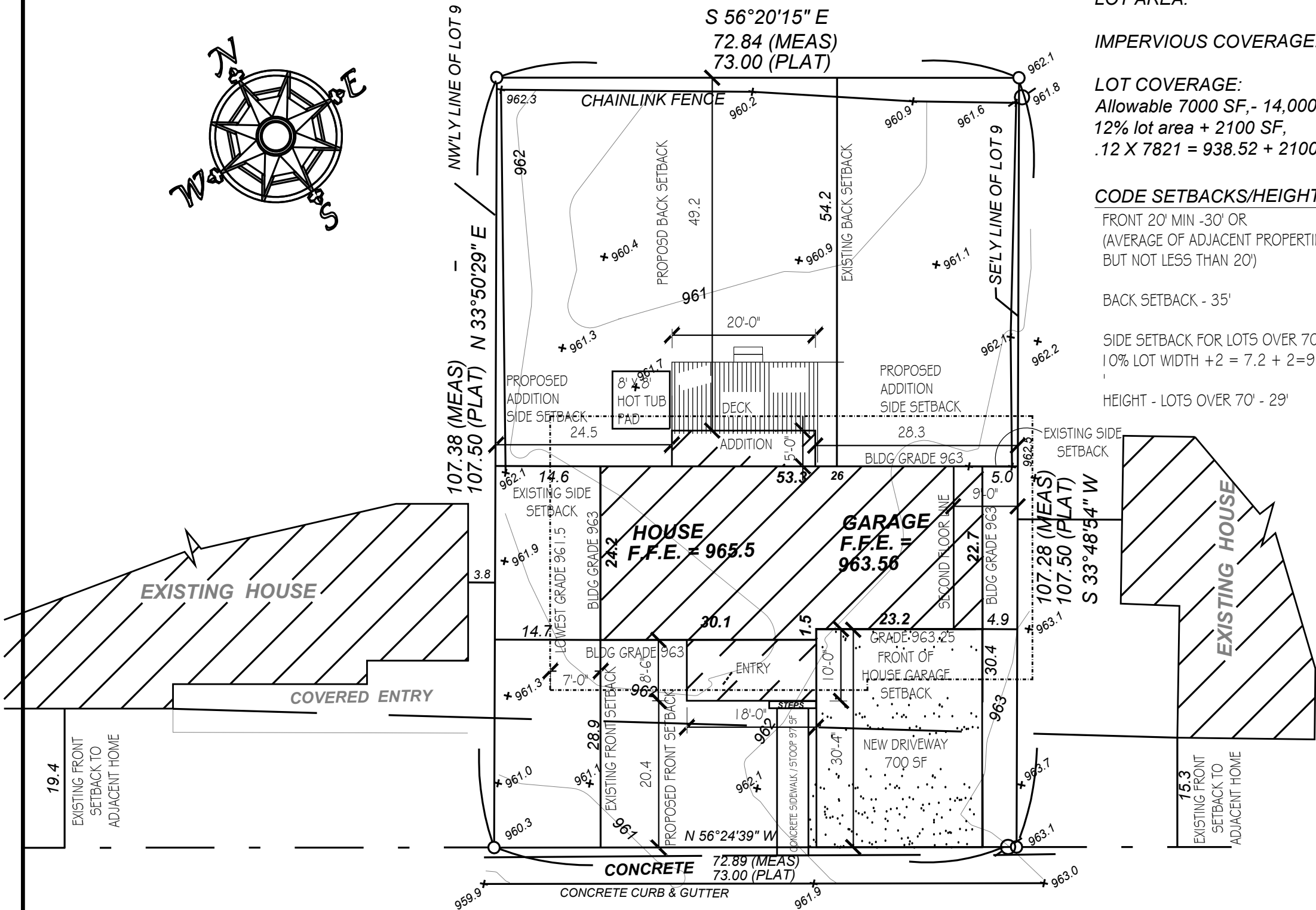
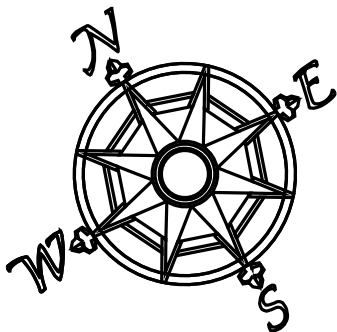
TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION: JUNE 30, 2026

Sheet Number:

2



IMPERVIOUS SURFACE COVERAGE:		DEMO:
EXISTING HOUSE:	1,255 S.F.	1255 SF
COVERED ENTRY::	30 S.F.	0 SF
CONCRETE:	366 S.F.	0 SF
TOTAL IMPERVIOUS:		1255 SF
LOT AREA:	7,821 S.F.	7821 SF
IMPERVIOUS COVERAGE:	21.1 %	16%



IMPERVIOUS SURFACE COVERAGE:		PROPOSED:
EXISTING HOUSE:	1,255 S.F.	1,255 + 60 = 1315 SF
COVERED ENTRY::	30 S.F.	153 SF
BACK ADDITION		BACK ADDITION 100 SF
CONCRETE:	366 S.F.	DRIVEWAY 700 SF
		SIDEWALK + STOOP 97 SF
		HOT TUB PAD 84 SF
		2449 SF

TOTAL IMPERVIOUS: 1,651 S.F.

LOT AREA: 7,821 S.F.

