



Planning Commission Regular Meeting

Monday, February 23, 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/85725614192?pwd=d4grdYuUTNIibjHWooVrARh581kRQd.1>

Meeting ID: 857 2561 4192

Passcode: 714210

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

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. January 26, 2026 Planning Commission Meeting Minutes
4. Discussion Items
 - A. 202 Oak Street - Residential Review Permit and Variance Application - Continued from January 26, 2026 Meeting (PC No. 2026-01)
 - B. 35 Center Street - Residential Review Permit and Variance Applications (PC No. 2026-03)
 - C. 111 First Street - Sketch Plan
 - D. Nonconforming Structures Presentation and Discussion - Josh Wier, Kennedy & Graven
 - E. Resolutions documenting the approval of Residential Review Permits
 1. 150 Bell Street - PC Resolution 2026-01
 2. 88 First Street - PC Resolution 2026-02
 3. 221 Bell Street - PC Resolution 2025-07
 4. 174 West Lake Street - PC Resolution 2025-08
5. Communications and Reports
 - A. Council Update
 - B. Upcoming Items

6. Miscellaneous
7. Adjournment

City of Excelsior
Planning Commission

Monday, January 26, 2026

Meeting Minutes

1. CALL TO ORDER

2. ROLL CALL

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

Absent: Commissioner Neale

Also present: Anne Vogel, City Council Member and liaison to Planning Commission; Josh Wier, Acting City Attorney; Jess Long, City Planner; Julia Mullin, Community Development Director

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting Minutes – November 24, 2025

(b) Planning Commission Meeting Minutes – December 22, 2025

Muenzberg requested all agenda items be removed from the December 22nd meeting minutes because there was no quorum, and therefore no meeting was held. Malsam moved to approve the two sets of meeting minutes with that edit. Tyler seconded. Motion approved 6-0.

4. DISCUSSION ITEMS

(a) 150 Bell Street – Residential Review Permit Application (PC No. 2025-12)

Chair Muenzberg opened the public hearing. Rennie Piontek, owner of 177 West Lake Street clarified that the property was not requesting a variance and asked about structure built into retaining wall in rear yard. Tyler moved to approve the Residential Review Permit with conditions in staff report. Malsam seconded. Approved 6-0. Staff will bring resolution to February meeting.

(b) 88 First Street – Residential Review Permit and Variance Applications (PC No. 2026-04)

Following reports by City Staff, the property owners, Debroah and Randy Herman, and the applicant, Michael Sharratt, clarified some questions about the project including withdrawing request for a height variance. Chair Muenzberg opened public hearing. Rennie Piontek, owner of 177 West Lake Street, expressed concerns about the number of variances requested and the effect the house will have on pedestrian traffic at the corner. Malsam moved to approve the Residential Review Permit with an additional condition that the cupola be removed. Motion did not receive a second; motion dismissed. Day moved to approve the Residential Review Permit. Johnson seconded. Residential Review Permit approved 6-0. Commissioner Tyler moved to recommend approval of rear yard setback, side yard setback, front yard, garage setback, wall plane, and garage door size variances. Day seconded. Approved 6-0. Day moved to recommend approval of the building coverage variance request. Johnson seconded. Approved 5-1 with Tyler voting nay.

(c) 202 Oak Street – Residential Review Permit and Variance Applications (PC No. 2026-01)

Following reports by City staff, and comment from the builder, Jarod Blackowiak, Chair Muenzberg opened the public hearing. No comments were made. The Commission had questions about compatibility of second story massing, design of front porch, and option to do a recessed offset in the side and rear wall planes. Tyler moved to continue the application to the February meeting. Day seconded. Motion approved 6-0.

5. COMMUNICATIONS AND REPORTS

- (a) Council Update
- (b) Upcoming items

6. MISCELLANEOUS

7. ADJOURNMENT

Commissioner Tyler moved to adjourn the meeting/ Malsam seconded. Motion approved 6-0.
Meeting adjourned at 9:15 pm.

Respectfully submitted,

Julia Mullin, Community Development Director



ITEM REPORT

To: Planning Commission

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

Meeting Date: February 23, 2026

Department/Office: Community Development

Item Name: 202 Oak Street - Residential Review Permit and Variance Application - Continued from January 26, 2026 Meeting (PC No. 2026-01)

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 20, 2026

The Planning Commission considered an application for a Residential Review Permit and variance application for 202 Oak Street at their January 26, 2026 meeting. The item was continued to the February Planning Commission meeting. The attached Staff report accompanied the application. The applicant has submitted revised plans. Staff has revised the Staff Report to analyze the revised plans. Staff revisions to the Staff Report are in italics.

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) and two 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 front door has been moved so that the home can be accessed from the first floor. The existing door would require a mid-story entry between the lower garage level and the first floor. The second story addition has been pushed back so that it no longer encroaches into the front yard setback.* 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 applicant has submitted plans that*

include options for a porch or an awning above the front door without a full porch.

The *proposed home* requires two variances. *Redesigned plans submitted by the applicant have removed the need for the wall plane variance* A variance for the front yard setback is requested because the existing setback is legally nonconforming (18'3") and a *porch for the new entrance is proposed within the front yard setback*. The setback will decrease from 18'3" to 13'8". *The applicant has recessed the front door to make the primary entry more substantial and increase the depth of the porch an additional foot at the door. The proposed second story will meet the front yard setback requirement.*

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 results in a request for a variance from height requirements 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 second story addition will increase the height of the home to 31' 2".*



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 Building Coverage	10% of lot width +2' = 12' 8"	East = 25' West = 36'	East = 25' West = 36'
Maximum Building Coverage	5% (lot area) +2100 = 2,653	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' 2"
Front wall plane	16' max without a 2' x 8' offset	33'	15' 10"
Side and rear wall plane	32' max without a 2' x 8' offset	East = 18" max length before offset West = 32' 9" Rear = 35'	East = 15' max length before offset West = 12' 3" Rear = approx. 11' 8"
Attached garage size	Not to exceed 800 sf or 75% of footprint whichever is less: 800 sf max		Approx. 370 sq 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)

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 Hardie board straight edge shingles for siding, and GAF Timberline HDZ shingles.

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 *had* 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 keep 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 applicant has recessed the front door to enhance the appearance of primary entrance.* The proposed second story and front porch will follow the alignments predominant on the street, *the applicant has decreased the mass of the second story. This has eliminated the second story from encroaching into the front yard setback.* The smaller setback mass will impact the view of the house from Oak Street; *however the redesigned porch and decreased second floor mass will reduce visual impact from the right-of-way.*

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. *The relocation allows the owner to enter the house at the first floor. Retaining the existing placement would require owners to enter the home between the lower level and the first floor.* While the addition of the porch adds mass within the undersized front yard setback, the addition of the covered porch meets this Guideline, 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 show 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 prevents 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 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' 2". The slope of the parcel will create the appearance of a partial 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.

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 add a porch in the front setback and add second story to the home in homes are set in our residential areas. The proposed plans decrease the front setback of the existing one story home. The open front porch creates less massing in the setback than a closed structure would. *Removing mass from the second floor addition within the front yard setback and the addition of a new porch keeps alignments compatible. Reducing the front yard to allow for a porch meets the intent of the ordinance.*

Building 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 will be 31' 2" tall. Measured from the lowest elevation within the 7' area around the structure, the proposed second story results in a building height of 31' 2". There is significant slope on the subject parcel. The proposed 2' 2" variance in height meets the intent of the ordinance.

Public Hearing

As required by City Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission shall conducted 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 and building height variance requests.

Budget:

Attachments:

1. 00. 202 Oak Street GNG review + sketch 2026 02 19
2. 1. 202 Oak Street GNG review + SITE SKETCH
3. 2. Oak Street Residential Review Permit Application
4. 3. Design Elements- Written Statement
5. 4. Variance Questions
6. 5. Existing Survey - 202 Oak Street, Excelsior
7. 6. Proposed survey + Site & Grading Plan - 202 Oak Street, Excelsior
8. 7. 202 Oak Street_Existing Landscaping Plan
9. 8. Oak St. Floor Plans
10. 9 a. Architectural Building Elevations as seen at Jan 26 PC Meeting
11. 9 b. Revised Architectural Building Elevations
12. 9 c. 202 Oak_ Proposed Home render
13. 10. Erosion Control Plan Sht1 - 202 Oak Street, Excelsior
14. 11. Erosion Control Plan Sht2 - 202 Oak Street, Excelsior
15. 12. 202_Oak_Street_Exisiting_Photos
16. 13. Building Permit - Oak Street
17. 14. Land Use Application- Oak
18. 15. Minnehaha watershed permit - 202 Oak Street and 35 Center Street



Excelsior Good Neighbor Guidelines PLAN Review

202 OAK STREET

updated/revised 02/19/2026

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.

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. **Revisions in this 02/26 submission show changes to elevations, massing, materials and detailing.**

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. *Revisions in this 02/26 submission show the addition of a 12-2 wide gable roof element with bracket supports at the rear elevation above the deck, which helps break up the roofline. Also, the entire second level at the rear has been cantilevered forward approximately 2-0, creating a shadowline and a significant break in the massing between the main and upper level. Both of these changes address concerns noted above. The Right-side elevation shows a full two-story cantilevered bump-out with gable roof added (previously was only second level bumpout/no roof gable) which helps break up the side elevation massing. Please refer to comparison diagram attached.*

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. *Revisions in this 02/26 submission show the second story façade is moved back about 4-0 from the previous submission, responding to concerns about full two-story massing in this elevation, and further articulating the front façade.*

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
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The 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. *Applicant explained in previous submission discussion that the existing retaining wall will remain, unchanged.*

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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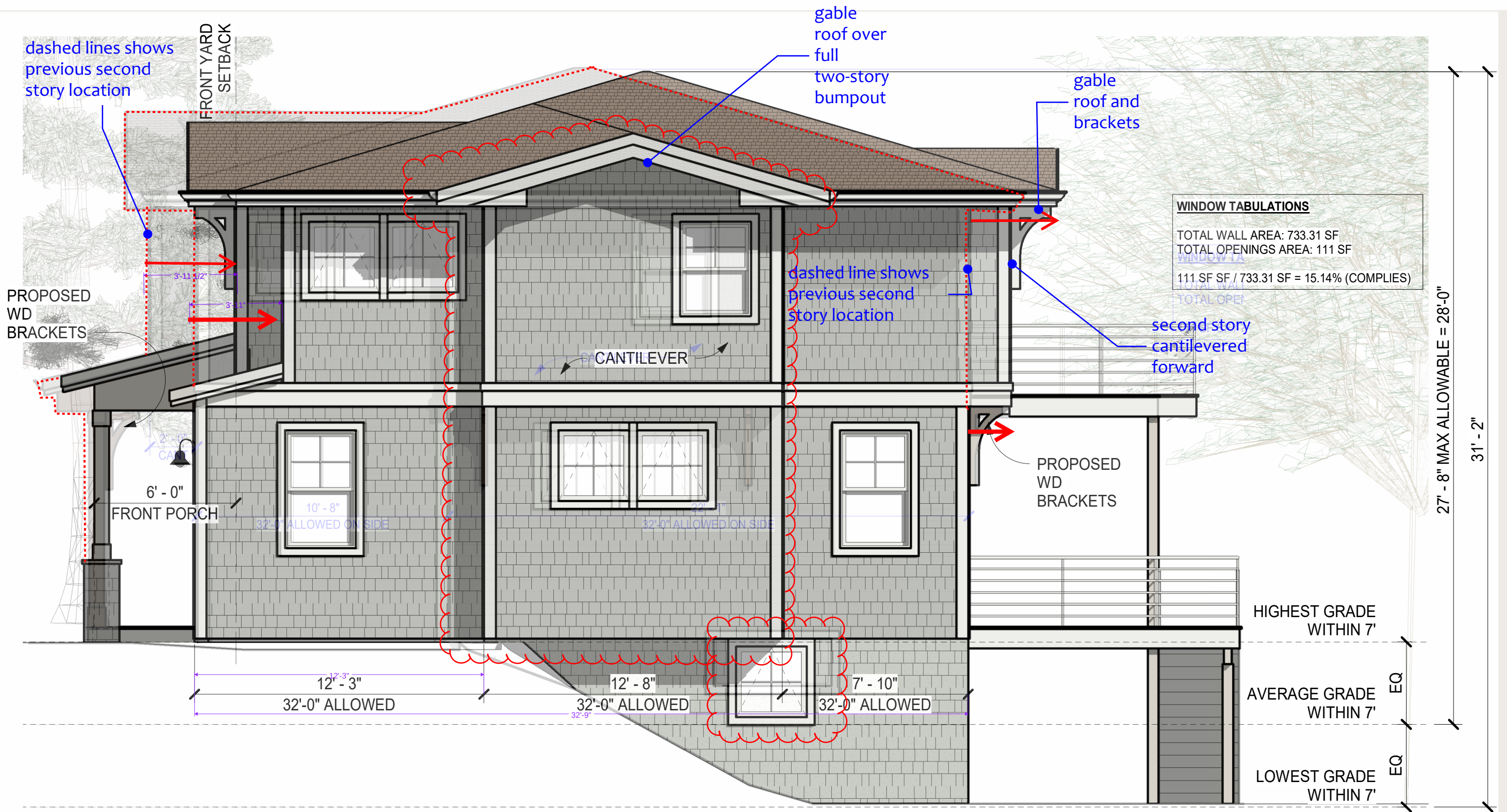
The proposed new 4-8 deep x 15-9 entrance porch frames a new entrance facing Oak Street (previous was an understated entrance facing the access driveway). This is an improvement to the public street face of the house and it helps to break up the two story massing, though it encroaches further on the front yard setback. *Revisions in this 02/26 submission show a simplified front porch that has the upper level pushed back to align with the wall plane below, which is an improvement. Applicant shows two possible options for porch, with and without columns. From a massing standpoint either appear acceptable, with a preference for Option A with columns.*

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 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. ***The horizontal awning window on the west basement elevation has been modified to a shape consistent with other windows, and a window has been added at the rear garage, addressing the concerns noted above. The lower level now shows shingle siding, matching 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.



202 OAK STREET
RIGHT ELEVATION

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.
--	---

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.
---	--

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.

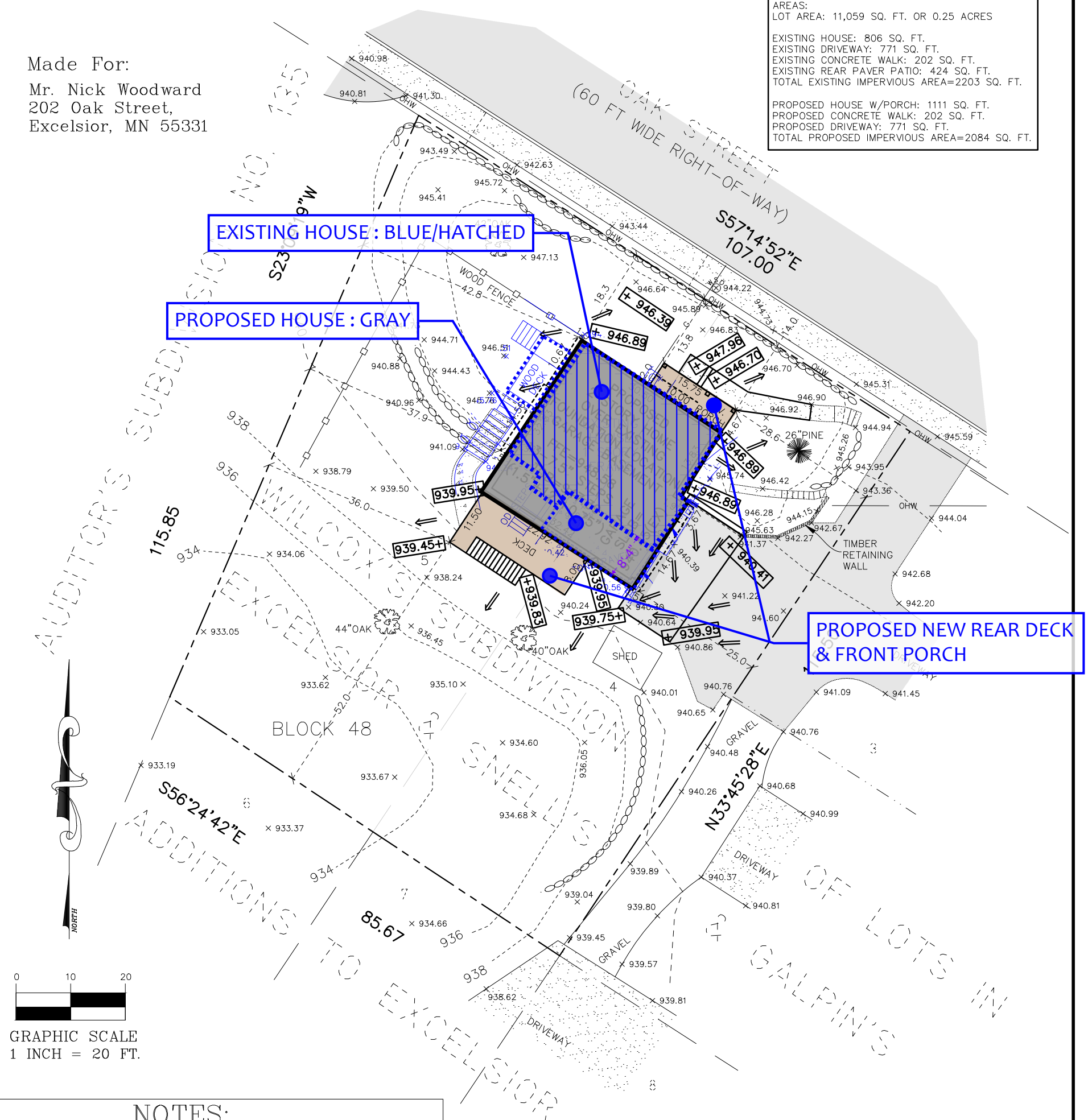
Phone: 651-776-6211

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.



	Denotes Proposed Spot Elevation
	Denotes Proposed Contours
	Denotes Proposed Drainage Direction
	Denotes Proposed Silt Fence or Bio Rolls
	Denotes Existing Spot Elevation
	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
	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.

of Minnesota

James Gruns

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: _____	
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: _____	
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 1/2, 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

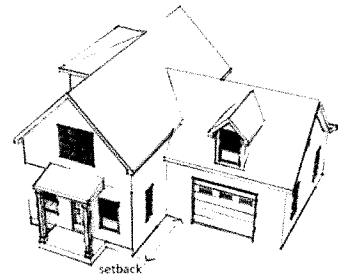
Primary entrances on principal structures shall face the primary abutting public street or be linked to that street by a clearly defined and visible walkway or courtyard. Primary entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed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

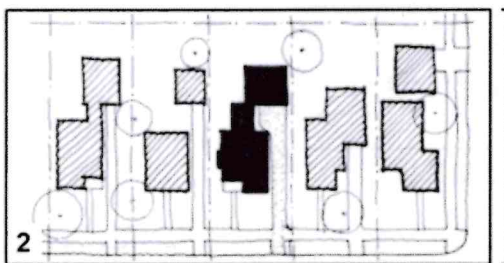
2. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
3. The aggregate 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

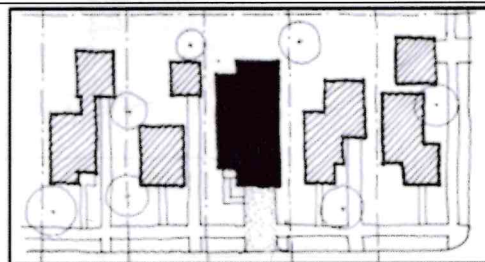
1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front 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.

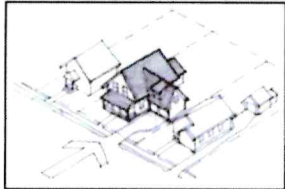
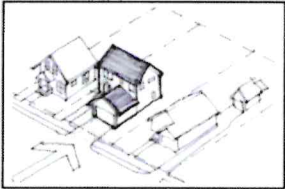
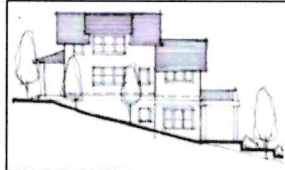
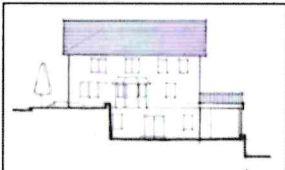


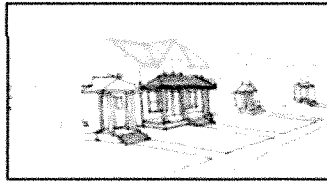
2
Appropriate: Footprint of building maintains scale and pattern of neighborhood.



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.
---	--

size of the property	
	 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 setbacks and stepdowns at the slope to break up massing and continuous walls.  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.



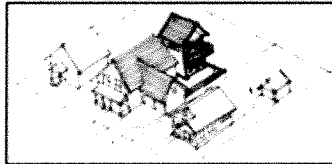
Appropriate: Details are consistent on all sides



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 layout: 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

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LAKE & LAND SURVEYING, INC.

