



Planning Commission Regular Meeting

Monday, January 26, 2026, 6:30 PM
106 Center Street

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

<https://us02web.zoom.us/j/85449219469?pwd=Rqb5Zl5w3U1GfHuwia2kEgwnCt5uOT.1>

Meeting ID: 854 4921 9469

Passcode: 200435

One tap mobile

+19292056099,,85449219469#,,,,*200435# US (New York)

+13017158592,,85449219469#,,,,*200435# US (Washington DC)

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

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. Planning Commission Meeting Minutes - November 24, 2025
 - B. Planning Commission Meeting Minutes - December 22, 2025
4. Discussion Items
 - A. 150 Bell Street - Residential Review Permit Application (PC No. 2025-12)
 - B. 88 First Street - Residential Review Permit and Variance Applications (PC No. 2026-01)
 - C. 202 Oak Street - Residential Review Permit and Variance Applications (PC No. 2026-03)
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 24, 2025**

1. CALL TO ORDER

2. ROLL CALL

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

Commissioners Absent: Neale

Also Present: Acting City Attorney Josh Weir, Community Development Director Julia Mullin

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting, November 10, 2025

Malsam moved to approve the minutes. Tyler seconded. Approved 6-0.

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

Chair Muenzberg continued the public hearing. No one from the public spoke. Day moved to recommend approval of the variance application with conditions in the staff report. Malsam seconded. Approved 6-0. Chair Muenzberg requested staff include a summary of the discussion about nonconforming structures in the staff report to the City Council.

(b) 221 Bell Street – Residential Review Permit and Variance Applications (PC No. 2025-11)

Chair Muenzberg opened the public hearing. Dave Schulz, owner of 221 Bell Street described reason for variance request. Jay Pfeffer, contractor, clarified project. Anne Vogel, 200 Bell Street. Catherine Mageterri, 209 Bell Street, expressed concerns about the removal of trees that has already occurred, and is concerned remaining trees on parcel and on her adjacent parcel will be harmed. Malsam moved to approve the residential review permit application with conditions in staff report and the condition that the driveway be no wider than the garage doors and that it be tapered at the curb to reduce the overall size of the driveway. Johnson seconded. Approved 5-1. Tyler voted no. Malsam moved to continue variance application to the December 22nd Planning Commission meeting. The Commission wants more information about the existing nonconforming side yard setback and whether a variance is required for the proposed project. Hansen seconded. Approved 6-0.

(c) Amend Zoning Ordinance, Chapter 50 regarding financial institutions in the General Commercial zoning district.

Chair Muenzberg opened the public hearing. No one from the public spoke. Correction made to Ordinance – only remove “(2)” from the table and not the “P”. Day moved to recommend approval of Ordinance 689 with the correction. Johnson seconded. Approved 6-0.

(d) Amend Zoning Ordinance, Chapter 41 regarding residential review permits and landmark properties. *Chair Muenzberg opened the public hearing. No one from the public spoke. The Planning Commission began discussion of the proposed ordinance amendment and the topic of how to best consider mass and scale when renovations are proposed at Landmark properties.*

(e) Resolution 2025-06 Approving Residential Review Permit for 163 Second Street. *Malsam moved to approve Resolution 2025-06. Johnson seconded. Approved 5-0. (Day recused himself.)*

5. COMMUNICATIONS AND REPORTS
Staff provided updates.

6. MISCELLANEOUS

7. ADJOURNMENT
Malsam moved to adjourn the meeting. Day seconded. Approved 6-0. Meeting adjourned at 9:30 pm.

Respectfully submitted,

Julia Mullin
Community Development Director

2025 Planning Commission Attendance – Page 1

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

2025 PC ATTENDANCE CONTINUED – Page 2

Meeting	Jul 14	Jul 28	Aug 25	Sep 22	Oct 27	Nov 10	Nov 24	Dec 22
	Special Mtg			Cancelled	Rescheduled to Nov. 10			
Day	P	P	P	X	X	P	P	
Hansen	A	P	A	X	X	P	P	
Johnson	P	P	P	X	X	A	P	
Malsam	P	P	A	X	X	P	P	
Muenzberg	P	P	P	X	X	P	P	
Neale	P	P	P	X	X	A	A	
Tyler	P	A	A	X	X	P	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)

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Meeting
Minutes
December 22, 2025**

1. CALL TO ORDER

Meeting called to order at 6:42 pm. No quorum. Meeting adjourned.

2. ROLL CALL

Commissioners Present: Malsam, Neale, Muenzberg

Commissioners Absent: Day, Hansen, Johnson, Tyler

Also Present: City Attorney Mary Tietjen, Acting City Attorney Josh Weir, Council Liaison Jennifer Caron,
Community Development Director Julia Mullin

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting, November 24, 2025

4. DISCUSSION ITEMS

(a) Nonconforming Uses – City Attorneys Mary Tietjen and Josh Weir will attend to present and answer questions – attached:

1. Excelsior Zoning Ordinance language
2. League of MN Cities resource

(b) Begin Work Plan for 2026:

1. PUD Ordinance (Zoning, Chapter 65)
2. Summary of variance decisions made
3. Mass and scale review for projects proposed at Landmark properties (Zoning, Chapter 42)
4. Outdoor lighting
5. Standards for elevators in residential districts

5. COMMUNICATIONS AND REPORTS

Staff provided updates.

6. MISCELLANEOUS

7. ADJOURNMENT

Malsam moved to adjourn the meeting. Neale seconded. Meeting adjourned at 6:42 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			Cancelled	Special Mtg	Special Mtg	Cancelled	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	P	A
Hansen	A	P	A	X	X	P	P	U
Johnson	P	P	P	X	X	A	P	A
Malsam	P	P	A	X	X	P	P	P
Muenzberg	P	P	P	X	X	P	P	P
Neale	P	P	P	X	X	A	A	P
Tyler	P	A	A	X	X	P	P	A

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

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



Item: 4.A.

ITEM REPORT

To: Planning Commission

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

Meeting Date: January 26, 2026

Department/Office: Community Development

Item Name: 150 Bell Street - Residential Review Permit Application (PC No. 2025-12)

Summary:

APPLICANT	Kris Meyer, Cortland Custom Homme LLC, 823 Cortland Cir, Shakopee, MN 55379
PROPERTY OWNER	Jack Bennett, 607 N Washington Ave #1712, Minneapolis, MN 55401
LOCATION	150 Bell Street
CASE NO	PC No. 2025-12
60/120-DAY REVIEW DEADLINE	2/8/2026, 4/9/2026

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the partial demolition of and addition of a second story to an existing single-family home at 150 Bell Street. The parcel is 6,767 square feet and located in the R2 zoning district. The applicant proposes keeping the first level of the home and removing the roof in order to rebuild primarily within the existing footprint and add a second story to the home.

The proposed home will reuse the existing exterior walls. While completing demolition of the interior walls, the contractor will relocate the first story window openings. The new gable roof will be broken up by large dormers on the front and rear side of the roof. Each dormer has multiple windows which provide light and visual interest to the home. In addition to the new second story, the applicant is proposing adding a new covered front porch. The existing home has a covered front stoop. The new covered porch will extend from the front door to the west corner of the house.

There is an existing garage in the southwest corner of the lot (labeled as shed on site plan). The applicant has not proposed any changes or expansion of the garage as part of their application. The applicant has not requested any variances for this project and City Staff have verified that no variances are required for the project based on the proposed plans.



1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW

NEIGHBORHOOD CHARACTER

The neighborhood is made up of a mixture of one, one and half, and two story homes. The lot at 150 Bell Street (6,767 sf) is smaller than the minimum 10,000 square foot requirement for properties within the R2 district. Despite being smaller than the R2 requirement, the lot is similar in size to other lots on the south side of Bell Street as well as lots directly to the north. The home to the west, 140 Bell, is a one story home and is on a smaller 5,700 sq ft lot. The house to the east, 160 Bell, is a two story home on a lot similar in size to 150 Bell (6,800 sq ft). The lot across the street, 151 Bell, is undeveloped. The lots to the northeast, 161 Bell, and northwest, 141 Bell, are one and half and two story homes. Properties along Third Street run to the rear of 150 Bell. These properties sit on a hill above Bell Street, the house to the rear of 150 Bell is a two story single family home.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	6,767 sf	6,767 sf
Minimum Lot Width	60'	68.33'	68.33'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	26.1'	26.1' Avg. setback of adjacent properties is 22.5'
Rear Yard Setback	35'	49' (From House) 40' (From existing porch)	49' (From House) 40' (From existing porch)

Standard	Required - R2 District	Existing	Proposed
Minimum Side Setback	20% of the lot width minus 6 =6.6' (and no less than 7')	East 17.5' West 13.2'	East 17.5' West 13.2'
Maximum Building Coverage	25% of lot area = (1,691 sf)	1,222 sf (18%)	1,302 sf (19.2%)
Maximum Lot Coverage	42% of lot area= (2,842 sf)	1,784 sf (26.4%)	1,874 sf (27.6%)
Maximum Height	28' (lot width less than 70')	15.5'	24'
Front Wall Plane	16' max without a 2'x 8' offset	24'	14' porch used to offset plane
Side and Rear Wall Plane	32' max without a 2'x8' offset	Left side: 24' Right side: 27' Rear: 19' 4"	Left side: 24' Right side: 27' Rear: 19' 4"

* 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)

Exterior Materials: Materials proposed are a combination of LP Smart Siding for the exterior walls and wood for the new porch deck, and composite shingles for the roofing. Applicant can provide additional information as needed.

Landscaping and Tree Preservation: Current plans do not identify any trees for removal. The Applicant states that they are open to adjusting landscaping.

Stormwater Management: The City Engineer will perform 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 January 26, 2026.

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 new structure is larger than the existing one-story home; however, the new two-story home is compatible with other homes on the block.

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

The lot is smaller than the 10,000 square foot minimum required for properties in the R-2 District. The proposed home has a footprint that is similar in size to the existing home, the new front porch expands the footprint by 44 sf. The proposed porch is relatively small and does not run the full length of the house. The new proposed second level increases the mass of the home but is similar to other homes on the street. The home's larger front yard setback will lessen the visual impact of the two story structure from the public right-of-way.

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

The homes on the south side of Bell Street have similar front yard setbacks to 150 Bell Street. The two story home adjacent to 150 Bell is on a similarly sized lot with a setback that is comparable to 150 Bell Street. The new addition to 150 Bell Street would align with the size and placement of other homes on the street.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *The new structure will primarily use the existing foundational footprint and there are no significant grade changes on this parcel and no proposed retaining walls.*

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

The existing structure has a small covered stoop at the front door. Plans for the proposed addition include a porch that runs from the front door to the front west corner of the building. The new porch will be covered with the roof. The inclusion of a new covered porch enhances the design of the structure and breaks up the front wall plane.

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

The proposed home is well-detailed on all four elevations using windows and design elements including dormers and the new front porch. The applicant did not maximize

the volume and mass of the second story. This keeps the design within the style of the neighborhood and the City.

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 minimally impact the neighbors on either side of the home. 150 Bell's driveway runs parallel to the driveway of the home to the west. The width of the two driveways will help maintain privacy of the neighbor. The side yard setback to the east is large (17.5'), and will protect the views, privacy, and sunlight of the home to the east.

Recommended Conditions of Approval.

Staff recommends the following conditions with any approval of this Residential Review Permit application:

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 survey and plans included in the January 26th, 2026 Planning Commission packet.
3. The RRP 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 application. Staff recommends that the Planning Commission approve the Residential Review Permit application and direct staff to bring a resolution to the February Planning Commission meeting affirming this action

Budget:

Attachments:

1. 1_150 Bell Street GNG review
2. 2_2025-11-04_RRP application
3. 3_25801-KJK-Site Survey (1)
4. 4_Demo Plan_12_12_25
5. 5_Floor_Plans_150_Bell
6. 6_251125 A2_elevations
7. 7_150 bell existing_photo
8. 8_Survey_with_sevenft_measurement



Excelsior Good Neighbor Guidelines PLAN Review

150 BELL STREET 01/21/2026

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 adding a partial second floor/new roof and extending front porch on an existing one-story house. The footprint of the house will remain substantially the same except for a narrow (4-0 deep) porch extension across the front of the house.

The site's context includes a one story adjacent house to the immediate right (west), with rear lots of 3-story houses further to the right/west along Bell street. To the immediate left (east) is a 2-story home followed by 2+1 story and 1-1/2 story homes. Across the street are split-level, 1-1/2 and 2-story homes.

Generally, the height, massing and scale of the proposed house second level addition seem compatible with neighborhood context. By keeping the second story plan space smaller than the first, the shed dormer roof forms are inset from the ends enough to give an appearance of a 1-1/2 story massing that seems compatible with neighboring structures.

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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As noted, the mass of the house relative to its lot size seems reasonably compatible, with no additional interior space added to the existing first level footprint. The second level addition living space, at about 525 sf, is approximately half of the main level area and is tucked under two shed dormers, reducing the mass of the second level. The existing garage and rear porch addition are not indicated to be changed.

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 house generally follows existing neighborhood street alignments, with no proposed changes to the footprint except the extension of the existing front entry stoop into a longer length porch facing the street.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure setbacks and stepdowns at the slope to break up massing and continuous walls.
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The site is relatively flat, without retaining walls, and proposed changes to the plan do not significantly affect the site

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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An extension of the existing front entry stoop forms a new, narrow longer length narrow porch (4-0 x 23-0) under the new roof, facing the street. The porch is an improvement to the small existing stoop, and a positive design element on the street face.

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 design detailing, new windows and siding materials are consistent on all four sides, and well detailed. Openings are consistent and well proportioned. The blank wall area on the rear elevation could benefit from a small window or two, but considering its location, has less impact on street or neighboring houses.

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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Due to location on site and size, the second level addition should have little impact on neighbor views, privacy and sunlight. Window placement appears to consider neighbors, with upper level windows facing street and rear yard.



THE CITY OF
EXCELSIOR
MINNESOTA

Residential Review Permit Application
339 Third St. Excelsior, MN 55331
952-653-3674
Email permit to: permits@excelsiormn.org

Name: <u>Krist Meyer</u>		Business Name: <u>Cortland Custom Home LLC</u>	
Address: <u>823 Cortland Cir</u>			
City: <u>Shakopee</u>	State: <u>MN</u>	Zip Code: <u>55379</u>	
Telephone:	E-Mail: <u>CortlandCustomHome@gmail.com</u>		
Name: <u>Jack Bennett</u>		Business Name: <u>JB</u>	
Address: <u>607 N. Washburn Ave #712</u>			
City: <u>Minneapolis</u>	State: <u>MN</u>	Zip Code: <u>55401</u>	
Telephone: <u>952 843-3952</u>	E-Mail: <u>Jackbennett1@gmail.com</u>		
TYPE OF APPLICATION (check all that apply)			
☐ Sketch Plan		☒ Residential Review Permit	
PROPERTY INFORMATION			
Street Address: <u>150 Bell Street</u>		Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s): <u>3411723120080</u>			
Legal Description (attach if necessary):			
Description of Proposal (attach additional information if needed): <u>New Sids/Roofing Windows ADD Second Floor</u>			
Reason(s) to Approve Request (attach additional information if needed): <u>UPDATE Home Maintain Quality Houses in the city</u>			
FEE & 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: 11/4/2025

OWNER'S STATEMENT

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

Signature: Jack Bennett

Date: 11/4/2025

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.



Residential Review Permit Application

339 Third St. Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: <u>Kris Meyer</u>	Business Name: <u>Cortland Custom Home LLC</u>	
Address: <u>823 Cortland Cir</u>		
City: <u>Shakopee</u>	State: <u>MN</u>	Zip Code: <u>55379</u>
Telephone:	E-Mail: <u>CortlandCustomhomes@gmail.com</u>	
OWNER INFORMATION (if different)		
Name: Jack <u>Jack Bennett</u>	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>150 Bell Street</u>	Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s): <u>3411723120080</u>		
Legal Description (attach if necessary):		
Description of Proposal (attach additional information if needed): <u>New Sids/Roofing Window APP Second Floor</u>		
Reason(s) to Approve Request (attach additional information if needed): <u>UPDATE Have Maintain Quach Houses in the city</u>		
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	

APPLICANT'S STATEMENT

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

Signature: _____

Date: 11/4/2025

OWNER'S STATEMENT

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

Signature: _____

Date: _____

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

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

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)

Very Similar to Neighbors

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?:

Could Adjust Landscape.

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: No grade change.

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: large hill In Back of House.

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

☐ Locate structure on lot to minimize impact

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

☐ Other: _____

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

☐ House to right: NO

☐ House to left: NO

☐ House to rear: NO

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

☐ Offset/locate windows to reduce impact

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

☒ Use landscaping elements for screening

☐ Other: _____

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

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

☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

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

☒ Yes

☐ No

EAST SIDE



Site Sketch
150 Bell Street

11/4/2025

CERTIFICATE OF SURVEY

PART OF LOTS 7 & 8
LATHAM BROTHERS ADDITION TO EXCELSIOR
HENNEPIN COUNTY, MINNESOTA

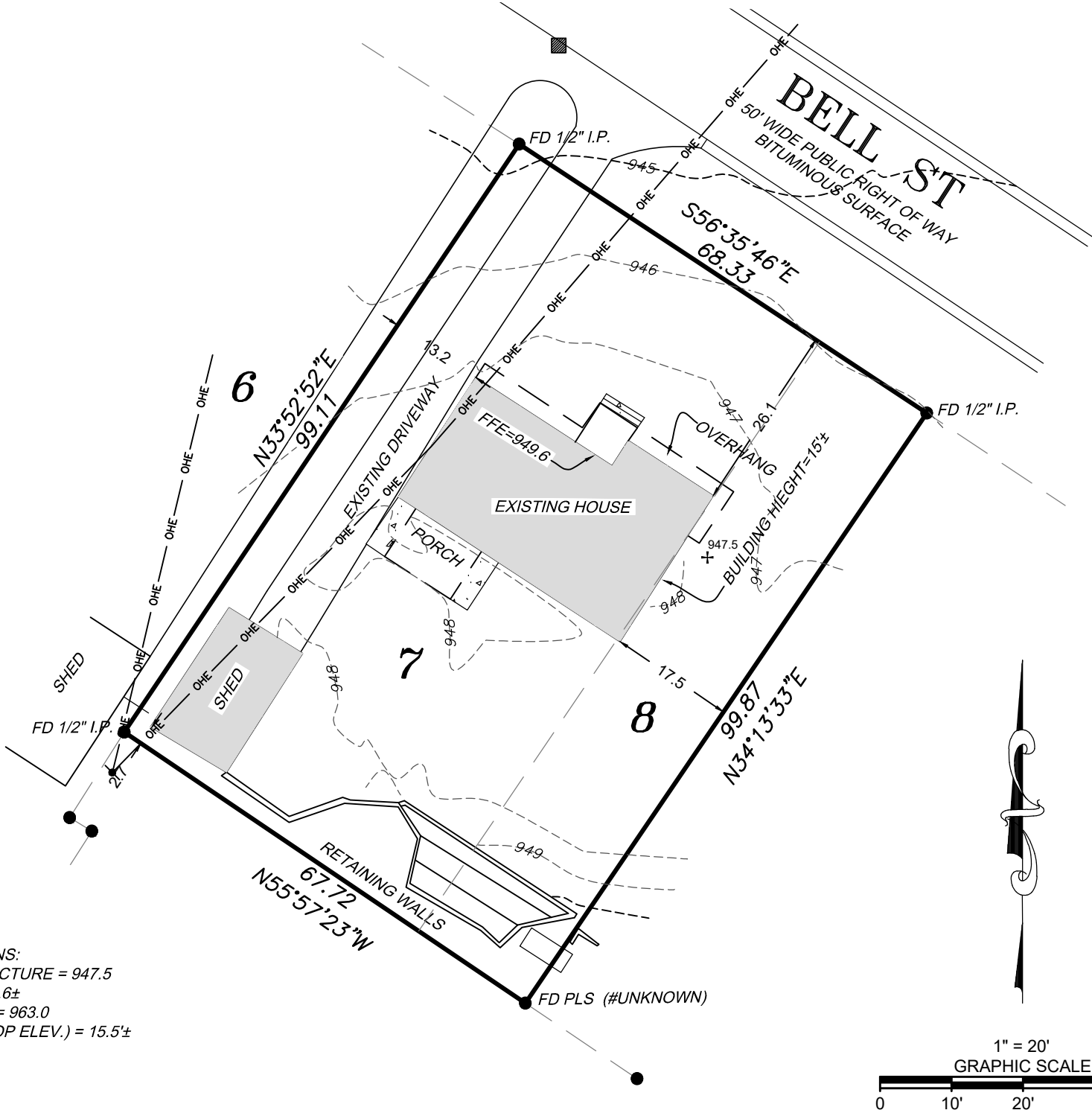
SURVEYOR NOTES:

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- 2. ELEVATION ARE BASED ON THE NAVD88 DATUM, MNCORS GEOID 18
- 3. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.
- 4. SNOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S) OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTED AND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS, UTILITIES ARE SHOWN TO THE BEST OF OUR ABILITY.

IMPERVIOUS SURFACE CALCS:
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DRIVEWAY: 562 SQ. FT.
SHED: 242 SQ. FT.
EXISTING HOUSE: 796 SQ. FT.
PATIO/PORCH: 184 SQ. FT.
TOTAL LOT COVERAGE: 1,784 SQ. FT. (26.4% COVERAGE)

EXISTING BUILDING CONDITIONS:
LOW POINT WITHIN 7' OF STRUCTURE = 947.5
BUILDING HEIGHT @ 948.4 = 14.6±
BUILDING HEIGHT ELEVATION = 963.0
BUILDING HEIGHT (LOW PT - TOP ELEV.) = 15.5±



● FOUND MONUMENT
● POWER POLE
— OHE — OHE — OHE — OHE — OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION:

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


KALEB J. KADELBACH (LICENSE NO. 57070)