IMPERVIOUS COVERAGE: 21.1 %

LOT COVERAGE:
Allowable 7000 SF,- 14,000 SF lot size
12% lot area + 2100 SF,
.12 X 7821 = 938.52 + 2100 SF = 3038.52 SF allowable

CODE SETBACKS/HEIGHT:	EXISTING:	PROPOSED ADDITION:
FRONT 20' MIN -30' OR (AVERAGE OF ADJACENT PROPERTIES (15.3' +19.4') /2= 17.35 BUT NOT LESS THAN 20')	28.9'	20.4'
BACK SETBACK - 35'	54.2'	49.2'
SIDE SETBACK FOR LOTS OVER 70' 10% LOT WIDTH + 2 = 7.2 + 2=9.2'	14.7 AND 4.9	24.5' AND 28.3
HEIGHT - LOTS OVER 70' - 29'	21'-5"	29'

SCALE $\frac{1}{16}$ " = 1'-0"

MAGNEY
ARCHITECTURE

540 LAKE STREET, EXCELSIOR, MN 55331
612-701-7117
TAMMY@MAGNEYARCHITECTURE.COM

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

PROPOSED
SITE PLAN

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

DRAWN BY: TSM

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LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA

TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION: JUNE 30, 2026

Sheet Number:

3



4

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

MAIN IEVEL

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

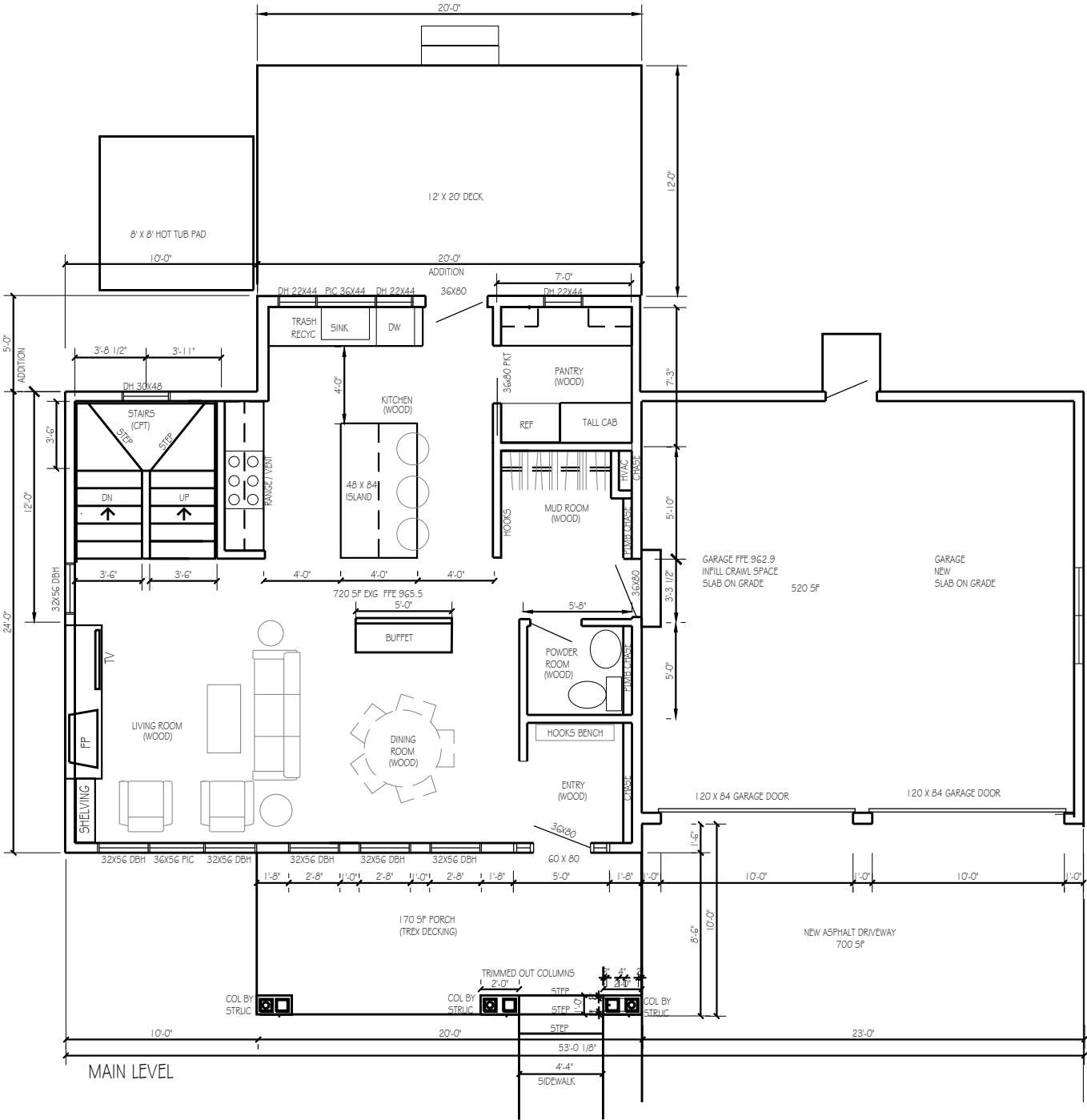
DRAWN BY: TSM

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STATE OF MINNESOTA

TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION :JUNE 30, 2026

Sheet Number:

5



SCALE 1/8" = 1'-0"