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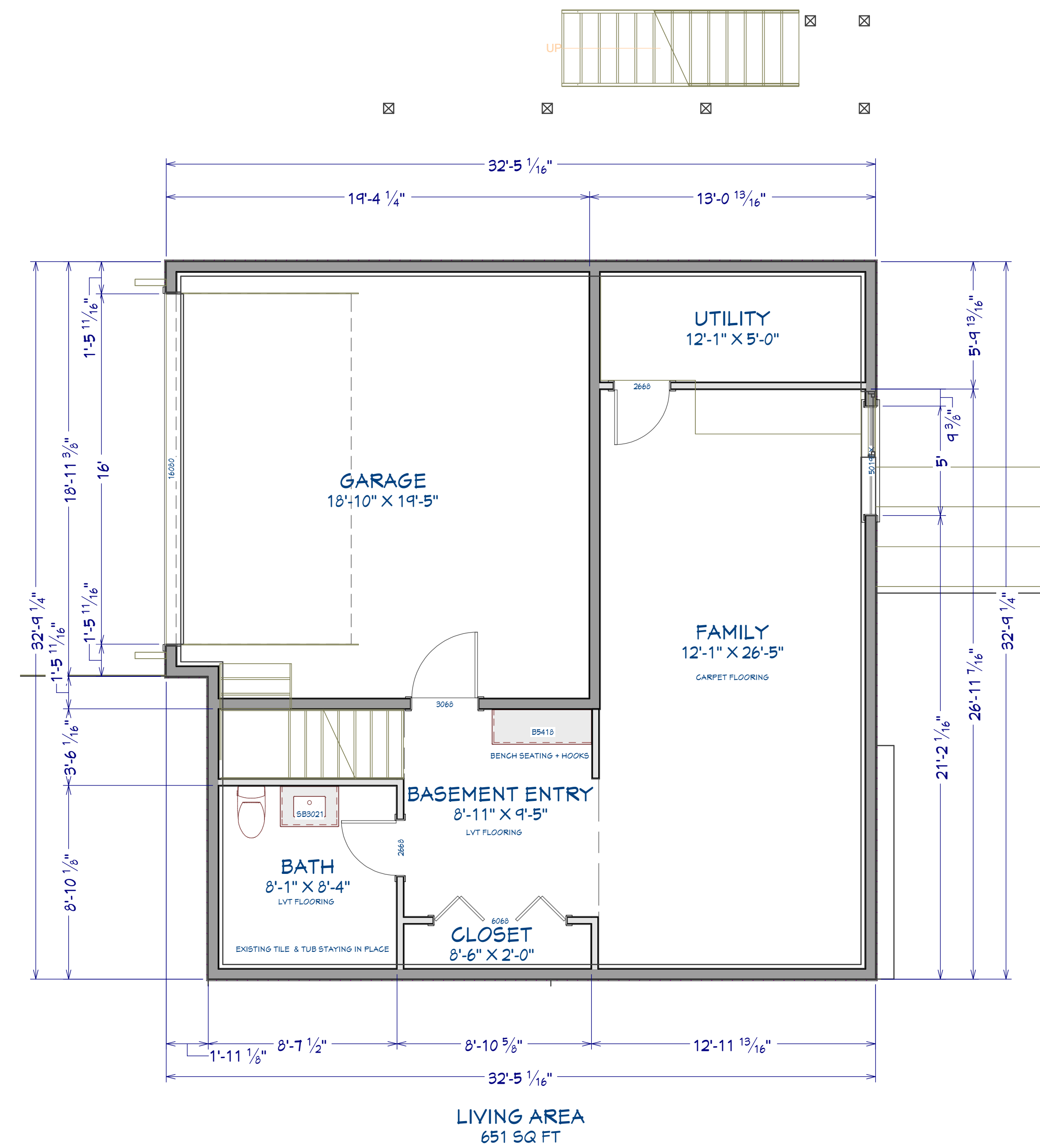
Hennepin County, Minnesota.

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

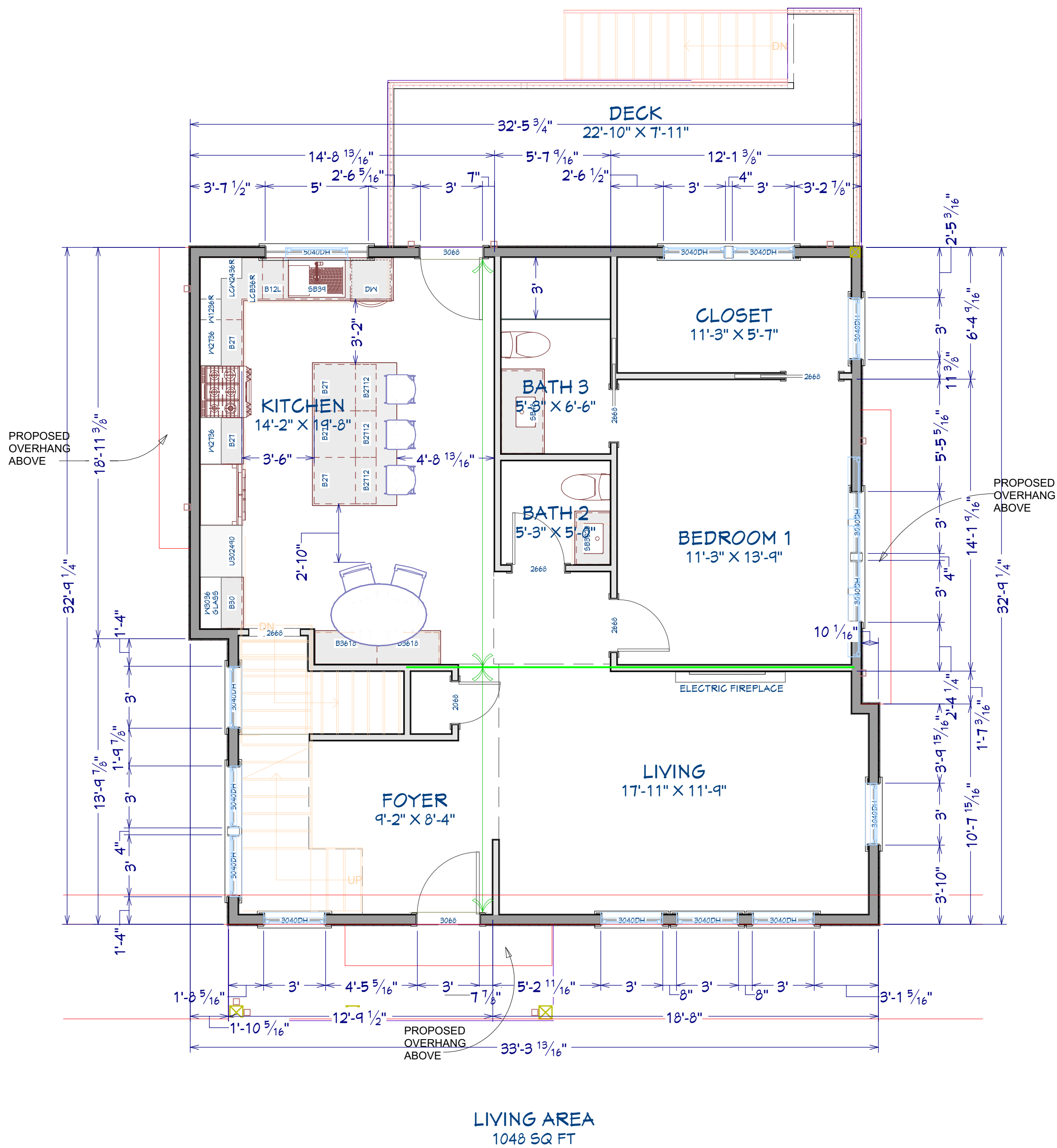
GS PROVIDED BY:
ABODIE CO.

DATE:

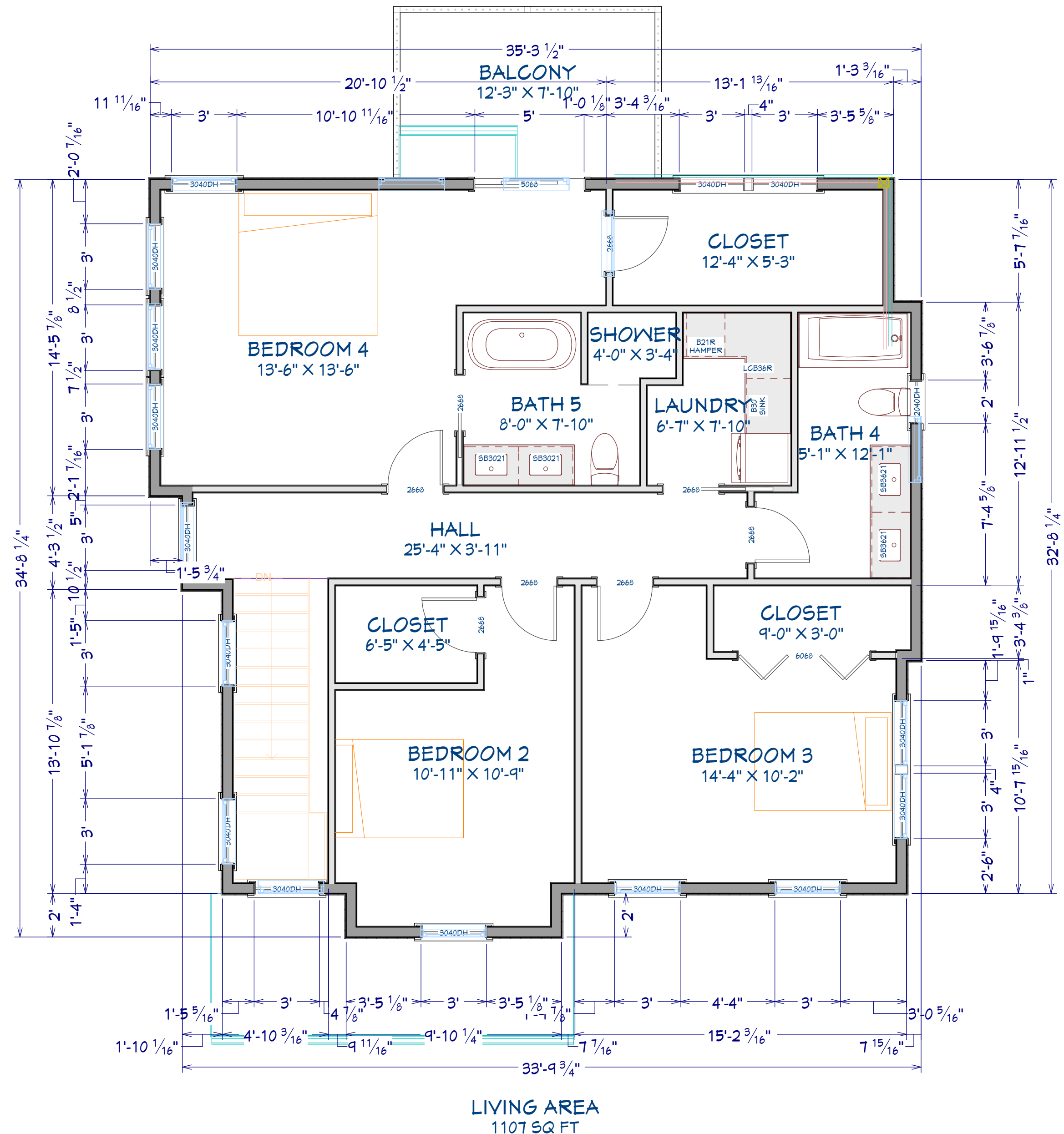
12/18/2025

SCALE:

SHEET:



1ST FLOOR
1/4 IN = 1 FT



SECOND FLOOR

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVIS

FLOOR PLANS

202 OAK STREET

DRAWINGS PROVIDED BY:
ABODIE CO.

DATE:
12/18/2025

SCALE:

SHEET:



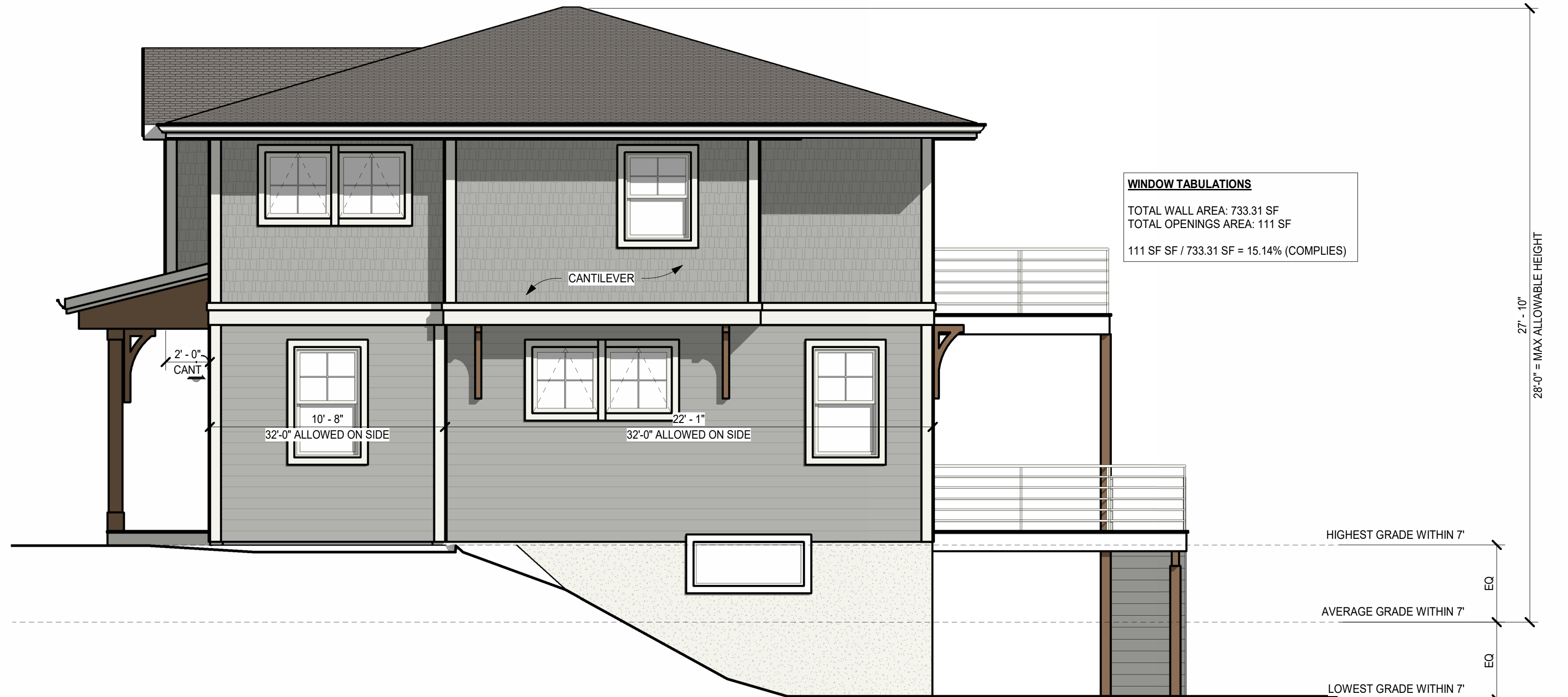
① Front Elevation
1/4" = 1'-0"



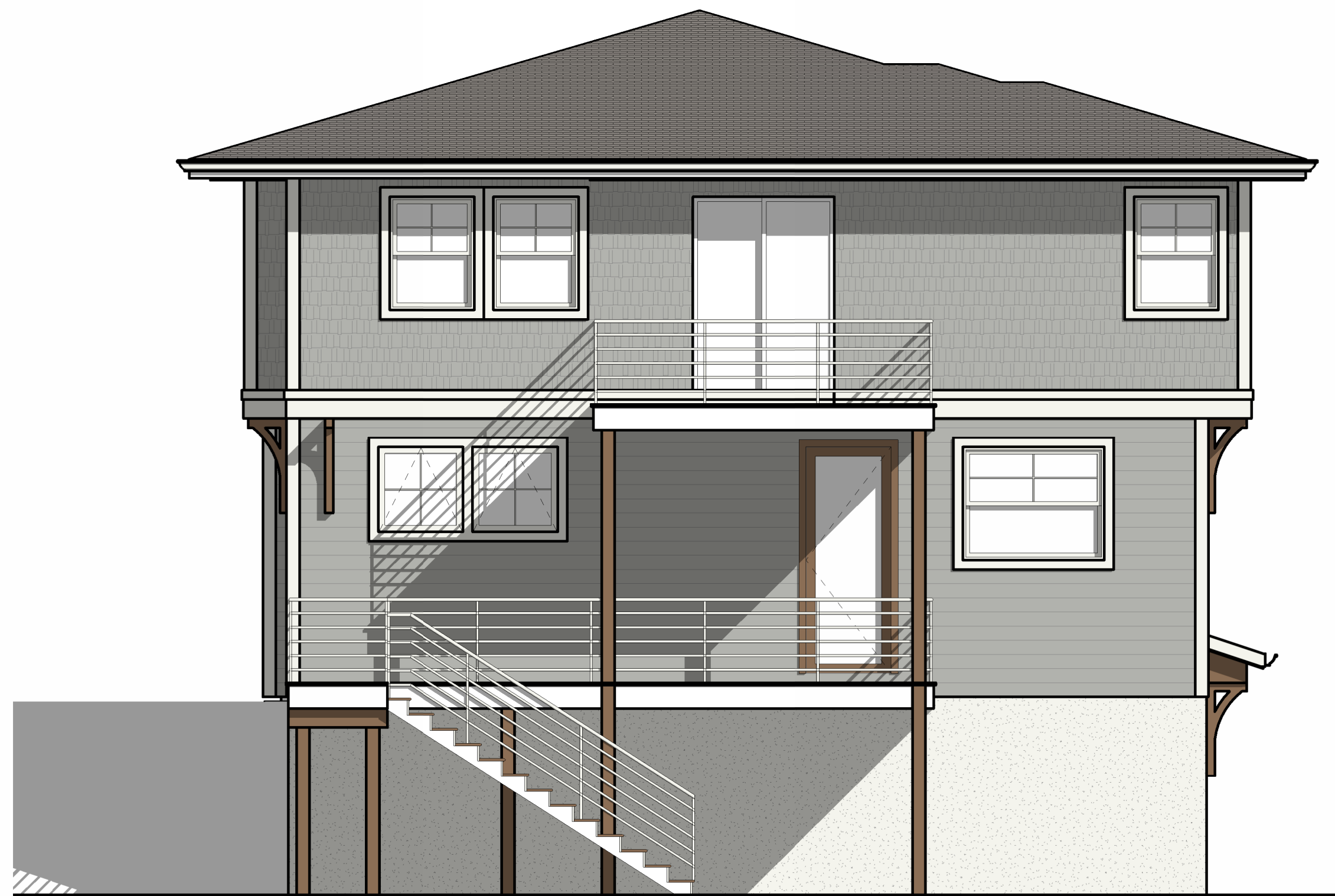
③ Front Elevation - Diagrammatic
1/4" = 1'-0"



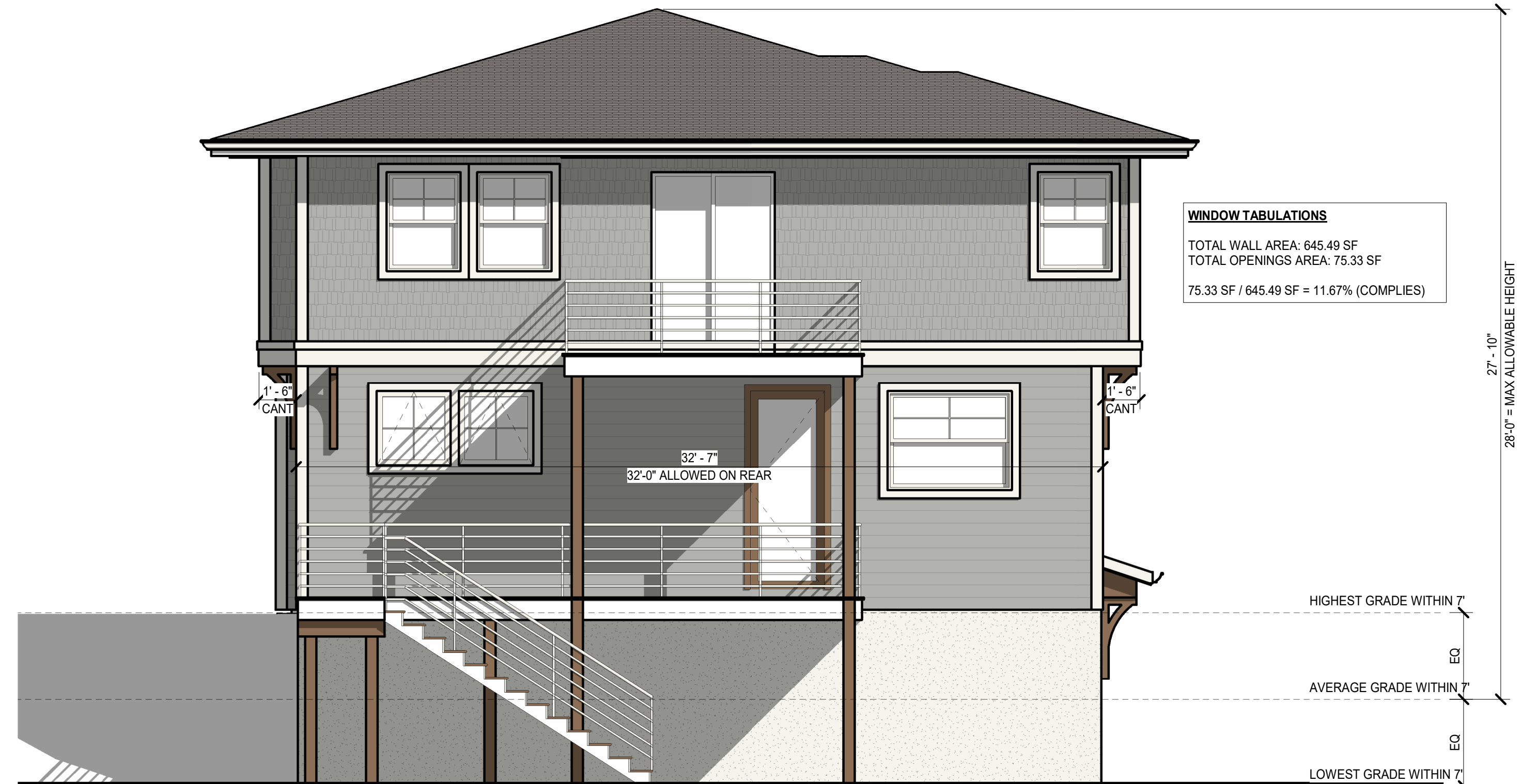
② Right Side Elevation
1/4" = 1'-0"