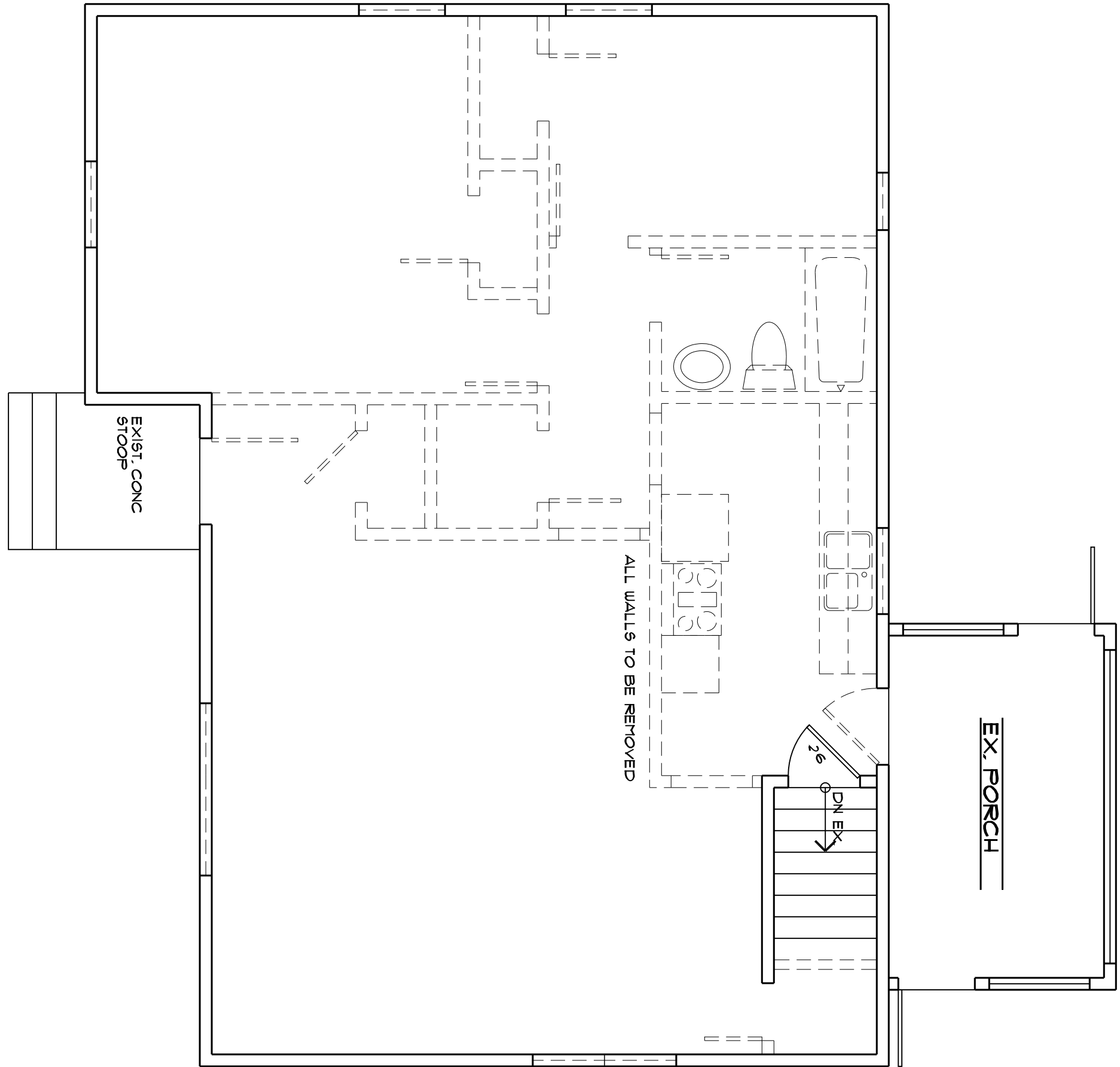
12/10/2025
DATE

CLIENT INFORMATION:
JACK BENNETT
150 BELL ST
EXCELSIOR, MN 55331

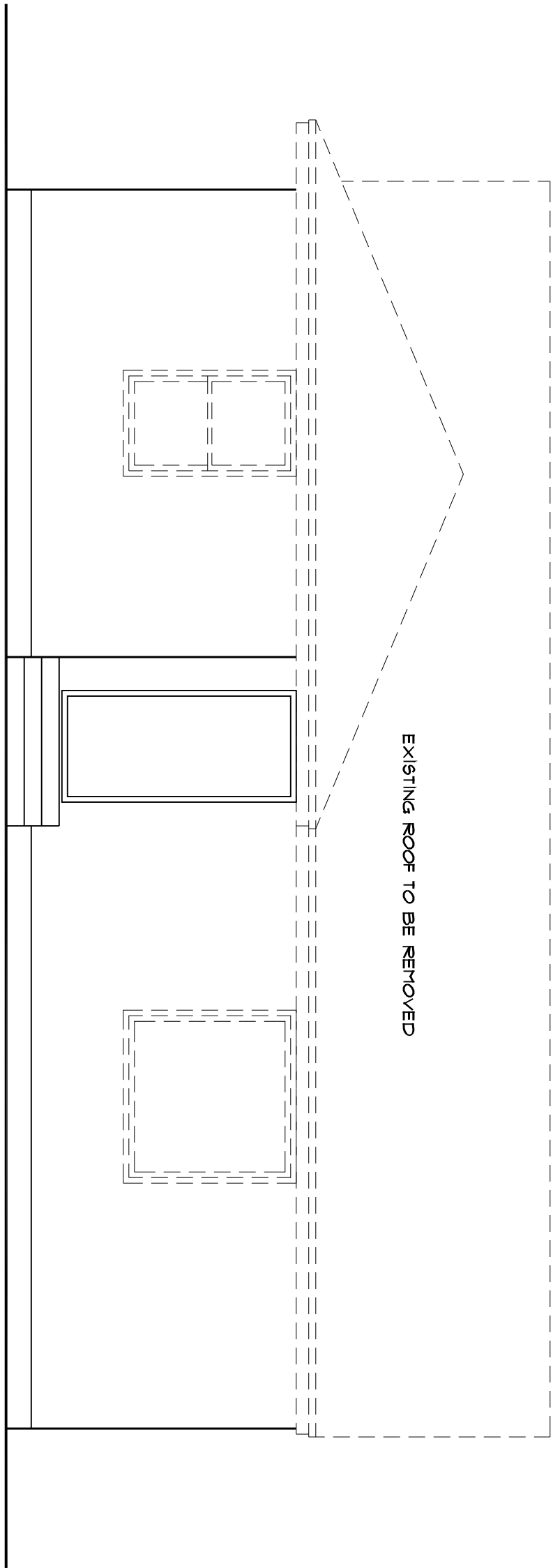
FIELD DATE: 12/09/25
APEX JOB NO. 25801



kaleb.kadelbach@apex-landsurveying.com PH: (763) 388-0056

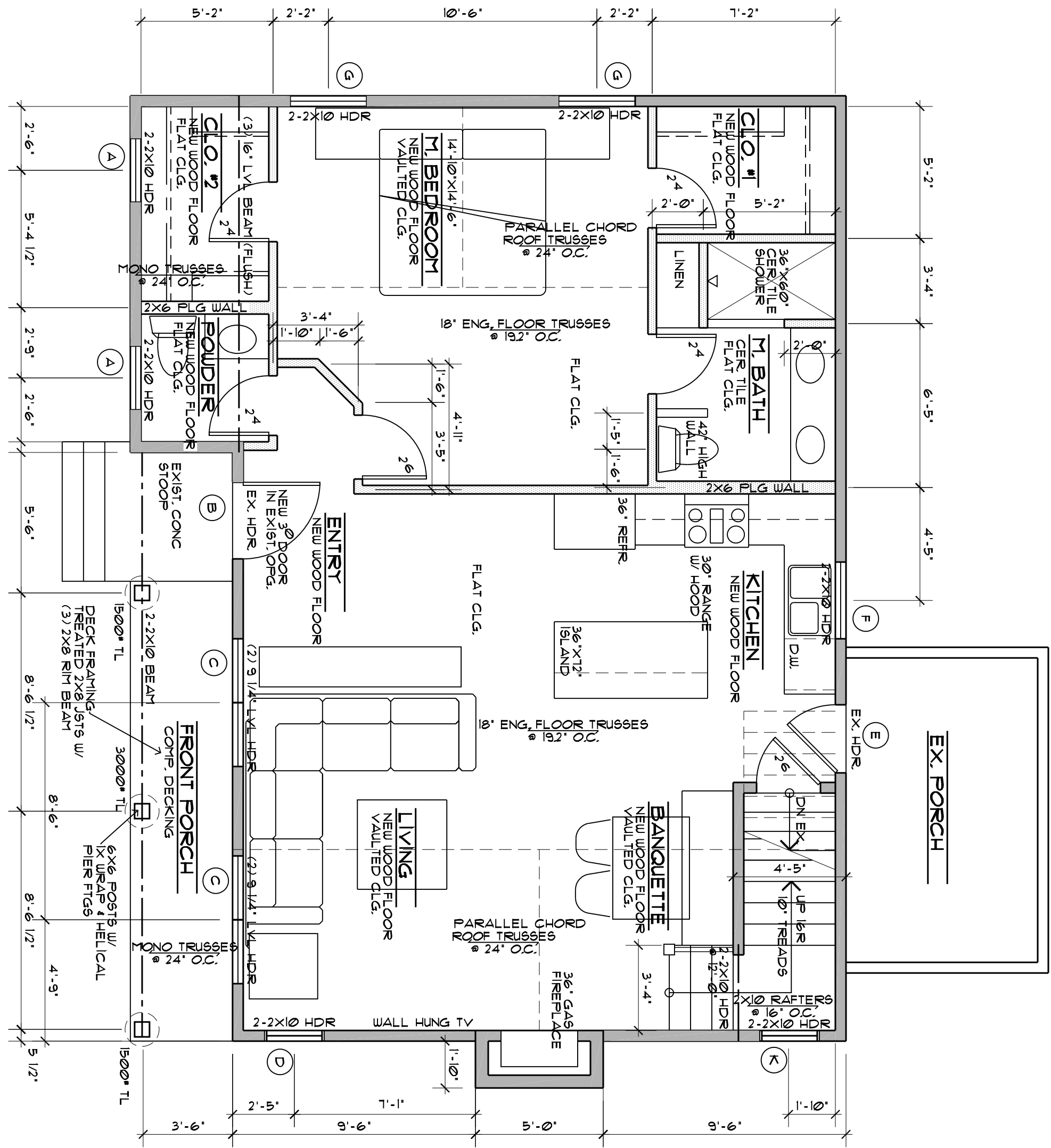


1 FIRST FLOOR DEMO PLAN
D1 SCALE: 1/4" = 1'-0"

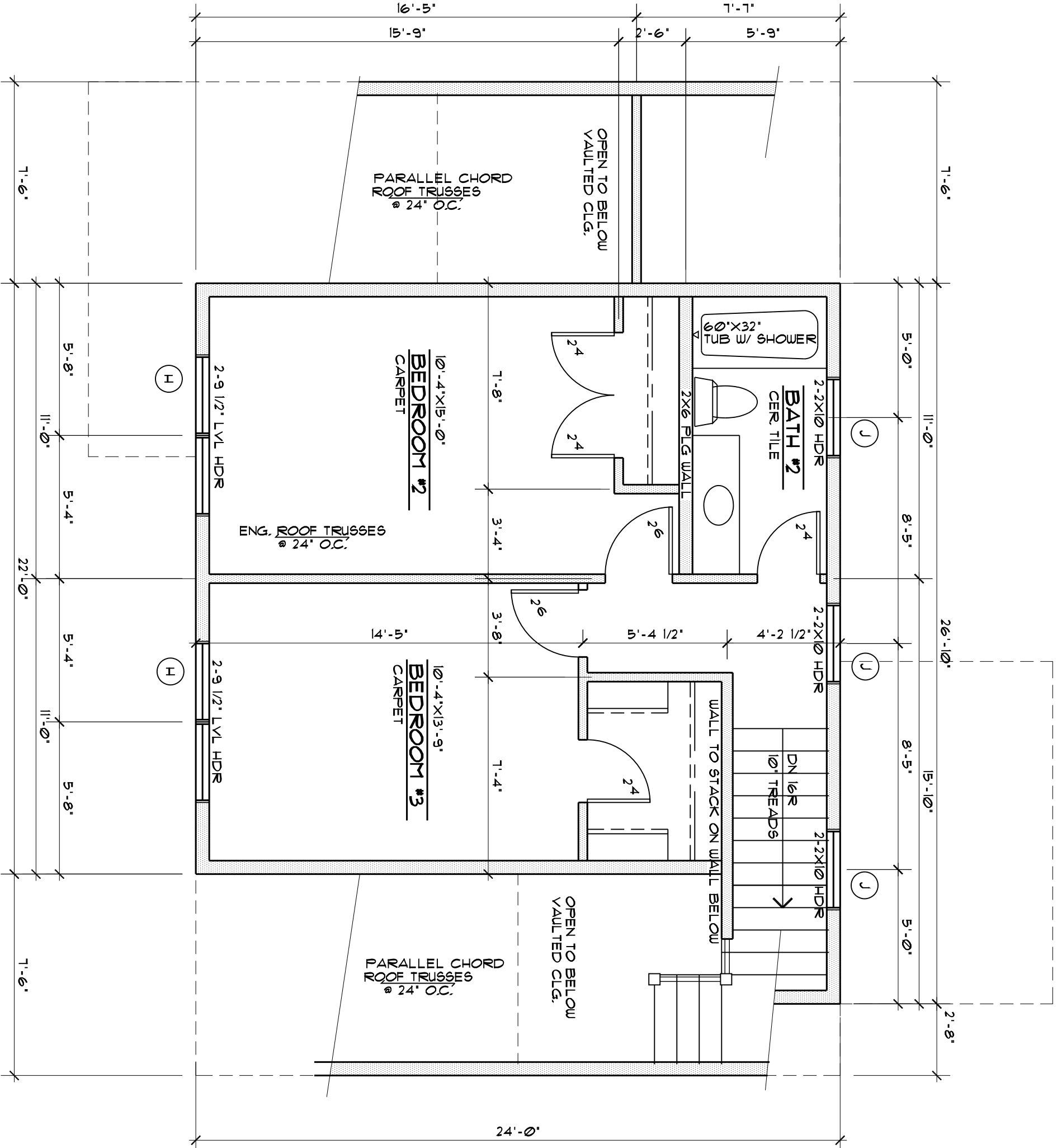


2 FRONT ELEV DEMO
D1 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE			
WDL #	MARVIN ELEVATE WDL#	ROUGH OPENING	QUANTITY
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100	ELDH 3604B	ROUGH OPENING	QUANTITY



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR AREA = 944 SQ. FT.
EXCLUDING EX. PORCH = 100 SQ. FT.



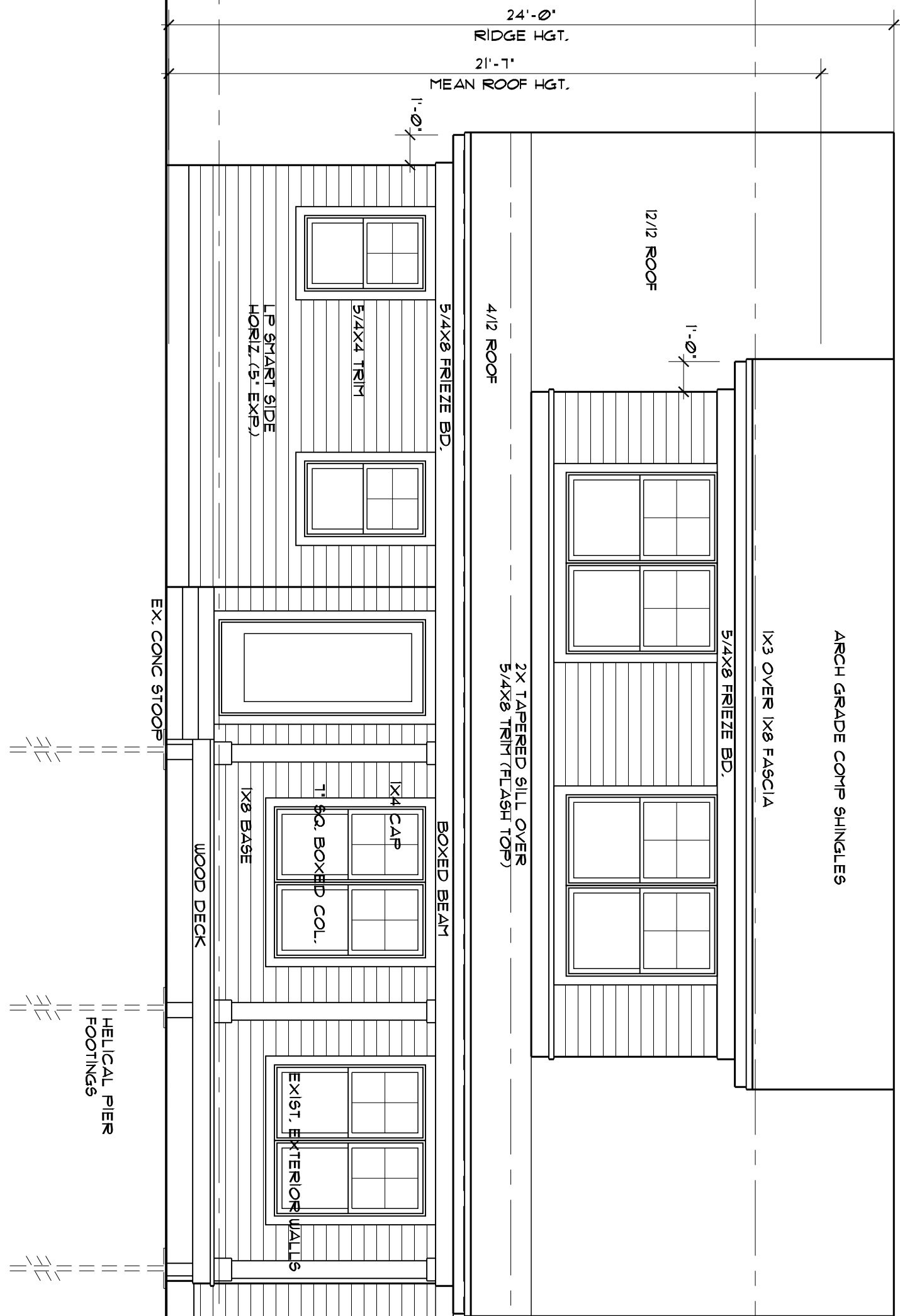
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR AREA = 551 SQ. FT.

ADDITION & REMODELING FOR:
BENNETT RESIDENCE
150 BELL STREET
EXCELSIOR, MN

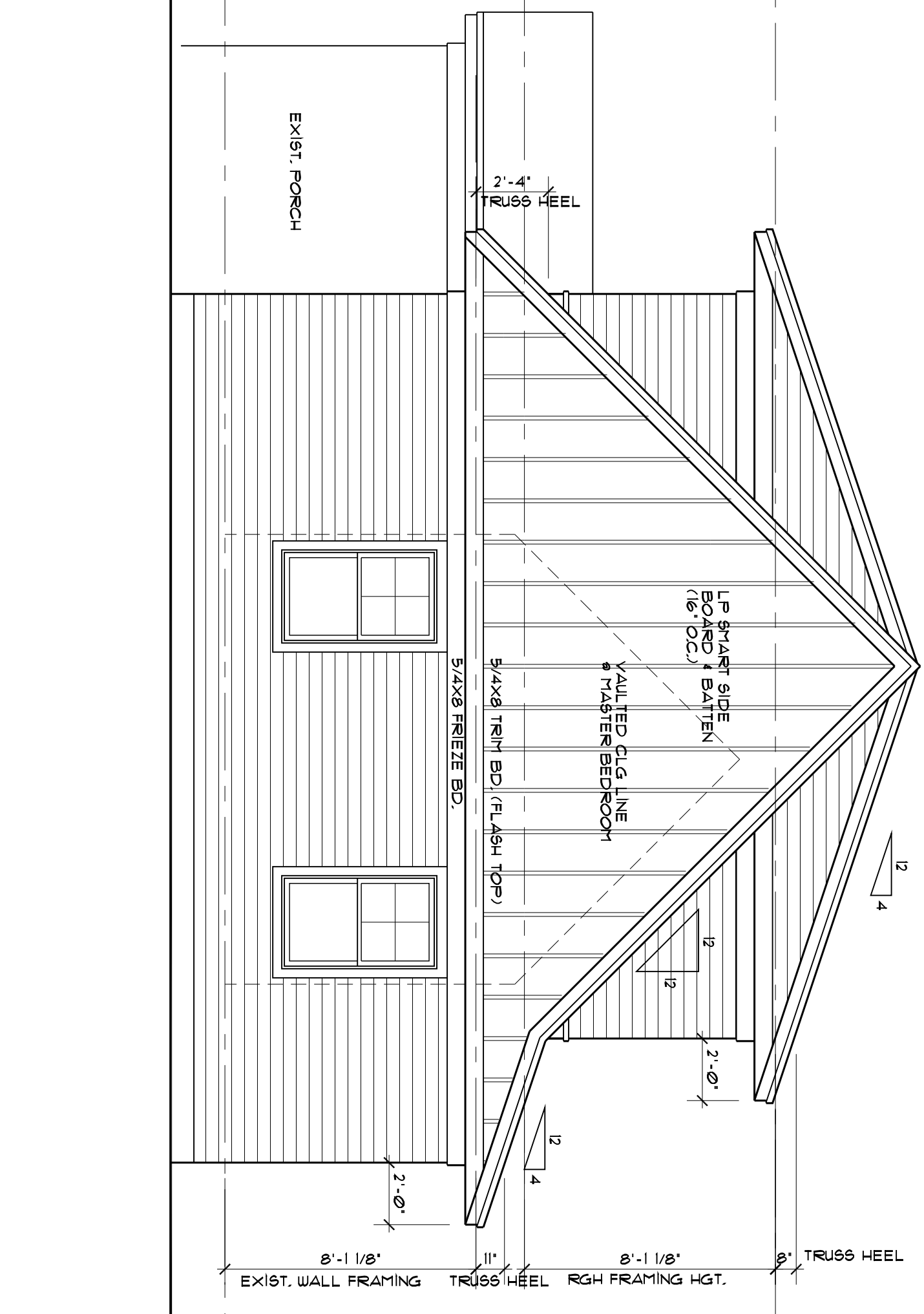
ISSUE
OCTOBER 30, 2025
REVISIONS
NOVEMBER 25, 2025

JOB #232789
SHEET #

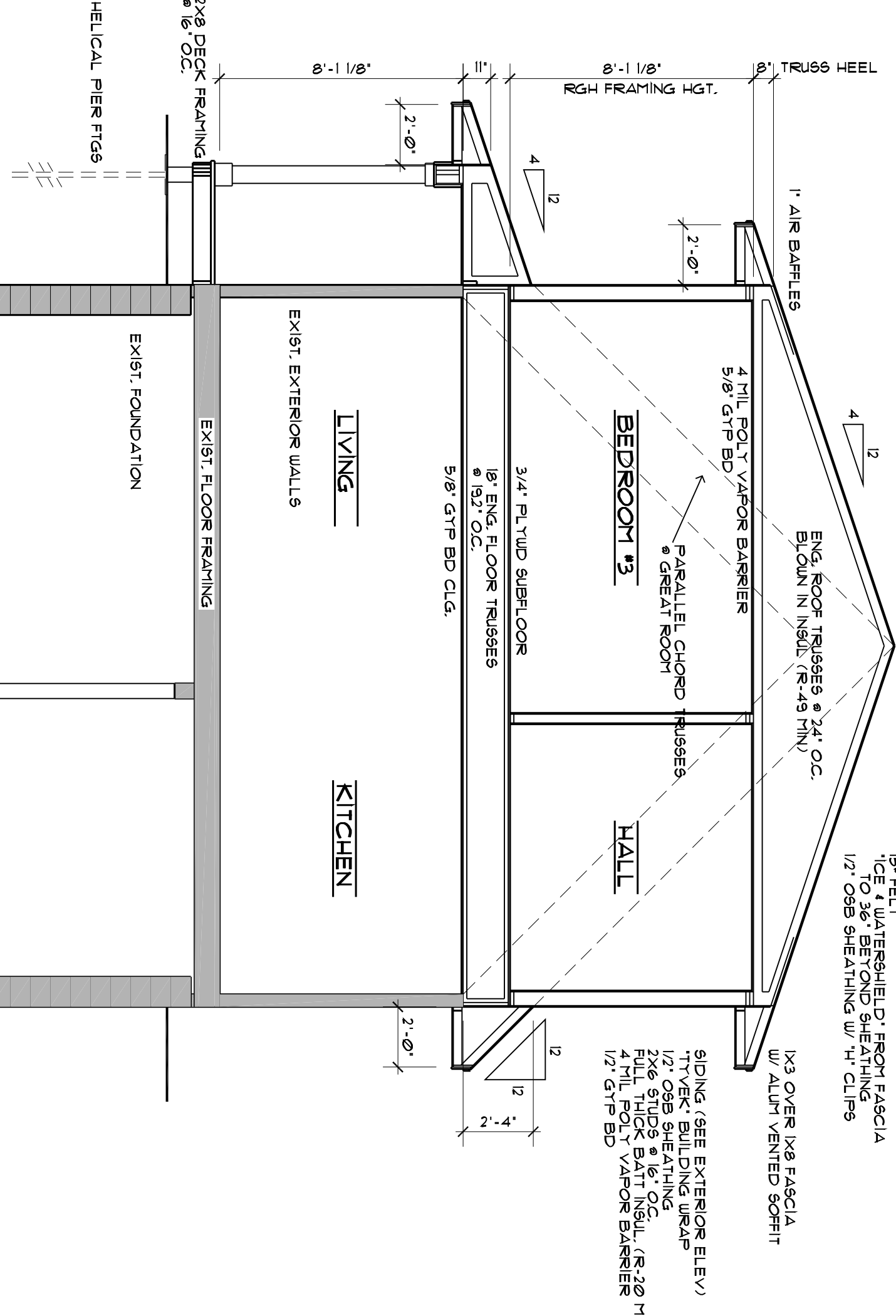
1
OF 2



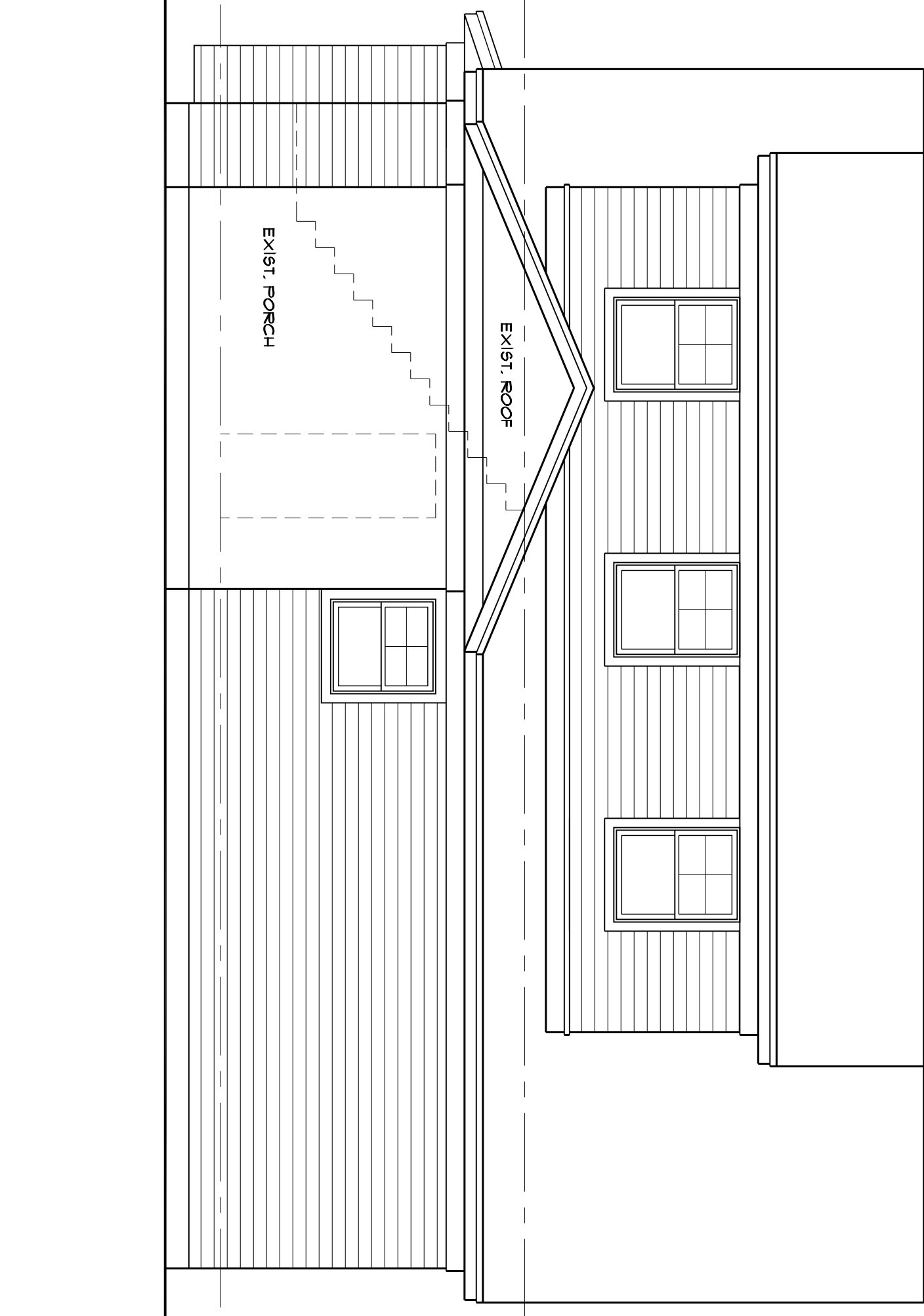
1 FRONT ELEVATION
2 SCALE: 1/4" = 1'-0"



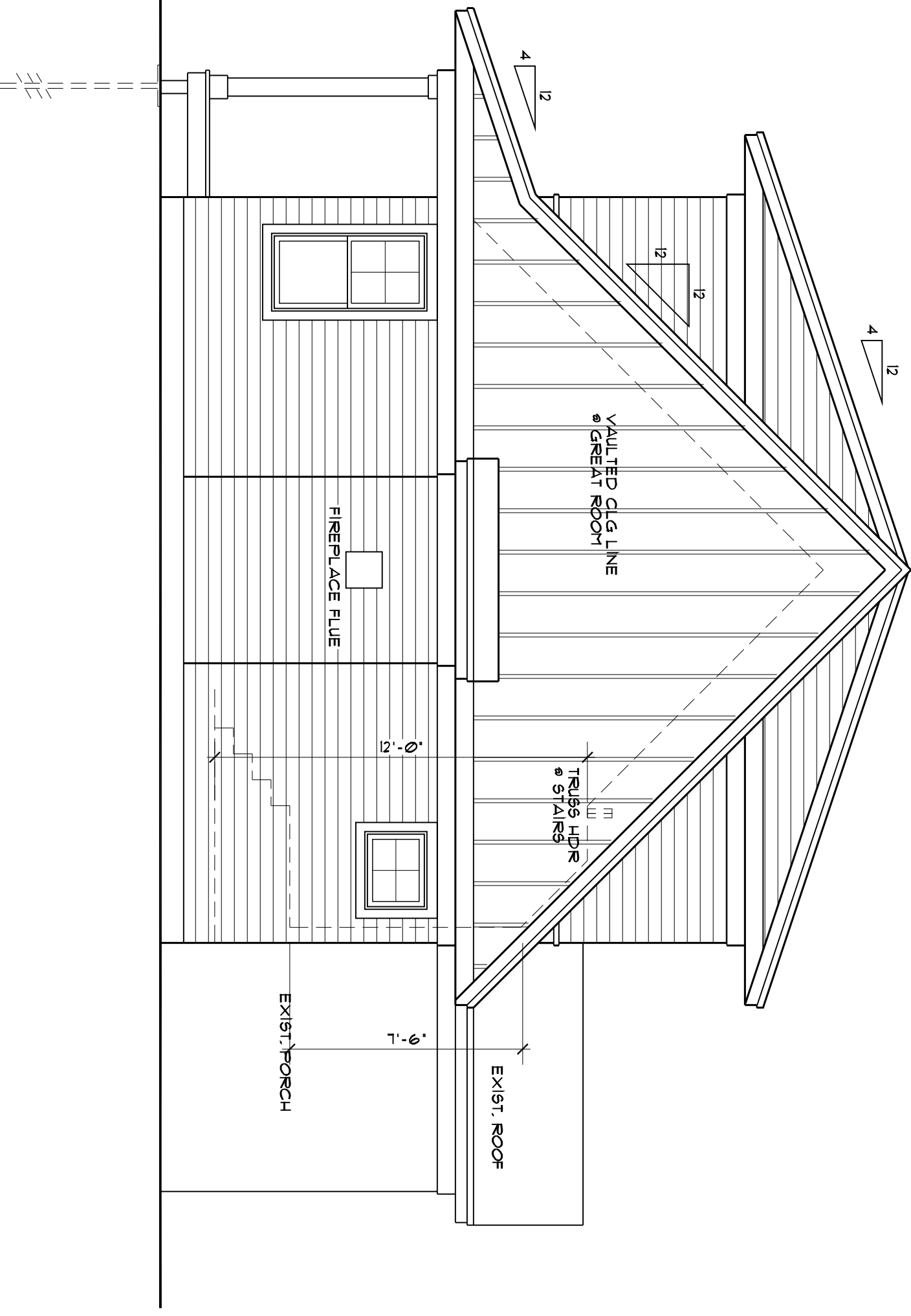
2 SIDE ELEVATION
2 SCALE: 1/4" = 1'-0"