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

UPPER IEVEL

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

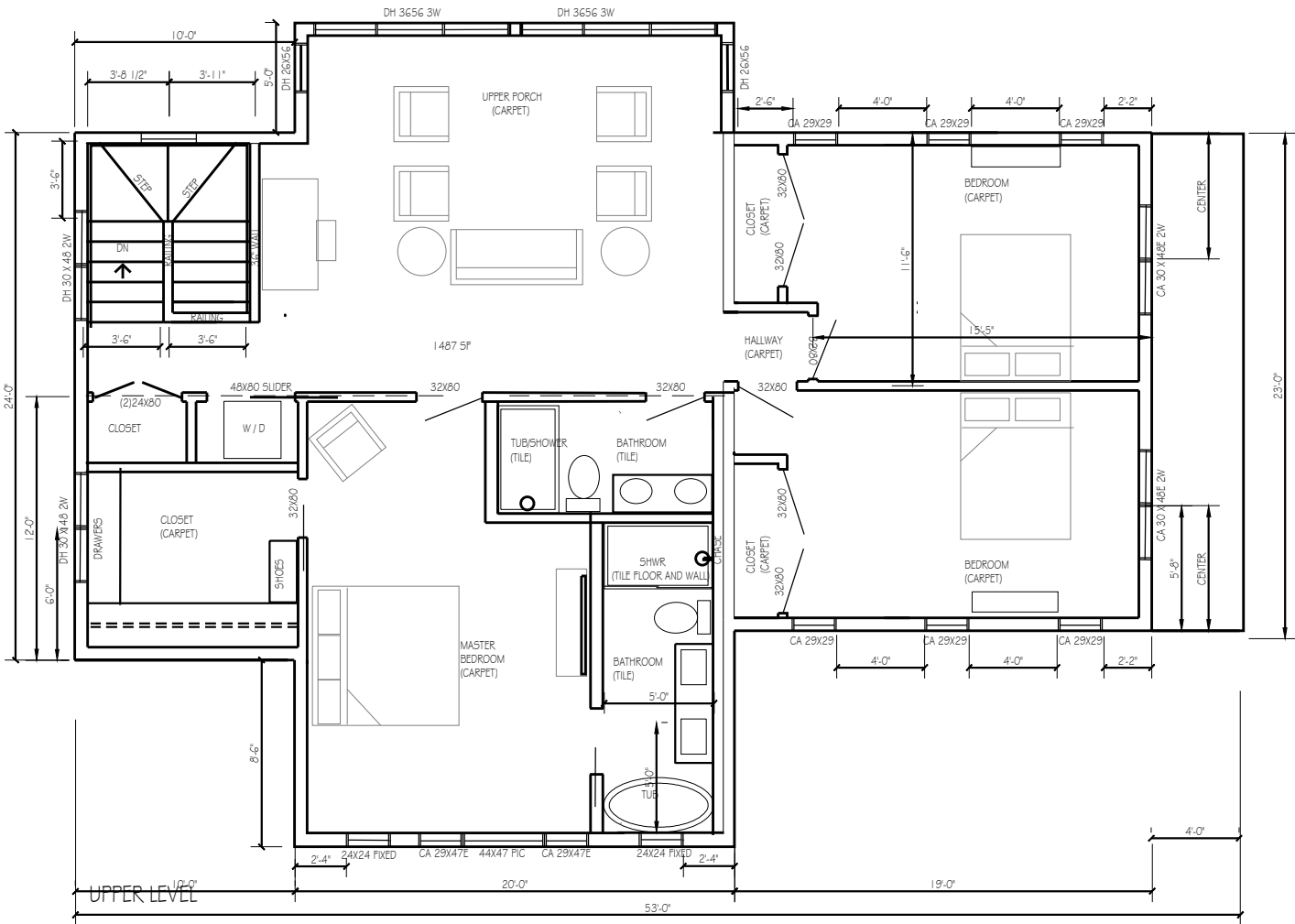
DRAWN BY: TSM

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STATE OF MINNESOTA

TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION :JUNE 30, 2026

Sheet Number:

6



SCALE 1/8" = 1'-0"

SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

LOWER LEVEL

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

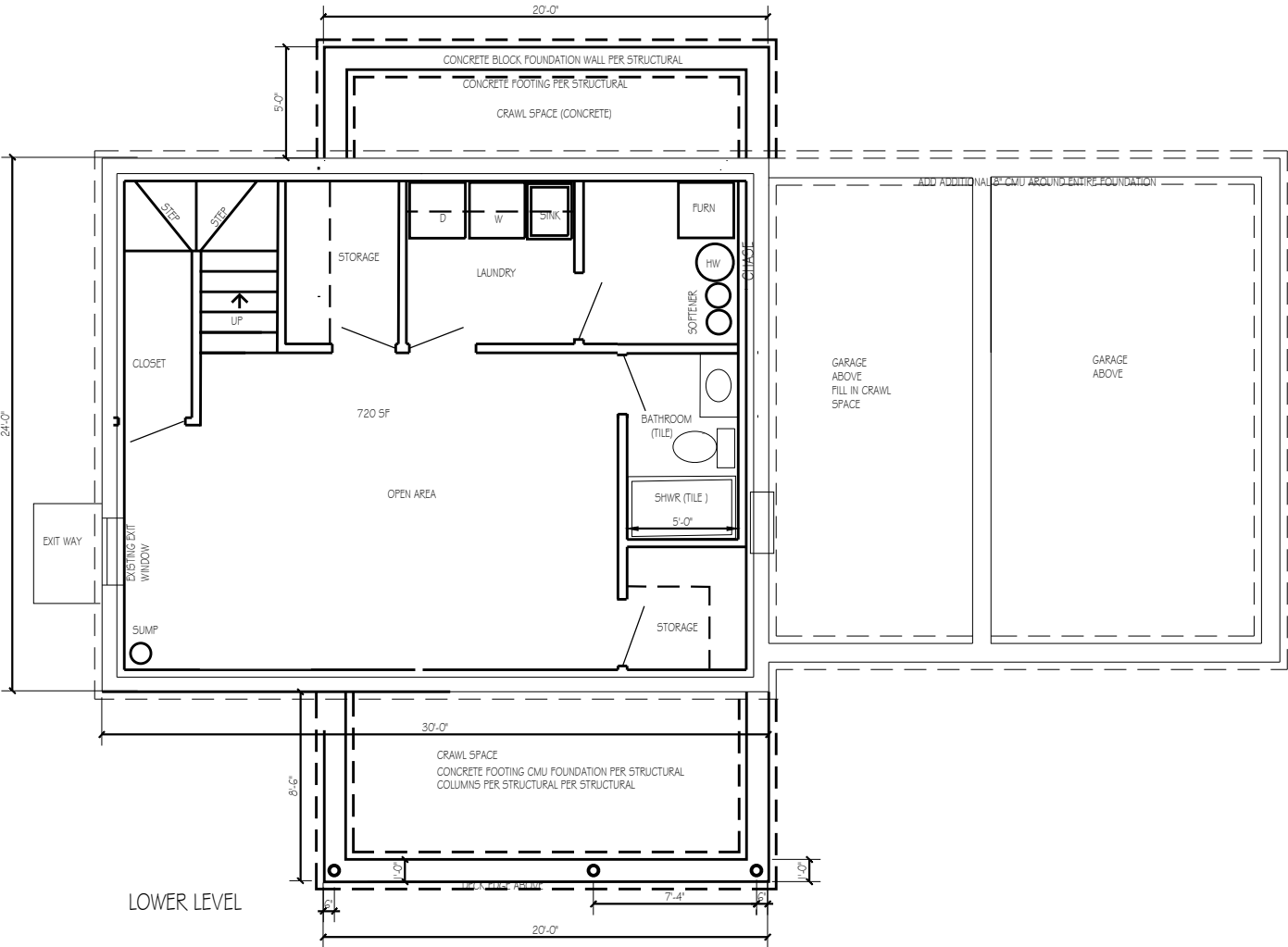
DRAWN BY: TSM

I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION,
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STATE OF MINNESOTA

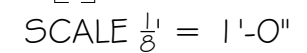
TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION: JUNE 30, 2026

Sheet Number:

7



SCALE 1/8" = 1'-0"



SCHULTZ

221 Bell Street
Excelsior, MN 55331

HOME REBUILD

Sheet Title:

ELEVATIONS

Date: 11/06/2025
ELEVATIONS ADDED 11/17/2025

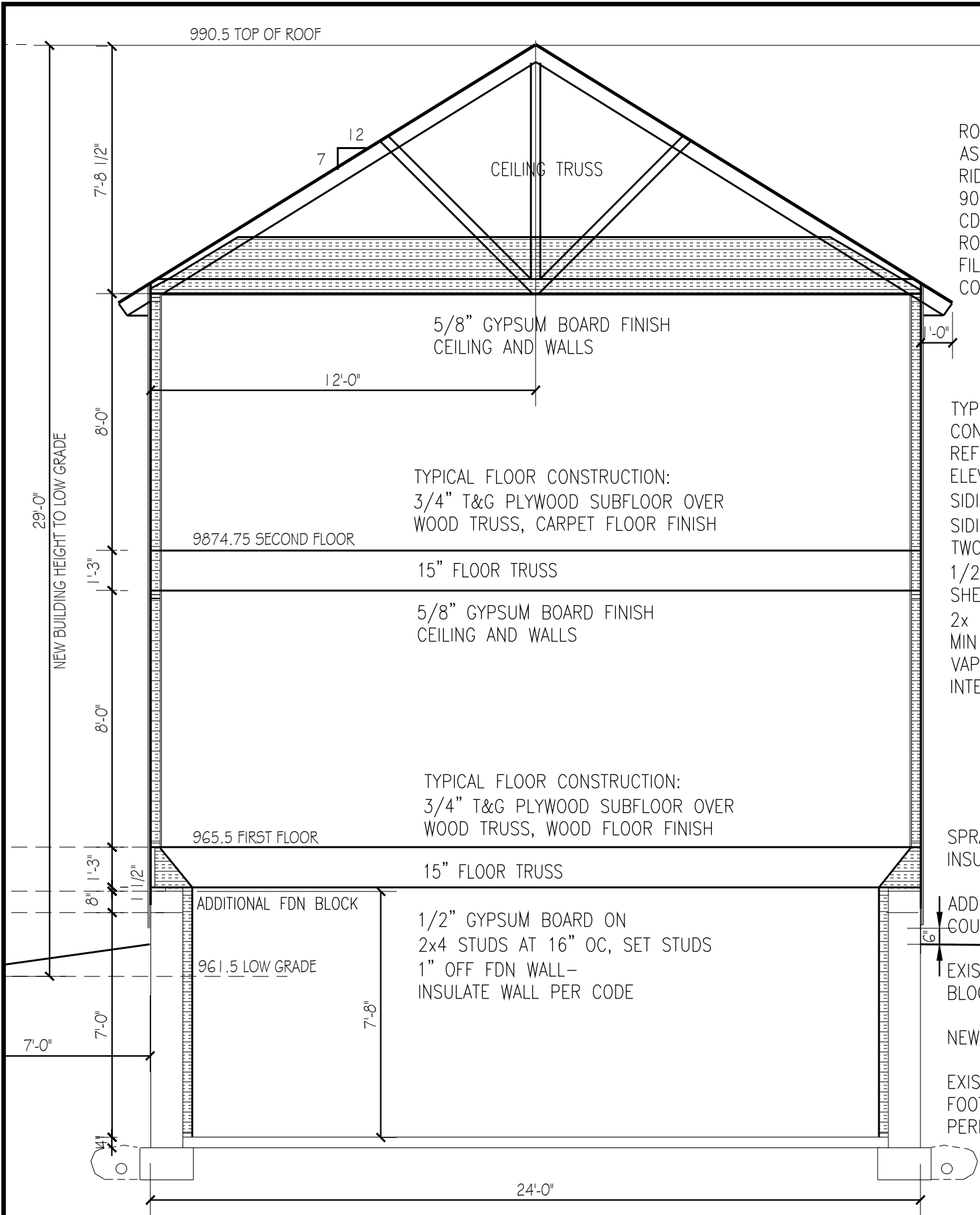
DRAWN BY: TSM

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STATE OF MINNESOTA

TAMMY MAGNEY, AIA LICENSE NUMBER: 16917
EFFECTIVE: APR 29, 2016 EXPIRATION: JUNE 30, 2026

Sheet Number:

9



EAST WEST SECTION

ROOF CONSTRUCTION:
ASPHALT LIFETIME SHINGLES
RIDGE VENT
90 LB FELT
CDX PLYWOOD SHEATHING
ROOF TRUSSES BY TRUSS MFG
FILL WITH MIN R50 INSULATION
CONTINUOUS EAVE VENT

TYPICAL EXT WALL
CONSTRUCTION:
REFER TO EXTERIOR
ELEVATIONS FOR
SIDING STYLE (LP
SIDING OR EQUAL)
TWO LAYERS FELT ON
1/2" CDX PLYWOOD
SHEATHING
2x STUDS @ 16" OC
MIN R21 INSULATION,
VAPOR RETARDER AND
INTERIOR FINISH

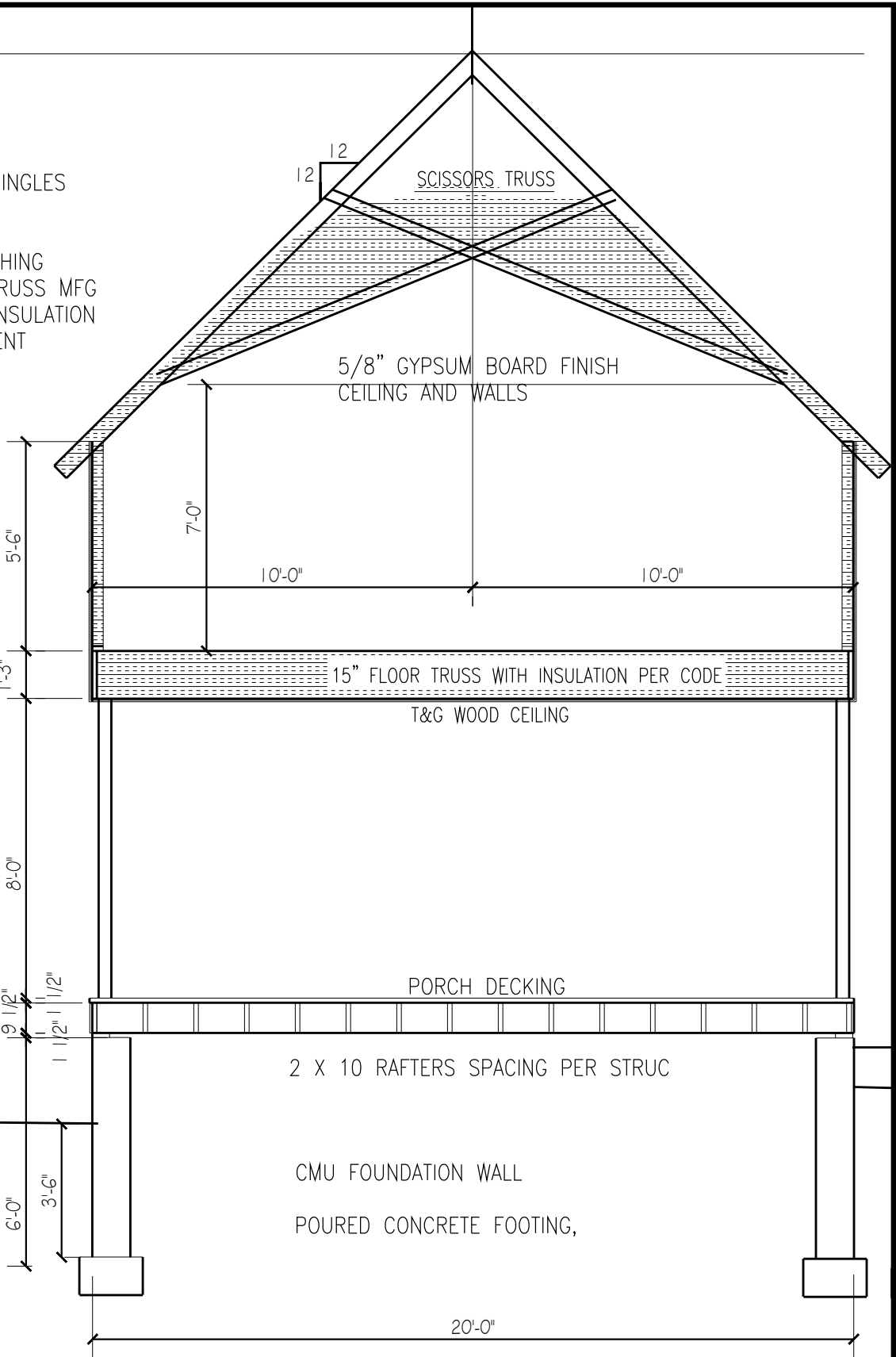
SPRAY FOAM RIM JST
INSULATION PER CODE

ADDITIONAL NEW CMU
COURSE

EXISTING CONCRETE
BLOCK FOUNDATION

NEW WARM 2X4 WALL

EXISTING CONCRETE
FOOTING,
PERIMETER DRAINTILE

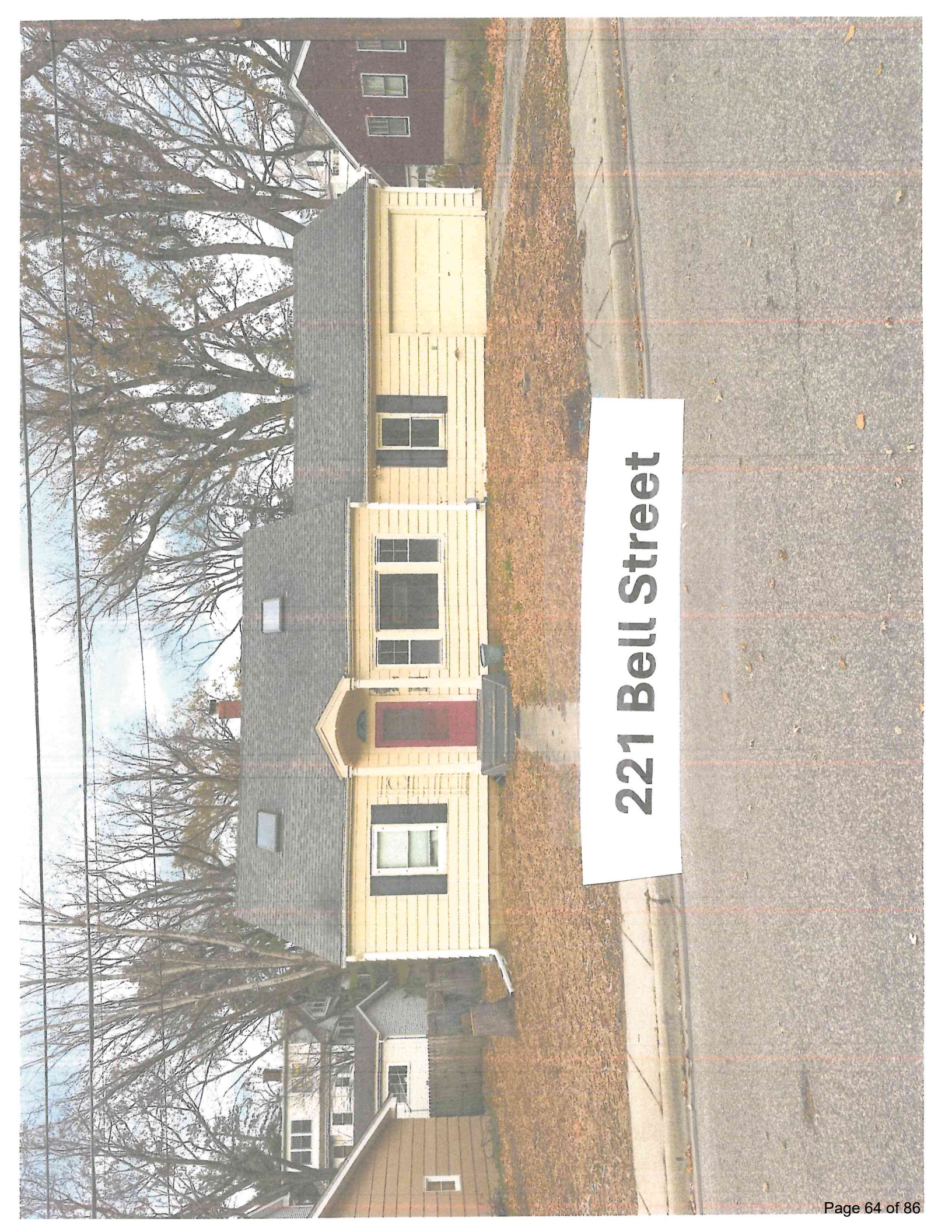


FRONT ENTRY SECTION

SCALE $\frac{1}{8}'' = 1'-0''$

209 Bell Street



A photograph of a two-story yellow house with a red door and black shutters. The house has a grey roof and is surrounded by trees with bare branches. A sidewalk runs along the front of the property, and a street is visible in the foreground. A white banner with the address "221 Bell Street" is overlaid on the image.

221 Bell Street

231 Bell Street





220 Bell Street | 214 Bell Street



220 Bell Street





234 Center Street

A photograph of a residential backyard. In the background, a two-story white brick house with a gabled roof is visible, partially obscured by several tall, bare trees. A wooden fence runs across the middle ground. In the foreground, there is a wooden picnic table with a metal frame, surrounded by fallen autumn leaves and green weeds. A green metal chair is partially visible on the left. A white text box with the address "231 Courtland Street" is overlaid on the image.

231 Courtland Street

Back yard

Back yard

232 2nd Street



221 Bell Street

Back yard



220 2nd Street

Back yard



231 Bell Street

Back yard

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: November 24, 2025

Department/Office: Community Development

Item Name: Amend Zoning Ordinance, Chapter 50 regarding financial institutions in the General Commercial zoning district

Summary:

BACKGROUND