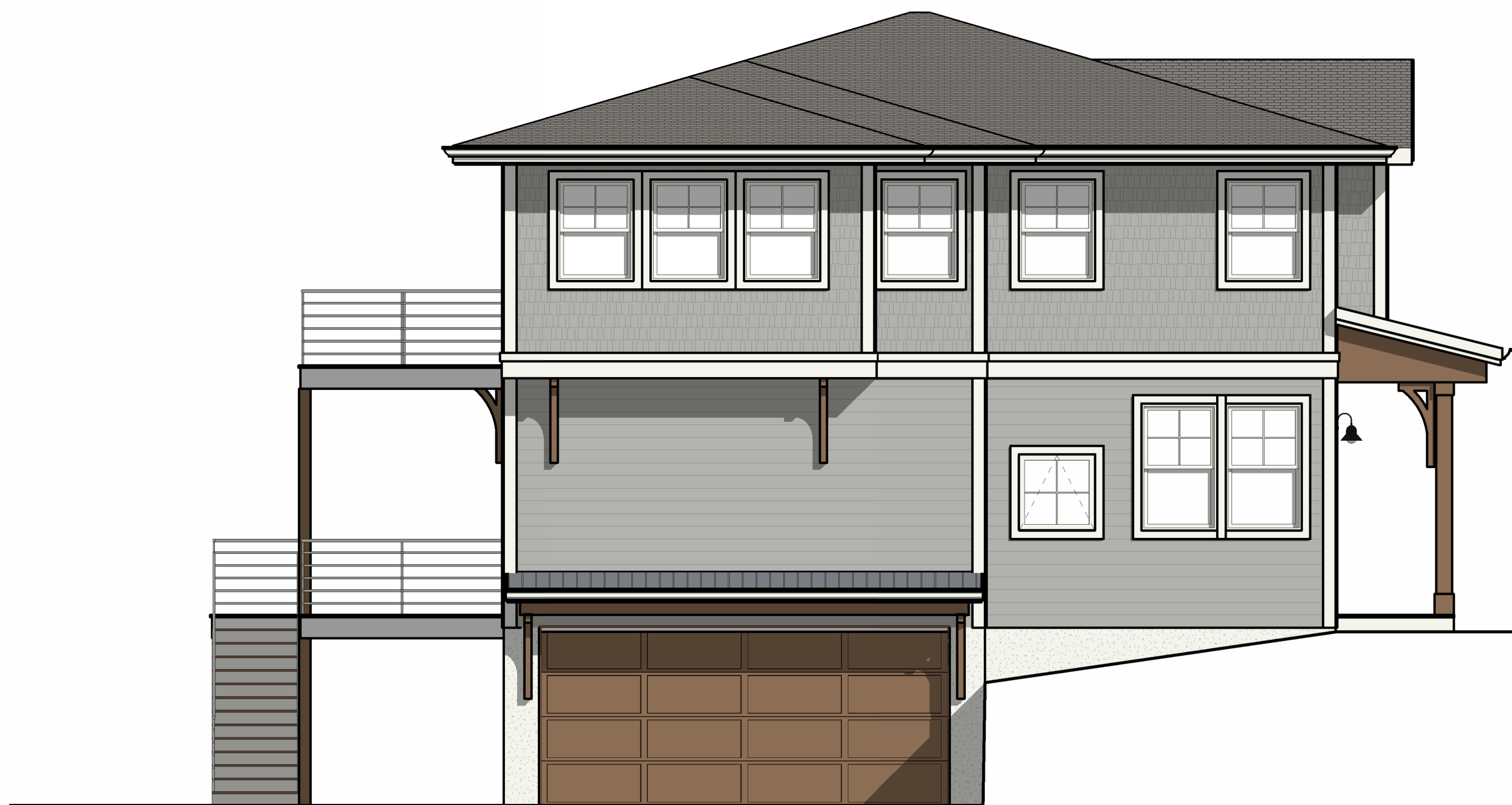
④ Right Side Elevation - Diagrammatic
1/4" = 1'-0"



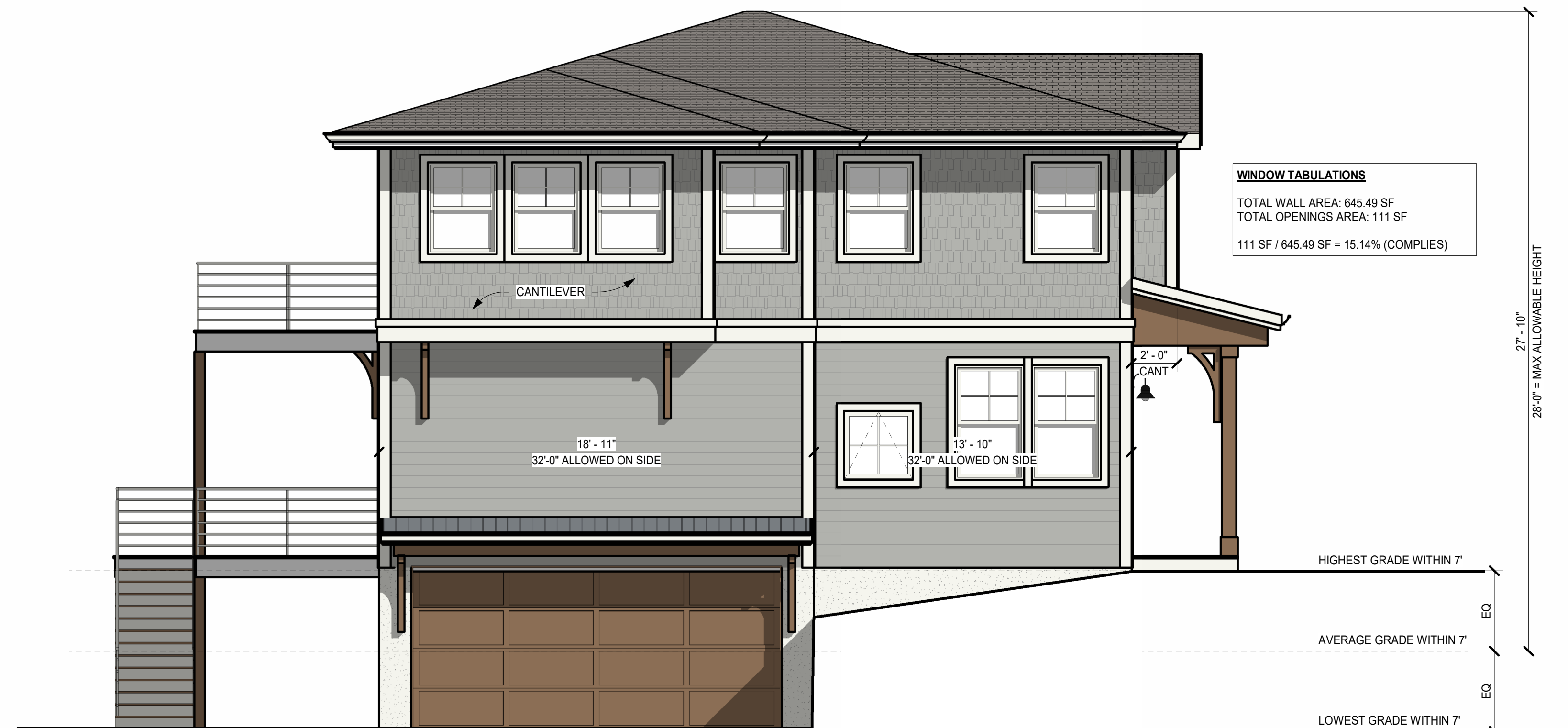
② Rear Elevation
1/4" = 1'-0"



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



① Left Side Elevation
1/4" = 1'-0"



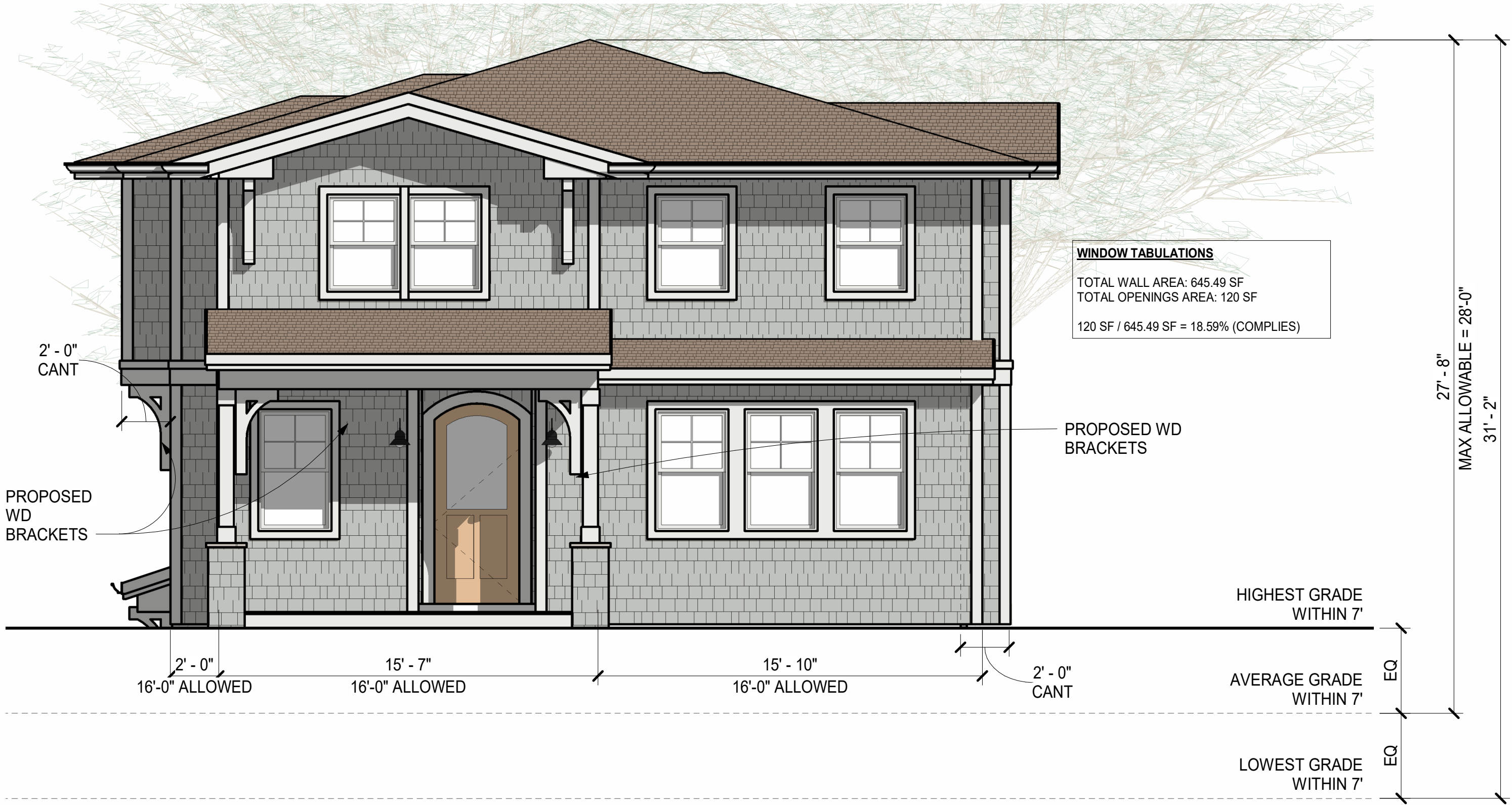
③ Left Side Elevation - Diagrammatic
1/4" = 1'-0"



VIEW FROM SOUTH OAK STREET



VIEW FROM NORTH OAK STREET



PROPOSED MATERIALS



HARDIE BOARD
STRAIGHT EDGE SHINGLES
LIGHT MIST



HARDIE BOARD
TRIM BOARD
ARCTIC WHITE



GAF
TIMBERLINE HDZ
GOLDEN AMBER



PROPOSED MATERIALS



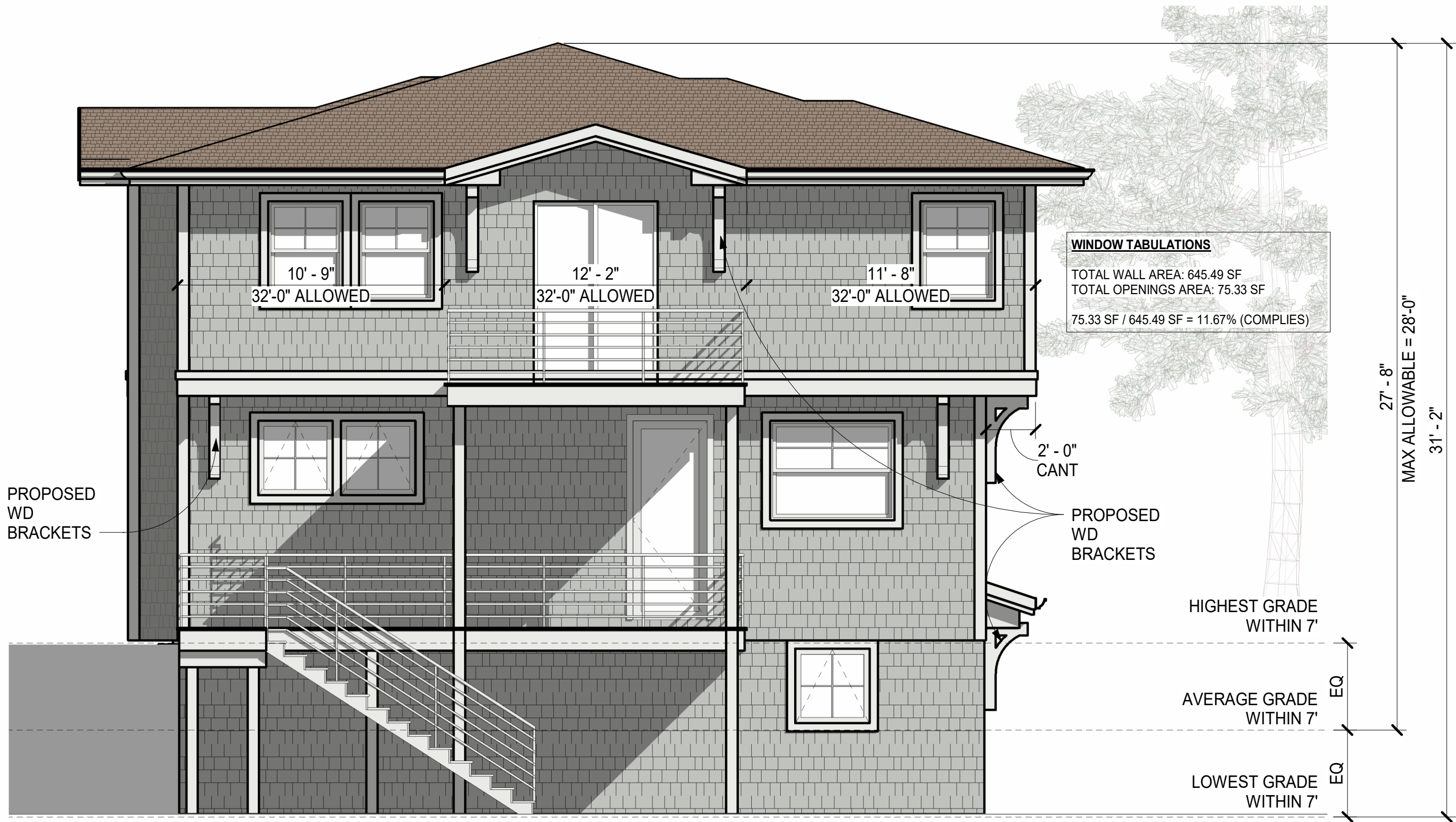
HARDIE BOARD
STRAIGHT EDGE SHINGLES
LIGHT MIST



HARDIE BOARD
TRIM BOARD
ARCTIC WHITE



GAF
TIMBERLINE HDZ
GOLDEN AMBER



WINDOW TABULATIONS
TOTAL WALL AREA: 645.49 SF
TOTAL OPENINGS AREA: 75.33 SF
75.33 SF / 645.49 SF = 11.67% (COMPLIES)

PROPOSED
WD
BRACKETS

PROPOSED
WD
BRACKETS

HIGHEST GRADE
WITHIN 7'

AVERAGE GRADE
WITHIN 7' EQ

LOWEST GRADE
WITHIN 7' EQ

27' - 8"
MAX ALLOWABLE = 28'-0"
31' - 2"

PROPOSED MATERIALS



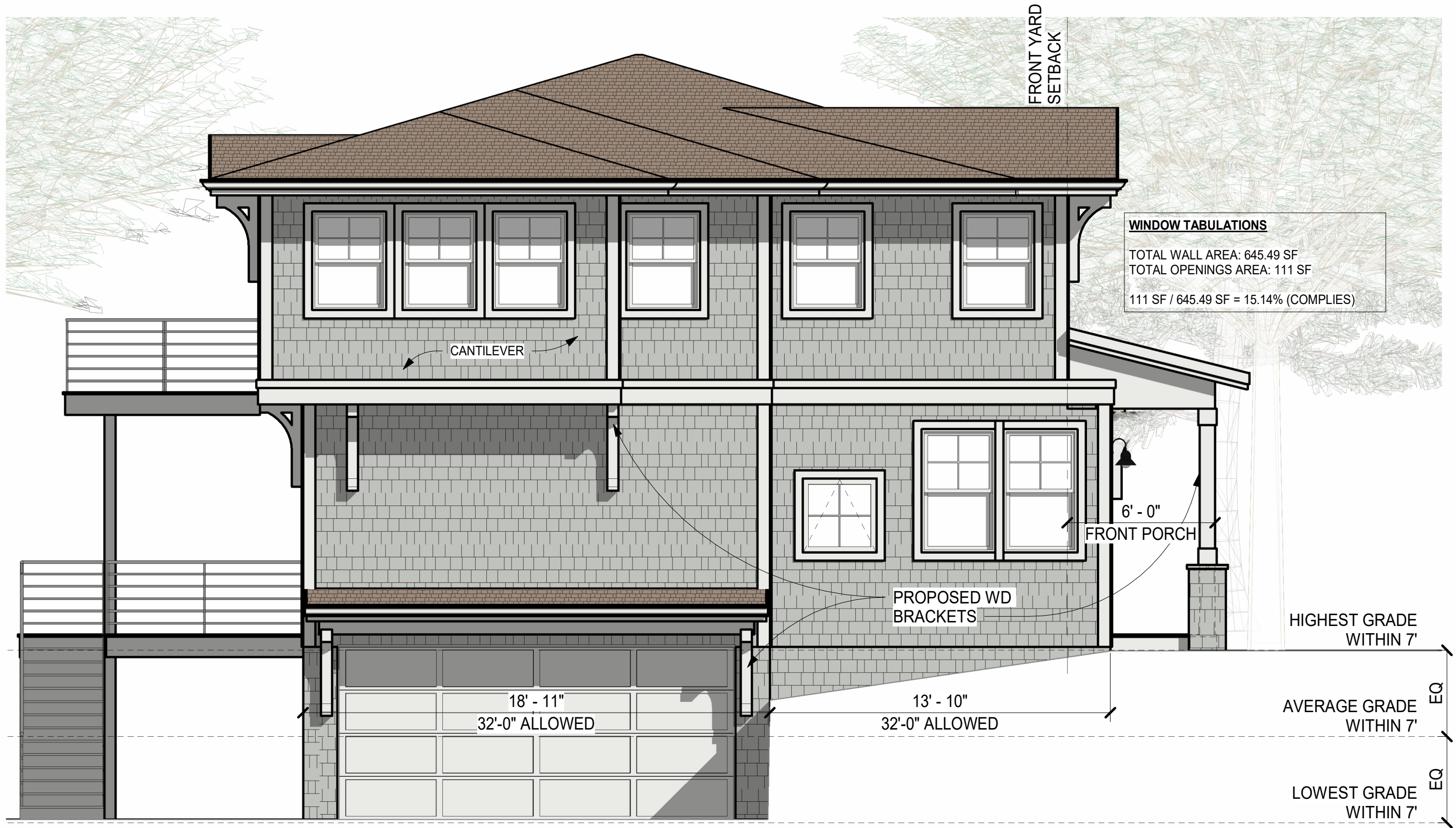
HARDIE BOARD
STRAIGHT EDGE SHINGLES
LIGHT MIST



HARDIE BOARD
TRIM BOARD
ARCTIC WHITE



GAF
TIMBERLINE HDZ
GOLDEN AMBER



PROPOSED MATERIALS



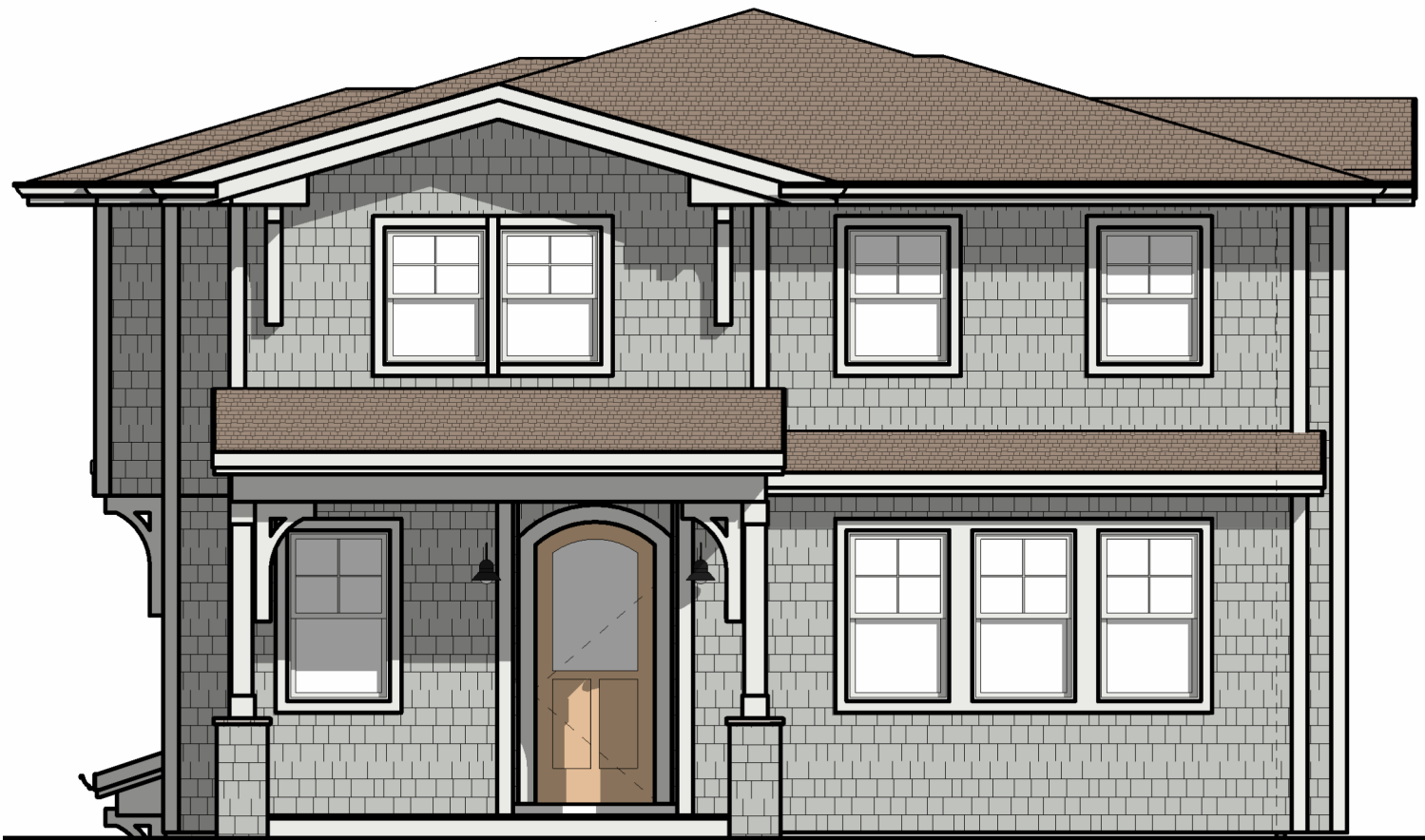
HARDIE BOARD
STRAIGHT EDGE SHINGLES
LIGHT MIST