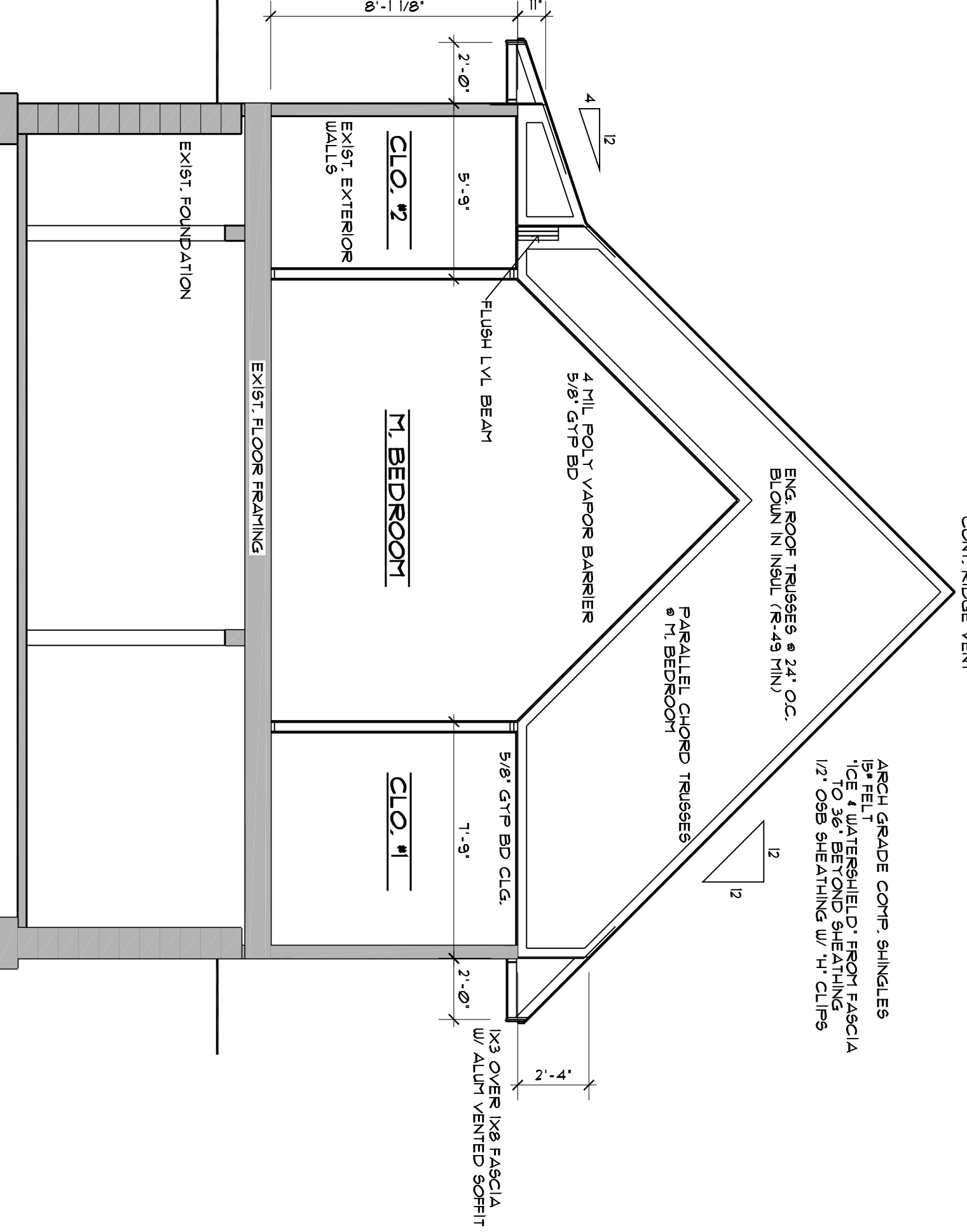
3 BUILDING SECTION
2 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
2 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
2 SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
2 SCALE: 1/4" = 1'-0"

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BENNETT RESIDENCE
150 BELL STREET
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JOB #232789
SHEET #

2
OF 2

Front elevation



Left Elevation



Right Elevation



Rear elevation



House across street



Left Neighbor



Right Neighbor



CERTIFICATE OF SURVEY

PART OF LOTS 7 & 8
LATHAM BROTHERS ADDITION TO EXCELSIOR
HENNEPIN COUNTY, MINNESOTA

SURVEYOR NOTES:

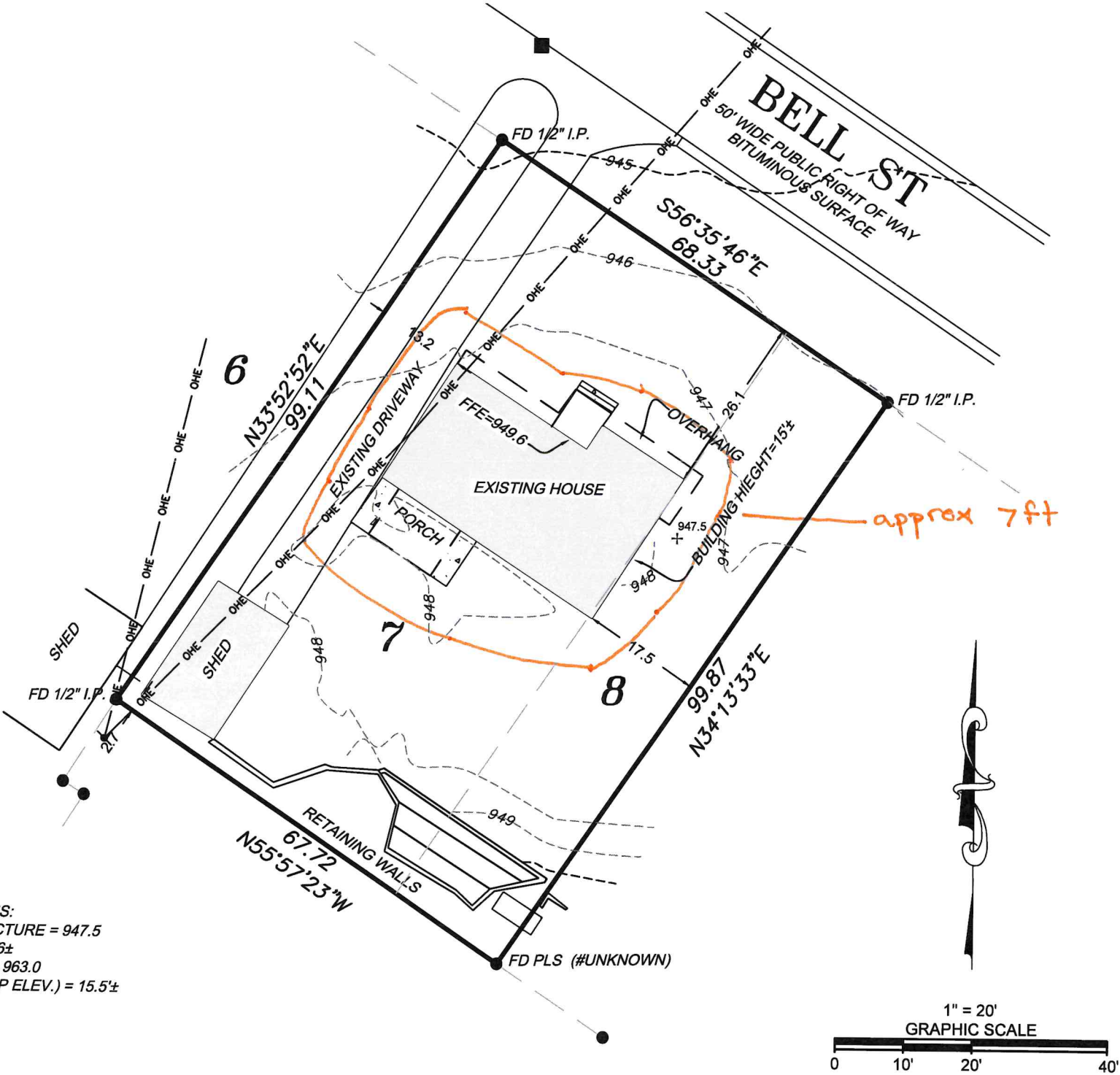
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BUILDING HEIGHT (LOW PT - TOP ELEV.) = 15.5±

LEGAL DESCRIPTION PER DOC. NO. 11403067:
The Northeasterly 100 feet of Lot 7 and the Northwestern 18 feet of the Northeasterly 100 feet of Lot 8, Latham Brothers' Addition to Excelsior, Hennepin County, Minnesota.



● FOUND MONUMENT
⚡ POWER POLE
— OHE — OHE — OHE — OHE — OVERHEAD ELECTRIC

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

KALEB J. KADELBACH (LICENSE NO. 57070) 12/10/2025
DATE

CLIENT INFORMATION:
JACK BENNETT
150 BELL ST
EXCELSIOR, MN 55331

FIELD DATE: 12/09/25
APEX JOB NO. 25801

kaleb.kadelbach@apex-landsurveying.com PH: (763) 388-0056



Item: 4.B.

ITEM REPORT

To: Planning Commission

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

Meeting Date: January 26, 2026

Department/Office: Community Development

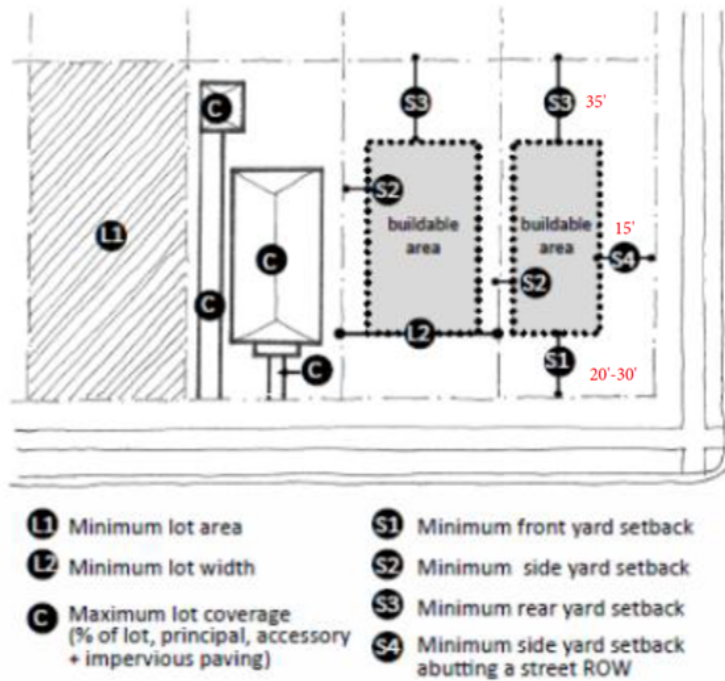
Item Name: 88 First Street - Residential Review Permit and Variance Applications (PC No. 2026-01)

Summary:

APPLICANT	Michael Sharratt, 464 Second Street, Excelsior, MN 55331
PROPERTY OWNER	Randy Herman, 19795 Muirfield Circle
LOCATION	88 First Street
CASE NO	PC No. 2026-04
60/120-DAY REVIEW DEADLINE	2/28/2026 and 4/29/2026

BACKGROUND

The applicant, Michael Sharratt, has submitted a Residential Review Permit (RRP) Application and Variance Application for the construction of a new single-family home at 88 First Street. The parcel is 4,368 sq ft and is zoned R2. The current lot is vacant but previously had a single-family home on the property. The previous home was deemed hazardous in August of 2022, and was demolished in accordance with City requirements.



Any new home on this parcel would require several variances due to the parcel's size and its location at the corner of First Street and West Lake Street. Despite having a First Street address, the zoning ordinance (Sec. 2-2) determines that the south property line that runs along West Lake Street is the front of the property. Section 41-3 includes requirements for corner lots.

The proposed structure is a two-story single-family home with an attached garage. The applicant is requesting variances from rear yard setback, side yard setback, garage setback, wall plane, building coverage, and building height requirements.



1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW NEIGHBORHOOD CHARACTER

88 First Street sits at the corner of First Street and West Lake Street. The parcels at this corner intersection are all under 7,000 sq ft and vary in length and width. These smaller parcels are typical of this part of Excelsior and are substantially smaller than the minimum lot size, 10,000 sf, required in the Zoning Ordinance. An exception is the parcel at 8 First Street which is 29,000 square feet but it has five townhomes placed on the parcel. The homes on the block are a mix of one- and two-story structures. In general homes near the intersection are cottage style and built from 1900-1930. Newer homes within the area make use of cottage style elements to create a cohesive style within the neighborhood.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sq ft	4,368 sq ft	4,368 sq ft
Minimum Lot Width	60'	58.34'	53.34'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	N/A	20'
Rear Yard Setback	35'	N/A	13'
Minimum Side Setback	16' total with no less than 7' on one side	N/A	West 5' East 15'
Maximum Building Coverage	25% (1,092 sf)	N/A	31.5% (1,378 sf)
Maximum Lot Coverage	12% +2100= 1,834 sq ft	N/A	With Ribbon Driveway 42% (1,835 sf) Full Driveway 46.6% (2,035 sf)
Maximum Height	28' (lot width less than 70')	N/A	28'8"
Front wall plane	16' max without a 2'x8' offset	N/A	13'8"
Side wall plane	32' max without a 2'x8' offset	N/A	East 23' 1" West 33'
Rear wall plane	32' max without a 2'x8' offset	N/A	22' 11"
Attached garage with street-facing doors**	Be recessed at least 10' from front wall plane	N/A	6'
	Individual garage doors not greater than	N/A	One door 128 sq ft Designed to

	64 sf each		appear as two separate doors
	Garage door opening limited to 8' height maximum***	N/A	8'
	Garage not to exceed 800 sq ft or 75% of footprint	N/A	Approx. 389 sq ft
*Sec. 41-3. Principal structures on corner lots or next to only one existing principal structure shall match the front yard setback of the adjacent home.			
**Sec. 41-10. (e) 2 c. Street facing garage doors shall be recessed at least ten feet from the longest front or side wall plane of the principal building.			
***Sec. 11-1. (e) 5 The garage door opening shall be limited in height to eight feet as measured from the driveway apron or grade at the door opening.			

Garage: The proposed home includes plans for an attached garage that faces West Lake Street. The door to the two car garage is 18 feet by 6 feet and is 128 sq ft. 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 one 128 sq ft garage door. The proposed design of the garage door includes wood overlays that mimic the look of two individual doors.

Exterior Materials: The applicant has chosen to use gray single siding with white board and batten above the wrap around skirt roof.

Landscaping and Tree Preservation: Current Plans do not identify any trees for removal or additional trees to be planted.

Stormwater Management: The city engineer will perform 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 January 26, 2026.

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 home adjacent to the north but is comparable to the home immediately to the west. A two story home is compatible with the surrounding streets which are a mixture of one and two story homes.

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

The proposed home is on a small parcel. The design of the home is compact and makes use of the lot, conforms with front and side yard setbacks and does not sprawl into setbacks. The characteristics of the lot result in the need for multiple variances. The use of windows and architectural detail, including the roof skirt, help reduce the mass and scale of the home and make it compatible with the small size of the parcel

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 which is within the 20' – 30' required by ordinance. Sec 41-3 of the ordinance requires that corner lots match the front yard setback of adjacent homes. The townhome to the west has a setback of approximately 40 feet (and the attached garage is in the front yard). The adjustment setback requires a 30 foot setback for 88 First Street, and a 10 foot variance from the requirement. Homes in the surrounding area have similar setbacks between 15 and 20 feet. The proposed setback follows the alignment of other properties on the block.

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.

The applicant's plans include a 6' x 14'9" porch that is at the corner of the house and will be visible from West Lake or First Street. There are patio pavers under the covered porch area and the home's second story does not extend over the covered porch.

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 proposed home will be within the side setback and very close to the townhome located to the west of the property. However, the townhome does not have any windows on the wall that will face the proposed structure. The existing home to the north faces First Street and its side will face the rear of the new proposed home. The proposed home will be close to the existing property but has been designed so that each elevation has visual details that will not interfere with the aesthetics of the neighborhood and lessen the impact the proposed home on the surrounding properties.

Variance Analysis

The Applicant requires variances from front yard, rear yard setback, side yard setback, garage setback, garage floor area, garage door area, building coverage, building height, and wall plane requirements.

Variance Review Criteria

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

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

The applicant proposes to use the property to build a new single family home. A single family home is a reasonable use for this parcel and there was a single family home on the parcel until 2022 when it was deemed hazardous and removed. The design and style of the proposed home is compatible with the style of cottage homes in Excelsior.

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

1. Front yard setback

The front yard setback of property is 20 feet from the property line along West Lake Street. Increasing this setback would further shrink the undersized rear yard setback. The need for a variance is caused by the unique circumstances of the size of the property and not the landowner.

2. Rear yard setback

The proposed home has a rear yard setback of 13 feet. This setback requires a 22 foot variance. This is the minimum variance that would be required without impacting the front yard setback. The need for a variance is caused by the unique circumstances of the size of this property and not the landowner.

100. Side yard setback

The proposed home requires a variance for the side yard setback on the west side of the property. The proposed home will be 5' from the side property line. The variance required is two feet. Increasing the side yard setback on the west would require another variance for the east property line. City ordinances related to corner lots requires a 15 foot setback from the right-of-way on which the house does not front. A five foot setback will allow the applicant to meet the setback from the right-of-way and the adjacent townhome has no windows on the relevant side. The need for a variance is caused by the unique circumstances of the size of the property and not the landowner.

500. Garage setback

The garage setback is undersized. The proposed home will have a six foot setback for the garage which will require a four foot variance. Increasing the setback will shrink the home, require additional paving to the front of the garage, and impact the lot coverage. The setback of 6 feet meets the intent of the ordinance which is to make the street-facing attached garage secondary to the front of the home. The circumstances are due to the small size of the parcel.

5. Garage door area

Sec. 41-10 (2) a. requires that garage doors do not exceed 64 sq ft. The proposed door for the 2-car garage is 128 sq ft. The door is designed so that the wood paneling mimics the look of two individual garage doors. One door is proposed because the garage is small and installing two doors makes the entrance narrow. The circumstances are due to the size of the parcel.

6. Building coverage

The current lot is vacant, and the construction of the proposed home will create building coverage of 1,378 sq ft or 31.5%. This is greater than the 25% (1,092 sf) allowed by the ordinance. The applicant requires a variance of 286 sq ft. This parcel is very small and the proposed home has no basement. The applicant meets the side yard setback requirement on the First Street side and has reasonable front, side and rear setbacks. The need for a variance is caused by the unique circumstances of the property and not the landowner.

7. Building height

The elevations submitted measured height using an average grade of 934 feet and show the home with a height of 27'8". The ordinance requires height be measured from the lowest elevation within 7 feet of the home and this elevation is 933 feet. Using this measurement the proposed height of the home is 28'8" and requires a variance of eight inches. The lot is currently vacant and the addition of a new single family home will impact the views of the adjacent properties. That impact would still be felt if the home was eight inches shorter. Furthermore, no basement is possible on this parcel, and a two story home is a reasonable use. Additionally, Sec. 14-1 (b) clarifies that cupolas without usable space are an exception to building height requirements. The circumstances are due to the parcel size.

8. Wall plane

Sec. 41-10 of the Ordinance requires that homes are allowed wall lengths on the rear and side elevations of a maximum 32 feet without an offset that is 2 feet by 8 feet. The proposed home has a wall (west side wall) that exceeds 32 without an offset. The proposed home would require a 1 foot variance for the west wall. The side yard setback is only 5' on this side so a projection would not be acceptable and this is the garage which is of a minimal size so a recess is not practical. The circumstances are due to the size of the parcel.

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

The applicant has designed a home whose features are consistent with the character of the area. The garage door has been designed so that it appears as two individual garage doors. Other design features share the cottage style seen in surrounding homes. Many of the variances requested are required because of the unique features and size of the property. The variances, if granted will not alter the essential character

of the area.

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

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

Front yard setback variance: The intent of a front yard setback is to prevent overcrowding and preserve the right-of-way. The front yard setback can not be increased without impacting the size of the rear yard setback. The proposed setback of 20' is similar to other homes in the neighborhood. The 10 foot setback is the minimum variance required without impacting other setbacks on the property.

Side yard setback variance: The intent of a side yard setback is to prevent overcrowding and preserve privacy. The side yard setback cannot be increased without impacting the setback from the right of way. The home to the west does not have windows on the side that faces 88 First Street, this would lessen the impact of the new structure on the neighboring property.

Rear yard setback variance: The intent of a rear yard setback is to prevent overcrowding and preserve privacy. The variance requested allows the home to have a 20 foot setback from West Lake Street.

Building coverage variance: The intent of a building coverage standard is to ensure adequate open space on a parcel and to reduce impacts among parcels. The size of the home in relation to the size of the lot requires a variance.

Building height variance: The intent of the building height standard is to reduce the impact of structures on neighboring properties and to ensure new construction is compatible with the mass and scale of existing original homes in Excelsior. The intent of the ordinance is for building height to be measured as directed; staff and applicants must be attentive to height measurement, to consistency in submitted plans, and conformance during construction with approved plans. An 8" variance on a home with no basement allowable, and on a parcel that is 4,368 sf, meets the intent of the ordinance.

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. Smaller doors help keep the garage secondary in size and scale to the home itself. The request for one larger sized door, rather than two separate doors, is due to

the proposed garage being only 16' in width. Fitting two doors would result in smaller openings. The design meets the intent of the ordinance. The Commission should determine if additional architectural detail will better meet the intent of the ordinance.

Garage setback: The intent of the garage setback is to ensure that garages are compatible in size and scale with those attached to existing homes in Excelsior. The proposed garage is recessed 6' from the side wall plane. Because the parcel is very small, the 6' setback meets the intent of the ordinance.

Wall Plane: The intent of the ordinance is to break up the wall planes of new homes and additions. This keeps buildings from appearing flat and lacking design details which can negatively impact the overall character of a neighborhood. The design of the home is compatible with the cottage-style homes within Excelsior. The parcel is very small and the proposed home is compact. The home includes robust architectural detailing including a roof skirt over the first level and many windows, and this detail helps minimize the mass and scale of the home. The intent of the wall plane ordinance is met.

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, January 26, 2026.

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.
3. The plans shall be consistent with the survey and plans included in the January 26, 2026, 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. Staff recommends approval of the Residential Review Permit application and direct staff to create a resolution reflecting this decision. Staff recommends that the Commission should also recommend to the City Council approve the variance application.

Budget:

Attachments:

1. 1. 88 First Street (formerly 44 1st 2023)_Good_Neighbor_Review
2. 2_Application_Narrative
3. 3_existing_survey
4. 4_proposed_survey
5. 5_elevations
6. 6_Floor_Plans
7. 7_Proposed_Homes

Excelsior Good Neighbor Guidelines PLAN Review

88 FIRST STREET

01/20/2026

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 a new two-level house, slab-on-grade/no basement, on a small but visibly prominent corner lot at the corner of 1st Street and West Lake St. The site's context includes a one story adjacent house to the north along with a complex of two-story townhomes. West and East along Lake Street are 1-1/2 and 2 story homes, and directly to the east of the site is Excelsior Commons Park and tennis courts.

Generally, the height, massing and scale of the house and addition seem compatible with neighboring structures. There is not a strong existing streetscape pattern on the north side of W Lake Street due to the adjacent townhomes and park, but massing seems compatible with the south side of W Lake's 1-1/2 story and two story homes, which generally sit higher due to existing grade elevations. The roof forms and massing of the proposed house are detailed and well-designed. The footprint is small, with roof forms, a porch, and offsets and articulation that visually enhance the appearance and compatibility of the house.

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.
--	--

At two stories, the mass of the house relative to its lot size seems reasonably compatible. Because of its unique corner lot site location, its impact is reduced on the overall streetscape, aided by the open space of the park to the east. Though it is two stories tall on a smaller lot, the combined footprint of the house and garage at 1378 sf is compact, and its significant massing articulation helps overall compatibility.

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

The house generally follows existing neighborhood street alignments. Due to the adjacent townhomes and park, there is not a consistent setback pattern or lot coverage on the north side of the street. The house will establish a strong corner presence that is suitable for its location and visibility.

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.
--	---

The site is relatively flat, without retaining walls, and proposes a raingarden in the northeast corner of the site.

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.
---	--

The house has a small front corner entrance porch addressing both Water and First Streets that is integrated with a paved patio area extending into the yard.

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	---

The design detailing, windows and materials are consistent on all four sides, and very well detailed. The new house creates both height and plan offsets that add visual interest and help break up the house's overall massing.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
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The neighboring townhouse to the west, with its wall mostly devoid of windows, is minimally impacted by the proposed house in terms of views, privacy and sunlight. The property to the north is unavoidably impacted, but the location of the new house footprint provides over 20 feet of separation between the houses. Though two stories tall, the footprint of the house is compact and helps reduce the overall impact of the building. Window placement appears to reasonably consider neighbors, with fewer windows facing the east adjoining property. Except for information on sheet A2/survey/site plan, no additional landscape plans are indicated; the applicant should address proposed landscaping on the site.



Residential Review Permit Application

350 Highway 7, Ste 230

Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: Michael Sharratt	Business Name: Sharratt Design & Company	
Address: 464 2nd St.		
City: Excelsior	State: Mn	Zip Code: 55331
Telephone: 952-470-9750	E-Mail: msharratt@sharrattdesign.com	
OWNER INFORMATION (if different)		
Name: Randy Herman	Business Name:	
Address: 19795 Muirfield Circle		
City: Shorewood	State: Mn	Zip Code: 55331
Telephone: 952-457-2846	E-Mail: ptwanderer1@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 88 1st Street	Zoning District (R-1 or R-2): R2 ✓	
Property Identification Number(s) (PIN #s): 271172343002		
Legal Description (attach if necessary): Lot 62 & Southeasterly 10' of Northeasterly 58' of lot 63, Audito's subdivis. No. 135, according to recorded plat thereof, Hennepin County MN		
Description of Proposal (attach additional information if needed): Build a new home w/ variance for rear yard setback		
Reason(s) to Approve Request (attach additional information if needed): See attached description of reasons to approve request		

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: _____

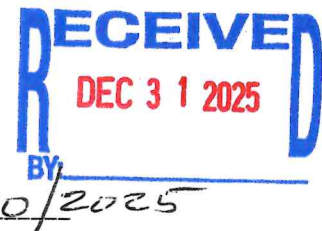
Date: 12/30/25

OWNER'S STATEMENT

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

Signature: _____

Date: 12/30/2025



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.



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

Land Use Review Application

APPLICANT INFORMATION

Name: Michael Sharratt Business Name: Sharratt Design & Company
Address: 464 2nd street- Suite 100
City: Excelsior State: MN Zip Code: 55331
Telephone: _____ E-Mail: _____

OWNER INFORMATION (if different)

Name: Randy Herman Business Name: _____
Address: 19795 Muirfield Circle
City: Shorewood State: MN Zip Code: 55331
Telephone: 952-457-2846 E-Mail: ptwanderer1@gmail.com

TYPE OF APPLICATION (check all that apply)

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

PROJECT INFORMATION

Street Address: 88 1st Street Zoning District: R2
Property Identification Number(s) (PIN #s): 271172343002
Legal Description (attach if necessary): Lot 62 and the Southeasterly 10 feet of Northeasterly 58 feet of lot 63, Auditor's subdivision No. 135, according to the recorded plat thereof, Hennepin County, Minnesota
Description of Proposal (attach additional information if needed):
Build a new home with variance for rear yard setback.
Reason(s) to Approve Request (attach additional information if needed):
* See attached description of reasons to approve request.

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: 12-30-2025

OWNER'S STATEMENT

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

Signature: _____

Date: 12-30-2025

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.) Varies along W. Lake St.

Average setback on block (est.) 15' -20'

Proposed new house setback 15' to property line

* 2. Is the pattern of homes on in your neighborhood 1, 1 ½, or 2 stories high?

(Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☒	☐
House on left	☐	☐	☒ <u>No home</u>
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	☐	☒ <u>No home</u>
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	☐	☐	☒ <u>no garage</u>
House on left	☐	☐	☒ <u>no garage</u>
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, since detailing is consistent at the exterior of all 4 sides of new home.

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?:

The proposed new home meets all setbacks, except for the rear setback where it appears to be a sideyard to the north.

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: The new home is on a flat piece of land that will require only minimum grading

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: mostly
House to left: No, because it is a street
House to rear: There is no fenestration on garage which is directly behind & to rear of the proposed home
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: Roof is broken down into smaller gables, & some upper walls are recessed from the main floor walls.

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

☒ House to right: There's only a single window

☒ House to left: No, because it is the street

☒ House to rear: This home has no windows directly behind the proposed home.

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: Landscaping will be used strategically to create privacy for both neighbors and owner.

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 to the plan north

☐ No

Land Use Review Application

Randy Herman

88 – 1st Street, Excelsior, MN

* Attached Additional Information

Project information

1. Description of Proposal:

To build a new small home on a small corner lot which is 4,368 square feet, or, 43.9% of the size of a 10,000 square foot minimum lot size in this area of Excelsior.

2. Reason(s) to Approve Request:

The Owners desire to build a new small home that will last 100+ years that relates to the character of indigenous Excelsior, within the spirit of the Excelsior Good Neighbor Guidelines. The proposal is a reasonable request which consistently proposes the least amount of variances to the zoning ordinance requirements.