Regarding the property at 720 Galpin Lake Road (circled on the attached zoning map), staff has been in contact with a realtor who has a client interested in purchasing the property in order to locate a financial institution there and they intend to re-use the existing building. *Chapter 50, Commercial Districts* of the Zoning Ordinance indicates that financial institutions are a permitted use in all of our commercial zoning districts, however, they are prohibited from locating at the street level. Staff has reviewed the code to understand this prohibition and determined that in the General Commercial District, it may have been incorrectly applied. Staff has drafted Ordinance 689 to amend the zoning ordinance to remove this street-level prohibition for financial institutions in the General Commercial District.

The city has a policy, reflected in our zoning ordinance, to allow and promote commercial uses that promote pedestrian activity in our Downtown Commercial district, and therefore restricts certain uses from locating at the street-level there. The purpose of the Downtown Commercial (DC) District is:

The purpose of the Downtown Commercial (DC) district is to provide for a mixture of commercial service, commercial retail, entertainment, civic, institutional, and related public facilities (including parking) in a pedestrian-oriented atmosphere. Standards are set forth in order to minimize negative impacts upon surrounding residential neighborhoods by limiting the uses permitted; provide adequate and conveniently located parking in public lots; minimize congestion within the district and surrounding neighborhoods; and promote high standards of building and site design which will foster compact commercial developments with pedestrian convenience and human scale to preserve and strengthen historic character. (Zoning Ordinance, Sec. 50-1.)

Office uses are permitted in the DC district but are prohibited from locating at the street level – this includes “financial institutions”.

However, in the General Commercial District there is not the same policy direction about pedestrian-oriented activity. Purpose:

The purpose of the General Commercial (GC) district is to accommodate numerous

types of commercial, retail, service and office uses to allow for varying scale and intensities. (Zoning Ordinance, Sec. 50-1.)