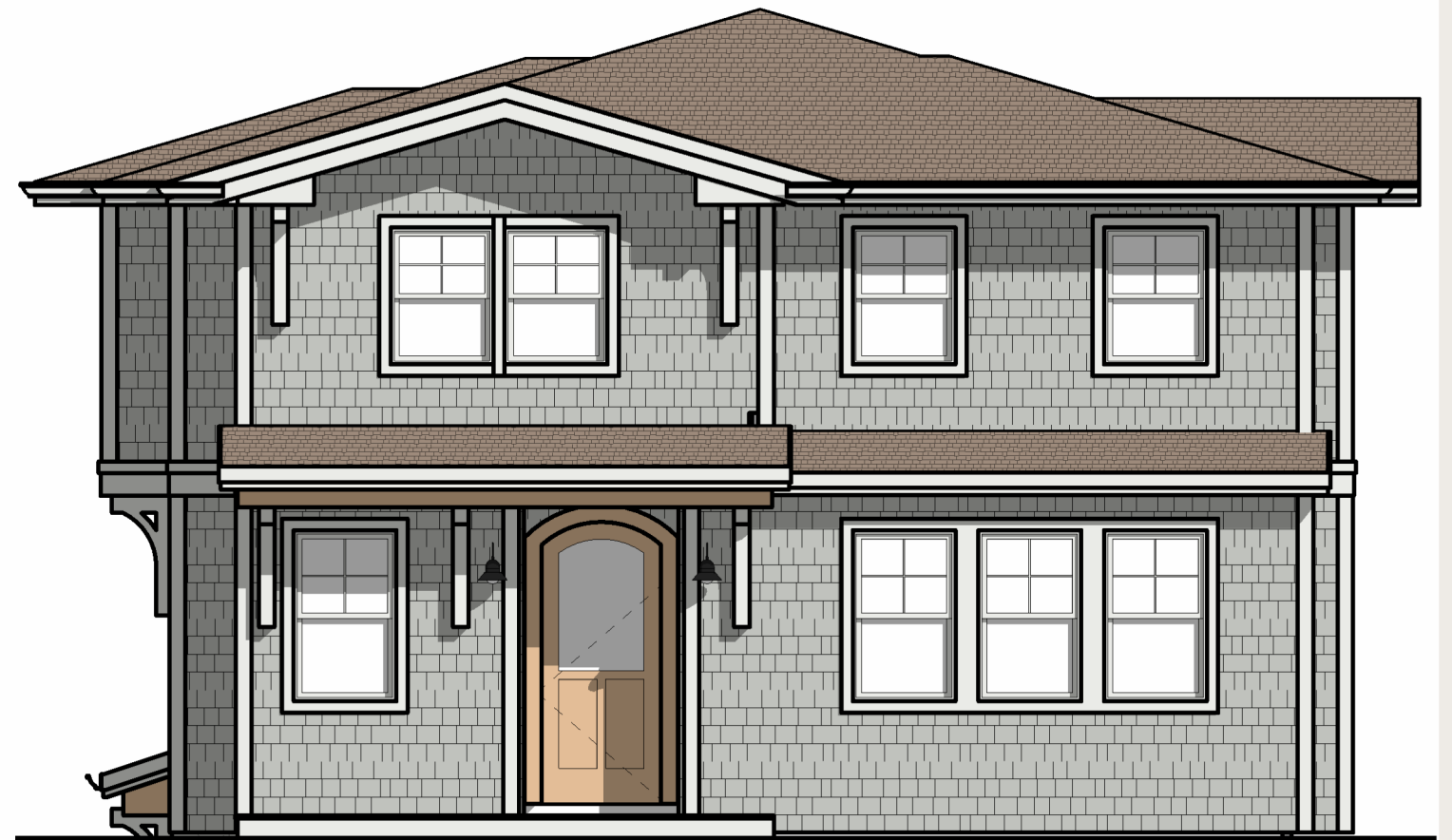
HARDIE BOARD
TRIM BOARD
ARCTIC WHITE



GAF
TIMBERLINE HDZ
GOLDEN AMBER



OPTION A
FRONT PORCH



OPTION B
AWNING / NO PORCH

202 Oak St



**Image generated with Gemini AI; details may not be fully accurate*

EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

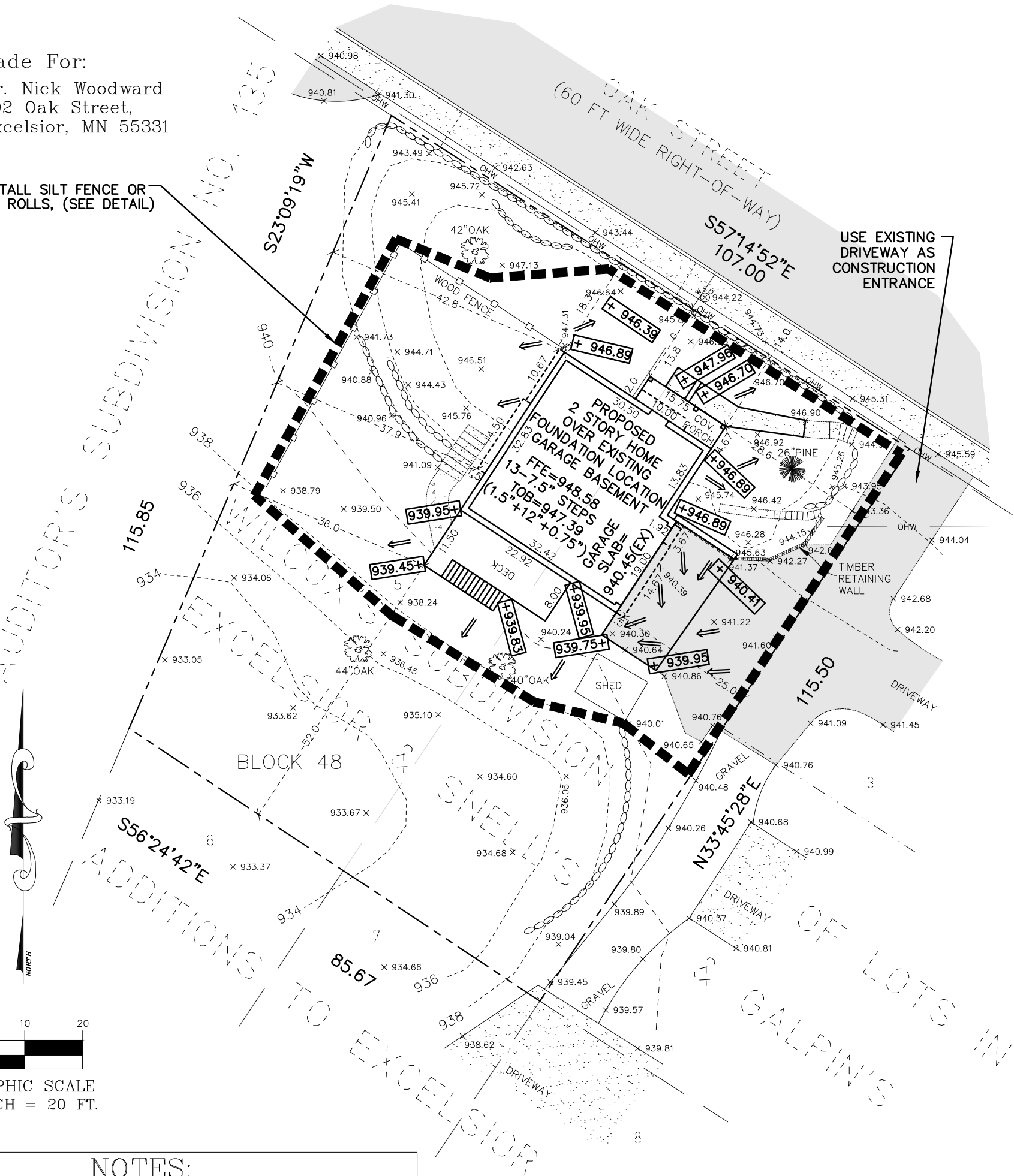
Phone: 651-776-6211

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



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
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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
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

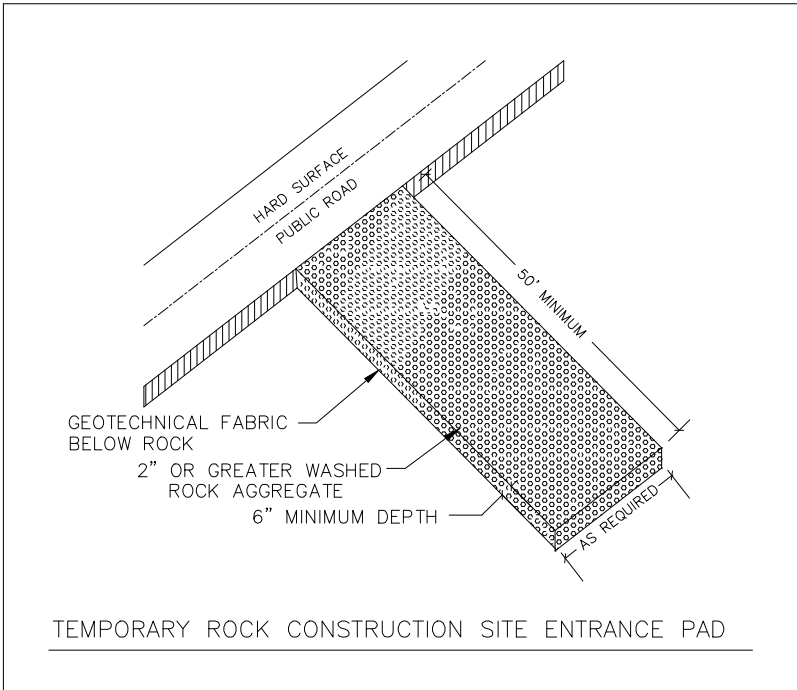
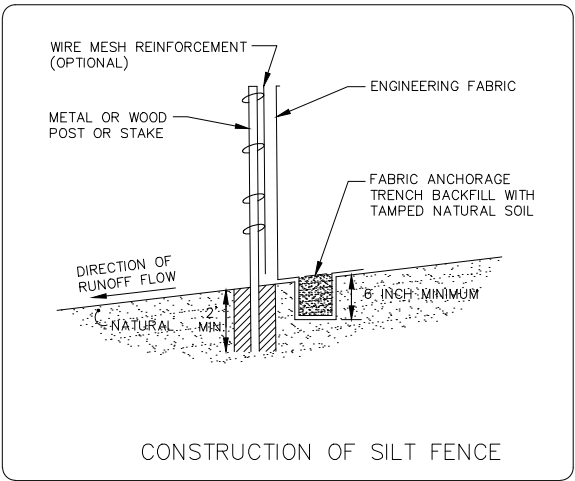
James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

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

























Building Permit

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

Email permit to: permits@excelsiormn.org

Permit #: _____

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:

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:

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:

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

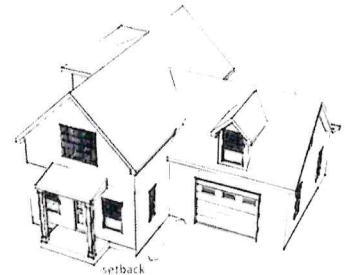
New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while 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:	

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:	

TYPE OF APPLICATION (check all that apply)

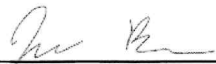
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

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

>

202 Oak Street and 35 Center Street

Erin Larson

Wed, Dec 17, 2025 at 9:01 AM

To: Jarod Blackowiak

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

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ITEM REPORT

To: Planning Commission

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

Meeting Date: February 23, 2026

Department/Office: Community Development

Item Name: 35 Center Street - Residential Review Permit and Variance Applications (PC No. 2026-03)

Summary:

APPLICANT	Jarod Blackowiak
APPLICANT ADDRESS	271 Hidden Ln
PROPERTY OWNER	Pam Haugum, Bill Perrin
LOCATION	35 Center Street
CASE NO	PC No. 2026-02
60/120-DAY REVIEW DEADLINE	February 28, 2026/April 29, 2026

BACKGROUND

The applicant is requesting approval of a Residential Review Permit (RRP) for a second story addition, an attached garage addition, and a ground level addition attached to the side of the existing single-family home at 35 Center Street. The applicant is also requesting variances from front yard setback, side yard setback, and building height requirements.

The existing home is located on an 8,796 square foot parcel located in the R2 zoning district. The applicant proposes adding multiple additions to the home to increase living space for the property owners without the need to demolish and rebuild the home. There is a two-story addition that runs along the front and west sides of the existing home. The applicant also proposes adding a single story covered porch addition to the rear of the home. A new tuck under garage will also be added to the rear of the home. The tuck under garage will be accessed from the rear or side of the home using a new proposed shared driveway. There is an existing in the rear yard that provides access to Lake Street. The property owner is not proposing to use this easement; the City will require that the rear easement be vacated if the applicant moves forward with the proposed shared driveway.

The existing home has a 7' 5" legally nonconforming front yard setback that does not meet current zoning district requirements. The applicant is proposing adding a second story addition that would also be within this encroachment. This proposal would expand

an existing nonconformity. A proposed vestibule will decrease the front yard setback an additional two feet to 5' 7" from the vestibule to the front property line.

The applicant is also requesting a variance from building height requirements. The home has legally nonconforming height. The 32' 3" height of the structure is not being increased but additional mass is being added within the existing height. A third variance is required from side yard setback requirements. The applicant is adding a two foot cantilever to the west side of the home to break up the wall plane. The side yard will be reduced from 7'6" to 5'6".



RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW

NEIGHBORHOOD CHARACTER

The homes adjacent to 35 Center share a similar style and alignment. Several of the homes appear to have non-conforming front yard setbacks that are less than the 20 foot front yard setback required within the R2 district. 35 Center and the immediately adjacent properties have large rear yards that are adjacent to properties fronting Water Street. Homes across the street are on wider lots and are also built close to property line along Center Street.

DETAILS/ANALYSIS

Standard	Required - R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	8,712 sf	8,712 sf
Minimum Lot Width	60'	50'	50'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	7' 5"	5' 7"
Rear Yard Setback	35'	121'	108'
Minimum Side Setback	20% of the lot width minus 6 = 7.66'	East 8' 2" West 7' 6"	East 8' 2" West 5' 6"
Maximum Building Coverage	25% of lot area = (2,178 sf)	963 sf (11%)	1,863.9 sf (21.4%)
Maximum Lot Coverage	12% of lot area + 2,100 = (3,155.5 sf) (36.2%)	993 sf (11.4%)	2,783.2 sf (31.9%)
Maximum Height	28' (lot width less than 70')	32' 3"	32' 3"
Front Wall Plane	16' max without a 2' x 8' offset	20' 6"	11' 4"
Side and Rear Wall Plane	32' max without a 2' x 8' offset	Left side: 26' 11" Right side: 27' Rear: 19' 4"	Left side: 26' 11" Right side: 14' 10" Rear: 26' 6"

Exterior Materials: Materials proposed are a combination of stucco and hardie board for the exterior walls and wood for the new porch deck, and MBCI metal panels for the roofing. Applicant can provide additional information as needed.

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

Grading and Stormwater Management: There is a significant elevation change on this parcel from the front at Center Street to the rear. The natural slope of the property results in a 7' 7" change in elevation from the highest elevation (954.57) to the lowest elevation (946.87). The city engineer has performed a preliminary review of the proposed plans and has expressed concern about slope of the proposed driveway and grading required to access the rear of the property. The city requires driveways have

slope no greater than 10%; slope of proposed driveway is greater at this time. The City Engineer also noted that the lower windows on the left elevation may be impacted by the grading required for the driveway. Staff has connected the applicant with the city engineer and understands they are working to respond to the city engineer's comments. Grading and Stormwater plans will be reviewed and approved by City Engineer prior to issuance of the building permit.

Right-of-Way Easement

The applicant has submitted information regarding a right-of-way easement; the easement runs along the rear of the property providing access to Lake Street. The city will require that the easement be vacated if the applicant is granted approval of the RRP and uses proposed driveway to gain access to the attached garage.

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 February 23, 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 one and a half and two story 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 R2 District. The new proposed second level increases the mass of the home but is similar to other homes on the street. The increased mass is broken up by the second story balcony that runs along the front half of the home. In earlier iterations the applicant included a full two story addition along the front; they have reduced this addition to maintain some one story massing at the front.

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

Adjacent homes on Center Street share a similar alignment. The home to the west is 10.8 feet from the front property line and the home to the east has a front yard setback of 7.5 feet. The slope of the parcel will result in the basement level being partially

visible when viewing the home from the side or rear, creating a three story elevation. The narrow parcels and adjacent structures will limit the view of the lower level from the public right-of-way.

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

The existing home is built on a slope. The applicant plans to use the existing home which was built in a way that respects and makes use of the natural slope. Regrading will be required to install the proposed driveway. The City Engineer will review and approve the grading plan and erosion control plan prior to issuance of a building permit.

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

The proposed addition includes a new vestibule added to the front door. The vestibule adds visual interest to the home and breaks up the front wall plane. The vestibule will extend an additional two feet into the front yard setback. A porch addition would require greater encroachment into the front yard setback.

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

The applicant has worked with City Staff and the City Architect to address wall-plane concerns. The applicant submitted architectural elevations which show the home has been designed to be viewed from multiple angles. It is well detailed on all four sides. The final submitted elevations includes a cantilever and windows to break up wall planes and create a complete four-sided design.

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

The footprint of the home will remain mostly the same. Adding a second level will impact the neighbor on either side. However, the building coverage proposed is less than the maximum allowed. The applicant has been in conversation with neighbors and has worked to reduce the height of the rear porch addition to limit the impact on the neighboring property's view of the lake.

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 larger second story, back yard porch, and attached garage to an

existing single family home are reasonable uses and are permitted in the R2 zoning district.

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

Front yard setback:

The purpose of a front yard setback is to ensure that buildings and structures do not encroach into the open space between the right-of-way and the structure and to maintain consistent alignments along the street. The front setback is in alignment with most of the homes on the block. The existing home is located within the front yard setback. The existing first floor will remain and the addition of a vestibule entrance will decrease the front yard setback from 7' 5" to 5' 7". The vestibule adds visual interest and meets the intent of Good Neighbor Guideline #5 which encourages addition of a front porch. The second story addition will be located in the existing legally nonconforming front yard setback. The addition is located in the upper right corner of the home, and does not run across the full front width of the home. The placement of this addition reduces its mass and demonstrates attempt to ensure compatibility with parcel and surrounding structures. The proposed project keeps an existing home, locates the second level additions on the front and side of the home, and prevents additional massing in the rear yard which satisfies neighbors' desire to preserve their views of the lake.

Side yard setback:

The purpose of a side yard setback is to ensure that buildings and structures do not encroach into the open space between adjacent properties. The applicant has added a cantilever to the right side of the home to reduce the unbroken wall plane created by the second story addition. The cantilever extends two feet from the existing home. The proposed cantilever will reduce the side setback from 7'6" feet to 5'6" Removing the cantilever will require that the applicant request a variance from wall plane requirements. The applicant is preserving the existing home so a recessed 2' x 8' area to satisfy the wall plane standard is not feasible. The need for a variance is caused by the unique circumstances of the property and not the landowner.

Building height:

The purpose of the building height standard is to ensure that new homes in Excelsior are compatible with those that exist and to preserve the one and a half and two story character of residential neighborhoods. The height of the structure will not increase. The existing home is 32' 3" tall when measured from the lowest grade within seven feet of the home (946.87 ft) to the roof peak. The applicant requires a variance because the proposed second story addition will add additional mass within the existing nonconforming height. The natural slope of the property results in a 7' 7" change in elevation from the highest elevation (954.57) to the lowest elevation (946.87). Because of this slope any new two story home would require a height variance. The proposed addition results in building coverage that is below the maximum allowed. The need for a variance is caused by the unique circumstances of the property and not the landowner.

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

The immediate area is made up of one and a half and two story homes. This is a two story home aligned with most homes on the block. The applicant is adding additional mass in the front yard setback which is similar to the single family home at 19 Center Street. The applicant has added a second story patio to the addition within the front yard setback. The patio breaks up the front wall plane and reduces the massing in the front yard setback. The character of the area is not impacted by the proposed additions. The project proposes adding a driveway from Center Street; while the four homes between the subject home and the lake do not have driveways to Center Street, the homes to the south of 35 Center Street have a shared driveway and the multifamily on the corner has a driveway to Center Street.