3. This property has been vacant and available to the public for many years. The property is tiny, and the prevalent public perception is that it is unbuildable and inadequate for modern human habitation. This has caused reluctance to take the financial risks and costs of a well-designed project, meet significantly substantial amount of submittal requirements, all with the chances of major revision being required or worse, rejection.

4. The property owners are brave enough to fully understand #3 above and propose a minimally reasonable use of this property to call it a home.

A narrative answering the following questions:

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

A. Very sub-standard lot size at 43.9% of required 10,000 square feet.

B. Two street "front" yards

C. By definition, a 25' rear yard requirement which, relative to all other homes on this part of 1st Street, very much appears as an actual side yard

- This proposal will still allow preservation of 13' to 16.75' "rear yard" setback where a normal rear yard setback requirement would be 25'. As perceived from the street as a side yard, the requirement is 5'-0".

D. With this lot, 43.9% the size or a conforming lot the corresponding requirements would be:

	Required	43.9% reduction
Side yard	5.0'	2.2'
Front side yard	15.0'	8.8'
Front yard	20.0'	11.0'
Rear yard	25.0'	11.0'

25' → 35'

Hardcover 25% 479.3 square feet

With these proportional requirements, no variances are necessary of any kind.

- E. Since this property is near the lake level, Fema regulation does not allow a basement or even a crawl space. Construction must be a slab on grade. Thus, all required space for storage and mechanical equipment must be within the volume above grade within what would otherwise be usable and occupied area.

2. What are the conditions on the property that create the practical difficulties that are not present on similar sized lots in the same area and zoning district?

See #1 above.

3. How does the Excelsior Zoning Code deprive your property of reasonable use enjoyed by other properties in the vicinity and in the same zone as your property?

Present day zoning codes typically are written for much larger lot sizes and force residents with small lots quite frequently placed into a position of multiple variance requests to make "reasonable use." The proposed new home meets all setback and zoning requirement, except for the "rear yard" setback. There is an encroachment of approximately 12'-0" on the west side of the rear setback leaving 13'-0". And an encroachment of approximately 8'-3" on the east side of the rear setback leaving 16'-9".

4. How is the requested variance the minimum necessary to provide your property reasonable use? What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable?

See #1 above.

In addition, many other alternatives were explored with the very unsuccessful goal of no variances.

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

This variance request is not due to actions of the owner. The owner did not create any of the following, which when combined, creates the need for a some variances. In actuality, this will cause the rhythm of the massing on 1st Street to appear more typical/normal as a "virtual" side yard.

Not caused by the owner include:

- A. A very substandard lot size by current zoning requirements.
- B. The definition of what looks to be a side yard, to be defined as a rear yard, with a 20' larger size setback than a side yard.
- C. Ordinary High Water lake levels do not allow basement space to be developed; thus, burdening above grade spaces to contain all usable uses, including storage and mechanical space needs.

6. How does the variance, if granted, not alter the essential character of the locality (neighborhood)?

As reviewed by our zoning administrator and architect review, this proposal fully supports all the Excelsior Good Neighbor Guideline criteria.

7. How will granting of the variance not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which your property is located?

By all standards, a small home on a small lot, in character with indigenous Excelsior in massing and detail, will support the vicinity and zone where this new replacement home is proposed.

8. How is the variance consistent with the Comprehensive Plan?

Variance is consistent with the Comprehensive Plan since the proposed new structure is simply replacing a previously existing single family dwelling on a very sub-standard size lot. The proposed home will be building code compliant, have a stable foundation, be energy efficient, and have an aesthetically sensitive small home on a small sub-standard sized lot needing this proposal.

9. How is the variance consistent with the intent and purpose of the provision being varied?

The variance is consistent with the intent and purpose of one of the setback provisions because it requests the minimum necessary to make reasonable use of the property, given all unique constraints and forces acting upon this specific Excelsior non-conforming lot.

10. Other pertinent note:

The size, massing, and character fit within Excelsior's indigenous character and scale as well as incorporating many "Good Neighbor" practices.

Front entrance: Because the proposed home is on a corner lot, the project is designed to have the south and east façade to look like it could be considered a front. The primary entrance is clearly visible from both West Alake St. and 1st St. and is delineated with a recessed front door under a small covered front porch.

New Construction: The proposed home related to the design of the surrounding buildings with its smaller scale and façade divisions, similar setbacks, and proportions of openings. The gray shingle siding with white board and batten above the wrap around skirt roof will tie into the cottage feel of Excelsior.

Window and door opening: The many windows on each side of the proposed home is more than the required fenestration.

Garage design: Although the proposed overhead door is over 64 sq. ft. size, it is designed to appear as 2 separate carriage doors with wood overlay and will have glass and muntins in the top section to repeat the rhythm of the home's windows. The garage is less than 50% of the combined width of the dwelling and garage. Although the garage is not set back 10'-0" from the front face of the home, it is recessed at least 6'-0" along with a skirt roof over it creating a shadow line, which downplays the garage. The garage is only 18'-0" wide for two cars when normally 24' width is recommended.

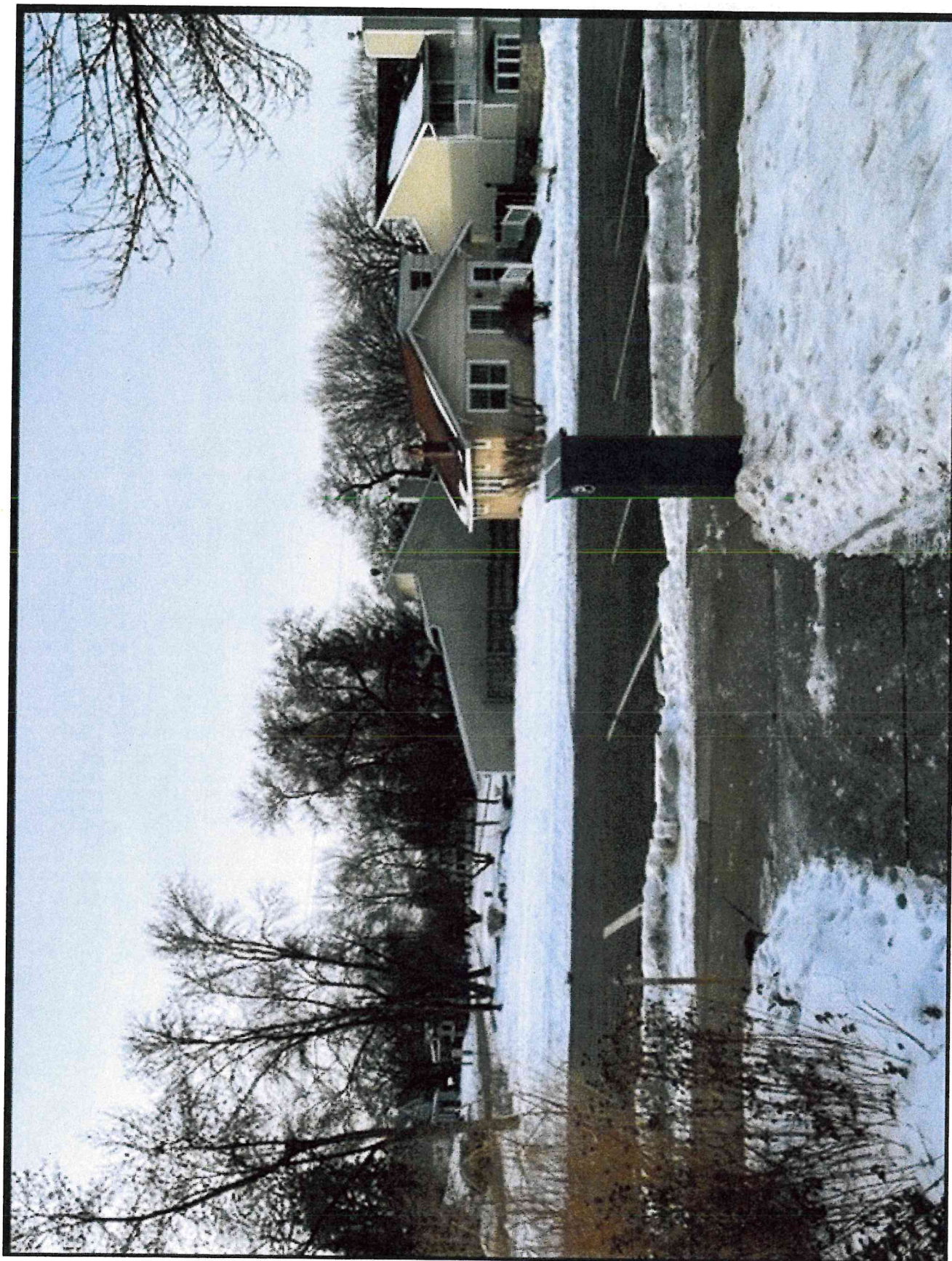
Front, side and rear wall plan limitations: The length of the south wall is broken up into 3 sections. A 6'-3" front porch dimension, a 13'-8" dimension, and garage front of 18'-0" (this is 2'-0" larger than the 16'-0" requirement, but necessary for a 2-car overhead door to fit.) The east elevation is also broken into 3 sections with a 14'-1" screen porch, a 9'-0" x 1'-0" center recess, and a 14'-8" living. The center recess is not recessed a full 2'-0", but it is only a 1 story wall with a unique round window and flowerbox to differentiate it from the adjacent walls. The north wall is broken up into 3 sections with a 22'-11" section, a 10'-0" fireplace projection, and a 5'-0" section. The west wall is 33'-0" long which is only one foot more than the guideline of 32'-0"

Wall height: Average ground height to the top of the highest ridge is 27'-8" which is below the maximum height.

222 EAST 1ST AVE
VIEW TO MAIN
EAST SIDE



SEE VIEW TO WEST FROM 1030M AT WEST SIDE



LEGAL DESCRIPTION:

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

SCOPE OF WORK & LIMITATIONS:

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

STANDARD SYMBOLS & CONVENTIONS:

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

LEGEND

- = POWER POLE
- ⊙ = MANHOLE
- ★ = TREE
- X-X- = FENCE LINE
- E- = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

PREVIOUS EXISTING HARDCOVER

House	1,074 Sq. Ft.
Walk/Stoop	286 Sq. Ft.
Plank Driveway	538 Sq. Ft.
Shed	10 Sq. Ft.

TOTAL EXISTING HARDCOVER 1,908 Sq. Ft.
AREA OF LOT 4,368 Sq. Ft.

PERCENTAGE OF HARDCOVER TO LOT 43.7%

GIDEON BAY TOWNHOMES

FOUND C.I.M.

EXISTING TOWNHOMES GIDEON BAY

EXISTING DWELLING

EXISTING DWELLING REMOVED

WOODEN PLANK DRIVEWAY

WALK

ENTRANCE

FOUND C.I.M.

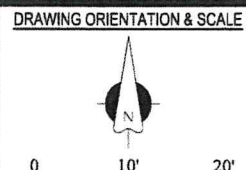
WEST LAKE ST

1ST ST

BENCHMARK: TOP OF CAST IRON MONUMENT ELEV. = 934.41 (ASSUMED)

* RED NOTING APPLIED BY S.D.C. - SITE NOW IS CLEARED & VACANT

DATE	REVISION	DESCRIPTION



CLIENT/JOB ADDRESS

SHARRATT DESIGN

44 1ST ST

EXCELSIOR, MN

Advance

Surveying & Engineering, Co.

17917 Highway No. 7

Minnetonka, Minnesota 55345

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

Wayne W. Preubs

Wayne W. Preubs

DATE SURVEYED:

OCTOBER 8, 2021

DATE DRAFTED:

SHEET TITLE

EXISTING SURVEY

SHEET SIZE: 11 X 17

DRAWING NUMBER

SHEET NO.

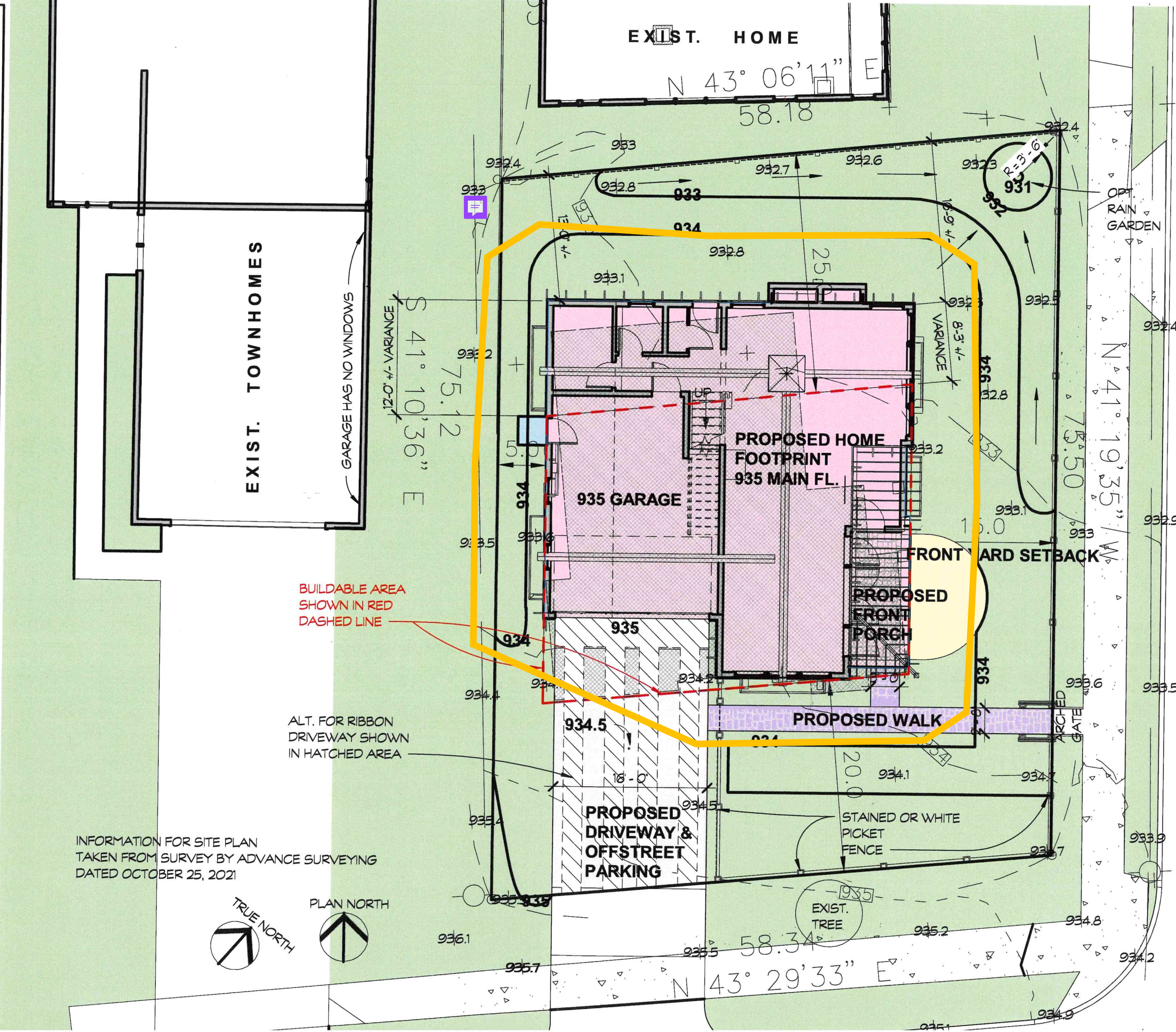
S1

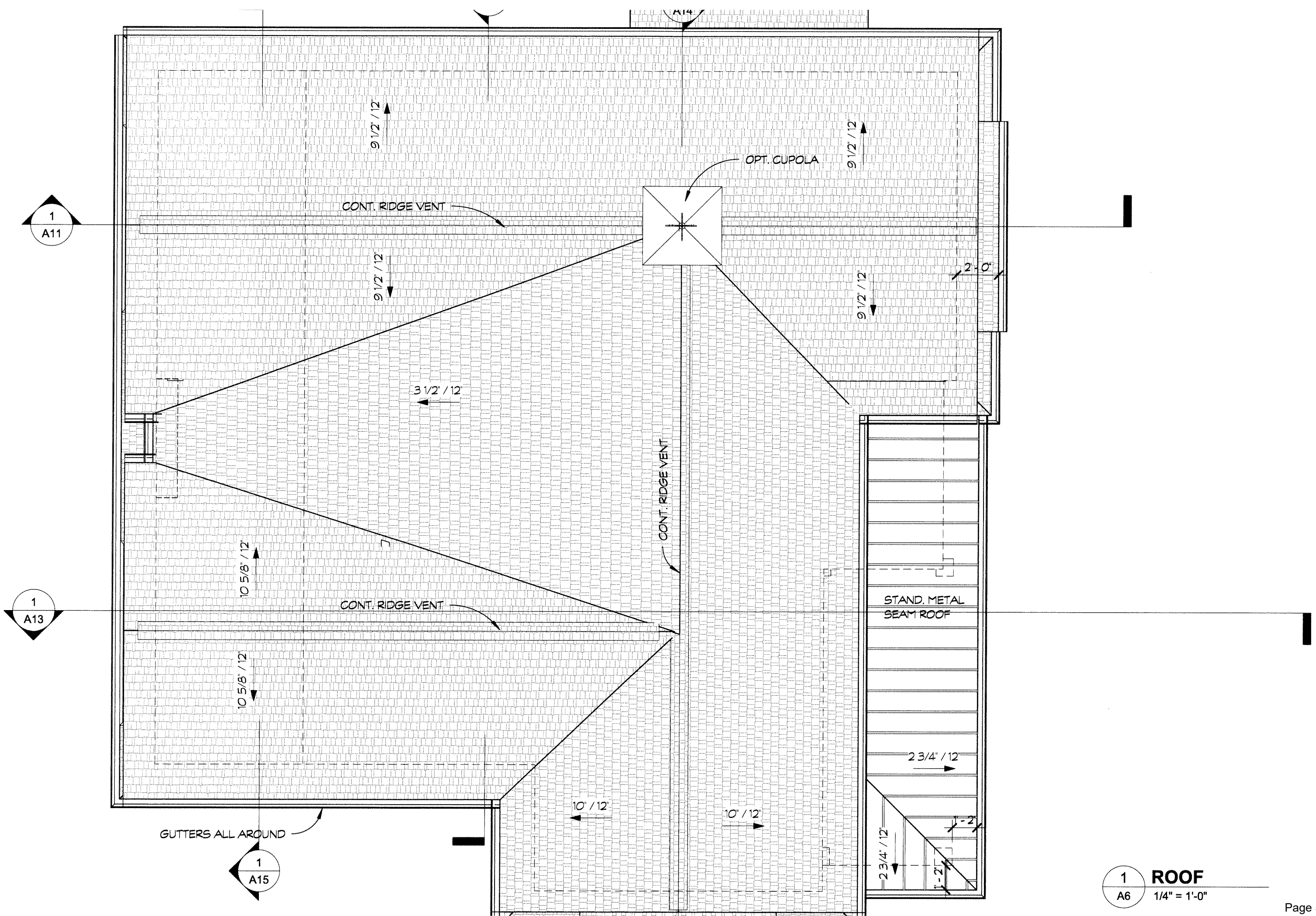
Page 55 of 131

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

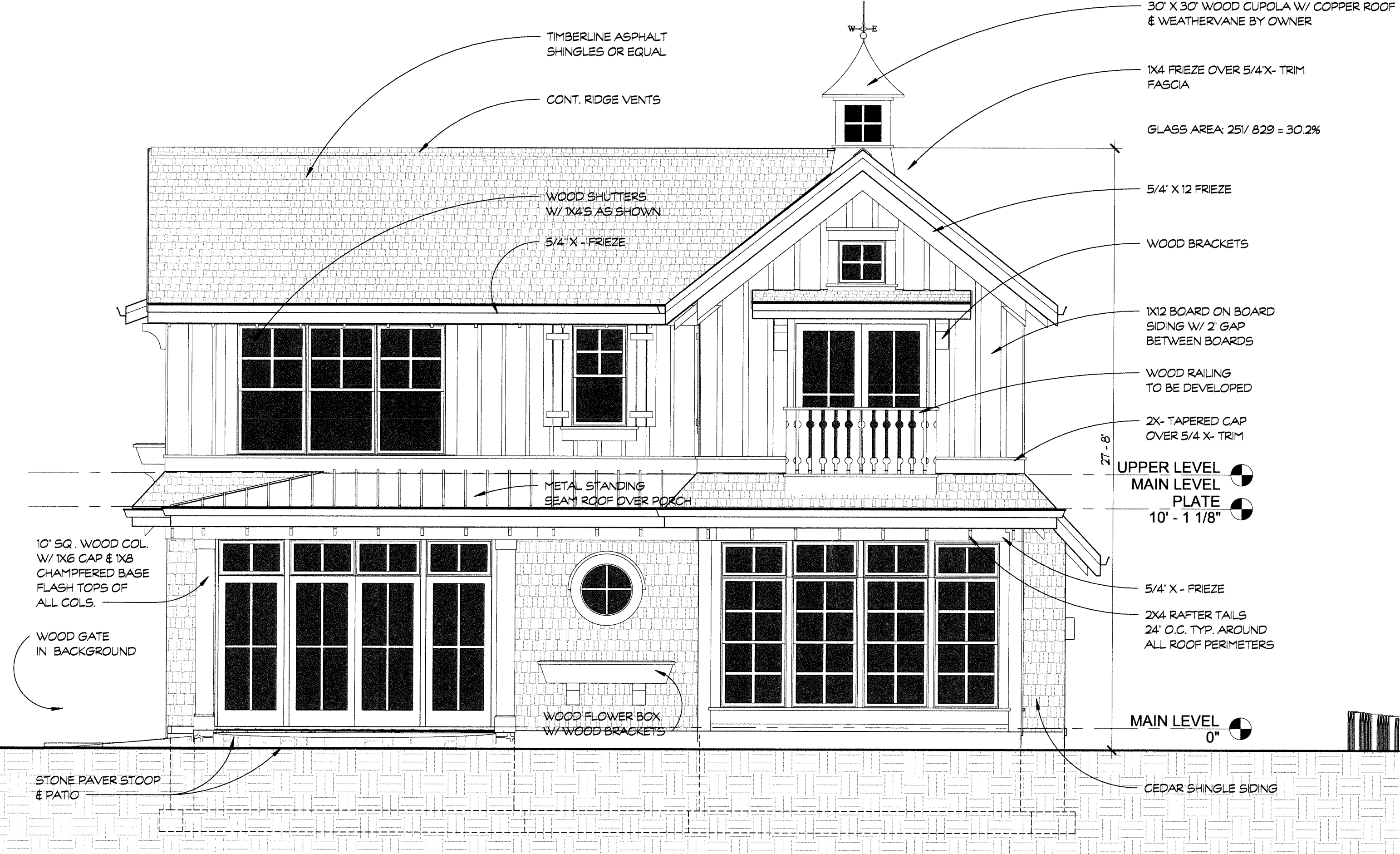
	2022 PARTON FOOTPRINT
	2025 HERMAN/ PALLAZZA FOOTPRINT
	ALT. FOR RIBBON DRIVEWAY

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





1
A6 **ROOF**
1/4" = 1'-0"



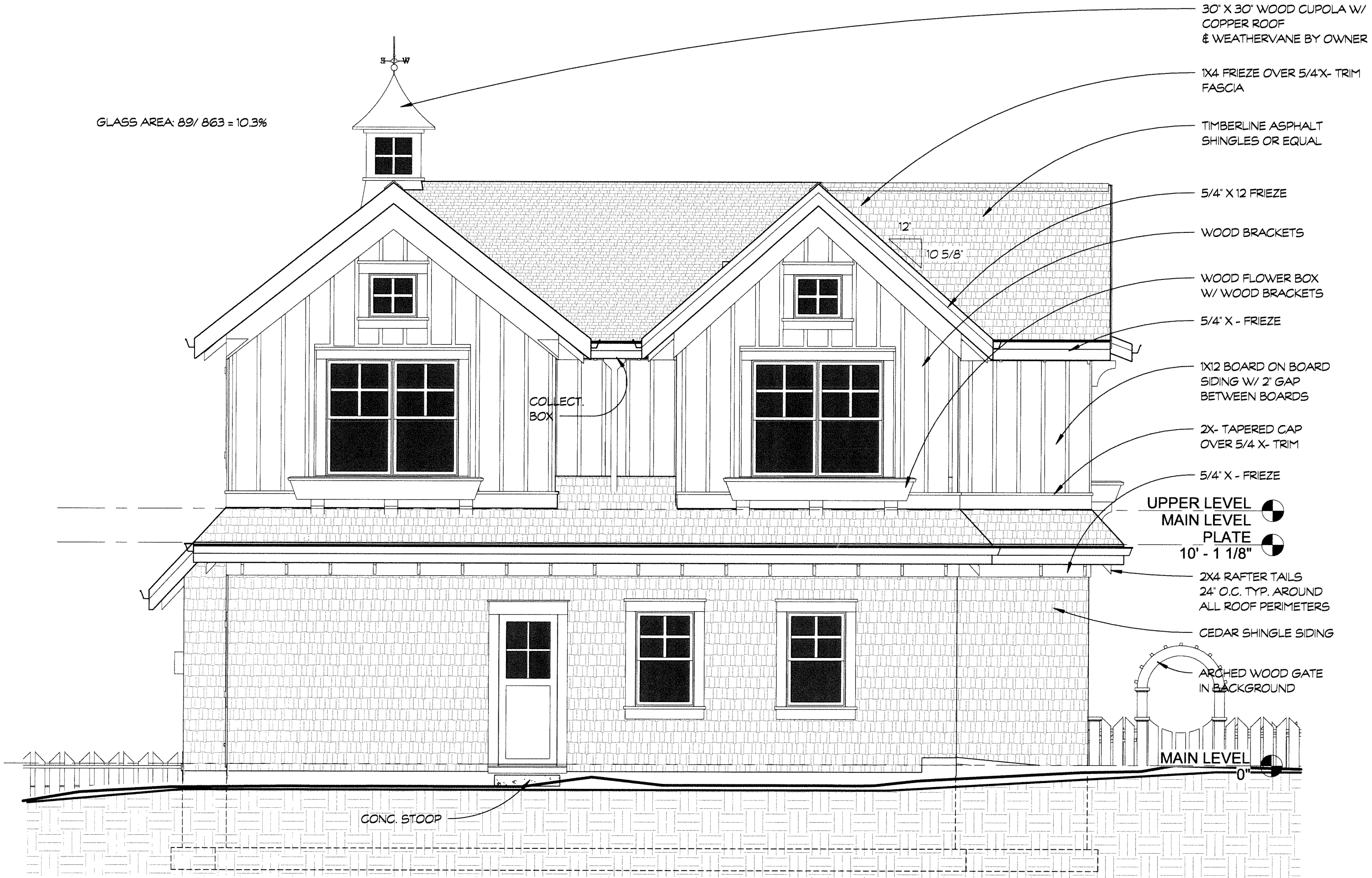
1 EAST ELEVATION
A7 1/4" = 1'-0"
0 2' 4' 8'

WOOD OVERLAY DOOR
MADE TO LOOK LIKE
2 DOORS AS SHOWN

[illegible]

131	HFFT	ΔQ	NUMBER
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100	100	100	100

$\cup$ $\cup'$ Δ' Ω'



GLASS AREA: 89/ 863 = 10.3%

- 30" X 30" WOOD CUPOLA W/
COPPER ROOF
& WEATHERVANE BY OWNER
- 1X4 FRIEZE OVER 5/4"- TRIM
FASCIA
- TIMBERLINE ASPHALT
SHINGLES OR EQUAL

- 5/4" X 12 FRIEZE
- WOOD BRACKETS
- WOOD FLOWER BOX
W/ WOOD BRACKETS
- 5/4" X - FRIEZE

- 1X12 BOARD ON BOARD
SIDING W/ 2" GAP
BETWEEN BOARDS
- 2X- TAPERED CAP
OVER 5/4 X- TRIM
- 5/4" X - FRIEZE

UPPER LEVEL
MAIN LEVEL
PLATE
10' - 1 1/8"