Staff reviewed earlier versions of the zoning ordinance in order to understand the prohibition at the street level. The City adopted a revised Chapter 50 in 2021. The commercial zoning districts were consolidated from six to four and renamed from B1 – B6 to: Downtown Commercial, Cottage Commercial, Mixed-Use Commercial, and General Commercial. Prior to this change in 2021, financial institutions were permitted in all commercial districts. In the downtown commercial zoning districts only the “retail customer service offices” of financial institutions were a permitted use. These districts did not allow “office use only”. In the other commercial districts, financial institutions were permitted uses without the restriction described above.

Staff has determined that when the commercial zoning section of the Code was repealed and replaced, there may have been an oversight and the street-level prohibition that is correctly applied to the Downtown Commercial, Cottage Commercial, and Mixed-Use districts was incorrectly applied to the General Commercial District. Our General Commercial district is found along Highway 7, where parcels abut Hwy. 7 and are primarily accessed by vehicle. We would not expect a focus on pedestrian-orientation on these parcels which is the intention of prohibiting financial institutions from the street level.

Staff recommends that we remove the restriction that prohibits financial institutions from locating at the street level from the General Commercial District.

Recommended Action:

It is recommended that the Planning Commission consider Ordinance 689 to amend the zoning ordinance and recommend approval to the City Council.

Budget:

Attachments:

1. 3_ Zoning map_2022_with note
2. 2_ Ordinance No. 689_ Amending Ch 50

City of Excelsior

Zoning Map

March 2022



Legend

Zoning Districts

- R-1, Single Family Residential
- R-2, Single and Two Family
- R-3, Medium Density Residential
- R-4, High Density Residential
- DC, Downtown Commercial
- CC, Cottage Commercial
- MU, Mixed Use Commercial
- GC, General Commercial
- P, Public Park
- PI, Public Institutional
- PUD, Planned Unit Development

Excelsior Boundary

Adopted by Excelsior City Council, March 7, 2022



ORDINANCE NO. 689

AN ORDINANCE AMENDING APPENDIX E, SECTION 50 OF THE EXCELSIOR CITY CODE TO ALLOW FINANCIAL INSTITUTIONS TO LOCATE AT THE STREET LEVEL IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT

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

Section 1. Appendix E, Article 50 of the Excelsior City Code is amended as follows:

Sec. 50-2. Permitted uses.

Table 50.1 lists the Permitted, Conditional, Interim and Accessory uses for the Commercial Districts.

P=Permitted Use; C=Conditional Use; I=Interim Use;	Downtown Commercial	Cottage Commercial	General Commercial	Mixed Use	Specific Standards
Financial institutions	P [2]	P [2]	P [2]	P [2]	Section 13-12, Article 13

[2] Use cannot be located at street level; must be located on the upper level.

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

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2025.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, Acting City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:	December 1, 2025
Second Reading and Adoption:	December 15, 2025
Publication of Ordinance:	December 26, 2025
Effective Date:	January 23, 2026

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: November 24, 2025

Department/Office: Community Development

Item Name: Amend Zoning Ordinance, Chapter 41 regarding residential review permits and landmark properties

Summary:

BACKGROUND

During the summer of 2025, the city of Excelsior considered an after-the-fact variance application for construction of an attached garage at 262 Lake Street, a historically designated Landmark property. Plans for the renovation of the existing historic structure and the addition of an attached garage were approved through a site alteration permit process with the Heritage Preservation Commission (HPC) in the fall of 2024.

Subsequently, the garage was not constructed according to approved plans, and the resulting after-the-fact variance application was required. During discussions of the proposed variance and the sequence of events leading to the need for the variance, both the Planning Commission and City Council commented on the need to explore the possibility of requiring a residential review permit for some renovations of Landmark properties, when those renovations result in increased massing on the parcel.

Today, *Sec. 42 Residential Review Permit Process* of the zoning ordinance requires a residential review permit for projects that propose to increase the mass and scale of a structure in the R1 and R2 zoning districts. It is a priority of the city's that the mass and scale of renovated structures be compatible with both the subject parcel and the structures around it. This ordinance was enacted in 2020.

The purposes of this chapter are to:

- (1) Regulate mass and scale, bulk and orientation of new construction and remodeling;
- (2) Ensure compatibility of new construction and remodeling with existing surrounding properties;
- (3) Preserve tree canopy, green space, air and light for existing surrounding properties;
- (4) Protect and enhance the City of Excelsior's appeal and attraction to residents and visitors;
- (5) Nothing in this chapter shall be construed to regulate architectural design of new construction and remodeling unless it affects mass, scale, bulk and/or orientation.

The ordinance exempts any parcel that requires a site alteration permit from needing a residential review permit. The intent is to support Landmark property owners as they maintain and renovate their homes, keep the review of renovations of historically

designated properties streamlined, and avoid burdening Landmark property owners with multiple review processes. The HPC reviews and approves proposed renovations to Landmark properties.

The 262 Lake Street project was unusual, in that it included the addition of a two-story attached garage on the rear of the home, which significantly changed the mass and scale of the structure on the parcel. Most renovations of Landmark properties do not. However, we've seen other smaller additions on Landmark properties as well.

Tonight, staff is recommending that the Planning Commission start the discussion and analysis of a potential ordinance change that would require a residential review permit for the renovation of Landmark structures that add volume to the structure. It will be important for the HPC to discuss any proposed ordinance changes as well. Given meeting schedules, a potential timeline is for the Planning Commission to begin discussion tonight and continue it on December 22nd. The HPC could then discuss the topic and review Planning Commission recommendations at their meeting on January 27, 2026. And the City Council could consider any recommended ordinance amendments at their meeting on February 2nd.

Recommended Action:

It is recommended that the Planning Commission discuss questions and considerations for an amendment to the zoning ordinance regarding residential review permits for some Landmark properties.