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 by two feet by adding a vestibule; however, the vestibule increases compatibility with the Good Neighbor Guidelines. The proposed second story addition is within the legally nonconforming setback, however adds mass there. Because the second story addition is located on only one front corner of the home and is compatible with home homes on the block, the intent of the front yard setback ordinance is met.

Building 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 second story addition is 32' 3" tall and is the same height as the existing roof. Most of the second level addition is on the side of the home and is less visible from the street. The massing at the front of the home is one and a half story and the intent of the height standard is met.

Side yard setback: The intent of a side yard setback is to prevent overcrowding and preserve privacy. The existing home meets side yard setback requirements. The applicant is adding a cantilever to the side of the home. The cantilever reduces the

setback two feet and prevents the need for a wall plane variance. The reduction in the side setback will not have a large impact on privacy of the adjacent home or cause overcrowding.

The proposed addition meets the intended uses for the zoning district. The approval of the variances and the construction of the proposed additions would be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan.

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, February 23, 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 plans and ensure conformance with Ordinance requirements.
3. The plans shall be consistent with the survey and plans included in the February 23, 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, side yard setback, and building height variance requests.

Budget:

Attachments:

1. 00. 35 Center Street GNG review
2. 1 Center Street Residential Review Permit Application
3. 2. Design Elements- Written Statement
4. 3. Variance Questions
5. 4. Existing Survey - 35 Center Street Existing.Excelsior
6. 5. Center St Floor Plans
7. 5. Proposed Survey + Site & Grading Plan

8. 6. 2026.02.03_35 Center Street.Excelsior_Driveway Markups
9. 6. Driveway Markups Options
10. 7. Erosion Control Plan Sht1 - 35 Center Street.Excelsior (1)
11. 8. Erosion Control Plan Sht2 - 35 Center Street.Excelsior
12. 9. 35 Center Street_Exterior Elevations
13. 9. a. 35 Center Proposed home Render
14. 10. Existing Structure Photos- 35 Center
15. 11. Building Permit - Center Street
16. 12. Land Use Application-Center
17. 13. Minnehaha watershed permit - 202 Oak Street and 35 Center Street
18. 14. Tree Removal Permit- Center Street

Excelsior Good Neighbor Guidelines PLAN Review

35 CENTER STREET

02/19/2026

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 35 Center Street is a 1-1/2 to 2-story structure with an enclosed front porch and shed-style dormers extending most of its roof width, facing the street and rear. The house becomes two stories at the rear (2-1/2 with dormer at the rear) due to grade slope and elevation changes. This is a condition and pattern similar to adjacent houses. The project proposes new construction/additions at the front and right side, and expanding the footprint at the rear for a garage below and porch and deck at main level. The footprint location at the house at the front remains substantially the same but has a proposed partial two-story element with one story/second level deck facing the street. A shared side access to the rear tuck-under garage location is proposed.

The site's context along Center Street is varied, with mostly 1-1/2- to two-story houses adjacent and across the street. It has a deep, narrow lot with large open rear yard.

The existing house footprint is relatively close to the front property line (7.4 feet setback) as are the adjacent houses (7.4 and 10.8 feet). Though a partial two-story façade is introduced on the right side of the front elevation, the design retains much of the original one-story front-porch massing with a one story massing and open deck above that extends over half of the front façade. The proposed entrance portico and two story mass relate to the front façade of the adjacent house to the right (49 Center). Overall, the height, massing and scale of the proposed house addition can be seen as compatible with neighborhood context.

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.
--	--

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 rear additions step down with the topography reducing the three-story appearance there. Adjacent houses with similar rear-yard topography also expose three levels at their rear elevation.

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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As noted, the existing house sits forward on the site towards the street (about 7.4 foot front yard setback) but the adjacent houses do also (7.4 and 10.8 feet). Except for the proposed portico (an element that helps the design's compatibility with neighboring context) it remains similar to its existing footprint in terms of front alignment/setback. The proposed rear addition footprint area is less than zoning allows, and is similar to several nearby homes on the same side of the street. The proposed alignments seem compatible with neighboring properties.

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

The site's slope is used to create a rear garage structure at the lower level, and a single vs two-story addition at the rear, lessening its impact on neighbors. No new retaining walls are indicated.

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 front façade is located on the existing house footprint, which is forward on the lot and leaves little room for a traditional front porch. The proposed projecting two-foot deep gabled entrance portico with recessed door helps break up the façade. This entrance element and the proposed two-story gabled massing to its right somewhat relate to the front façade of the existing house to the right (49 Center). The second story deck facing the street helps break up massing and functions (as a porch can) as a street-contributing element.

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 window location, and siding materials are consistent and well-developed on all sides.

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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Consideration has been given in the design and in several subsequent revisions to step down massing and heights at the rear to respond to neighbors' views and other concerns. Window placement generally appears to consider neighbors.



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:	
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:	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 35 Center Street	Zoning District (R-1 or R-2): R-2	
Property Identification Number(s) (PIN #s): 3411723110048		
Legal Description (attach if necessary): Addition: Auditor'S Subd. No. 135 Metes & Bounds: N/A		
Description of Proposal (attach additional information if needed): Attached garage addition, second story add and ground level addition on side of the h		
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: 12-30-25

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.) 7' 4"

Average setback on block (est.) 7' 4"

Proposed new house setback 7' 4"

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

(Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☐	☒
House on left	☐	☐	☒
House to rear	N/A ☐	☐	☐
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	N/A ☐	☐
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	N/A ☐	☐	☐
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: No

House to left: No

House to rear: N/A

Notes: The garage addition is designed

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: N/A

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

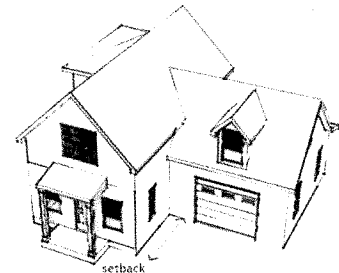
Primary entrances on principal structures shall face the primary abutting public street or be linked to that street by a clearly defined and visible walkway or courtyard. Primary entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed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

Design Elements Written Statement

35 Center Street, Excelsior, MN 55331

Regionalism

The design of the Center Street residence reflects Excelsior's identity as a lakefront town rooted in craftsmanship and modest architectural expression. The home draws on local traditions of simple, well-proportioned dwellings built to endure the Upper Midwest climate. Natural materials—painted wood siding, stone foundation accents, and a standing-seam metal roof—connect the structure to the regional palette while providing resilience against snow, wind, and seasonal moisture. The gable rooflines and warm neutral colors reference Excelsior's heritage homes, ensuring the new construction feels familiar within its historical context while offering a refined modern sensibility.

Context

Located on Center Street, the property sits among a mix of restored cottages and newer infill homes, each contributing to the town's evolving fabric. The new design maintains this continuity through comparable height, narrow massing, and a welcoming front porch that engages the street. The main entry faces southeast, capturing morning sunlight and soft illumination throughout the day. The design responds to the immediate context by adopting vertical window rhythms and traditional roof slopes, drawing subtle cues from adjacent homes. Elements that do not strengthen the streetscape—such as oversized garage doors or abrupt massing transitions—are intentionally excluded. Throughout the day, sunlight animates the façade with shifting shadow lines from trim and eaves, providing visual depth and connection to the surrounding streetscape.

Scale & Massing

The two-story form maintains a comfortable, residential scale consistent with nearby properties. The home's footprint and roof height align with surrounding structures, ensuring visual harmony along the block. To soften its presence, the second level steps slightly back from the main façade, reducing perceived height from the street. The entry porch, windows, and trim details are scaled for pedestrian engagement, emphasizing approachability and rhythm. The resulting composition feels rooted, proportional, and in keeping with Excelsior's fine-grained urban pattern.

Composition

The building's composition reflects clarity and proportion rather than symmetry alone. The base uses stone and horizontal siding to ground the structure visually. The middle features regularly spaced windows, lending rhythm and balance. The top—the simple gable form—creates a unified silhouette that complements neighboring rooflines. Clean transitions between materials ensure the composition

reads as intentional and restrained. The façade variation comes from light, shadow, and texture rather than decorative complexity.

Hierarchy

The front entry serves as the natural focal point, marked by a modest overhang and wood accents. The roofline and porch direct attention toward this entry, while the garage is set back to reduce its prominence. Lighting and signage are understated, keeping the architecture as the primary expression. Larger wall planes are interrupted with trim, recessed panels, or fenestration to maintain visual interest without competing for attention. The roof is visible but not dominant—serving as a quiet, framing element within the composition.

Color

The color scheme centers on muted neutrals—soft white, taupe, and warm gray—complemented by natural wood tones. These colors were chosen to blend seamlessly with Excelsior's surrounding residential palette and wooded landscape. Accents are reserved for entry details and trim, providing subtle warmth and personality without overt contrast. The result is a calm and cohesive appearance that reinforces the project's timeless aesthetic.

Simplicity

The concept guiding the design is 'refined cottage simplicity.' The home is intentionally composed of a few well-crafted elements rather than an array of competing forms. Every detail—from window trim to railing design—reinforces this idea of craftsmanship and restraint. The building expresses quiet confidence rather than attention-seeking form. Its simplicity ensures long-term relevance and a visual dialogue with Excelsior's enduring architectural traditions.

Summary

The 35 Center Street residence represents a thoughtful, site-specific interpretation of Excelsior's residential character. It respects the city's scale, rhythm, and materials while introducing modern livability and energy performance. Through balanced proportions, craftsmanship, and a calm architectural language, the home strengthens the neighborhood fabric and continues Excelsior's tradition of modest, enduring, and place-based design.

35 Center Street – Variance Request Narrative

City of Excelsior, Minnesota

R-2 Single-Family Residential District

Project & Variance Summary

The subject property is 35 Center Street in the R-2 Single-Family Residential District. The existing home is a single-family residence legally established with a front yard setback of approximately 7 feet, which is nonconforming under current zoning standards that require a minimum 20-foot front setback.

The proposed project includes:

- An attached garage addition,
- A second-story addition above the existing front porch, and
- A ground-level addition along the side of the house.

All proposed additions are designed to remain consistent with the existing front setback condition. No portion of the project extends closer to Center Street than the existing structure.

The applicant requests the following variance:

- Front Yard Setback Variance – To allow the proposed additions within an existing 7-foot front setback where a 20-foot setback is required.

The proposed use remains a permitted single-family residential use; the variance request applies only to dimensional standards.

1. Practical Difficulties Preventing Reasonable Use Without a Variance

Strict enforcement of the front setback requirement creates practical difficulties that prevent reasonable improvement of the property:

- The existing home's legal nonconforming placement at 7 feet from the front property line limits the ability to expand or modernize the structure.
- The proposed second-story addition above the porch and attached garage cannot reasonably be shifted back to meet the 20-foot setback without compromising structural integrity and functional design.
- Requiring full compliance would necessitate removal or substantial relocation of the existing structure, which is neither practical nor consistent with reasonable residential reinvestment.

Without variance relief, the property cannot be improved in a manner consistent with modern single-family living standards.

2. Unique Circumstances Creating the Practical Difficulty

The practical difficulties result from conditions unique to the property:

- Existing Legal Nonconformity: The home was constructed prior to current setback standards and lawfully occupies a reduced front yard setback.
- Lot Configuration and Streetscape: Center Street includes multiple homes developed under earlier zoning regulations with reduced setbacks, establishing a consistent streetscape pattern.
- Structural Constraints: The location of the existing porch and primary structure limits how additions can be reconfigured without major demolition.

These conditions are inherent to the site and not the result of actions by the current owner.

3. How the Zoning Code Deprives the Property of Reasonable Use

The R-2 district anticipates reinvestment and expansion of single-family homes, including attached garages and second-story additions. Denial of the variance would:

- Prevent the homeowner from adding functional living space and a code-compliant attached garage.
- Limit the ability to modernize the home in a way commonly permitted for similar properties.
- Create an unreasonable restriction compared to neighboring homes with comparable massing and scale.

Strict application of the setback requirement would therefore deprive the property of reasonable use enjoyed by others in the district.

4. Minimum Variance Necessary & Alternatives Considered

The requested variance represents the minimum relief necessary:

- No portion of the proposed additions extends closer to Center Street than the existing house.
- The second-story addition is limited to the area above the existing porch rather than across the full footprint.
- The side addition and attached garage are designed to integrate with the existing structure and lot constraints.

Alternatives considered include:

1. Relocating additions to meet setback requirements: This is not feasible due to the existing structure's placement and would require excessive demolition.

2. Detached garage construction: Would reduce usable yard area and create additional site impacts.
3. No expansion: Would prevent reasonable modernization of the home.

Each alternative either increases site impacts or fails to meet reasonable residential needs.

5. The Practical Difficulty Is Not Self-Created

The need for the setback variance arises from the original placement of the home prior to current zoning standards. The homeowner did not create the nonconformity and is proposing improvements that maintain the existing setback condition without increasing encroachment.

6. The Variance Will Not Alter the Essential Character of the Neighborhood

The proposed additions are consistent with the character of Center Street:

- Two-story homes, attached garages, and additions are common in the surrounding area.
- The project maintains the established front setback line along the street.
- Architectural elements and massing will be designed to complement neighboring homes.

The proposal represents a compatible and context-sensitive improvement.

7. No Negative Impact on Public Welfare or Adjacent Properties

Granting the variance will not be detrimental to public welfare:

- No additional encroachment into the front yard is proposed.

- Sightlines, pedestrian safety, and access to public infrastructure remain unchanged.
- The additions will not negatively affect neighboring properties' access to light or air beyond existing conditions.

The project supports continued reinvestment without adverse impacts.

8. Consistency with the Comprehensive Plan

The project aligns with City planning goals by:

- Supporting reinvestment in established neighborhoods.
- Allowing existing homes to adapt to contemporary living needs.
- Preserving neighborhood character while enabling thoughtful growth.

Approval of the variance supports these objectives.

9. Consistency with the Intent of the Zoning Standards

Front setback standards are intended to preserve neighborhood character, spacing, and streetscape consistency. This project upholds those purposes because:

- The existing setback remains unchanged.
- No new encroachments are introduced.
- The additions are designed to be compatible in scale and form.

While the numerical setback standard is exceeded, the intent of the ordinance is satisfied.

Conclusion

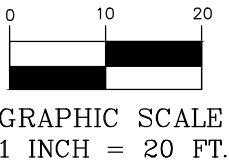
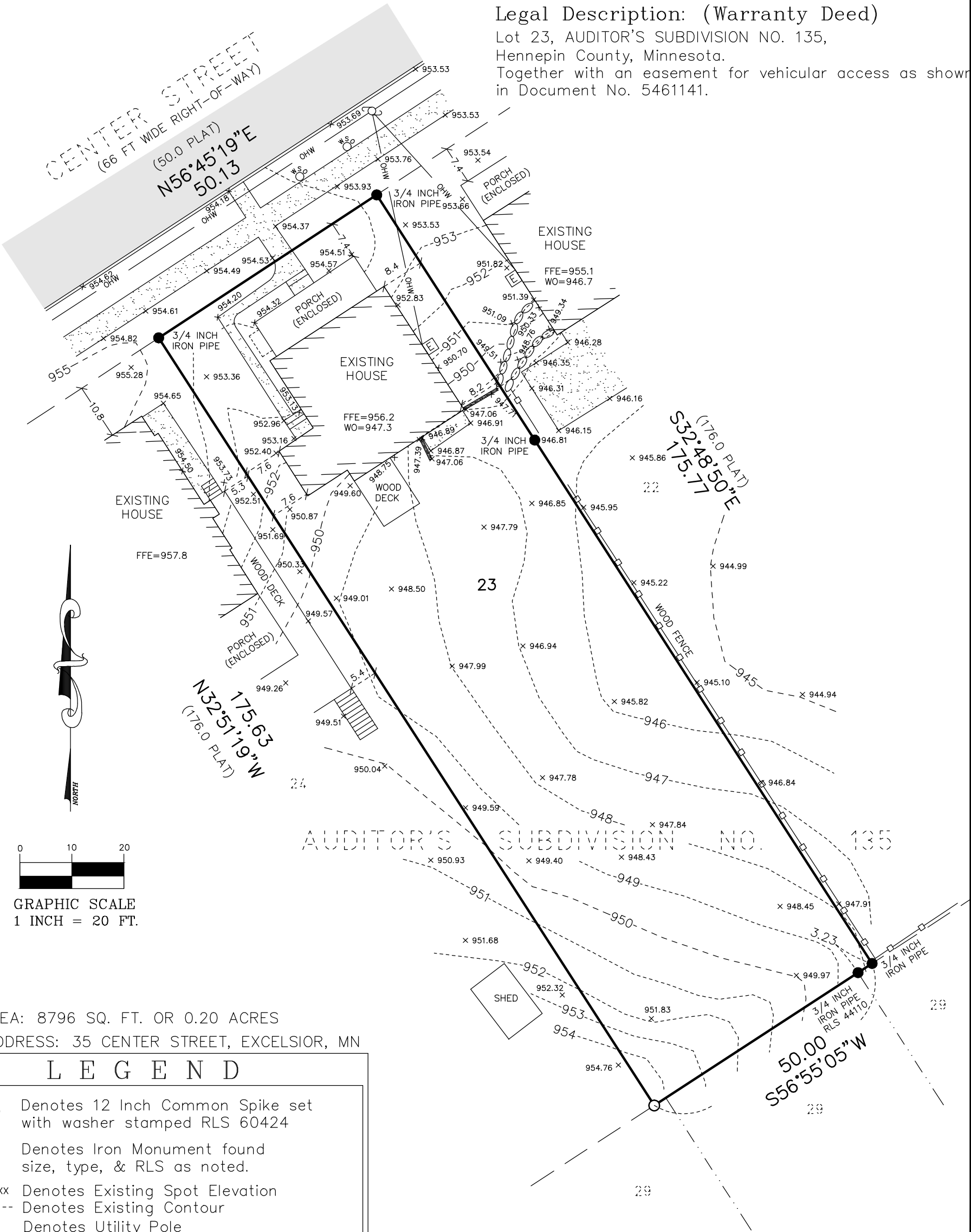
The requested front yard setback variance is the minimum necessary to allow a reasonable and well-designed attached garage, second-story porch addition, and side addition on a legally nonconforming lot. The proposal maintains neighborhood character, avoids adverse impacts, and aligns with the City of Excelsior's planning and zoning objectives.

CERTIFICATE OF SURVEY

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

Made For:
Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)
Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.

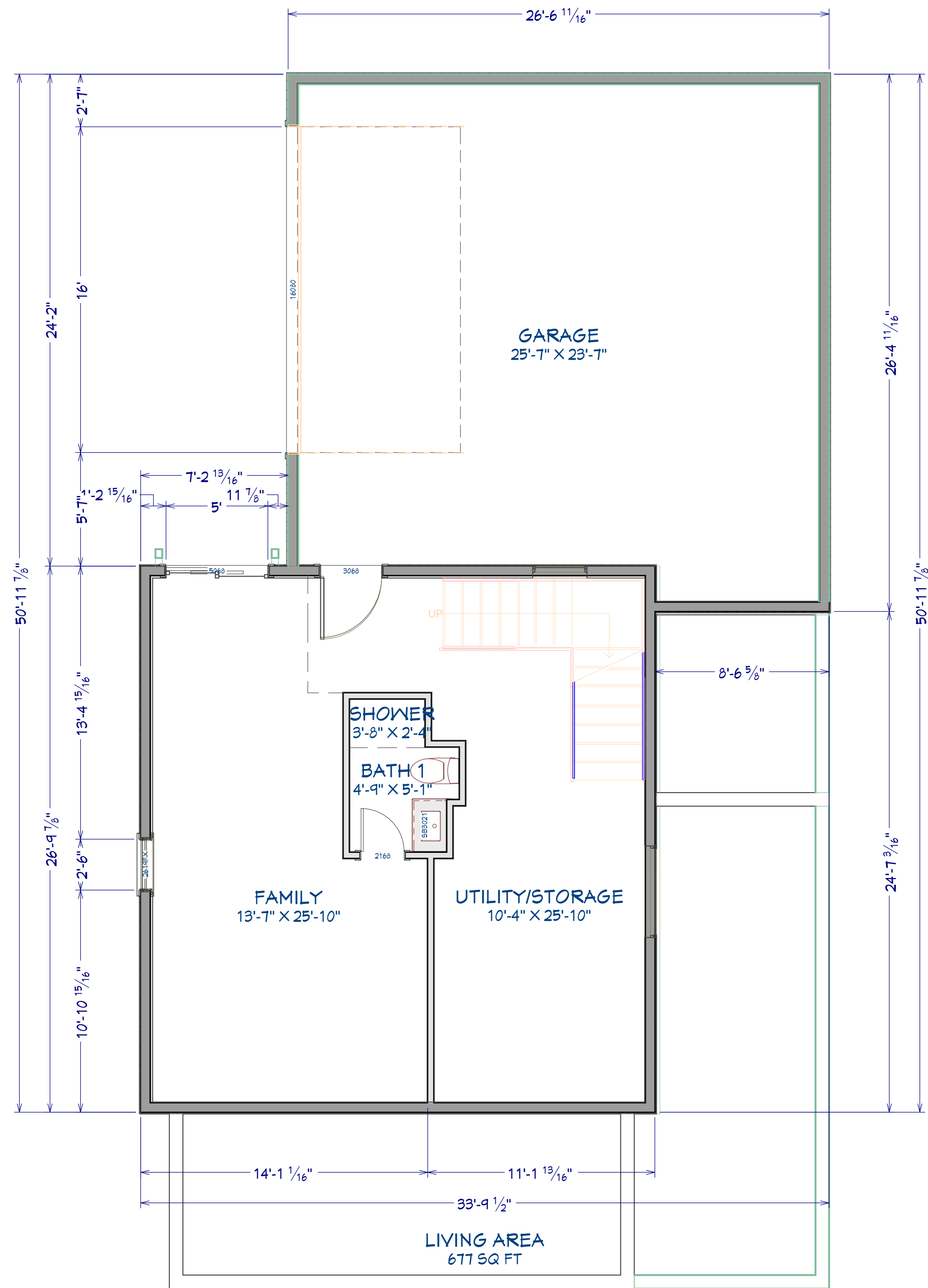


LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424
- Denotes Iron Monument found size, type, & RLS as noted.
- x xxx.xx Denotes Existing Spot Elevation
- xxx--- Denotes Existing Contour
- ⊙ Denotes Utility Pole
- ⊞ Denotes Gas Meter
- ⊞ Denotes Electric Meter
- ⊞ Denotes Sanitary Sewer Manhole
- OHW— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- ▨ Denotes Concrete Surface

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 29, 2025
Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424



BASEMENT

--

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

FLOOR PLANS

35 CENTER STREET

DRAWINGS PROVIDED BY:
ABODIE CO.