- 2X4 RAFTER TAILS
24" O.C. TYP. AROUND
ALL ROOF PERIMETERS
- CEDAR SHINGLE SIDING

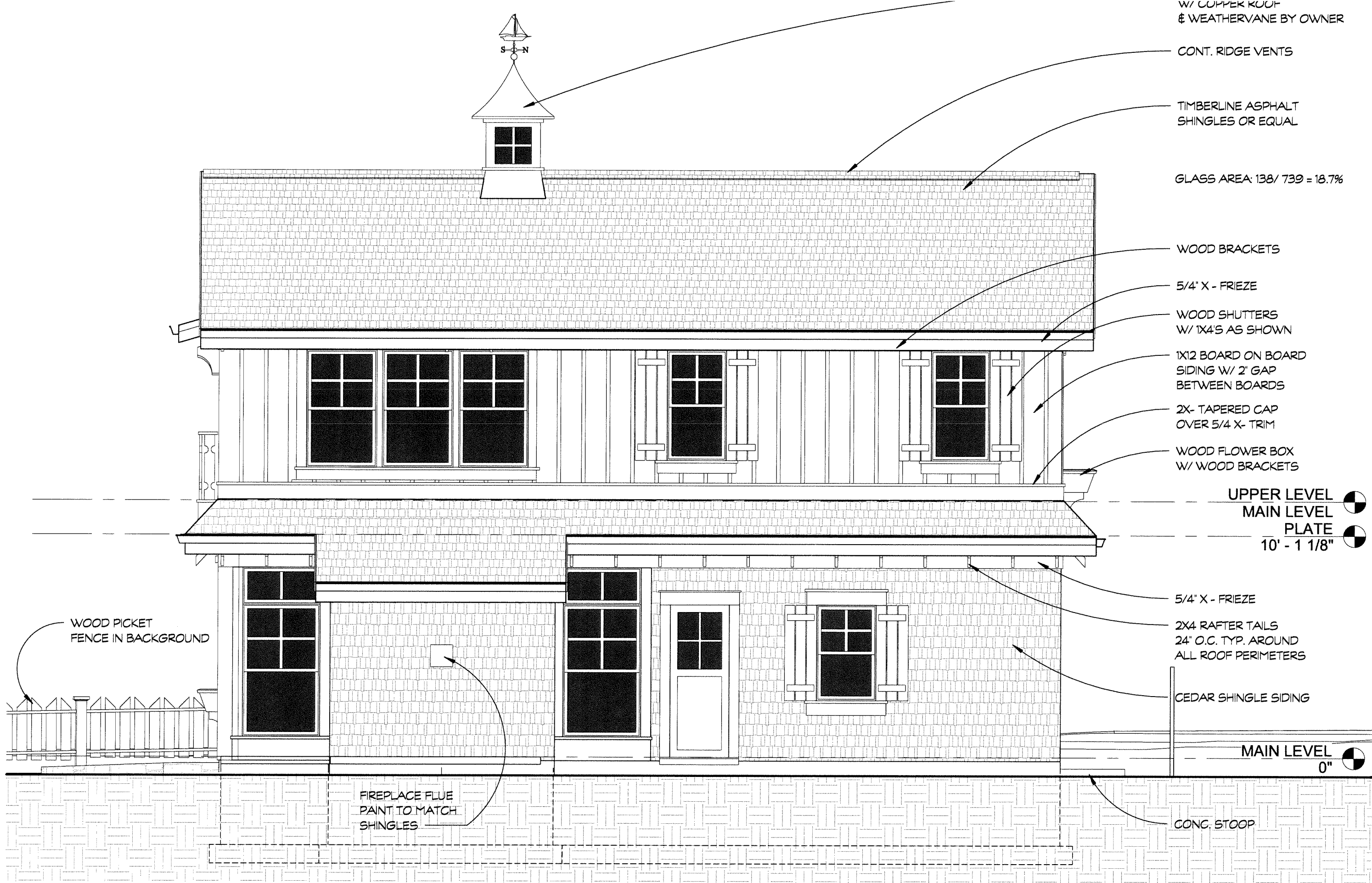
ARCHED WOOD GATE
IN BACKGROUND

MAIN LEVEL
0"

CONC. STOOP

1 WEST ELEVATION
A9 1/4" = 1'-0"

0' 2' 4' 6'



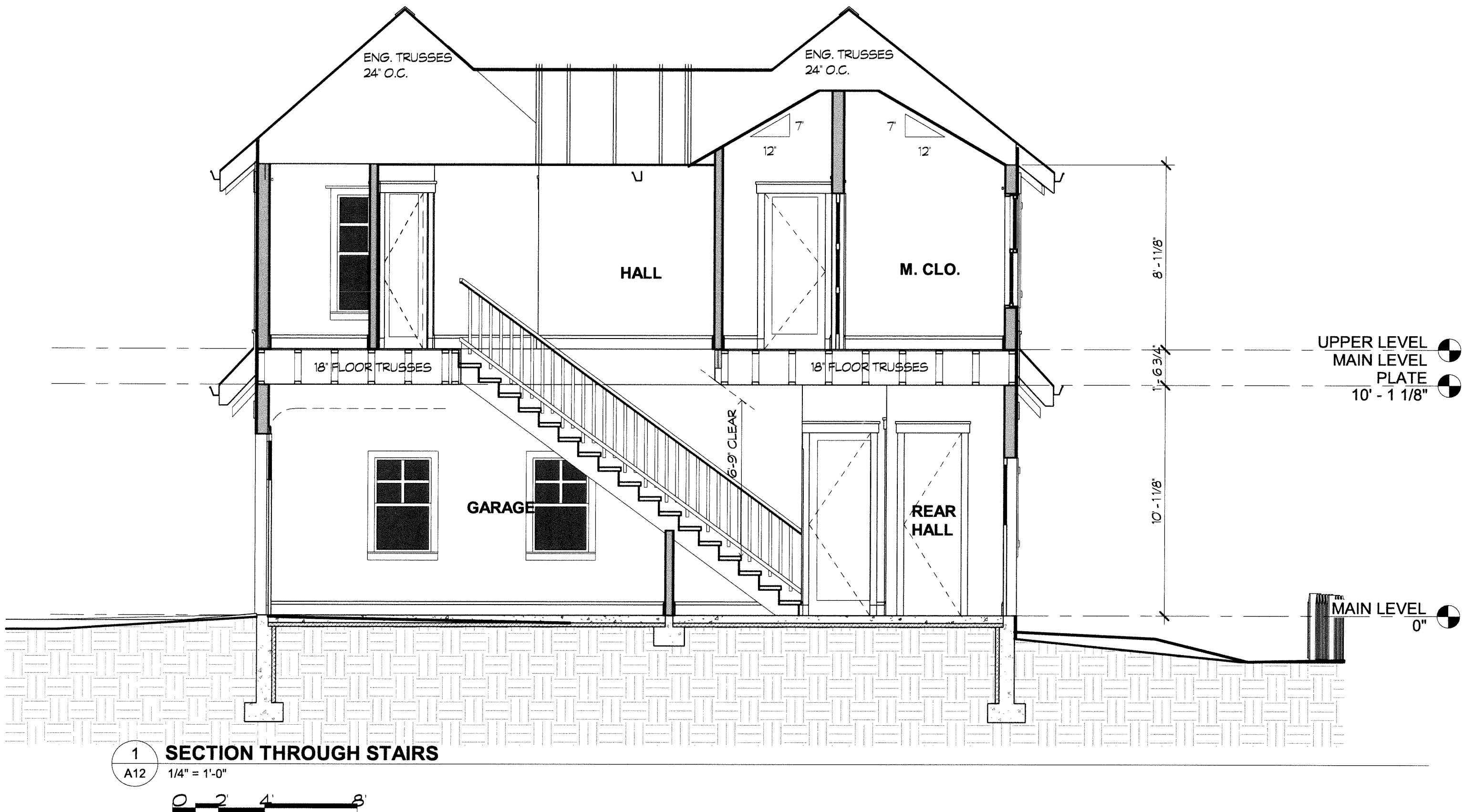
1 NORTH ELEVATION
A10 1/4" = 1'-0"





1 SECTION THROUGH MASTER SUITE
A11 1/4" = 1'-0"



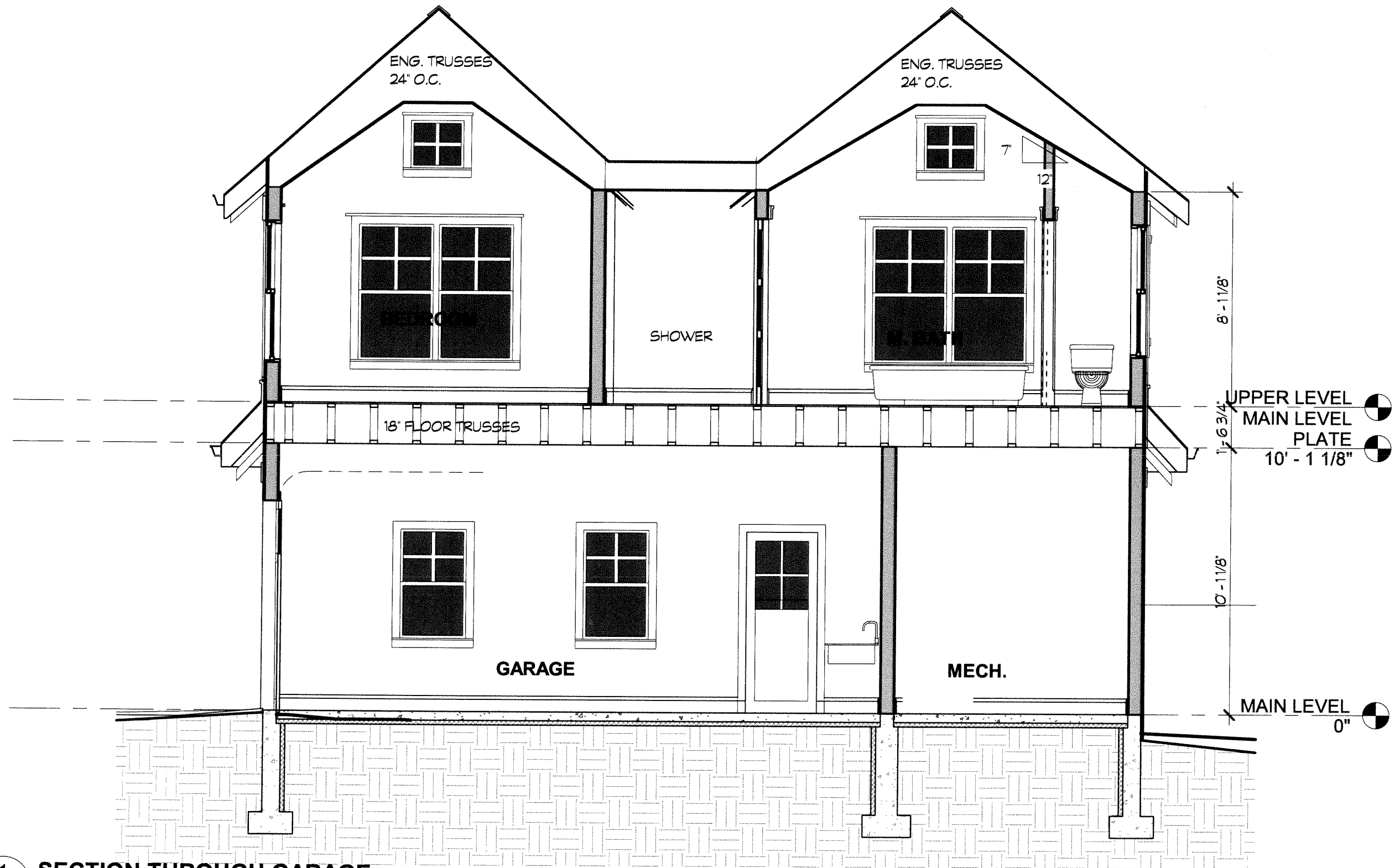




1 SECTION TO FRONT
A13 1/4" = 1'-0"





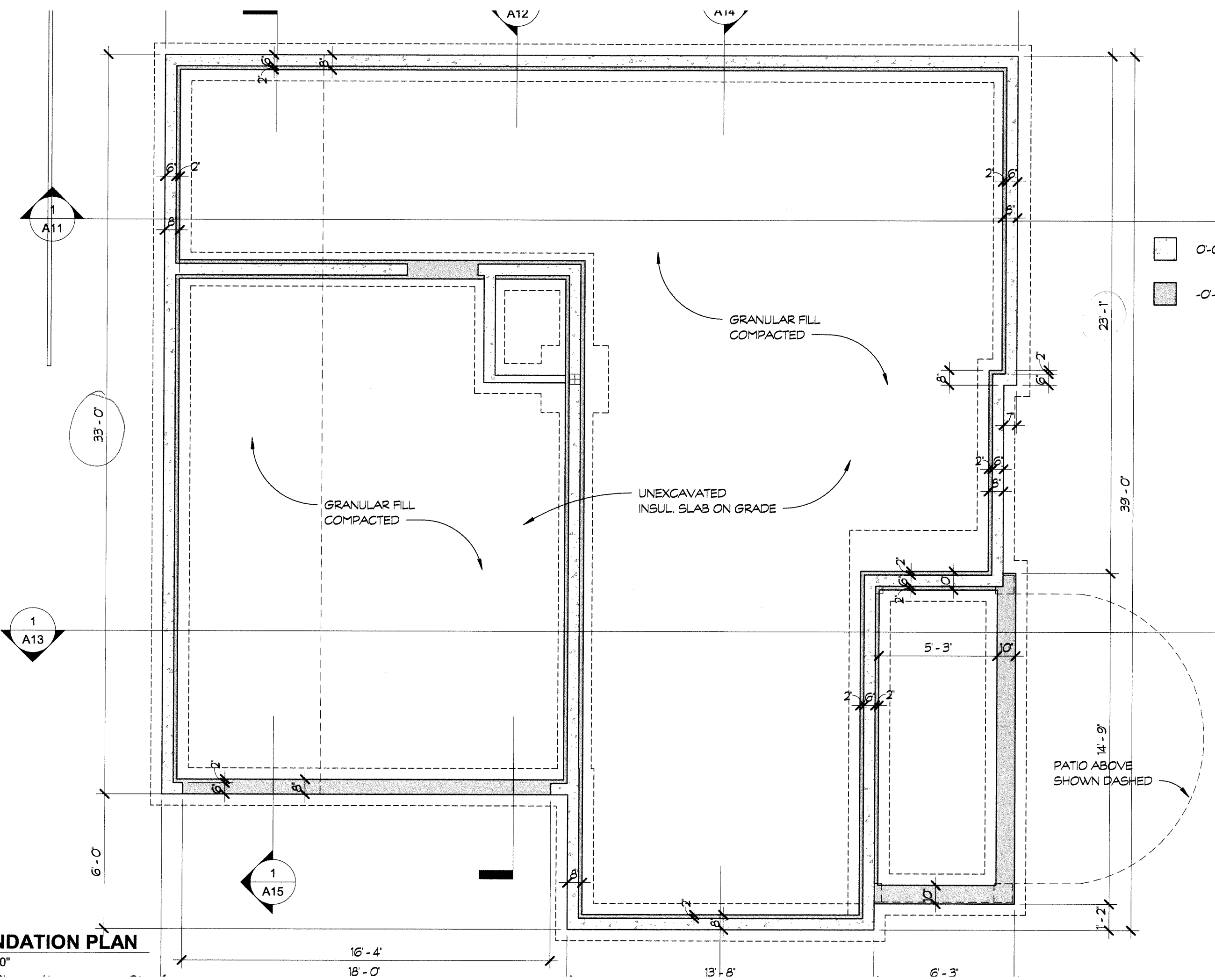


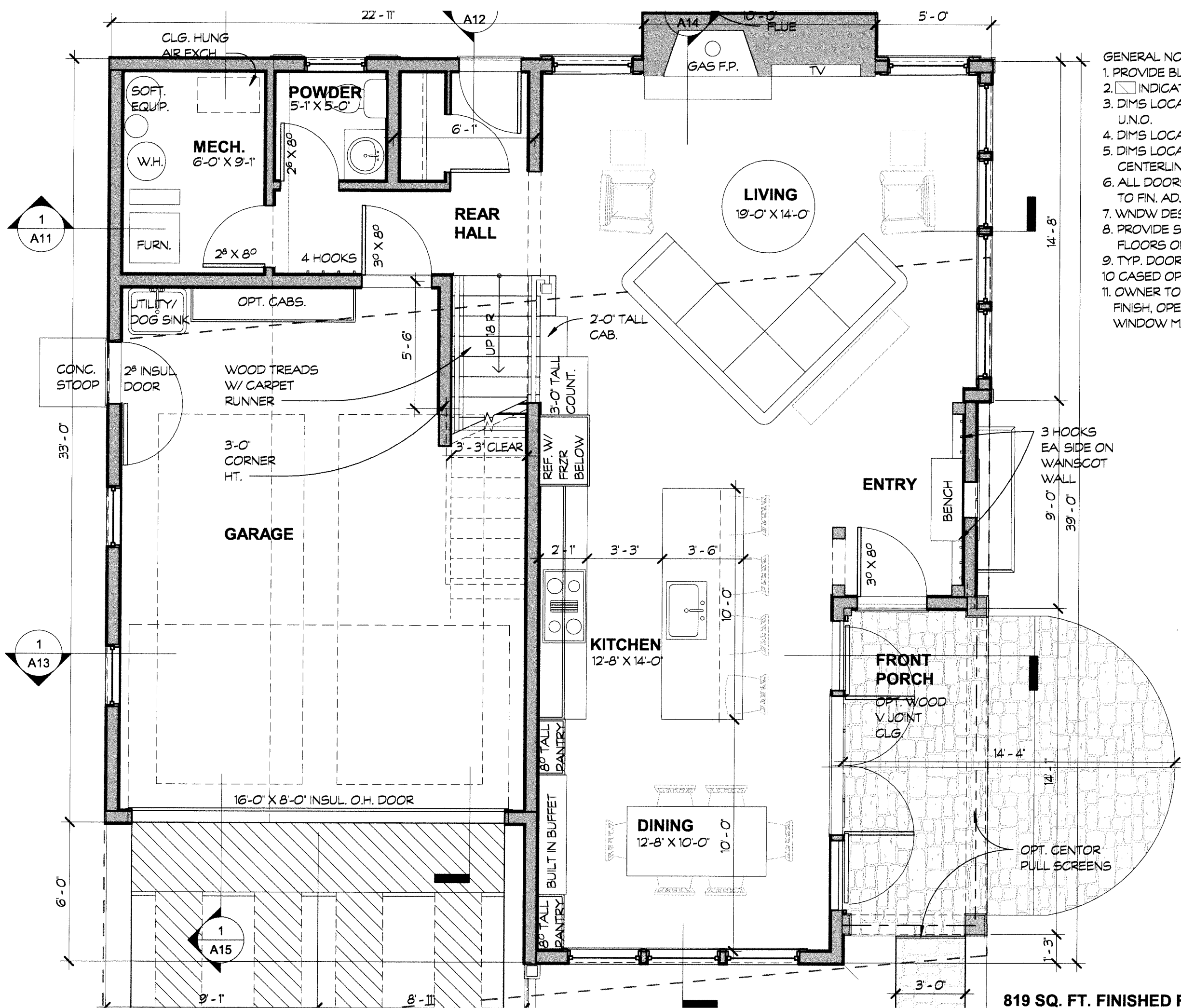
1
A15 **SECTION THROUGH GARAGE**
1/4" = 1'-0"



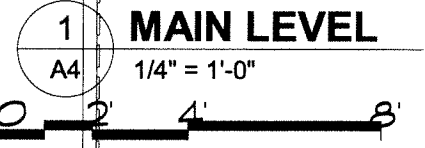
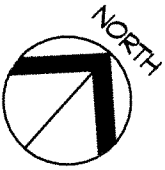
FOUNDATION PLAN

1/4" = 1'-0"



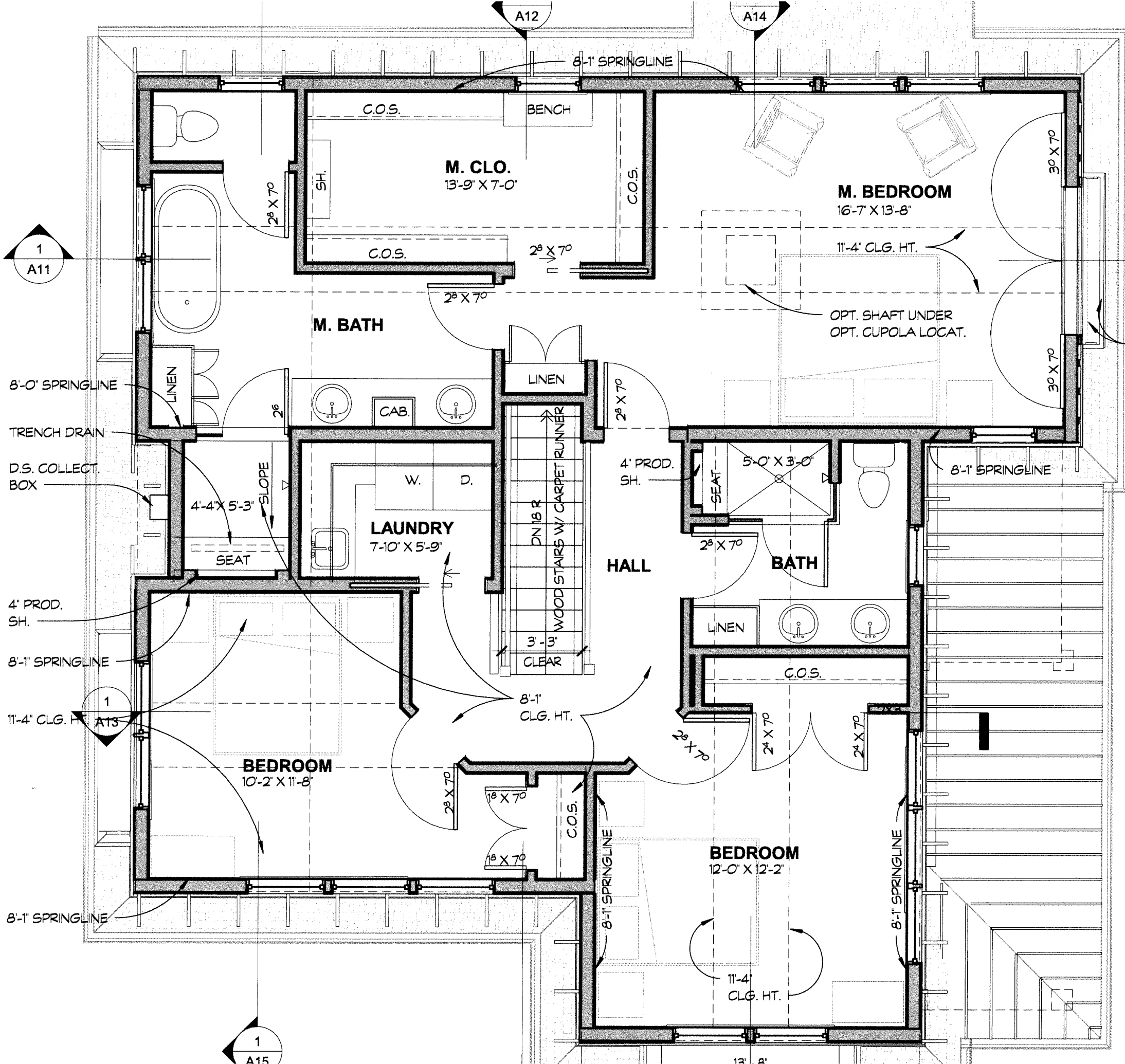


- GENERAL NOTES
1. PROVIDE BLOCKING AS REQD. @ ALL MIRROR LOCATIONS
 2. INDICATES SOFFITED AREAS
 3. DIMS LOCATING DOORS AND WINDOWS ARE TO CENTERLINE U.N.O.
 4. DIMS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD
 5. DIMS LOCATING INTERIOR WALLS & PARTITIONS ARE TO CENTERLINE U.N.O.
 6. ALL DOORS SHALL BE MIN. OF 4" FROM FIN. THROAT OF FRAME TO FIN. ADJ. WALL
 7. WNDW DESIGNATIONS ARE FOR MARVIN WINDOWS
 8. PROVIDE SOUND ATTENUATION INSUL. IN ALL WALLS, CLGS & FLOORS OF ALL BEDROOMS & BATHS, STC 55 MIN.
 9. TYP. DOORS THIS LEVEL TO BE 8'-0" TALL & 1 3/4" THICK
 10. CASSED OPENINGS THIS LEVEL TO 8'-0" TALL
 11. OWNER TO REVIEW ALL WINDOWS AND EXT. DOORS, SIZES, FINISH, OPERATION, TEMPERED LOCALS, AND SDLS WITH WINDOW MANUFACT.



819 SQ. FT. FINISHED FL. AREA

ARCHED GATE

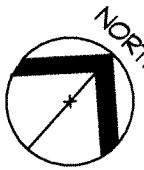


GENERAL NOTES

1. PROVIDE BLOCKING AS REQ'D. @ ALL MIRROR LOCATIONS
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9. TYP. DOORS THIS LEVEL TO BE 8'-0" TALL & 1 3/4" THICK
10. CASED OPENINGS THIS LEVEL TO 8'-0" TALL
11. OWNER TO REVIEW ALL WINDOWS AND EXT. DOORS, SIZES, FINISH, OPERATION, TEMPERED LOCALS, AND SDLS WITH WINDOW MANUFACT.

SHALLOW
DECK & WOOD
37" TALL GUARDRAIL

1175 SQ. FT. FINISHED FLOOR AREA



1
A5

UPPER LEVEL

1/4" = 1'-0"





88 1ST STREET



ITEM REPORT**To:** Planning Commission**From:** Julia Mullin, Community Development Director, Jess Long, City Planner**Meeting Date:** January 26, 2026**Department/Office:** Community Development**Item Name:** 202 Oak Street - Residential Review Permit and Variance Applications (PC No. 2026-03)**Summary:**

APPLICANT	Jarod Blackowiak, 271 Hidden Lane, Chanhassen, MN 55317
PROPERTY OWNER	Pam Haugum, Bill Perrin, 35 Center Street, Excelsior, MN 55331
LOCATION	202 Oak Street
CASE NO	PC No. 2026-01
60/120-DAY REVIEW DEADLINE	February 28, 2026/April 29, 2026

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) and variances to construct a second story addition and convert an existing tuck under area to a full two car garage for the existing single family home at 202 Oak Street. The parcel is 11,059 sq ft and is zoned R2.

The proposed plans include a second story addition that will be placed on top of the existing single story home. The existing first floor will be reconfigured so that home will be accessed from a new front door along Oak Street rather than the existing door that is placed on the east side of the home towards the shared driveway. The applicant also shows plans for a new 12' 9" by 5' covered porch which will be added to the front of the home.

The home requires three variances. A variance for the front yard setback is requested because the existing setback is legally nonconforming and a second story is proposed within the setback. Additionally, the front setback will decrease due to the proposed porch. The setback will decrease from 18'3" to 13'8". The property also requires a variance for the height of the building. The existing home has a tuck under garage that makes use of the natural slope of the parcel. The slope of the parcel also results in a request for a variance for height because the proposed second floor will be taller than the 29 foot maximum height allowed for lots over 70 feet wide, and height is measured

from the lowest elevation within the 7' area around the structure. The proposed home also requires a variance from wall plane requirements. The proposed home includes cantilevers within the design, however, these cantilevers do not meet the minimum size requirements for offsets on wall planes. Sec. 41-10 requires that exterior side and rear walls shall not exceed 32 feet without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 32 feet or less.