Budget:

Attachments:

1. Ordinance re Ch 42

ORDINANCE NO. XXX

AN ORDINANCE AMENDING APPENDIX E, SECTION 42 OF THE EXCELSIOR CITY CODE TO REQUIRE A RESIDENTIAL REVIEW PERMIT FOR RENOVATION OF SOME HISTORICALLY DESIGNATED LANDMARK STRUCTURES

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

Section 1. Appendix E, Article 42 of the Excelsior City Code is amended as follows:

Sec. 42-6. Residential review permit—When required.

Except as provided herein, a residential review permit is required prior to making any of the following alterations to structures within the R-1 and R-2 zoning districts:

- (a) *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.
- (b) *Exemptions*. The following shall not require a residential review permit:
 - (1) Decks under 48 inches in height.
 - (2) Any structure not requiring a building permit.
 - (3) Structures that would require a site alteration permit as outlined in chapter 20 of the Code except when the alteration would result in increased volume of a principal or accessory structure.
 - (4) Street-facing, single-story porches that are more than 50 percent open at the perimeter.
 - (5) Bay windows and cantilevers not projecting more than two feet from the plane of the façade on which such projection is located.
 - (6) Any minor changes not affecting streetscape elevations or views from any neighboring property as determined by the zoning administrator in consultation with the city architect.
- (c) *Pre-application concept review*. Prior to filing an application for a residential review permit, the applicant is strongly encouraged meet with the zoning administrator and city architect to discuss the proposed new construction or remodel. The plans and elevation drawings required for such review need not be construction drawings but should be detailed enough for city staff to determine whether the concept proposal is likely to meet zoning requirements or to trigger residential review. The property owner is strongly encouraged to attend the pre-application concept review.

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

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2025.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:	January 5, 2026
Second Reading and Adoption:	January 19, 2026
Publication of Ordinance:	January 29, 2026
Effective Date:	February 27, 2026



Item: 4.E.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director

Meeting Date: November 24, 2025

Department/Office: Community Development

Item Name: Resolution 2025-06 Approving Residential Review Permit for 163 Second Street

Summary:

BACKGROUND

At your meeting on November 10, 2025, you voted to approve the residential review permit application for a new home at 163 second Street. A resolution documenting that approval is before you tonight.

Recommended Action:

It is recommended that you approve PC Resolution 2025-06.

Budget:

Attachments:

1. PC Resolution 2025-06

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2025-06

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR CONSTRUCTION
OF A NEW SINGLE-FAMILY HOME AT 163 SECOND STREET**

WHEREAS, Adam Price, Price Homes, 550 Freeport Ave NW, Elk River, MN 55330, applied for a Residential Review Permit and Variance from the building height standard for construction of a new home on an undeveloped parcel pursuant to Articles 6 and 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 public hearing for the Variance Application was duly noticed pursuant to Sections 6-6 of the Zoning Code; and

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

WHEREAS, the Planning Commission considered the Residential Review Permit and Variance applications and held the public hearing at their meeting on November 10, 2025; and

WHEREAS, the Planning Commission approved the Residential Review Permit application and recommended approval of the Variance application, with votes of 4-0, at their meeting on November 10, 2025 (Commissioners Johnson and Neale were absent and Commissioner Day recused himself); and

WHEREAS, the City Council approved the variance application with a vote of 5-0 at their meeting on November 17, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Residential Review Permit application submitted by the Applicant is hereby approved by the Planning Commission based on the following:

FINDINGS OF FACT

1. The subject parcel is 7,787 sf and located in the R2 zoning district. The parcel was created when the parcel at 173 Second Street was subdivided in 2021. City Council Resolution 2021-01 documents the subdivision.
2. The parcel is undeveloped.
3. There is a change in grade on the parcel of 9’, with the higher elevation on the east side and the lower on the west side of the parcel.
4. In July 2024, the City Council approved a Residential Review Permit application and a variance application for height for this property; the Council denied the requested front setback variance request. These actions are documented in Resolution 2024-24. No building permit was issued and the approvals expired on July 15, 2025.
5. The proposed home is one story and meets all zoning standards, except for building height, of the city’s zoning ordinance, and complies with requirements for the parcel stated when the parcel was subdivided in 2021.
6. The proposed building height is 31’ measured from the lowest elevation in the area 7’ from the structure, as required by ordinance (Sec. 14-1). The lowest elevation is 966’. The elevation at the roof peak is 997’.

7. The height of the building, measured from grade at the front entrance, is 25'.
8. The height of the attached garage, measured from grade at the entrance, is 16' 9".
9. The front yard setback is 30'; the side yard setbacks are 12'; and the rear yard setback is 35'.
10. The maximum building coverage, 25.7%, and lot coverage, 36%, are less than the maximum allowed.
11. The Planning Commission approved a Residential Review Permit for the proposed new home finding the plans to be consistent with the Good Neighbor Guidelines.

CONCLUSIONS OF LAW

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 looks out on the left side. The garage is attached and is also one-story. The one-story design is compatible with neighboring structures. Retaining walls along the front 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. It is important to note that the house meets the side setback requirements of Resolution 2021-01 which are stricter than what the zoning ordinance requires, and the building and lot coverage are less than what is allowed by ordinance. 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 height of the home measured from the grade at the front entrance is 25'.*
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 subject parcel was created from a subdivision meant to protect the existing house at 173 Second Street, create a second parcel for development of a new home, and prevent a teardown of 173 Second Street and the construction of one larger home on the original parcel. The proposed home has been designed to fit the steep slope of the parcel, and the one-story design with a look-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 the look-out basement) had on the neighbor at 151 Second Street.*

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The city 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 City Council shall grant the requested variance allowing the construction of the subject plans.
6. The RRP and Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 24th day of November 2025.

Approved:

Bill Muenzberg, Chair