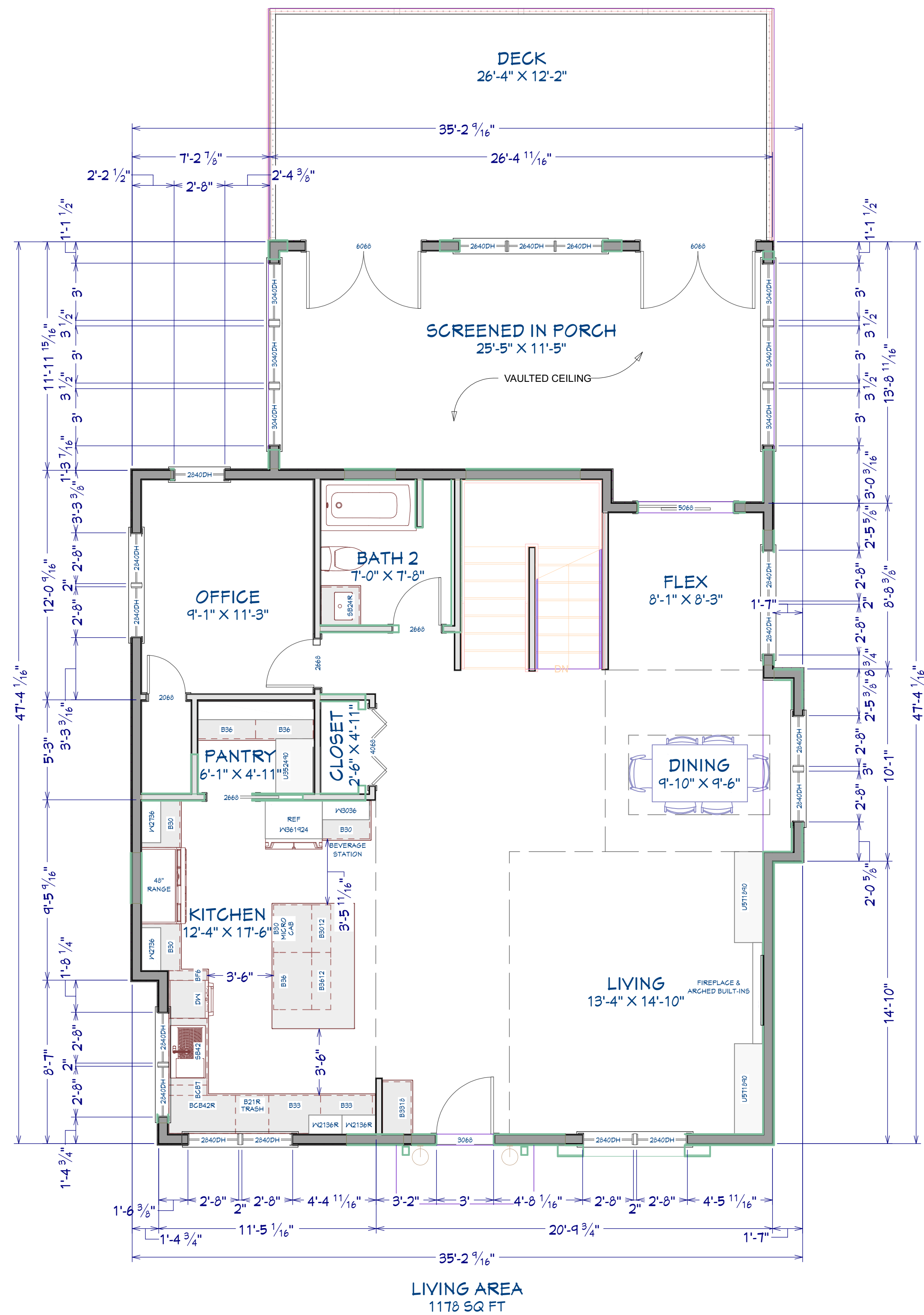
DATE:

12/19/2025

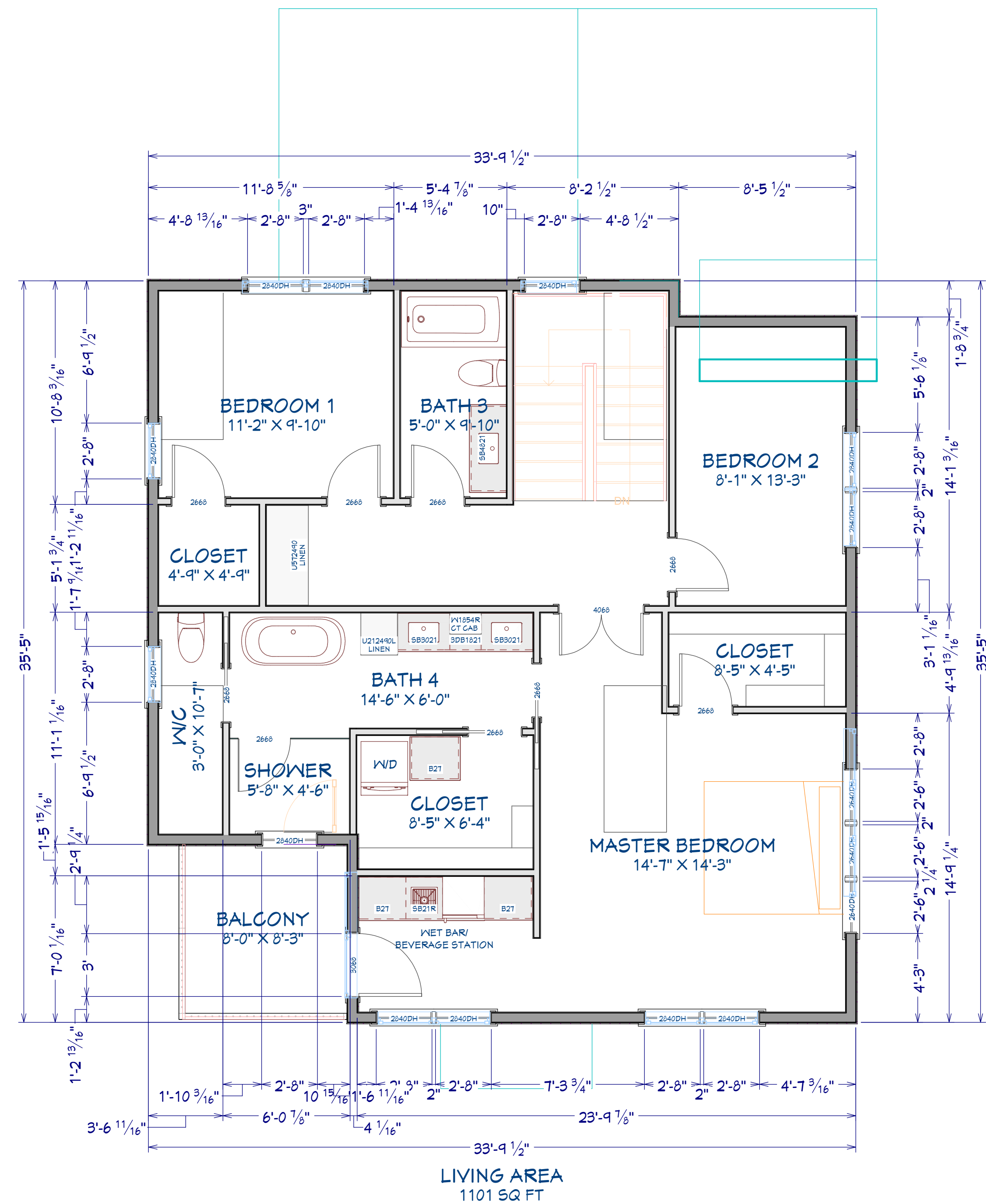
SCALE:

SHEET:

P-1



1ST FLOOR
1/4 IN = 1 FT



UPPER LEVEL

REVISION TABLE	
NUMBER	DATE

FLOOR PLANS

35 CENTER STREET

ABODIE CO.

DRAWINGS PROVIDED BY:

DATE:

12/19/2025

SCALE:

SHEET:

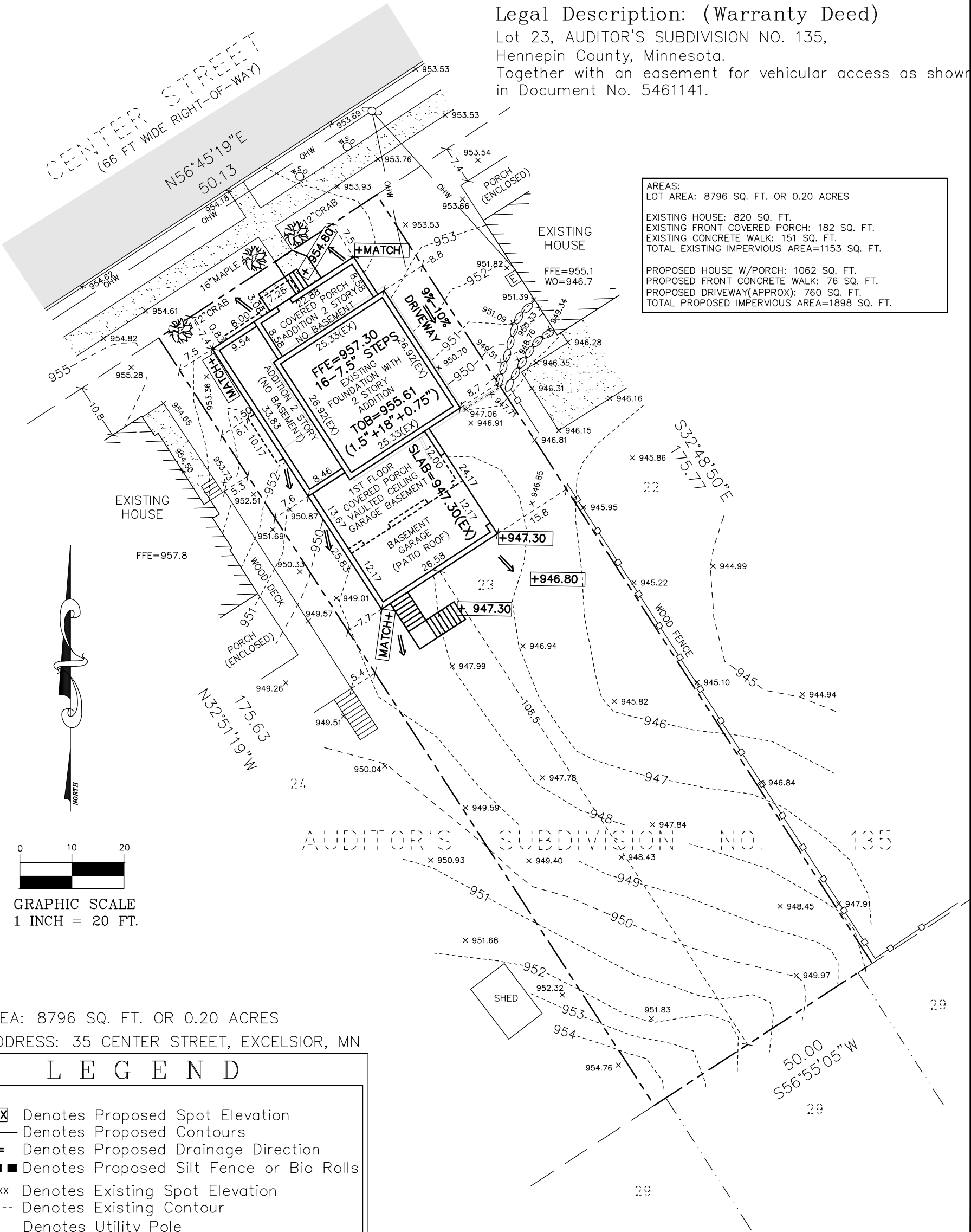
SITE & GRADING PLAN

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

Legal Description: (Warranty Deed)
Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



AREAS:
LOT AREA: 8796 SQ. FT. OR 0.20 ACRES

EXISTING HOUSE: 820 SQ. FT.
EXISTING FRONT COVERED PORCH: 182 SQ. FT.
EXISTING CONCRETE WALK: 151 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA=1153 SQ. FT.

PROPOSED HOUSE W/PORCH: 1062 SQ. FT.
PROPOSED FRONT CONCRETE WALK: 76 SQ. FT.
PROPOSED DRIVEWAY(APPROX): 760 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA=1898 SQ. FT.

LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
- x xxx.xx Denotes Existing Spot Elevation
- XXX--- Denotes Existing Contour
- ⊙ Denotes Utility Pole
- ⊕ Denotes Gas Meter
- ⊖ Denotes Electric Meter
- ⊙ Denotes Sanitary Sewer Manhole
- OHW— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Nick Woodward

35 Center Street

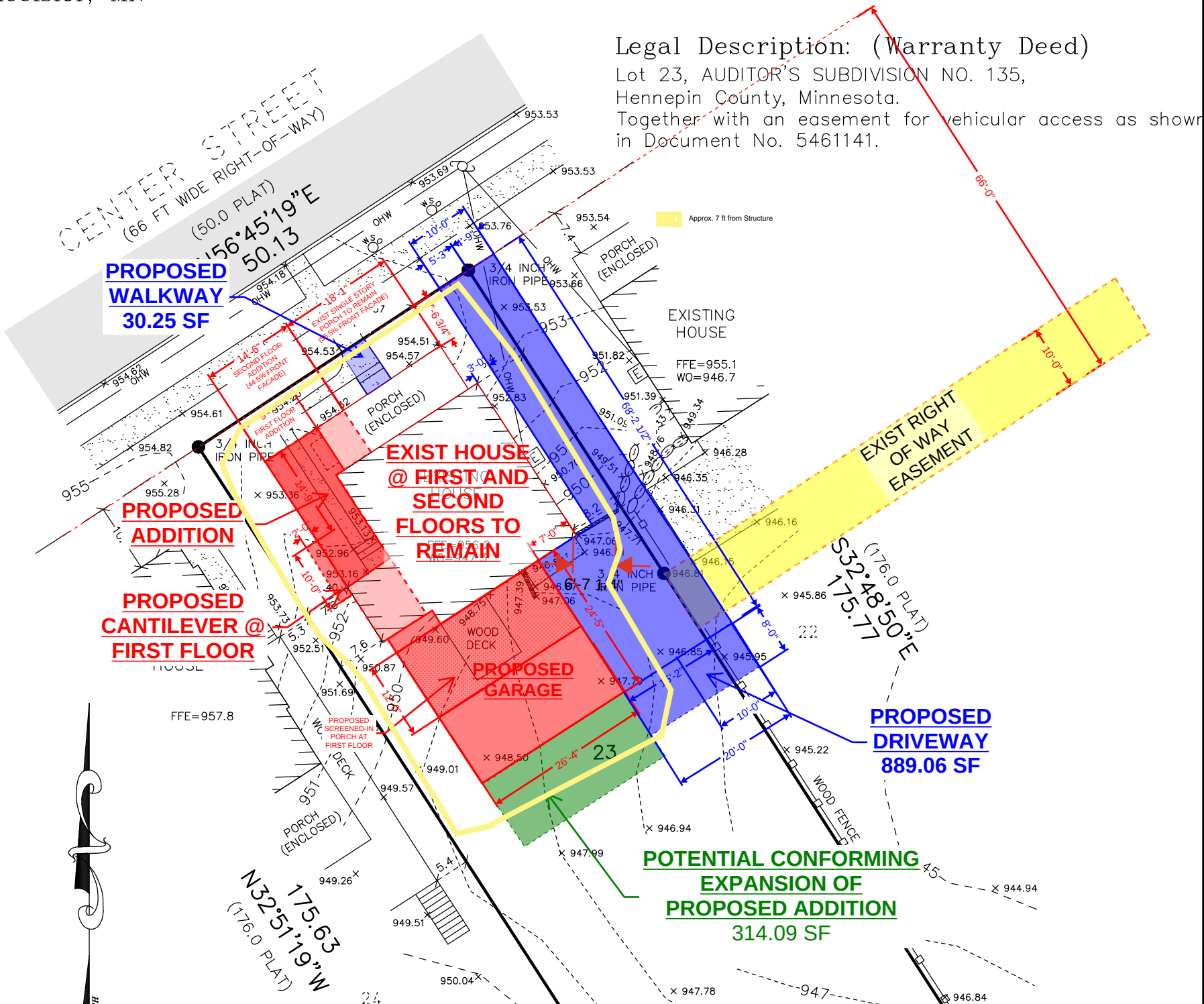
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,

Hennepin County, Minnesota.

Together with an easement for vehicular access as shown in Document No. 5461141.



BUILDING COVERAGE CALCULATIONS	
TOTAL LOT AREA:	8,712 SF
ALLOWABLE BLDG COVERAGE:	2,178 SF (25%)
EXIST BLDG COVERAGE:	963 SF (11.05%)
PROPOSED W/ ADDITION:	1863.91 SF (21.39%) (COMPLIES)
POTENTIAL ADDITIONAL EXPANSION:	314.09 SF

LOT COVERAGE CALCULATIONS	
TOTAL LOT AREA:	8,712 SF
ALLOWABLE BLDG COVERAGE:	3145 SF (12% + 2100 SF)
PROPOSED BLDG COVERAGE:	1863.91 SF
PROPOSED DRIVEWAY COVERAGE:	889.06 SF
PROPOSED WALKWAY COVERAGE:	30.25 SF
TOTAL LOT COVERAGE:	2783.22 SF (COMPLIES)

LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424
- Denotes Iron Monument found size, type, & RLS as noted.
- x xxx.xx Denotes Existing Spot Elevation
- XXX--- Denotes Existing Contour
- ⊕ Denotes Utility Pole
- Ⓜ Denotes Gas Meter
- ⓔ Denotes Electric Meter
- Ⓢ Denotes Sanitary Sewer Manhole
- OHV— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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 29, 2025

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

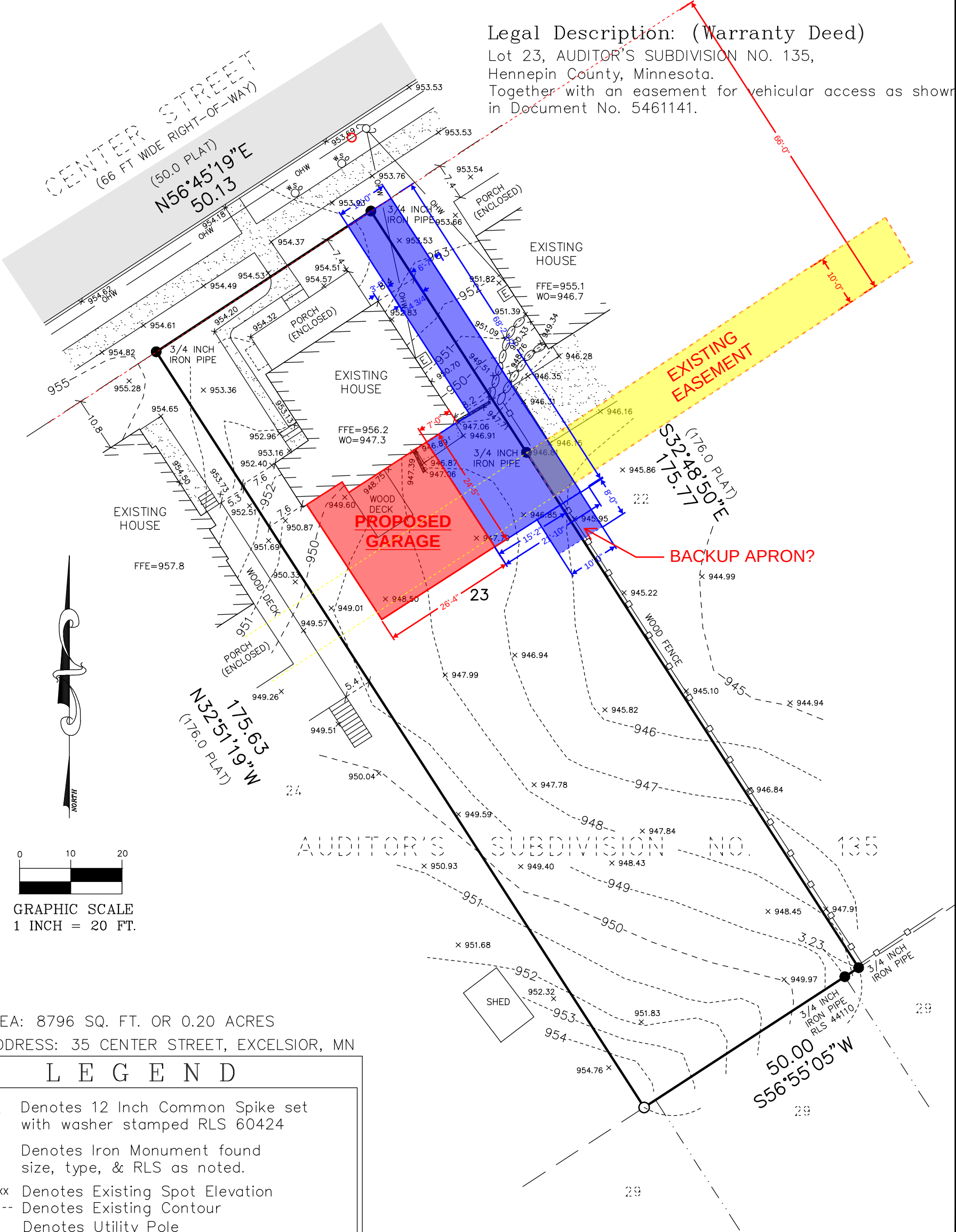
Phone: 651-776-6211

Made For:

Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

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- Denotes Iron Monument found size, type, & RLS as noted.
- x xxx.xx Denotes Existing Spot Elevation
- xxx--- Denotes Existing Contour
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BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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Ryan M. Peterson October 29, 2025

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

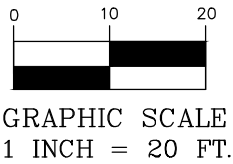
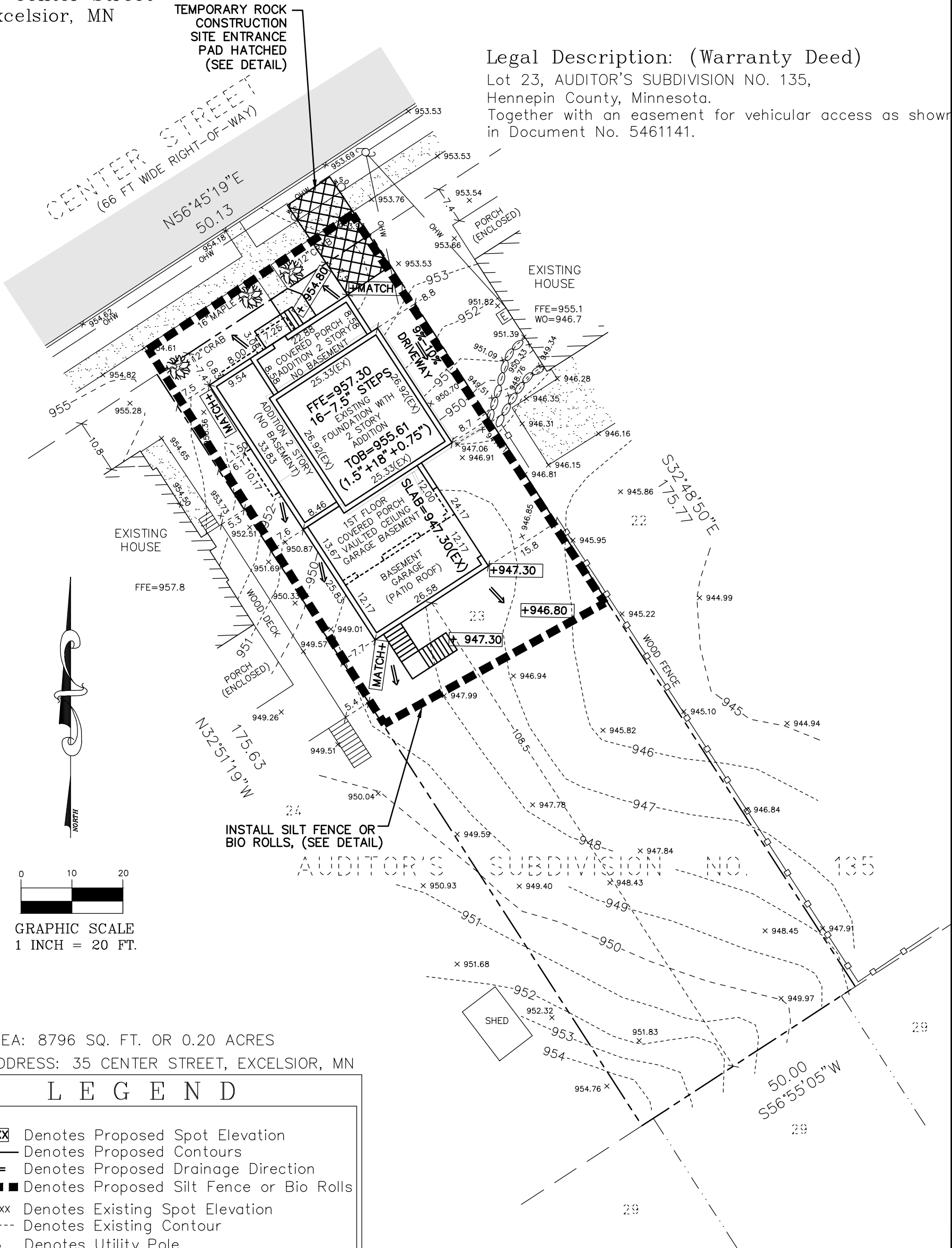
Phone: 651-776-6211

Made For:

Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



LEGEND

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
- x xxx.xx Denotes Existing Spot Elevation
- XXX--- Denotes Existing Contour
- ⊙ Denotes Utility Pole
- ⊕ Denotes Gas Meter
- ⊖ Denotes Electric Meter
- ⊙ Denotes Sanitary Sewer Manhole
- OHV— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

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 1 of 2

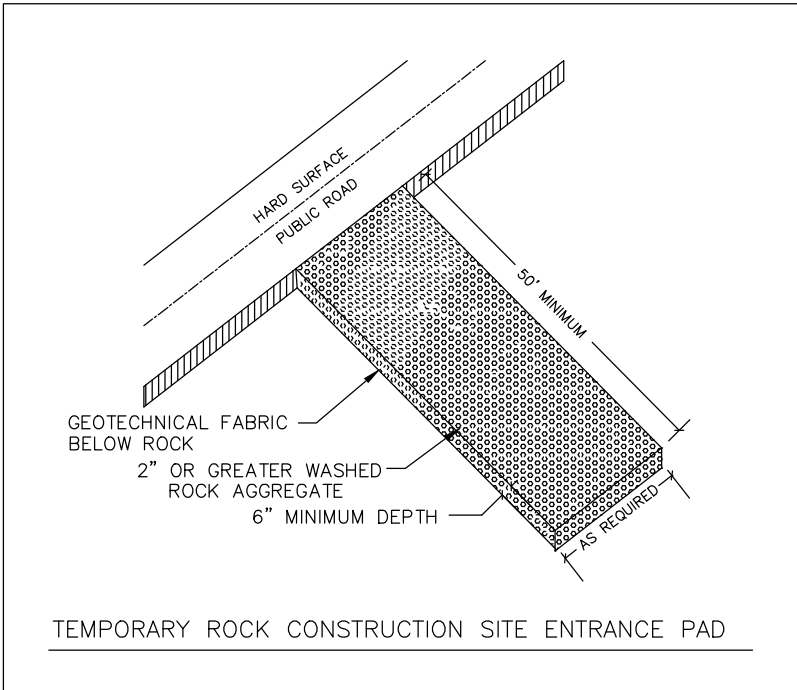
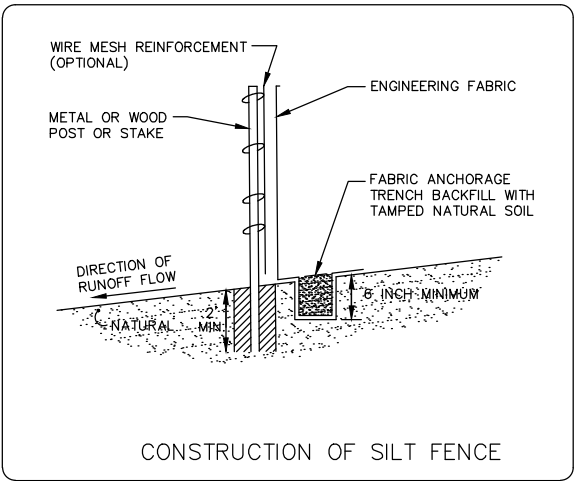
BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

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

Made For:
Nick Woodward
35 Center Street
Excelsior, MN



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

WINDOW TABULATIONS

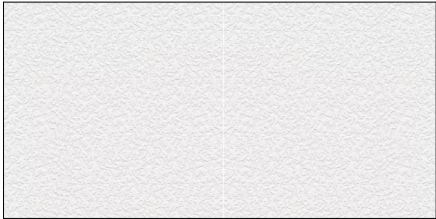
TOTAL WALL AREA: 619.49 SF
TOTAL WINDOW AREA: 129 SF

129 SF / 619.49 SF = 20.82% (COMPLIES)

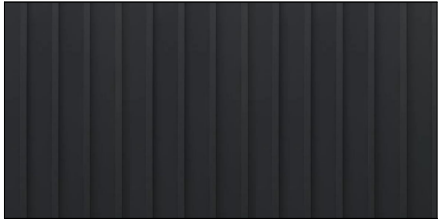
EXIST ROOF TO REMAIN
NO CHANGES TO EXIST HEIGHT



PROPOSED MATERIALS



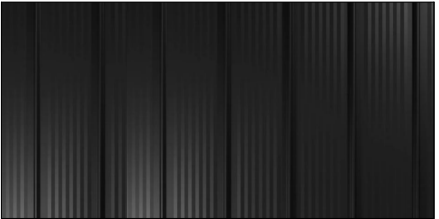
STUCCO
OFF-WHITE



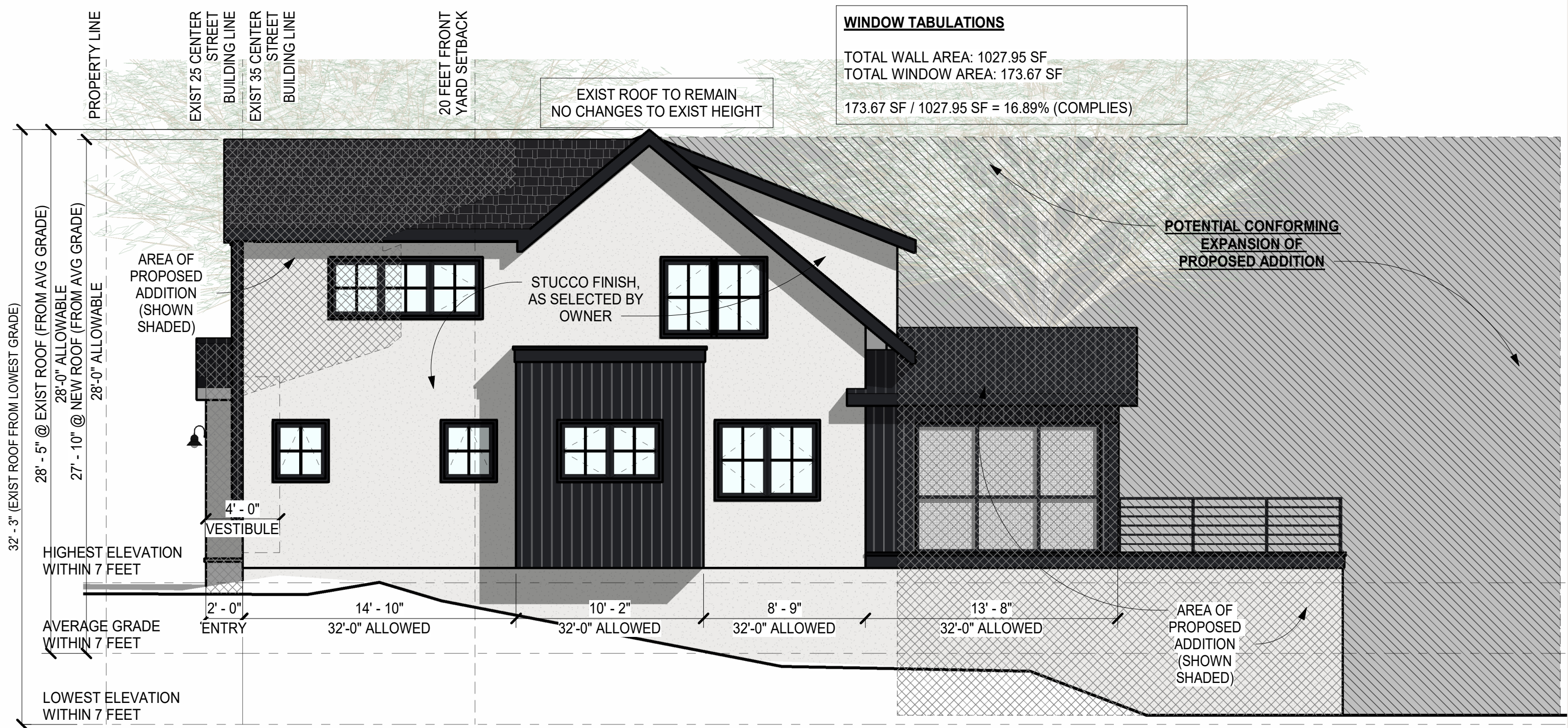
HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



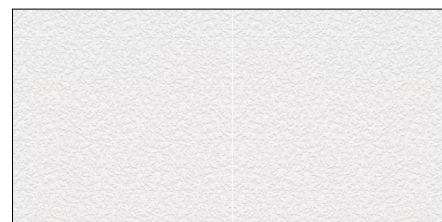
MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK



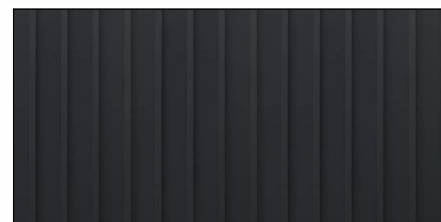
35 CENTER STREET

RIGHT ELEVATION

PROPOSED MATERIALS



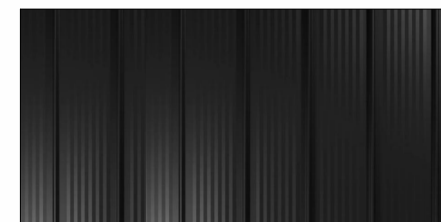
STUCCO
OFF-WHITE



HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK

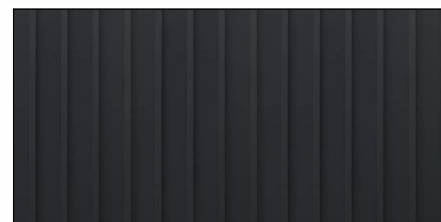
TOTAL WALL AREA: 740.96 SF
TOTAL WINDOW AREA: 234.72 SF

234.72 SF / 740.96 SF = 31.68% (COMPLIES)

EXIST ROOF TO REMAIN
NO CHANGES TO EXIST HEIGHT

[illegible]

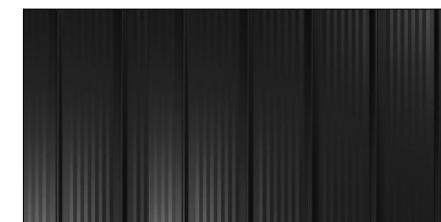
STUCCO
OFF-WHITE



HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK

WINDOW TABULATIONS

TOTAL WALL AREA: 1027.95 SF
TOTAL WINDOW AREA: 173.67 SF
173.67 SF / 1027.95 SF = 16.89% (COMPLIES)

EXIST ROOF TO REMAIN
NO CHANGES TO EXIST HEIGHT

20 FEET FRONT
YARD SETBACK

EXIST 35 CENTER
STREET
BUILDING LINE

EXIST 25 CENTER
STREET
BUILDING LINE

PROPERTY LINE

**POTENTIAL CONFORMING
EXPANSION OF
PROPOSED ADDITION**

AREA OF
PROPOSED
ADDITION
(SHOWN
SHADED)

27' - 10" @ NEW ROOF (FROM AVG GRADE)
28'-0" ALLOWABLE
28' - 5" @ EXIST ROOF (FROM AVG GRADE)
28'-0" ALLOWABLE
32' - 3" (EXIST ROOF FROM LOWEST GRADE)

HIGHEST
ELEVATION
WITHIN 7 FEET

AVERAGE
GRADE WITHIN
7 FEET

LOWEST
ELEVATION
WITHIN 7 FEET

21' - 6"

AREA OF
PROPOSED
ADDITION
(SHOWN
SHADED)

12' - 0"
32'-0' ALLOWED

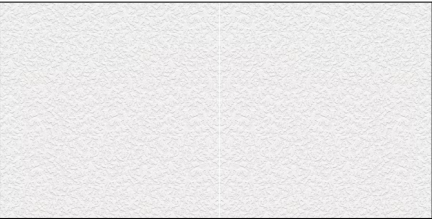
STUCCO FINISH,
AS SELECTED BY
OWNER

26' - 11"
32'-0' ALLOWED

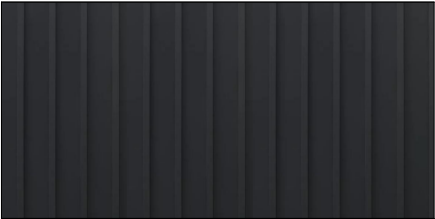
4' - 0"
VESTIBULE

8' - 7"
32'-0' ALLOWED
2' - 0" ENTRY

PROPOSED MATERIALS



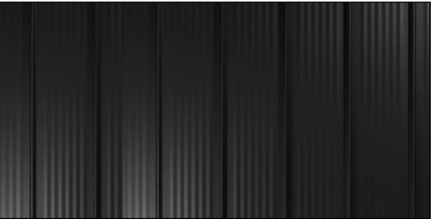
STUCCO
OFF-WHITE



HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK

35 CENTER STREET

LEFT ELEVATION

35 Center St



**Image generated with Gemini AI; details may not be fully accurate*













Building Permit

350 Highway 7, Ste. 230 • Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

Permit #: _____

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: 35 Center Street

Property Owner: Pam Haugum, Bill Perrin

Owner Phone: 612-274-2070

Owner Address: 35 Center Street, Excelsior

Owner Email Address: _____

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: _____

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: Attached garage addition, second story addition above porch, and ground level addition on side of the house

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: _____

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

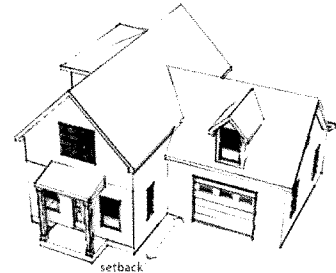
New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while 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.



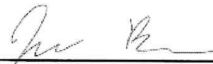
City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

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:	
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:	
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: 35 Center Street	Zoning District: R-2	
Property Identification Number(s) (PIN #s): 3411723110048		
Legal Description (attach if necessary): Addition: Auditor's Subd. No. 135 Metes & Bounds: N/A		
Description of Proposal (attach additional information if needed): Attached garage addition, second story addition above porch, and ground level addition on side of the house		
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**

202 Oak Street and 35 Center Street

Erin Larson <elarson@minnehahacreek.org>
To: Jarod Blackowiak

Wed, Dec 17, 2025 at 9:01 AM

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
Sent: Tuesday, December 16, 2025 10:20 PM
[Quoted text hidden]

[Quoted text hidden]



THE CITY OF
EXCELSIOR
MINNESOTA

Tree Removal Permit

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

Email permit to: permits@excelsiormn.org

Permit Fee: \$100.00

SITE ADDRESS

Property Address: 35 Center Street

OWNER INFORMATION

Name: Pam Haugum, Bill Perrin

Telephone: 612-274-2070

E-Mail:

TREE(S) PROPOSED FOR REMOVAL

Species	Size	Reason for Removal	Location of Tree
Norway Maple	20"	Signs of disease	Front right of the yard
Crab Apple	12"	Signs of disease	Front left of the yard
Spruce	16"	Overgrowth into home and early signs of decay	Back left of the yard
Cedar	10"	Building an addition	Back right of the yard
Apple	12"	Overgrowth into powerlines and house	Front right of the yard

TREE REMOVAL CONTRACTOR

Joe Cocherell
Spruced Up Tree Services

Applicant Signature

- All information on this application is complete and accurate.
- All work will comply with the City's tree preservation regulations.

SIGNATURE

DATE 12-30-25

RULES AND REGULATIONS

- Tree removal contractors must be licensed through the City of Excelsior.
- Significant trees are 8" DBH or more. Removal of a significant tree requires the approval of the City Forester and an independent forester.
- Trees that are not significant may be removed without a permit.
- If the tree is diseased or invasive, or if there 2 significant trees/5,000 square feet of the lot, then no replacement is required.
- Trees over 30" DBH are considered Landmark trees and cannot be removed unless the City Forester and an independent arborist find the tree to be dangerous to life or property.
- The tree preservation regulations are found in Article 12 of the Zoning Ordinance.



Item: 4.C.

ITEM REPORT

To: Planning Commission

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

Meeting Date: February 23, 2026

Department/Office: Community Development

Item Name: 111 First Street - Sketch Plan

Summary:

BACKGROUND

The applicant is proposing to demolish the existing home at 111 First Street and construct a new single-family home on the parcel. The applicant requested a sketch plan review because the parcel at 111 First Street is unique, and the applicant is requesting feedback on initial plans before they move forward with architectural drawings and a full residential review permit application submission.

The parcel is 2,700 sf. (As reference, the Planning Commission reviewed, at your meeting in January, residential review permit and variance applications for the parcel at 88 First Street, and that parcel is approximately 4,800 sf.)

The conceptual plans propose demolishing the existing home on the parcel and constructing a two-story home with a front-facing tuck under 2-stall garage and lower level that is partially exposed. At this time, staff has determined that the proposed home would require a height variance, building coverage variance, and rear yard setback variance.

Because the lot is so small, and variances will be required to construct a new home, the applicant wants to get some feedback from the Council on their proposed design.

Recommended Action:

This is a sketch plan review. The Planning Commission will provide feedback to the applicant and will take no action.

Budget:

Attachments:

1. 2_Application_111 First
2. 3_Survey And Existing & Proposed Elevations
3. 4_Photo 1
4. 5_Photo 2



Residential Review Permit Application

350 Highway 7, Ste. 230, Excelsior, MN 55331

952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: <i>Tim O'Connor</i>	Business Name: <i>Align Building + Remodeling</i>	
Address: <i>684 Excelsior Blvd Suite 220</i>		
City: <i>Excelsior</i>	State: <i>MN</i>	Zip Code: <i>55331</i>
Telephone: <i>612-325-8859</i>	E-Mail: <i>Tim@alignbr.com</i>	
OWNER INFORMATION (if different)		
Name:	Business Name:	
Address:		
City:	State:	Zip Code:
Telephone:	E-Mail:	
TYPE OF APPLICATION (check all that apply)		
☒ Sketch Plan	☐ Residential Review Permit	
PROJECT INFORMATION		
Street Address: <i>111 1st Street</i>		Zoning District (R-1 or R-2):
Property Identification Number(s) (PIN #s): <i>2711723430002</i>		
Legal Description (attach if necessary):		
Description of Proposal (attach additional information if needed): <i>Build New Home</i>		
Reason(s) to Approve Request (attach additional information if needed):		
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	

APPLICANT'S STATEMENT

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

Signature: *Timothy O'Connor*

Date: *2/5/20*

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.