1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW NEIGHBORHOOD CHARACTER

202 Oak Street is adjacent to City parkland and a one story single-family (500 William Street). The adjacent one story home is on a corner lot and fronts William Street. 202 Oak has a shared driveway that is also used by three properties on William Street. The placement of the lot in relation to the driveway and adjacent properties sets it apart and gives a sense of separation. The surrounding properties include one, one and half, and two-story homes.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sq ft	11,059 sq ft	11,059 sq ft
Minimum Lot Width	60'	107'	107'
Front Yard Setback*	20-30 feet	18' 3"	With new porch 13' 8"

Rear Yard Setback	35'	68'	52'
Minimum Side Setback	10% of lot width +2' = 12' 8"	East= 25' West= 36'	East = 25' West= 36'
Maximum Building Coverage	5% (lot area) +2100 = 2,653 sq ft	876 sq ft (7.9%)	1,111 sq ft (10%)
Maximum Lot Coverage	12% +2100= 3,427 sq ft	2,273 sq ft	2084 sq ft
Maximum Height	Lot width greater than 70' = max height of 29'		31'
Front wall plane	16' max without a 2'x 8' offset	33'	15' 2"
Side and rear wall plane	32' max without a 2'x8' offset	East= 18 " max length before offset West= 32'9" Rear=35'	East= 22'1" max length before offset West= 32'8" Rear= approx. 16' max length before rear balcony. 35' 3" total length
Attached garage size	Not to exceed 800 sf or 75% of footprint whichever is less: 800 sf max		Approx. 370 sq ft
	Garage door opening limited to 8' height maximum**	7 ft	7 ft

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

Garage: The existing property has a tuck under garage. The applicant has included a landscape plan that will allow existing shrubs along the driveway to remain. These shrubs and the natural slope of the lot will provide screening for the tuck under garage.

Exterior Materials: The proposed home will use natural wood, light-toned lap siding, and stone base elements.

Landscaping and Tree Preservation: The landscape plan submitted by the applicant does not identify the removal of any substantial trees. The existing shrubs along the driveway will also remain.

Stormwater Management: The city engineer will 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 January 26, 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 unique location of 202 Oak Street and the placement of the adjacent properties creates a sense of distance around the subject property. The parkland to the west provides open space. Plans include the removal of the wood fence on the west side yard. The removal of the fence will make the lot appear larger. Additionally, the shared driveway used by the adjacent properties along William Street will help the increased massing of 202 Oak from overwhelming the neighboring properties. The proposed second story addition is compatible with neighboring structures.

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

202 Oak is a large lot that is able to accommodate a two story structure. The slope of the lot creates the appearance of a partially visible three story structure when viewing the home from the side and rear. The use of shrubs along the shared driveway provides screening of the tuck under garage. Additional plantings on the west side of the home could be used to accomplish similar screening on the other side of the home. Given the large parcel size and its location next to open space and a shared driveway,

the proposed second story addition 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 existing home is located within the front yard setback. The existing structure is 18 feet from the front property line. The adjacent corner lot has a side yard (facing Oak Street) setback of approximately 15 feet from Oak Street. The proposed porch will decrease the front yard setback to 13.8 feet. The proposed second story and front porch will follow the alignments predominant on the street, however there will be more mass within the existing setback. The smaller setback and increased mass will impact the view of the house from Oak Street. Decreasing the mass of the second story could reduce the visual impact of the proposed home.

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

There are no substantial changes to the grading of the property. The applicant plans to use the existing home which was built in a way that respects and makes use of the natural slope. The erosion control plan to be in place during construction submitted by the applicant includes the use of silt fences or bio rolls. The City Engineer will review and approve the erosion control plan prior to issuance of a building permit.

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

The applicant has proposed moving the front door and adding a front porch to the home. While the addition of the porch adds mass within the undersized front yard setback, the addition of the covered porch meets this Guidelines, provides visual interest, and does break up the massing of the home when viewed from the road.

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

The applicant submitted architectural elevations which shows the home has been designed to be viewed from multiple angles. It is well detailed on all four sides. The use of windows and decorative brackets provide design details to the home. Increasing the projection of the proposed cantilever on the right side of the building would prevent the need for a side wall plane variance.

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

The placement of the existing home towards the front of the lot, the large lot size, and the shared private driveway will prevent the expanded home from impacting the privacy, views, and sunlight of the neighboring parcels.

Variance Analysis

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 addition of a second story to an existing single family home is a reasonable use for a home within the R2 district.

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

- 1. Front yard setback**

The existing home is within the front yard setback. The existing first floor will remain and the addition of a porch will further decrease the front yard setback from the existing 18' 3" setback to 13' 8". (Our zoning ordinance, Sec. 14-1(h) allows open, unenclosed entryways to project up to 6' into the front setback; however, this porch is covered.) The legally nonconforming front setback exists and the applicant proposes to add a second floor within this setback. The addition of the front porch conforms with our Good Neighbor Guidelines and results in this increased projection into the front setback. The need for a variance is caused by the unique circumstances of the property and not the landowner.

- 2. Building Height**

The slope of the property creates difficulty in meeting the maximum building height requirement of 29 feet when a second story is added to the existing home. There is a seven foot change in elevation from the front of the existing home (946.9') to the rear of the structure (939.9'). When measured from 399.9 feet, the lowest elevation within the 7' area around the structure, as required by Ordinance, the height of the building will be 31'. The applicant measured the structure from the average grade within the 7' area and shows a height of 27'4". The slope of the parcel will create the appearance of a partially three story home at the rear of the structure when viewed from the side and two story home when viewed from the right of way. The applicant is requesting a variance of two feet. The height of the home, measured from 946, at the front of property will be 24 feet. The need for a variance is caused by the unique circumstances of the property and not the landowner.

100. Wall Plane

The west wall plane (labeled “Right Side” in architectural elevations) is 32’8” long with a small cantilever. The cantilever has a maximum depth of 1’ 3”, so it does not meet ordinance requirements for an 8’ by 2’ offset for every 32’ of wall plane. The Planning Commission should determine if an uncovered balcony meets the goal of the ordinance to break up wall planes and encourage the addition of new porches in Excelsior.

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

The surrounding properties include one, one and half, and two-story homes. The addition of a second story to this lot would not change the character of the area and would not necessarily have a large impact on the immediately adjacent properties. There is a park on one side of this parcel and a shared driveway on the other. On the other side of the driveway the rear yard of the parcel (500 William St.) faces the subject parcel.

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.

Front yard setback: The intent of the ordinance is to provide open space on the parcel and create uniformity in the streetscape as to how far back homes are set in our residential areas. The proposed plans decrease the front setback of the existing one story home; they add a porch in the front setback and add second story to the home in the existing legally nonconforming setback. The open front porch creates less massing in the setback than a closed structure would. And the addition of the second level, using the original footprint of the home, and the addition of a new porch keeps alignments compatible.

Height: The intent of the ordinance is to ensure homes or additions built in Excelsior are compatible with existing homes, many of which were built in the early to mid part of the 20th century and have modest height. The city does not want new homes to loom over existing homes. The proposed home may be 31’ tall. Measured from the lowest elevation within the 7’ area around the structure, the proposed second story results in a building height of 31’. There is significant slope on the subject parcel. The proposed 2’ variance in height meets the intent of the ordinance.

Wall Plane: The intent of the ordinance is to break up the wall planes of new homes and additions. This keeps buildings from appearing flat and lacking design details which can negatively impact the overall character of a neighborhood. The design of the home is compatible with existing homes within Excelsior but does have some large planes that do not meet the ordinance. The Commission should determine if the size of the wall planes and the lack of offsets in the design 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, January 26, 2026.

Recommended Conditions of Approval.

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

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 Ordinance requirements.
3. The plans shall be consistent with the survey and plans included in the January 26, 2026, 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. Staff recommends that the Planning Commission approve the Residential Review Permit application and recommend to the City Council approval of the front yard setback, height, and wall plane variance requests.

Budget:

Attachments:

1. 1. 202 Oak Street GNG review + SITE SKETCH
2. 2. Oak Street Residential Review Permit Application
3. 3. Design Elements- Written Statement
4. 4. Variance Questions
5. 5. Existing Survey - 202 Oak Street, Excelsior
6. 6. Proposed survey + Site & Grading Plan - 202 Oak Street, Excelsior

7. 7. 202 Oak Street_Existing Landscaping Plan
8. 8. Oak St. Floor Plans
9. 9. Architectural Building Elevations
10. 10. Erosion Control Plan Sht1 - 202 Oak Street, Excelsior
11. 11. Erosion Control Plan Sht2 - 202 Oak Street, Excelsior
12. 12. 202_Oak_Street_Exisiting_Photos
13. 13. Building Permit - Oak Street
14. 14. Land Use Application- Oak
15. 15. Minnehaha watershed permit - 202 Oak Street and 35 Center Street

Excelsior Good Neighbor Guidelines PLAN Review

202 OAK STREET

01/21/2026

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 existing house at 202 Oak Street is a one-story rambler that becomes two stories at the rear and sides due to grade slope and elevation change. The project proposes all new construction on the existing foundation, expanding the footprint at the rear (about 33-6 x 8-4) with a full second floor throughout. The footprint location of the house remains substantially the same at front except for a new 4-8 deep x 15-9 entrance porch. The shared side access, tuck-under garage location remains; the rear expansion provides an additional second stall there. ***See attached overlay sketch on site survey illustrating existing and new additions.***

The site's context along Oak Street is varied. It is adjacent to a large open space and pond to its right (west) and a small one story house to its left (east). Other houses to the east are 1-1/2 and 2 stories. Across Oak Street are 1 and 1-1/2 story houses, some set far back from the street. The house sits 2-3 feet above the street/sidewalk, with existing stone retaining walls that will remain.

Because the existing house footprint is relatively close to the street and elevated, the two-story façade becomes more prominent along Oak Street. But its location adjacent to the open greenspace to the west mitigates this somewhat. In the absence of a consistent pattern of adjacent houses, the height, massing and scale of the proposed house second level addition can be seen as compatible with neighborhood context, which includes two-story houses.

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 mass of the house relative to its larger lot size seems reasonably compatible. At the rear (and to a degree at the side & garage elevations) the second level addition becomes a full third level as the basement level is exposed; but some nearby houses with similar rear-yard topography also expose three levels at their rear elevation. Again, adjacent greenspace/pond and adjacent lot configurations limits the exposure of the rear façade. The main level deck and upper level balcony shown serve to break up the façade somewhat, but the facade remains somewhat monolithic and could benefit from additional

offsets or features to mitigate its three-story mass.

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 existing house sits forward on the site towards the street (about 18-0 front yard setback). The neighborhood street has inconsistent existing alignments, with similar existing front setbacks at the house adjacent to the east (500 William) and across the street (211 Oak St.). The proposed front porch addition will be closer, about 13-9.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure setbacks and stepdowns at the slope to break up massing and continuous walls.
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The site's stone retaining walls appear to be remaining; applicant should confirm. . There is an apparent new retaining wall on the left (east) side of the house, to the right of the garage door; applicant should explain dimensions and material of this proposed wall (appears to be +/- 6-0 high at house, tapering down?) and how/if it ties into the existing timber retaining wall.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
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The proposed new 4-8 deep x 15-9 entrance porch frames a new entrance facing Oak Street (previous was an understated entrance facing the access driveway). This is an improvement to the public street face of the house and it helps to break up the two story massing, though it encroaches further on the front yard setback.

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	--

The design detailing, new windows and siding materials are reasonably consistent on most sides. The horizontal awning window on the west basement elevation does not seem consistent with other window openings and could be replaced with smaller square windows or windows proportioned similarly to the rest of the house. The blank wall area on the basement rear elevation is also noted; though a garage, it could have similarly have some smaller windows consistent with the rest of the house.

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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Due to location on site and size, the additions should have limited impact on neighbor views, privacy and sunlight. Window placement generally appears to consider neighbors.

SITE & GRADING PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Mr. Nick Woodward
202 Oak Street,
Excelsior, MN 55331

AREAS:
LOT AREA: 11,059 SQ. FT. OR 0.25 ACRES

EXISTING HOUSE: 806 SQ. FT.
EXISTING DRIVEWAY: 771 SQ. FT.
EXISTING CONCRETE WALK: 202 SQ. FT.
EXISTING REAR PAVER PATIO: 424 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA=2203 SQ. FT.

PROPOSED HOUSE W/PORCH: 1111 SQ. FT.
PROPOSED CONCRETE WALK: 202 SQ. FT.
PROPOSED DRIVEWAY: 771 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA=2084 SQ. FT.

EXISTING HOUSE : BLUE/HATCHED

PROPOSED HOUSE : GRAY

PROPOSED NEW REAR DECK
& FRONT PORCH



GRAPHIC SCALE
1 INCH = 20 FT.

NOTES:

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ==> Denotes Proposed Drainage Direction
- ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
- x 883.25 Denotes Existing Spot Elevation
- 883--- Denotes Contour Line
- ⦿ Denotes Power Pole
- ⦿ Denotes Water Valve
- Ⓢ Denotes Sanitary Sewer Manhole
- ⓖ Denotes Gas Meter
- ⓔ Denotes Electric Meter
- ⋯⋯⋯ Denotes Retaining Wall
- Denotes Wood Fence
- OHW— Denotes Overhead Utility wires
- Denotes Bituminous Surface
- Denotes Concrete Surface

AREA: 11,059 SQ. FT. OR 0.25 ACRES
LAKE & LAND SURVEYING. JOB NO. 2025.279 RP

Legal Description:(Certificate of Title No. 1591795)

Lots 4 and 5, Block 48, Wilcox's Subdivision of Lots in
Excelsior & Snell's & Galpin's Additions to Excelsior

Hennepin County, Minnesota.

I hereby certify that this plan, specification or report was
prepared by me or under my direct supervision and that I am a
duly Licensed Professional Engineer under the laws of the state
of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623



Residential Review Permit Application

350 Highway 7, Ste 230

Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: Jarod Blackowiak	Business Name: Abodie LLC	
Address: 271 Hidden Ln		
City: Chanhassen	State: MN	Zip Code: 55317
Telephone: 952-446-5566	E-Mail: Jarod@abodie.co	
OWNER INFORMATION (if different)		
Name: Pam Haugum, Bill Perrin	Business Name: GenVest Partners	
Address: 35 Center St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-274-2070	E-Mail: Phaugum@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 202 Oak Street	Zoning District (R-1 or R-2): R-2	
Property Identification Number(s) (PIN #s): 3411723130075		
Legal Description (attach if necessary): Addition: Wilcox Subd Of Lots Exc & Snells. Metes & Bounds: Lots 4 & 5		
Description of Proposal (attach additional information if needed): Second story addition with covered front porch		
Reason(s) to Approve Request (attach additional information if needed):		

APPLICANT'S STATEMENT

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

Signature: Jarod Blackowiak

Date: 12-30-25

OWNER'S STATEMENT

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

Signature: _____

Date: 12-30-25

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

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

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

When do I *not* need an RRP?

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

How is the RRP Reviewed?

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

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

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

Do I Need an Architect or Engineer Prepare My Plans?

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

How Much Does an RRP Cost?

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

How Long Does the Approval Process Take?

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

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

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

CONTACT INFORMATION

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

City Architect, Brian Larson, brian@larsonarchitectsllc.com

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

Prevailing setback on block (est.) _____

Average setback on block (est.) _____

Proposed new house setback 13' 8"

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

Stories		1	1-1/2	2
House on right	N/A	☐	☐	☐
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	N/A	☐	☐
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	N/A	☐	☐	☐
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 addition fits the neighborhood

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: Building is built into the grade

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: N/A

House to left: No

House to rear: No

Notes: _____

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

- ☐ Locate structure on lot to minimize impact
- ☒ Adjust building height, or portions of building, to minimize impact
- ☐ Other: _____

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

- ☐ House to right: N/A
- ☐ House to left: No
- ☐ House to rear: No

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

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

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

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

neighboring structures to avoid unbalanced solid wall expanses.

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

- ☐ Yes
- ☒ No

RESIDENTIAL DESIGN STANDARDS

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

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

A. Entrances

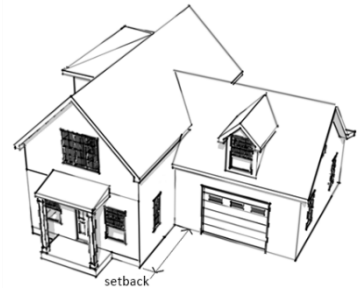
Primary entrances on principal structures shall face the primary abutting public street or be linked to that street by a clearly defined and visible walkway or courtyard. Primary entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed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

B. New construction and remodeling

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

C. Window and door openings

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



D. Garages

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

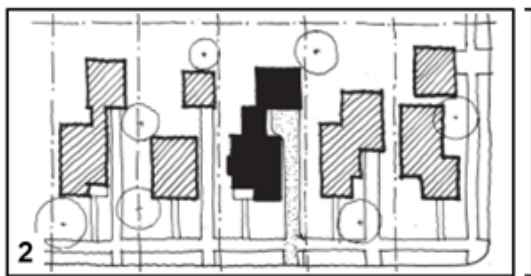
2. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
3. The aggregate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

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

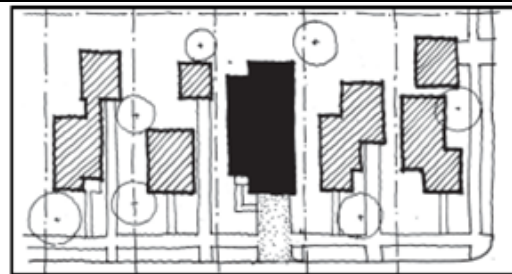
1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front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

Excelsior Good Neighbor Guidelines

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



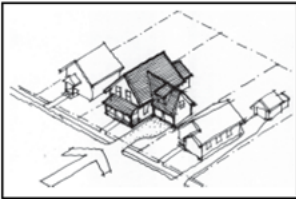
Appropriate: Footprint of building maintains scale and pattern of neighborhood.



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

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



Inappropriate: Garage-dominated "snout" house.

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



Appropriate infill: New house maintains overall massing rhythm, sideyard spacing and aligns with predominant street setback.



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

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



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

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



Front Porches contribute to the streetscape and neighborhood character

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

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



Appropriate: Details are consistent on all sides.



Inappropriate: Details and material use are not consistent.

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

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



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

Notes:

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

Design Elements Written Statement

202 Oak Street, Excelsior, MN 55331

Regionalism

The architecture at 202 Oak Street is designed to reflect the local heritage and natural setting of Excelsior, a lakeside community with a rich history of early residential craftsmanship and small-scale vernacular structures. The design draws on classic gable-roof forms and lap siding typical of Excelsior's 19th and early 20th-century dwellings while integrating modern performance materials for energy efficiency and longevity. Local material palettes — including natural wood, light-toned lap siding, and stone base elements — were chosen to harmonize with the region's wooded landscape and nearby Lake Minnetonka shoreline. The design ensures that decisions respect both climatic conditions (heavy snow loads, freeze-thaw cycles) and regional craftsmanship traditions.

Context

The home's massing, setbacks, and rooflines respond thoughtfully to the established residential rhythm of Oak Street. Window and door proportions were guided by surrounding houses, maintaining a balanced façade with vertically oriented openings. The front entry faces southeast, optimizing morning sunlight and offering a welcoming street presence, while overhangs and deep window jambs reduce solar gain during summer months. Key contextual features embraced include front porches, lap siding, and modest eave lines, which help integrate the new construction seamlessly. Elements such as oversized garages or stark façade planes common in newer suburban builds were deliberately excluded to maintain contextual integrity. The roof's geometry ensures minimal shadow impact on adjacent lots throughout the year.

Scale & Massing

The proposed two-story residence matches the scale of neighboring properties along Oak Street, many of which include dormers or partial second stories. Though the updated structure adds height relative to the original, its perceived scale is reduced through stepped rooflines, material transitions, and window groupings. The façade design maintains a pedestrian-oriented scale with a defined entry point, human-height details, and landscaping that softens the building's street interface.

Composition

The architectural composition is structured with a clear base, middle, and top. Base: Defined by horizontal siding and stone detailing that ground the structure. Middle: Balanced window arrangement with subtle projection over the entry. Top: Gable and hip rooflines that break up the mass and relate to the surrounding residential forms. The home's symmetrical window layout offers order, while selective

asymmetry at the entry and garage provides visual interest. Material use is limited to three complementary finishes to maintain cohesion.

Hierarchy

The front door is clearly visible and emphasized with a recessed entry porch and warm accent materials. The roof form and central gable draw the eye upward but remain proportional to the façade. Signage and exterior lighting are intentionally understated. Large wall surfaces are minimized through vertical and horizontal articulation; any unbroken planes are softened by texture or shadow depth from trim and reveals.

Color

The color palette features neutral grays and off-whites with natural wood accents at the entry and trim. These hues complement Excelsior's existing historic homes while ensuring a subdued, timeless quality. Brighter tones are used sparingly as accents, primarily at the front door and window mullions, enhancing warmth without visual distraction. Darker tones on the lower portion of the house help the structure visually recede into the site's mature tree canopy.

Simplicity

The design's guiding concept is "modern vernacular restraint" — a synthesis of Excelsior's historical typologies with the clarity of modern form. There is no unnecessary ornamentation; detailing such as exposed rafters and trim lines are functional expressions rather than decorative motifs. The resulting architecture conveys calm confidence — visually coherent from all sides, without superfluous shapes or excessive variation. Each element serves the overall composition and regional narrative, ensuring that the home contributes positively to the neighborhood fabric.

Summary

The Oak Street project is a thoughtful integration of modern livability and Excelsior heritage. The home respects the city's design principles while providing a durable, energy-conscious, and aesthetically harmonious addition to the community. It acknowledges the architectural history of the area, enhances neighborhood cohesion, and embodies the city's goals for regional identity and pedestrian-friendly residential character.

Project & Variance Summary

The subject property is 202 Oak Street in the R-2 Single-Family Residential District. The existing home is a one-story single-family dwelling with a tuck-under garage on a narrow lot that slopes down toward the rear. The project proposes a second-story addition over the existing footprint, modest reconfiguration of the main floor, and conversion of the existing tuck-under area to a full garage, while maintaining single-family use.

The following variance is requested:

1. Front setback / expansion of a nonconforming structure – to allow a second story over an existing front setback of approximately 13 feet, where current standards require 20 feet or the prevailing setback of adjacent homes.

The use (single-family residential) remains permitted in the R-2 district; the request relates only to dimensional standards.

1. Practical difficulties that would prohibit reasonable development without a variance

Strict enforcement of the current front setback standard would prevent a reasonable renovation and expansion of this existing home:

- The existing house was built with a shallower front setback than today's standards. Building "up" over the existing footprint (rather than tearing it down and rebuilding further back) is considered an increase to a legal nonconformity and therefore requires a variance, even though the footprint is not moving closer to the street.
- Without the variance, the only way to add reasonable bedroom and bath space would be to push the home further into the rear yard, closer to city-owned parkland and a rock retaining wall, which would create greater grading, drainage, and tree-impact issues than the proposed vertical addition.

In short, the combination of existing nonconforming siting and sloping grade makes a basic two-story single-family home infeasible without relief from the dimensional standards.

2. Unique circumstances on the property that create the practical difficulties

Several conditions are unique or unusual compared to other R-2 lots:

- Existing nonconforming front setback: The home was constructed prior to current zoning standards, closer to Oak Street than would be allowed for a new build today. The proposal keeps this footprint instead of moving the house.
- Shared driveway and city-owned land: One side of the home is adjacent to a shared driveway and city-owned parkland, not another single-family home. This reduces the number of directly impacted neighbors and is not typical of most R-2 lots.
- Existing retaining wall and landscaping: A rock retaining wall and established landscaping along the public land and rear property line further constrain where the building can reasonably expand without extensive disturbance.

These circumstances are tied to the lot and its context, not to any actions taken by the current or prior owners.

3. How the zoning code deprives the property of reasonable use enjoyed by similar properties

The R-2 district anticipates two-story single-family homes and requires that new projects consider prevailing street-front setbacks, stories, porch patterns, and neighborhood character.

On Oak Street, multiple nearby homes are already two stories and appear taller than the existing one-story house at 202 Oak Street. Without variances:

- 202 Oak would remain a one-story home significantly smaller and shorter than its two-story neighbors, limiting its ability to provide an adequate number of code-compliant bedrooms and bathrooms for a modern family.
- The property would not be able to realize a common and reasonable development pattern—adding a second story over an existing foundation—despite being in a district where that form is typical and encouraged.

Thus, the strict application of setback standards deprives this lot of the same reasonable use already enjoyed by nearby R-2 properties.

4. Why the requested variance is the minimum necessary & alternatives considered

The project has been intentionally designed to request only the minimum relief needed:

- Setback: No portion of the building is proposed closer to Oak Street than the existing front wall. All additional area is located above or behind the current footprint.

Alternatives that do not require a variance were considered and rejected:

1. Pushing the house back on the lot: This would require new foundations and substantial excavation into the sloping rear yard and city-adjacent retaining wall, increasing grading, drainage, and tree-impact issues and conflicting with stormwater best practices.
2. Adding area only at the rear: The existing structure and grade changes limit how much functional space can be added at the back without significant structural and site work. It would also pull activity closer to the city-owned parkland rather than concentrating it near the street like other homes.

The requested variances reflect the smallest departures needed to achieve a safe, functional, and code-compliant two-story home.

5. How the variance is not the result of deliberate actions by the owner

The need for variance arises from factors largely outside the owner's control:

- The existing home, front setback, and lot topography pre-date the current zoning standards.
- The project keeps the existing footprint rather than attempting to move the house or push further toward city-owned land in the rear.

The owner's actions—investing in design services, meeting with city staff, and revising plans in response to feedback—have all been aimed at reducing nonconformities and aligning the project with Excelsior's standards and Good-Neighbor Guidelines, not creating new conflicts.

6. How the variance will not alter the essential character of the neighborhood

The proposed design is intentionally consistent with the character of Oak Street and the R-2 district:

- The home remains a single-family detached residence with a pitched roof and traditional residential massing similar to nearby two-story homes.
- The new second story steps back in places and uses window patterns and materials that echo neighboring structures, which the city architect will review specifically for massing and compatibility.
- The front entry is relocated to the front elevation to better match prevailing neighborhood patterns and the City's Good-Neighbor Guidelines.
- The garage remains a tuck-under style oriented away from the street, which the City has indicated is generally acceptable and not a major concern.

Given that surrounding homes already include two-story structures, the project will blend in with the emerging pattern rather than change the essential character of the area.

7. How the variance will not be detrimental to public welfare or nearby properties

Granting the requested variances will not harm public welfare or adjacent properties:

- The home's massing has been studied specifically for views, shadows, and relationships to neighboring houses; the city architect has helped refine these aspects to avoid looming or out-of-scale impacts.
- Concentrating the addition above the existing footprint minimizes new grading, tree removal, and stormwater impacts compared with alternatives that would push the structure deeper into the lot.
- The primary north side of the lot is adjacent to city-owned parkland and a shared driveway rather than another home, meaning the perceived height and bulk will be less impactful than on a typical interior lot.
- All life-safety and building-code requirements will be met as part of the building permit process.

The project represents a careful reinvestment in an existing home that supports the long-term vitality of the neighborhood without creating adverse off-site effects.

8. Consistency with the Comprehensive Plan

While the Comprehensive Plan is not quoted verbatim here, the proposed project aligns with several common policy goals found in small-city comprehensive plans and in Excelsior's zoning framework:

- Reinvestment in existing housing stock – modernizing and expanding an older home rather than demolishing it and building new.
- Efficient use of existing infrastructure – adding bedrooms and living space on a lot already served by city utilities, streets, and public amenities.
- Neighborhood compatibility – strengthening single-family neighborhoods by allowing context-sensitive additions that respect existing character while meeting contemporary housing needs.

The variance enables a project that is consistent with these broader planning objectives.

9. Consistency with the intent and purpose of the standards being varied

The intent of Excelsior's height and setback standards is to:

- Provide adequate light and air between buildings
- Avoid excessive massing
- Protect neighborhood character
- Ensure orderly, context-sensitive development in the R-2 district

The proposal is consistent with those purposes because:

- The massing and rooflines are designed in direct consultation with the city architect to be compatible with neighboring structures.
- The project does not move the house closer to the street or side lot lines; it simply adds a second story over an existing, long-standing footprint.

- The home remains a permitted single-family use in the R-2 district and will continue to meet other applicable standards (garage size limits, window/door percentages, etc.).

Therefore, while strict numeric limits are exceeded, the spirit and intent of the zoning provisions remain satisfied.

CERTIFICATE OF SURVEY

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Mr. Nick Woodward
202 Oak Street,
Excelsior, MN 55331



NOTES:

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- x 883.25 Denotes Existing Spot Elevation
- 883--- Denotes Contour Line
- ⌚ Denotes Power Pole
- ⊙ Denotes Water Valve
- Ⓢ Denotes Sanitary Sewer Manhole
- ⓖ Denotes Gas Meter
- ⓔ Denotes Electric Meter
- ⋯ Denotes Retaining Wall
- Denotes Wood Fence
- OHW— Denotes Overhead Utility wires
- Denotes Bituminous Surface
- Denotes Concrete Surface

AREA: 11,059 SQ. FT. OR 0.25 ACRES
LAKE & LAND SURVEYING. JOB NO. 2025.279 RP

NOTES

- This survey was completed without the benefit of a current Title Commitment. There may be existing easements or encumbrances that would otherwise be revealed with a current Title Commitment.
- Call Gopher State One Call for utility information.

Legal Description:(Certificate of Title No. 1591795)

Lots 4 and 5, Block 48, Wilcox's Subdivision of Lots in Excelsior & Snell's & Galpin's Additions to Excelsior

Hennepin County, Minnesota.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota

Ryan M Peterson

October 13, 2025

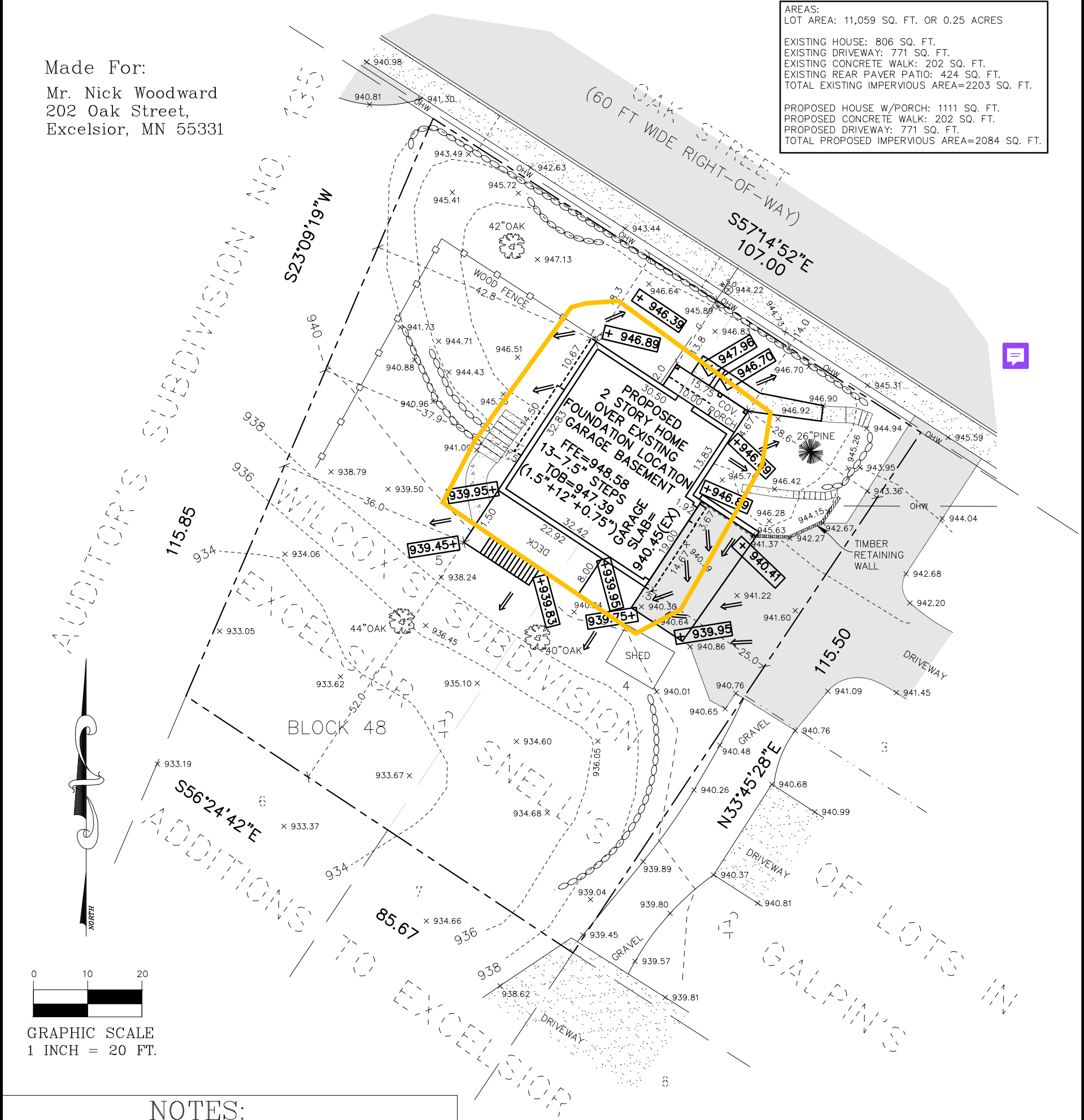
Ryan M. Peterson
Licensed Land Surveyor
Minnesota License No. 60424

SITE & GRADING PLAN

LAKE & LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Made For:
Mr. Nick Woodward
202 Oak Street,
Excelsior, MN 55331

AREAS:
LOT AREA: 11,059 SQ. FT. OR 0.25 ACRES
EXISTING HOUSE: 806 SQ. FT.
EXISTING DRIVEWAY: 771 SQ. FT.
EXISTING CONCRETE WALK: 202 SQ. FT.
EXISTING REAR PAVER PATIO: 424 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA=2203 SQ. FT.
PROPOSED HOUSE W/PORCH: 1111 SQ. FT.
PROPOSED CONCRETE WALK: 202 SQ. FT.
PROPOSED DRIVEWAY: 771 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA=2084 SQ. FT.



NOTES:

- +XXX.XX Denotes Proposed Spot Elevation
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- == Denotes Proposed Drainage Direction
- ■ ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
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Hennepin County, Minnesota.

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duly Licensed Professional Engineer under the laws of the state
of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

CERTIFICATE OF SURVEY

LAKE & LAND SURVEYING, INC.

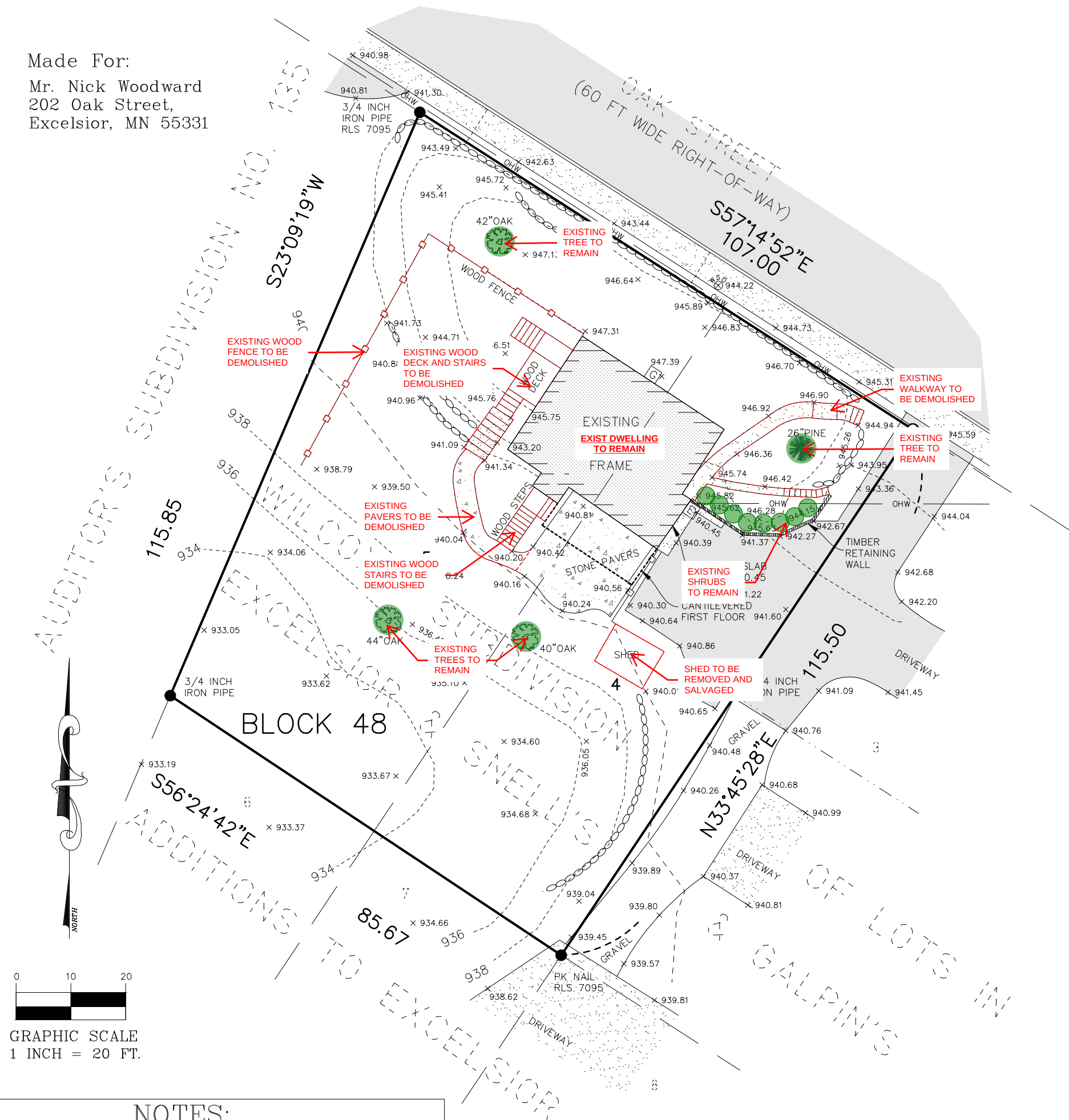
1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Mr. Nick Woodward
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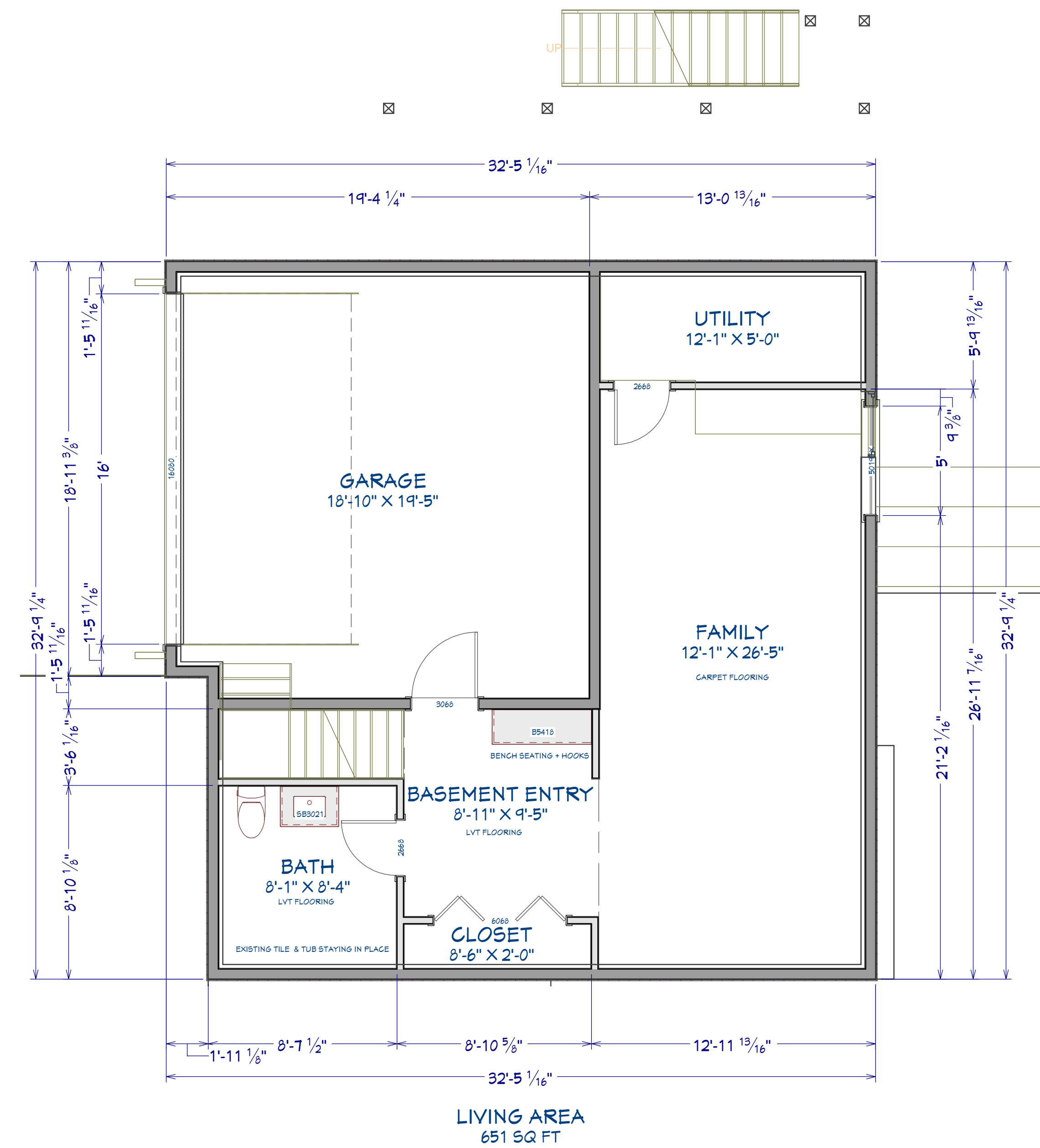
Hennepin County, Minnesota.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota

Ryan M Peterson

October 13, 2025

Ryan M. Peterson
Licensed Land Surveyor
Minnesota License No. 60424



BASEMENT

[illegible]

FLOOR PLANS

202 OAK STREET

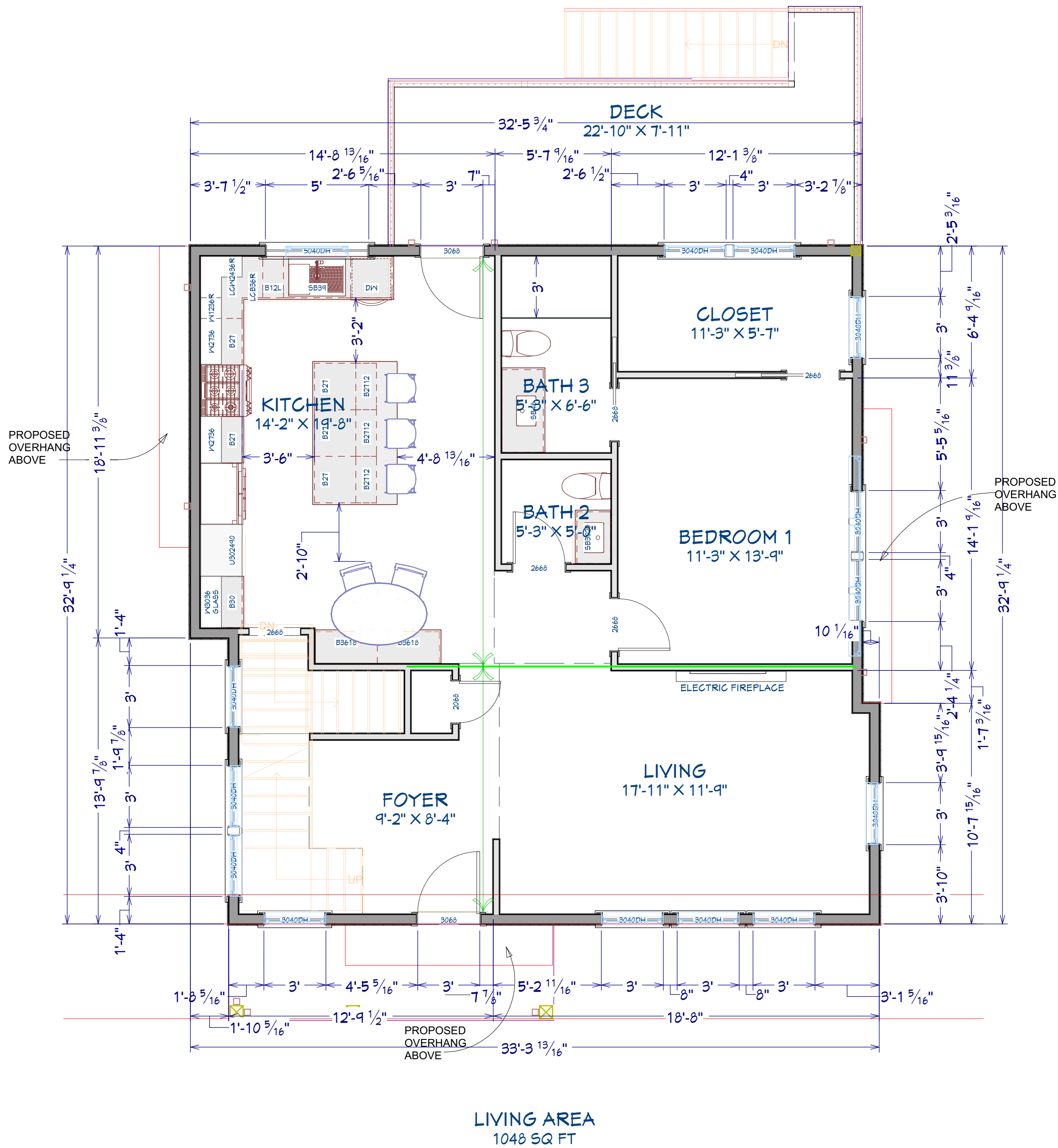
DRAWINGS PROVIDED BY:
ABODIE CO.

DATE:

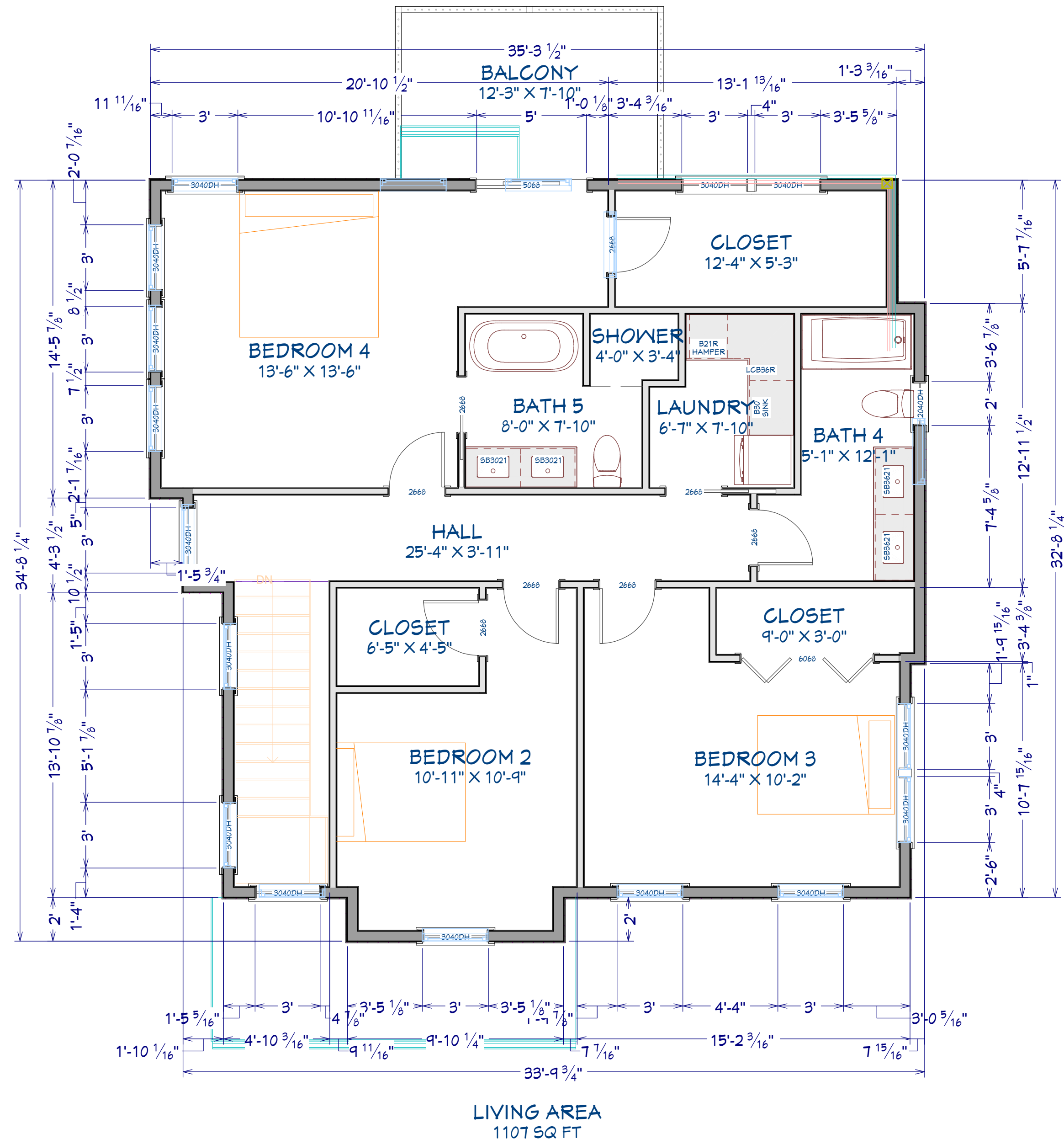
12/18/2025

SCALE:

SHEET:



1ST FLOOR
1/4 IN = 1 FT



SECOND FLOOR

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

FLOOR PLANS

202 OAK STREET

DRAWINGS PROVIDED BY:
ABODIE CO.

DATE:

12/18/2025

SCALE:

SHEET:



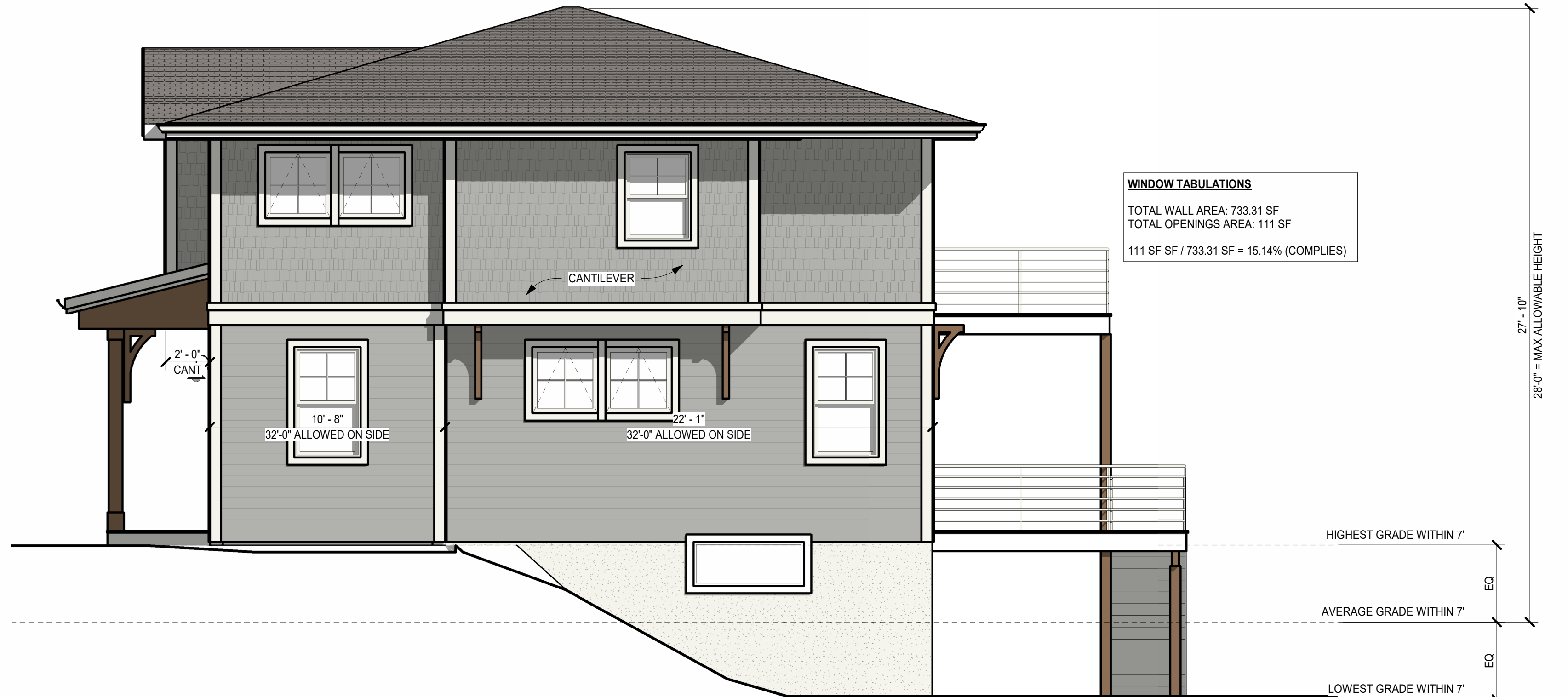
① Front Elevation
1/4" = 1'-0"



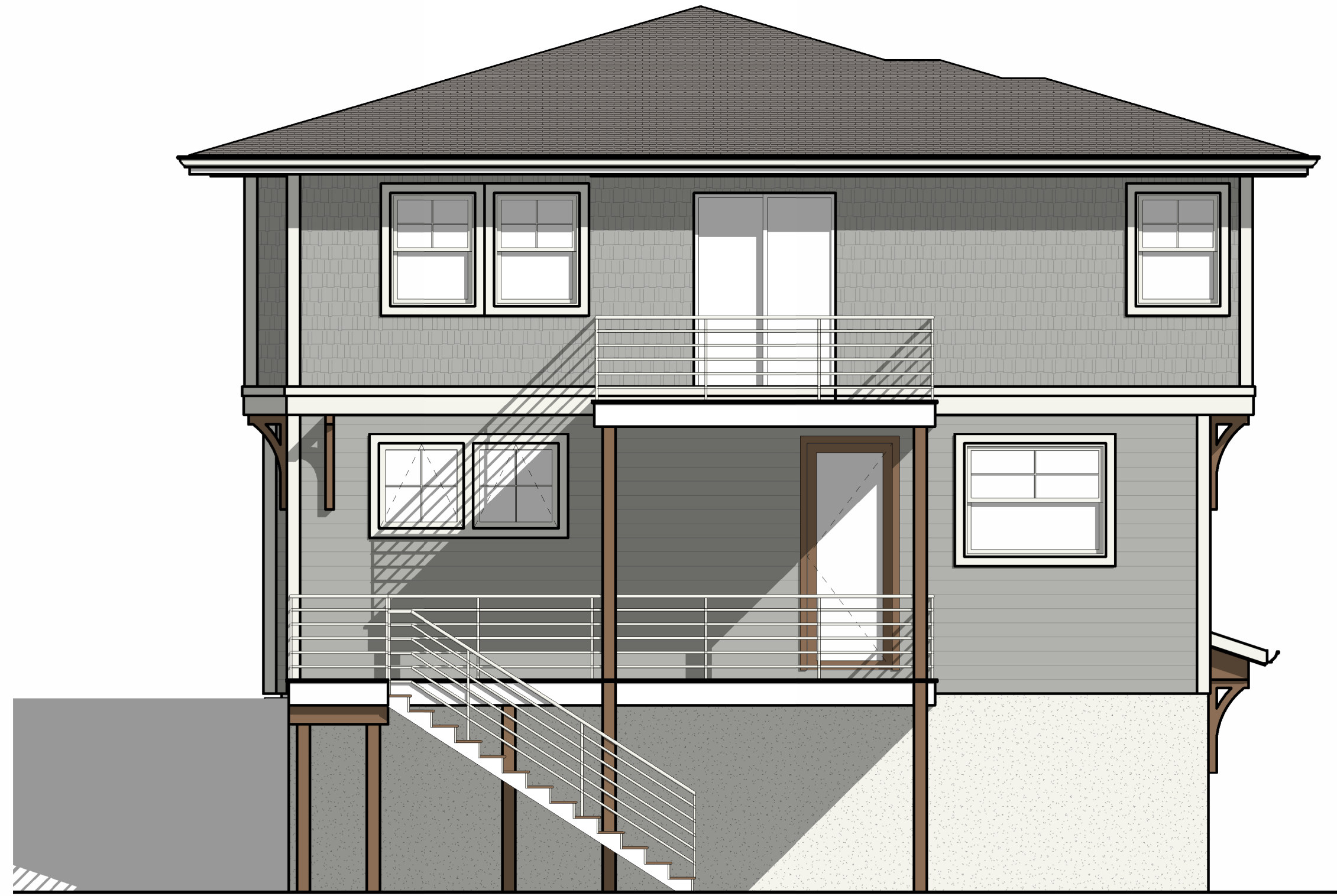
③ Front Elevation - Diagrammatic
1/4" = 1'-0"



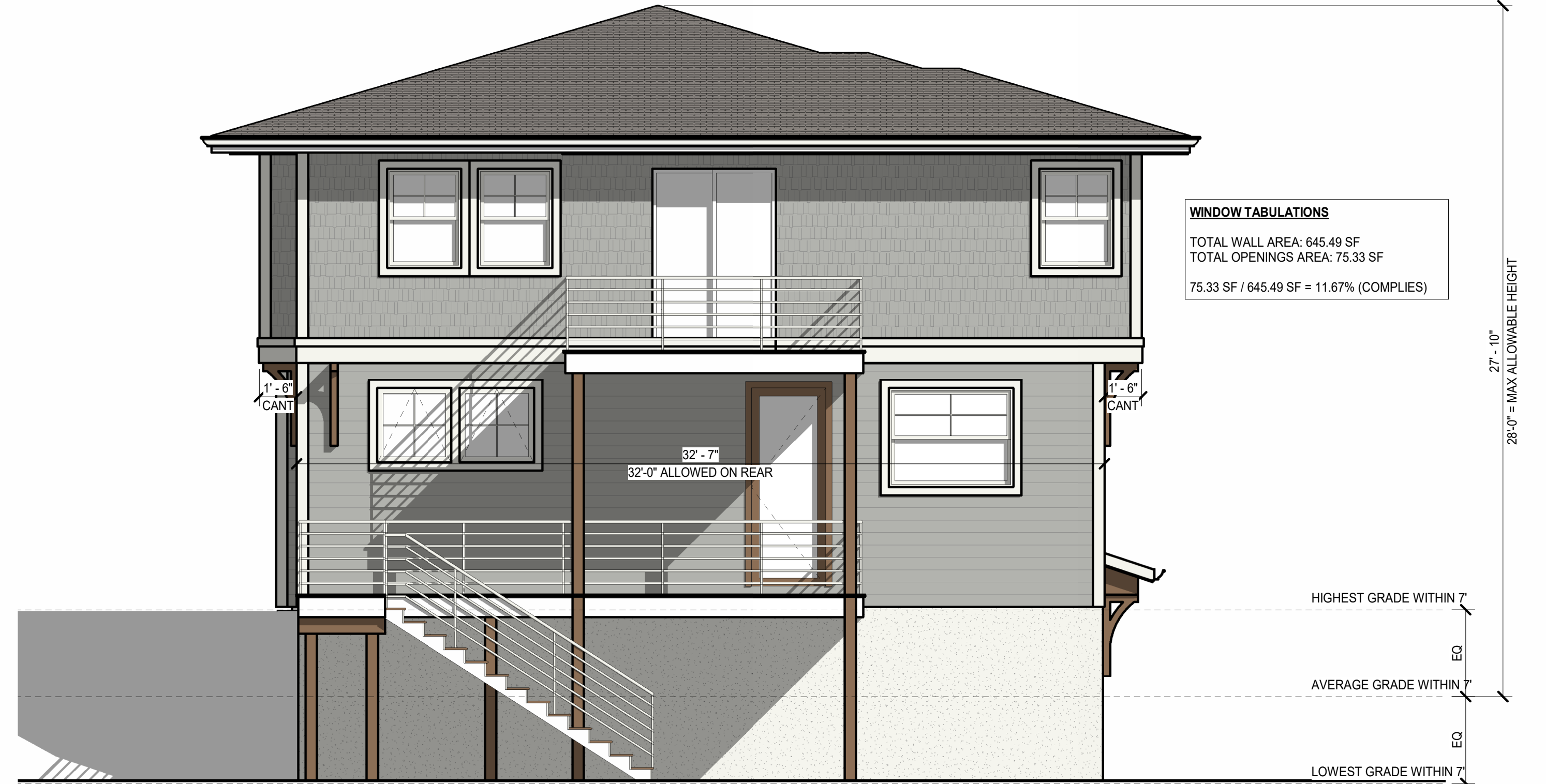
② Right Side Elevation
1/4" = 1'-0"



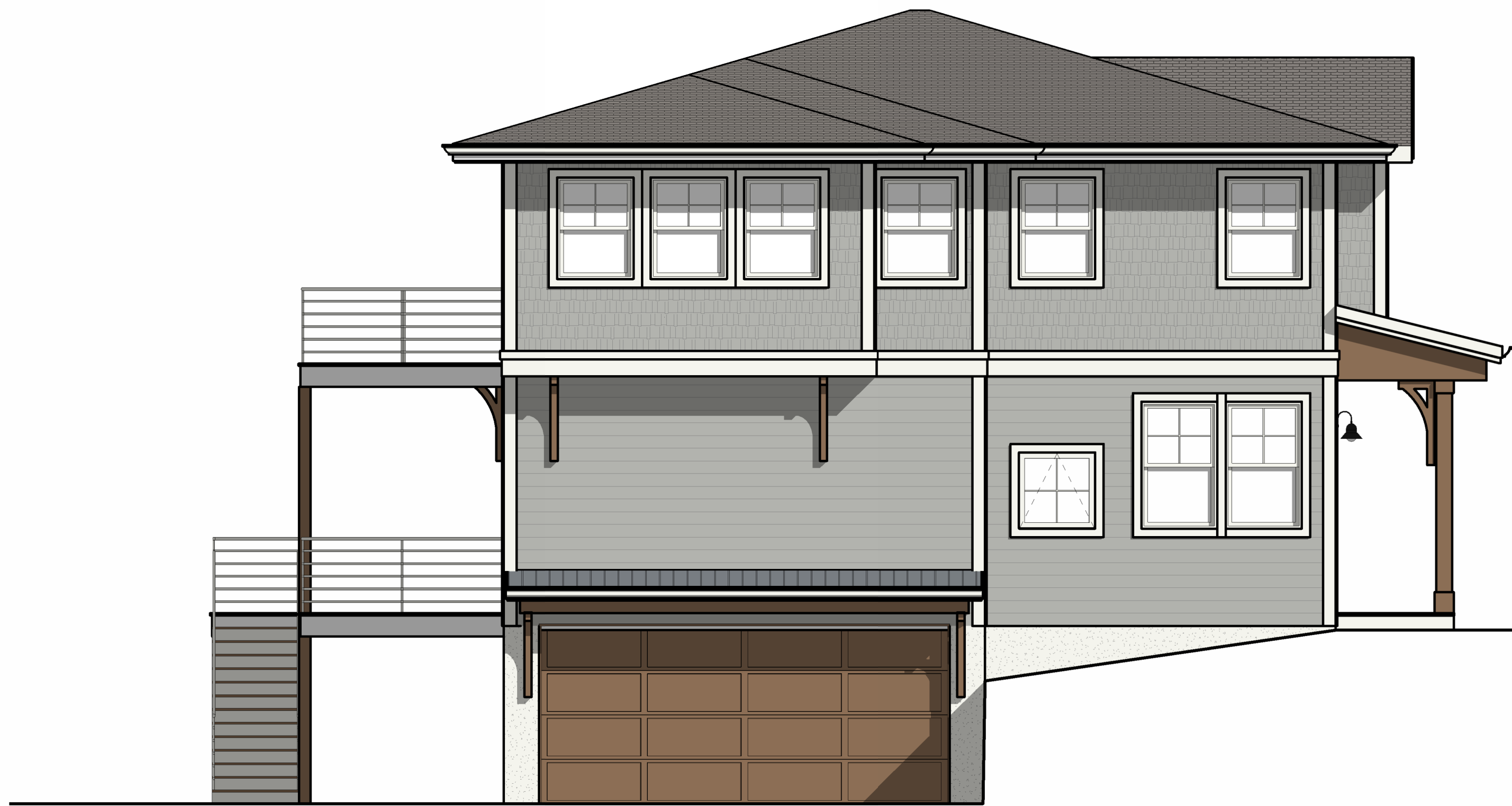
④ Right Side Elevation - Diagrammatic
1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"



④ Rear Elevation - Diagrammatic
1/4" = 1'-0"



① Left Side Elevation
1/4" = 1'-0"



③ Left Side Elevation - Diagrammatic
1/4" = 1'-0"



VIEW FROM SOUTH OAK STREET



VIEW FROM NORTH OAK STREET

EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

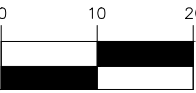
Phone: 651-776-6211

Made For:

Mr. Nick Woodward
202 Oak Street,
Excelsior, MN 55331

INSTALL SILT FENCE OR
BIO ROLLS, (SEE DETAIL)

USE EXISTING
DRIVEWAY AS
CONSTRUCTION
ENTRANCE



GRAPHIC SCALE
1 INCH = 20 FT.

NOTES:

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ==> Denotes Proposed Drainage Direction
- Denotes Proposed Silt Fence or Bio Rolls
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AREA: 11,059 SQ. FT. OR 0.25 ACRES
LAKE & LAND SURVEYING. JOB NO. 2025.279 RP

Legal Description: (Certificate of Title No. 1591795)

Lots 4 and 5, Block 48, Wilcox's Subdivision of Lots in
Excelsior & Snell's & Galpin's Additions to Excelsior

Hennepin County, Minnesota.

I hereby certify that this plan, specification or report was
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James L. Grams

December 29, 2025

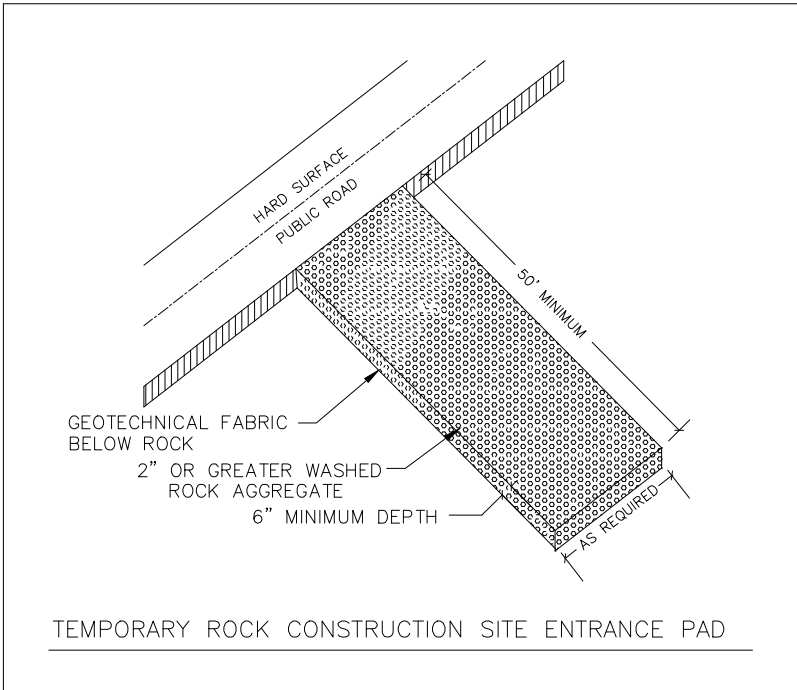
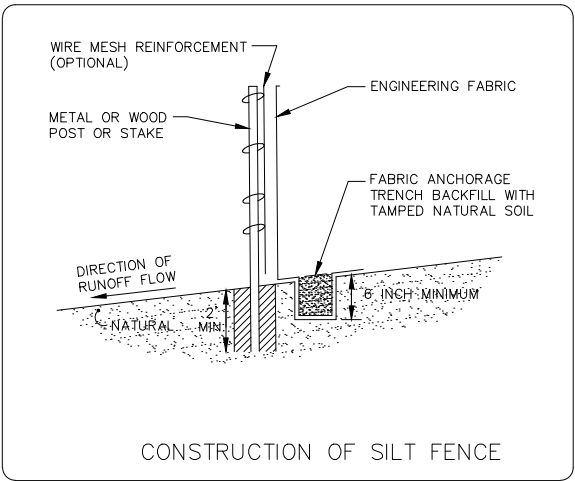
James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

Made For:
Nick Woodward
35 Center Street
Excelsior, MN

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211



1. Sequence of Erosion Control Construction Activities

- a) Installation of silt fence or Bio Rolls prior to any construction activity.
- b) Installation of rock construction entrance prior to any construction activity.
- c) The site shall be re-vegetated within 48 hours of final grading.
- d) Install landscaping as per landscape plan.

2. Erosion and Sediment Control Measures

All best management practices (BMPS) determined by the Engineer to be effective are available for use on the site.

BMPs anticipated to be used on the Project include the following:

- * Silt Fence
- * Temporary Rock Construction Site Entrance Pad
- * Concrete Mixing/Washout Basins shall be taken offsite
- * Final Landscaping with Seed, Fertilizer, Topsoil or Sod
- * Street Sweeping

3. Inspection and Maintenance

The Contractor is responsible for providing, maintaining and removing all Erosion Control BMPs, as set forth above, which includes all materials, equipment and labor.

Owner is responsible for having the Contractor install, maintain and remove the BMPs as set forth above.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

SHEET 2 of 2

























Building Permit

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

Permit #: _____

Email permit to: permits@excelsiormn.org

NOTE: If the property for which a permit is being applied has an address that starts with more than three digits, it is not in Excelsior. Please check with the owner to verify which city their utility bills come from.

Project Address: 202 Oak Street

Property Owner: Pam Haugum, Bill Perrin

Owner Phone: 612-274-2070

Owner Address: 35 Center Street, Excelsior

Owner Email Address: Phaugum@gmail.com

Applicant is: ☐ Owner ☒ Contractor

Type of Property: ☐ Commercial ☒ Residential

Contractor Name: Jarod Blackowiak

Contractor Address: 271 Hidden Ln

Contractor City & Zip: Chanhassen, 55317

Contractor Email Address: Jarod@abodie.co

Contractor's License: BC800588

Contractor Phone: 952-446-5566

Type of Work: ☐ New Construction ☐ Fireplace ☐ Reroofing ☒ Addition ☐ Finish Basement ☐ Residing ☐ Chimney
☐ Fire Suppression ☐ Deck ☒ Porch ☐ Garage ☒ Interior Alteration ☐ Pool ☐ Accessory Structure ☐ Other _____

Completion Date: 6/2026

Estimated Value: \$400,000

Detailed Description of Work to be Performed: Second story addition with covered front porch

The undersigned hereby agrees that, in case such permit is granted, that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted and with all the ordinances of said City of Excelsior and the laws of the State of Minnesota regarding actions taken pursuant to this permit. Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to a penalty.

Applicant Signature:

Jarod Blackowiak

Date: 12-30-25

Office Use Only

Occupancy Type:	Construction Type:	Code:
Valuation of Permit:	Occupancy Group:	Sprinklered: ☐ Yes ☐ No
Fees		Approvals
Permit Fee:		Zoning:
Investigation Fee:		Date:
Plan Check Fee:		Fire:
State Surcharge:		Date:
Mechanical Fee:		Public Works:
Plumbing Fee:		Date:
Engineering Fee – New Single-Family Home:		Building:
Engineering Fee – Single Family Addition:		Date:
Street Impact Fee:		Special Conditions:
Metropolitan Council SAC:		
SAC (Per MCES Determination – Per Unit):		
Sewer Connection Fee:		
WAC (Per MCES Determination – Per Unit):		
Water Connection Fee:		
Water Meter:		
Construction Impact Escrow:		
Stormwater Escrow:		
Administration Fee:		
Total Due:		

Please call MetroWest Inspections at 763-479-1720 when ready for inspection.

FOR OFFICE USE ONLY: Fee Paid ___ Cash ___ Check # _____ Date: _____

What Types of Work Require a Building Permit

A building permit is required any time you do work that is regulated by the building code. This would include any work to the permanent weather resistive surfaces of the dwelling such as the siding, windows (if altered) or roof. Any structural alterations or repairs to those members require a permit. If you change the use of a space or finish unfinished space, a permit is required. Dwelling additions, garages and decks require permits.

Work that is exempt from a permit includes painting, wallpapering, flooring, kitchen cabinets, minor repairs and detached storage buildings not exceeding 120 square feet.

Do I Need to hire a Contractor?

Neither city ordinances nor any state regulations prohibit a homeowner from doing work in their own home, if it has been homesteaded. So, the answer to whether you need to hire a contractor largely lies with knowing your own abilities to do the work proposed. If you feel uncomfortable doing electrical wiring for example, you may wish to hire an electrical contractor, although you may do the work yourself. In either case, make sure you check on the permitting requirements for the type of work you are proposing to do.

Are Contractors Required to be Licensed?

Minnesota has a law requiring residential builders, remodelers, and roofers to be licensed as a means to help protect homeowners. Contractors are required to include their license number in any contracts submitted to clients as well as in any advertising. Contractors are required to provide proof of licensure when they obtain building permits.

Do I Need an Architect or Engineer Prepare My Plans?

The short answer is no. You can prepare your own plans or your contractor or a drafting service can prepare them for you. If you are having multiple contractors bid on your project, you will be better able to compare the bids if you prepare the plans and specs yourself rather than have each contractor prepare a set.

If your project is very complex, you may find it advantageous to hire a professional designer to assist you. Also, if your design involves complicated framing techniques or the use of steel I-beams, for example, you may be required to verify that the designs meet code as a part of the plan review process. The inspections division may require that a licensed engineer provide this verification.

Electrical Permits

Electrical permits are required for all electrical wiring. In Excelsior, the State Board of Electricity issues these permits and performs all the inspections. Your electrical permit does not include the inspection of electrical work. A separate Request for Electrical Inspection form with the required fees must be submitted to the Board of Electricity at or before commencement of any electrical installation that is required by law to be inspected.

If you have questions or need to schedule an inspection, call Brian Luce, the State Electrical Inspector, at (952) 233-8988, between the hours of 7:00-8:30 a.m. weekdays.

Roofing and Siding

Pictures are required of weather barrier for final inspection.

Site Alteration Permits

The City of Excelsior has close to 20 single family residences that are designated as historic preservation sites. Any exterior alterations to a designated historic preservation site require a Site Alteration Permit from Excelsior's Heritage Preservation Commission. Alterations that require a Site Alteration Permit, include but not limited to, painting the exterior, addition or deletion of awnings, any additions, or demolitions, changing a structure's architectural style or changing the roofing or siding (Sec. 20-5). Please check with the City Planner to determine if your residence is either designated a historic preservation site or located in a historic preservation district.

Minnehaha Creek Watershed District (MCWD)

Many projects within the city require a permit from the city and also the Minnehaha Creek Watershed District. A MCWD Erosion Control permit is required when land disturbances of 5000 square feet or more OR stockpiling or excavating of more than 50 cubic yards of material (roughly an 800 SF expansion). Wetland protection permits are required for any increase in impervious area that is uphill from a wetland. Please contact the Minnehaha Creek Watershed District to determine what other types of projects require a MCWD permit in conjunction with a city permit.

How Long Does it Take to Get a Permit?

Permits for work that do not require a plan review are issued the same day and generally at the time the permit application is submitted. Permits where review of plans is necessary can take up to fifteen working days. Some plans may need to be reviewed by more than one city department. For this reason, it is important that you plan ahead and have your permit application and plans submitted far enough in advance of the start of work that the permitting process does not delay the start of your project.

Building Codes

The City of Excelsior has adopted the Minnesota State Building Code, which adopts the 2006 International Building and Residential Codes, with amendments by reference. Information of State Building Codes can be found on the Minnesota State Building Code Division Web Site: www.doli.state.mn.us.

The following is required for a complete permit submittal:

- ☐ 1. Completed City of Excelsior Building Permit Application Form.
- ☐ 2. **Two** copies of building plans for work to be completed meeting Minnesota State Building Code standards.
- ☐ 3. Application for a Site Alteration Permit for Historic Structures and Historic Districts, if applicable.
- ☐ 4. Two copies of certificates of existing and proposed surveys. Surveys must comply with Excelsior Zoning Ordinance, Article 9. The survey must show the location of the house and the measurements to all of the lot lines and the top of the foundation height indicated on the survey. Please see Excelsior Zoning Ordinance, Article 14 for information on measurements.
- ☐ 5. Electronic copies of the building plans and survey.
- ☐ 6. Demolition Permit.
- ☐ 7. Sewer and Water Disconnect Permit.
- ☐ 8. One copy of the **Energy Calculations** for the proposed structure.
- ☐ 9. A copy of the Minnehaha Creek Watershed District (MCWD) permit(s) or written confirmation from the MCWD that no permit is necessary for the project.
- ☐ 10. Wall opening tabulations.
- ☐ 11. Landscape Plan and Tree Preservation plan must comply with Excelsior Zoning Ordinance, Article 12, Tree Protection, Care and Management. A tree removal permit must be obtained prior to removal of any significant or landmark tree.

Tree Protection:

When required by the City, fencing must be installed and maintained until final grade is established. The fence shall be orange safety fencing or orange silt fencing and should be attached to steel posts and must be installed at or beyond the drip line of the tree. ***The fence must be installed and inspected prior to any clearing, digging, fill removal or any activity that would harm or cause trees to die.*** Penalties will be assessed for trees illegally removed or damaged.

- ☐ 12. A signed Construction Management Agreement for un-occupied new build or major remodeling of one and two-unit dwelling structures and a \$2000 Escrow.

Escrow Release:

The escrow will not be released until the As-built survey has been submitted to the City, turf established, required trees planted and all inspections completed and approved.

- ☐ 13. New single-family residential and duplex housing developments and construction with a net increase of impervious surface shall incorporate best management practices (BMPs) designed to treat, store, filter and/or infiltrate stormwater runoff onsite, and improve water quality runoff before sending it downstream to downstream waters. Residential

BMP volume calculations shall be based on 1.0 inches of rain over the total increase in impervious surface area from existing conditions. Raingardens, drywells, infiltration/filtration trenches, and cisterns are all permitted types of residential BMPs subject to review and approval based on site conditions, including but not limited to site soils type, size of property, site grading and drainage, and groundwater table. Permeable pavers or permeable pavement is not considered acceptable as a residential BMP. A \$2000 escrow is required for such projects requiring BMPs.

- ☐ 14. Residential Review Permit (if the proposed project increases the volume or changes orientation or setbacks from the existing structure) and applicable submittal requirements. This must be approved before the building permit will go forth to the building inspector for review.

OTHER RELATED BUILDING REQUIREMENTS

1. All contractors must be licensed by the Minnesota Department of Labor and Industry or provide proof of exemption to do business within the City of Excelsior. A copy of the Builders License must be provided.
2. Work is not permitted to start prior to the issuance of the building permit.
3. **As-built Surveys** are required by the builder once the house has been constructed and the lot has been graded. As-built surveys must be approved prior to placement of trees, sod, and lawn irrigation systems. Contact Morgan Dawley, City Engineer, at (763) 287-7173 for specifics.
4. A **Certificate of Occupancy** must be obtained before a structure may be legally occupied or before the storing of any furniture or other items in that structure will be permitted. Homes will be issued a Certificate of Occupancy with the completion of a satisfactory final inspection.
5. The Building Official may require soil test and an engineer's analysis if any questionable soils are encountered.

CONTACT INFORMATION

Building Inspector, Metro West Inspection Services, Inc., (763) 479-1720

Minnehaha Creek Watershed District, (952) 471-0590, permitting@minnehahacreek.org

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

Electrical Inspector, Brian Luce, (952) 233-8988

City Engineer, Morgan Dawley, (763) 287-7173

RESIDENTIAL DESIGN STANDARDS

The City's Design Standards can be found in Article 41 of the Zoning Ordinance. Any question regarding the Design Standards can be directed to the Planning Director or by emailing jmullin@excelsiormn.org or by calling (952) 653-3674.

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

A. Entrances

Primary entrances on principal structures shall face the front lot line as defined by Article 2 of Appendix E. Additional secondary entrances may be oriented to a secondary street or parking area. Primary entries shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping or similar design features. Lakeshore properties are exempt from this requirement.

B. New construction and remodeling

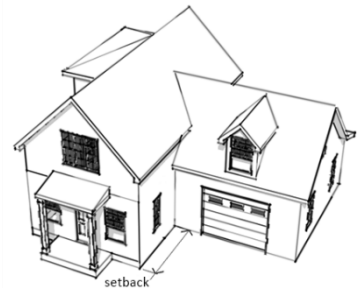
New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while allowing desirable architecture innovation, variation, and visual interest. All sides of buildings shall use the same building materials and other architectural treatments as principal facades. The architectural style shall be consistent with the definition of four-sided architecture as defined in section 2-2

C. Window and door openings

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

D. Garages

1. Garage doors/street facing building facade. Street facing garage doors shall not exceed 64 square feet each and shall not exceed 50% of the combined façade width of the dwelling and garage; and be recessed at least ten feet from the longest front or side wall plane of the principal building. For tuck-under garages, provide a feature that will provide a shadow line giving the perception that the garage opening is recessed.
2. Garages with non-street facing garage doors must be recessed at least six feet from the longest front wall plane of the principal building.
3. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
4. The aggregate footprint or coverage of all garages and accessory buildings shall not exceed 800 square feet.
5. No detached garage shall exceed 768 square feet in floor area on lots of 12,000 or greater, or 624 square feet on lots of less than 12,000 square feet in size.
6. No attached garage shall exceed 800 square feet or 75% of the square footage of the footprint of the principal dwelling, whichever is less.



E. Front, side and rear wall plane limitations

1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front wall of principal structures up to 20 feet in height shall not exceed 24 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projected or recessed) within every 24 feet or less. A porch may be utilized in lieu of the required offset.
2. The length of an exterior side or rear wall shall not exceed 32 feet without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 32 feet or less. A porch may be utilized in lieu of the required offset.

- F. Wall heights on sloped terrain.** To the extent that any wall height of a new or remodeled structure exceeds 28 feet in height, it shall step back at least two feet for each foot it exceeds 28 feet in height at the point the wall height exceeds 28 feet in height. For purposes of this section, "wall height" shall mean the distance from the place it emerges from the ground to the top of a cornice or a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or an arch type or to the mean distance of the highest ridge of a pitched, hip, or gambrel roof.



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

Land Use Review Application

APPLICANT INFORMATION

Name: Jarod Blackowiak	Business Name: Abodie Construction	
Address: 271 Hidden Lane		
City: Chanhassen	State: MN	Zip Code: 55317
Telephone: 952-446-5566	E-Mail: Jarod@abodie.co	

OWNER INFORMATION (if different)

Name: Pam Haugum, Bill Perrin	Business Name: GenVest Partners	
Address: 35 Center St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-274-2070	E-Mail: Phaugum@gmail.com	

TYPE OF APPLICATION (check all that apply)

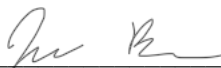
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION

Street Address: 202 Oak Street	Zoning District: R-2
Property Identification Number(s) (PIN #s): 3411723130075	
Legal Description (attach if necessary): Addition: Wilcox Subd Of Lots Exc & Snells. Metes & Bounds: Lots 4 And 5	
Description of Proposal (attach additional information if needed): Second Story addition with covered front porch	
Reason(s) to Approve Request (attach additional information if needed):	

APPLICANT'S STATEMENT

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

Signature: 

Date: 12-3-2025

OWNER'S STATEMENT

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

Signature: 

Date: 12/4/25

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.



Jarod Blackowiak <jarod@abodie.co>

202 Oak Street and 35 Center Street

Erin Larson <elarson@minnehahacreek.org>

Wed, Dec 17, 2025 at 9:01 AM

To: Jarod Blackowiak <jarod@abodie.co>

Hi Jarod,

Thank you for confirming the scope of work for your projects at 202 Oak Street and 35 Center Street in Excelsior. Because your projects will be disturbing less than 5,000 square feet or 50 cubic yards of soil each, you will not require a permit from us for either project.

I believe this email provides sufficient confirmation to the City of Excelsior that you do not require a permit from us. However, please do not hesitate to reach out if you need further information from me.

Thanks, and good luck with your projects!

Best,
Erin

Erin Larson • Permitting Assistant
15320 Minnetonka Blvd. Minnetonka, MN 55345 • 952.641.4505



MINNEHAHA CREEK
WATERSHED DISTRICT
QUALITY OF WATER, QUALITY OF LIFE

From: Jarod Blackowiak <jarod@abodie.co>

Sent: Tuesday, December 16, 2025 10:20 PM

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