Surveyors Certificate
Existing Conditions Survey For:

Thomas Gunkel

Property located in Section 27, Township 117, Range 23,
Hennepin County, Minnesota

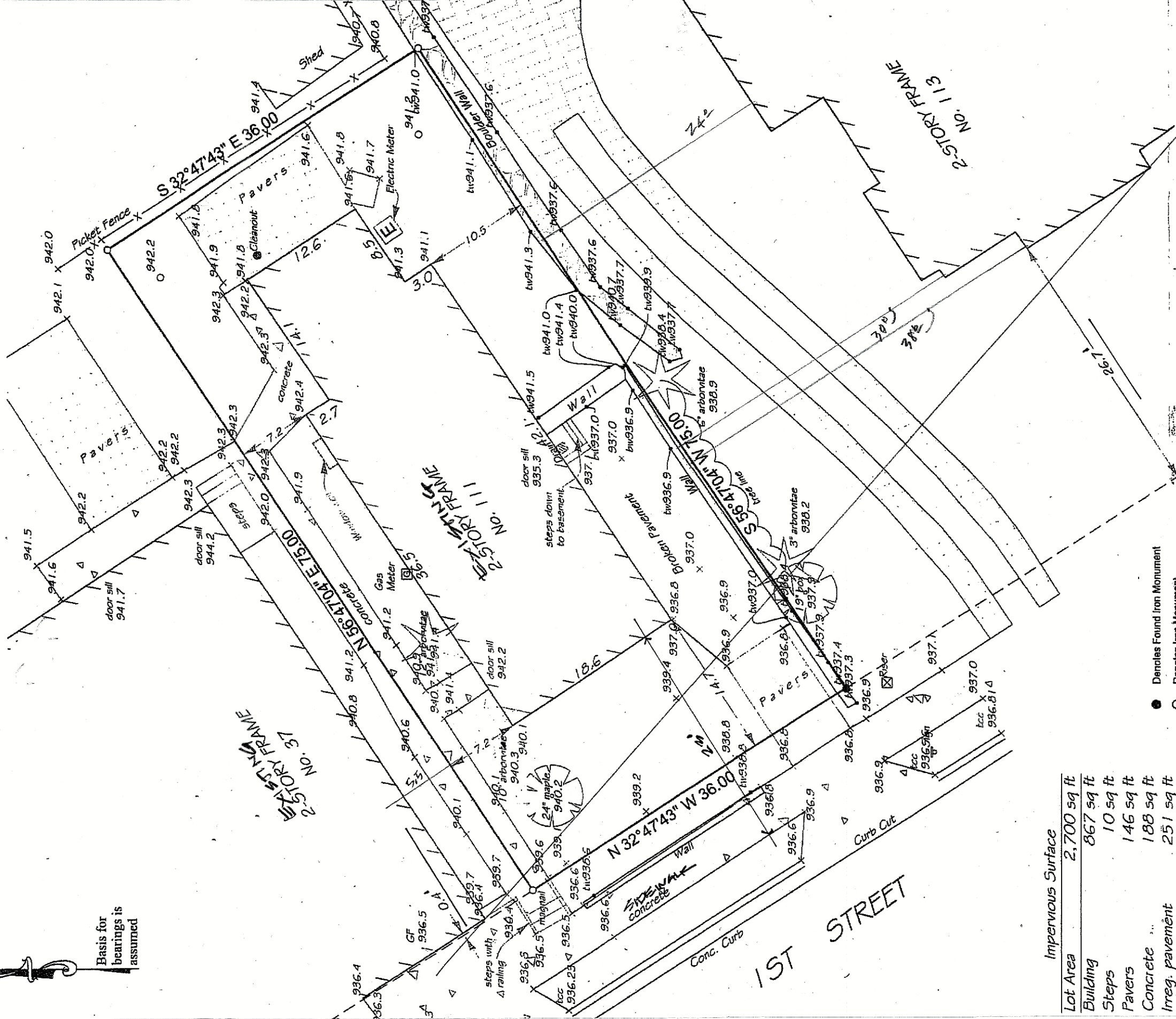
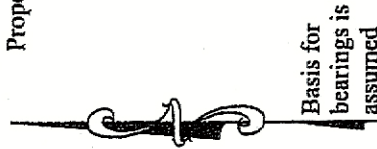
Property Zoned as "R-2"

Set-Backs:

Front: 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. In the case that 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 is greater than 30 feet, the front yard setback of the proposed principal structure shall be 30 feet. Principal structures on corner lots or next to only one existing principal structure shall match the front yard setback of the adjacent home.

Side Interior: 15'

Rear: 35'



Impervious Surface	
Lot Area	2,700 sq ft
Building	867 sq ft
Steps	10 sq ft
Pavers	146 sq ft
Concrete	188 sq ft
Irreg. pavement	251 sq ft
Pavers	53 sq ft
Walls	47 sq ft
Total	1,562 sq ft
Percentage	57.85%

Legal Description
The south 36 feet of Lot 11, AUDITOR'S
SUBDIVISION NO. 135
Hennepin County, Minnesota

Project No. 91078
F.B.No. 1137-57
Address: 111 1st Street
Excelsior, MN

SCALE 1" = 10'

PID No. 27-117-23-43-0002

11" = 10'

NOTE: The only easements shown are from plats of record or information provided by client.

I 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.
Surveyed this 13th day of June 2025.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Demarcinc.com

Signed _____
Gregory R. Präsich, Minn. Reg. No. 24992

Surveyors Certificate
Existing Conditions Survey For:

Thomas Gunkel

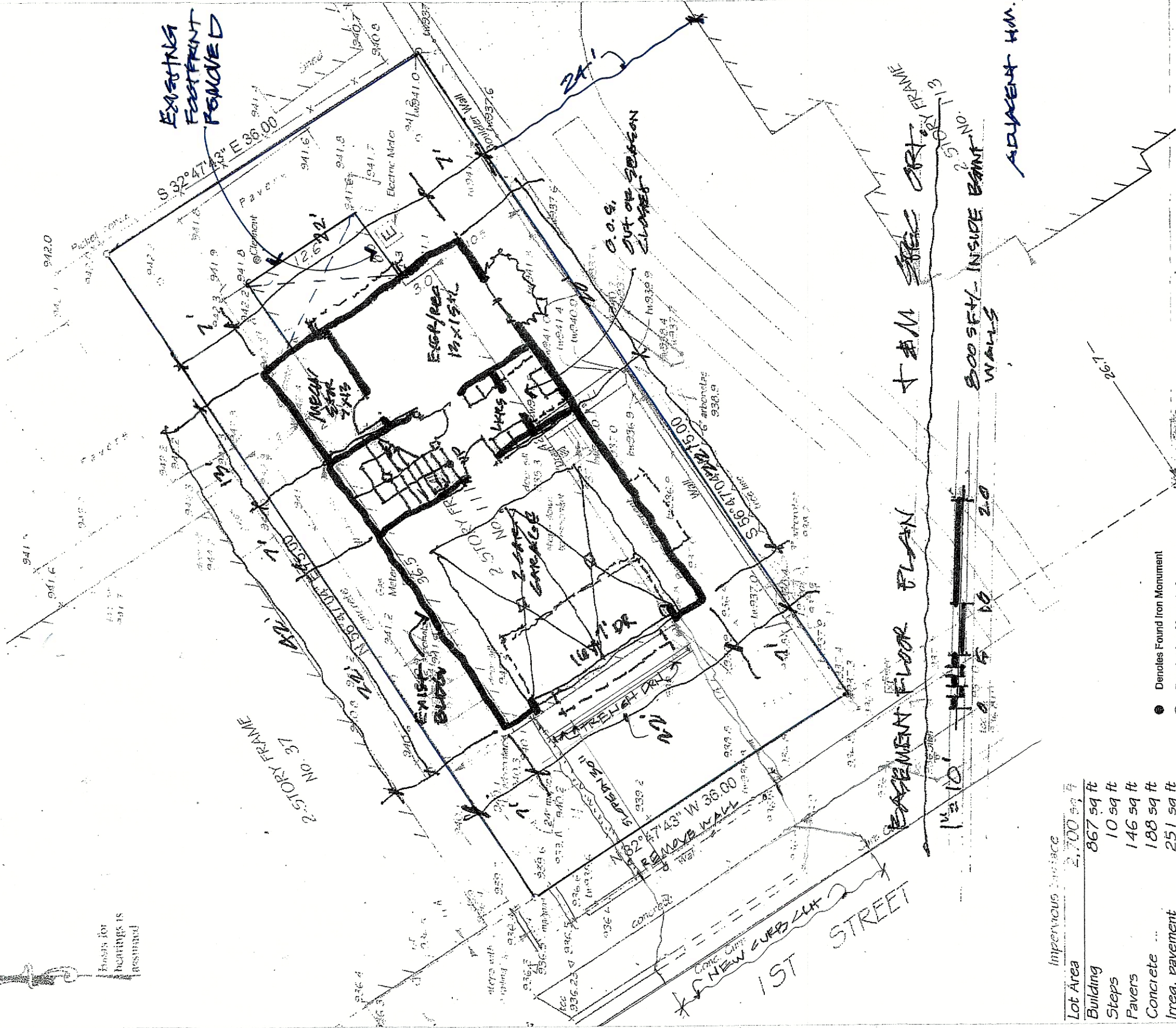
Property located in Section 27, Township 117, Range 23,
Hennepin County, Minnesota

Property Zoned as "R-2"

Set-Backs:

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Side Interior: 15'
Rear: 35'



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Total	1,562 sq ft
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- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Existing Contours
- x000.0 Denotes Existing Elevation

12/10/25
SAC @ 2/10/25

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description The south 36 feet of Lot 11, AUDITOR'S SUBDIVISION NO. 135 Hennepin County, Minnesota	Project No. 91078	SCALE 1" = 10'
	F.B.No. 1137-57	PID No. 27-117-23-43-0002
	Address: 111 1st Street Excelsior, MN	
	REV	

DEMARC

12/10/25
SAC @ 2/10/25

I 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
Surveyed this 13th day of June 2025.

Surveyors Certificate

Existing Conditions Survey For:

Thomas Gunkel

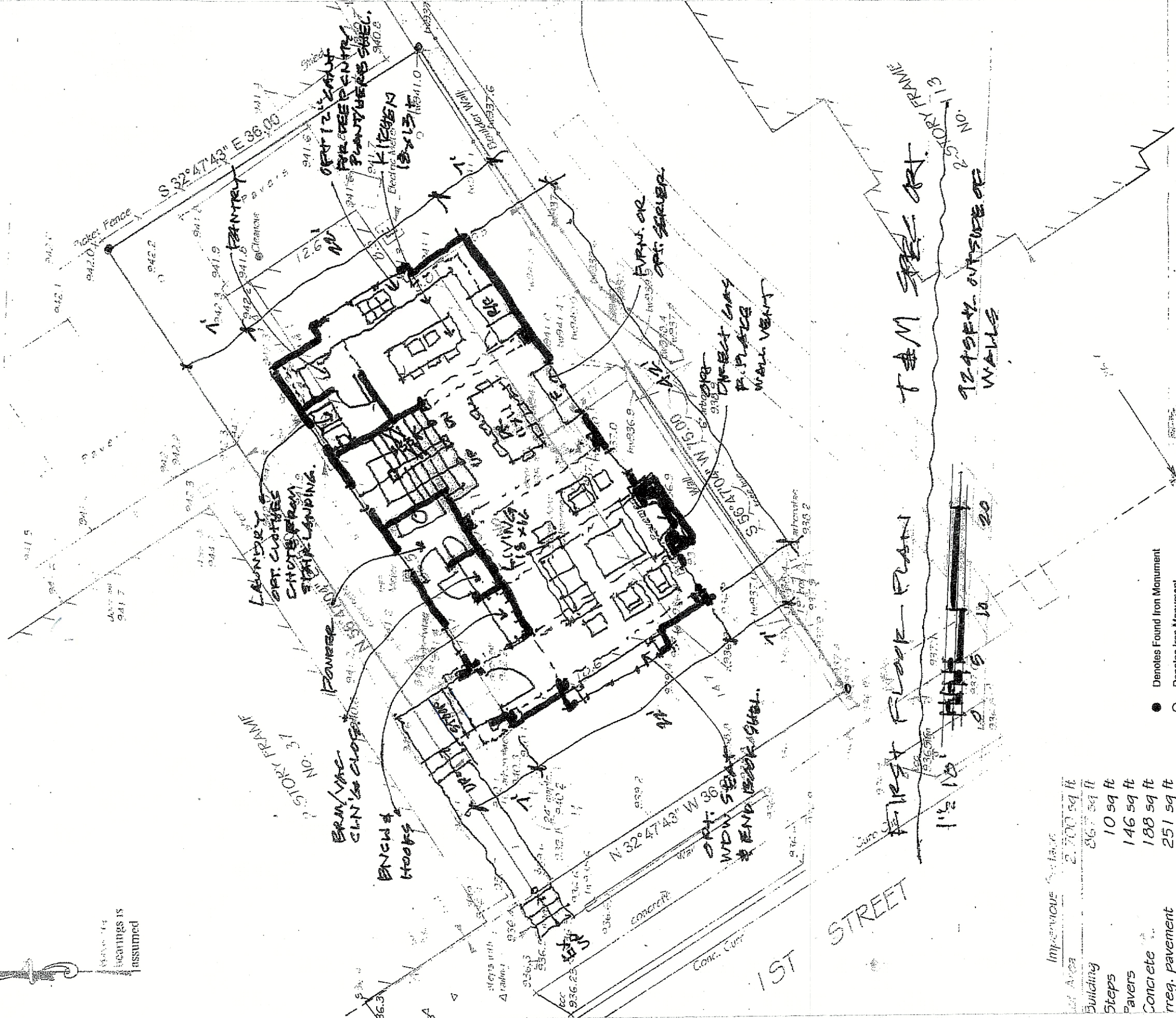
Property located in Section 27, Township 117, Range 23,
Hennepin County, Minnesota

Property Zoned as "R-2"

Set-Backs:

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Side Interior: 15'
Rear: 35'



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- Denotes Existing Elevation

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SUBDIVISION NO. 135
Hennepin County, Minnesota

Project No. 91078
SCALE 1" = 10'
F.B.No. 1137-57
PID No. 27-117-23-43-0002
Address: 111 1st Street
Excelsior, MN

DEMARC

12/10/25
GAG 09/02/26

NOTE: The only easements shown are from plats of record or information provided by client.

I 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

Surveyed this 13th day of June 2025.

Sharon D. Dahl

Surveyors Certificate Existing Conditions Survey For:

Thomas Gunkel

Property located in Section 27, Township 117, Range 23,
Hennepin County, Minnesota

Property Zoned as "R-2"

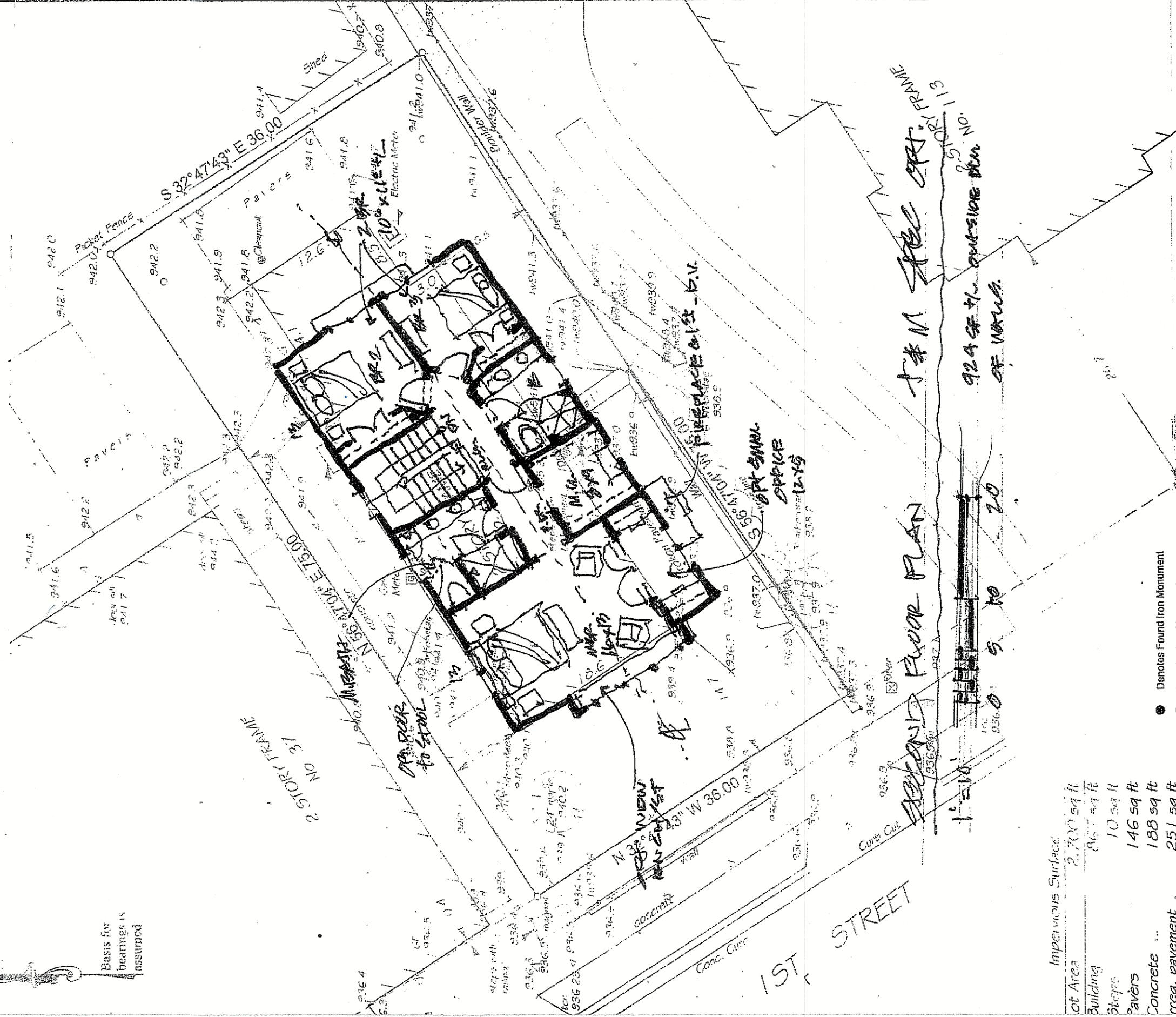
Set-Backs:

Front: 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. In the case that 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 is greater than 30 feet, the front yard setback of the proposed principal structure shall be 30 feet. Principal structures on corner lots or next to only one existing principal structure shall match the front yard setback of the adjacent home.

Side Interior: 15'
Rear: 35'



Basis for
bearings is
assumed



Impervious Surface	
Lot Area	2,700 sq ft
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SUBDIVISION NO. 135
Hennepin County, Minnesota

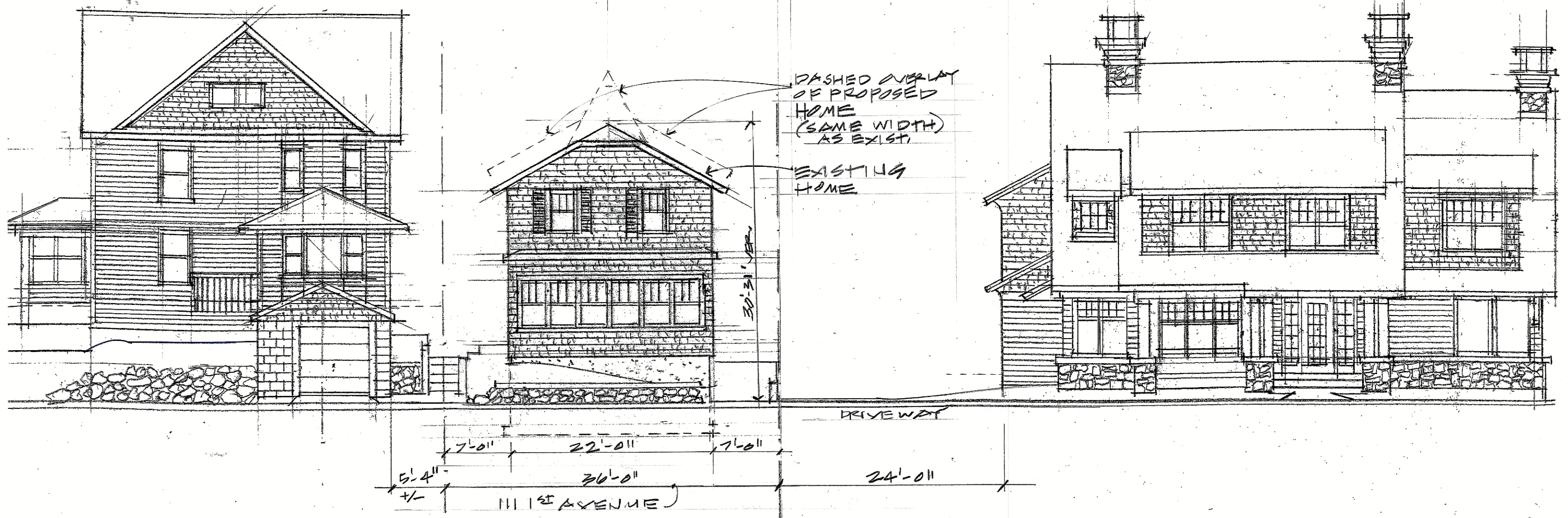
Project No. 91078	SCALE 1" = 10'
F.B.No. 1137-57	PID No. 27-117-23-43-0002
Address: 111 1st Street Excelsior, MN	
REV	

12/10/25
SPE @ 2015
NOTE: The only easements shown are from plats of record or information provided by client.

I 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
Surveyed this 13th day of June 2025.

Signature
D.D.O.

DEMARC



STREET ELEVATION - EXISTING

111 1st, EXCELSIOR, MN.
SDC/ALAN BLOD, 12/10/2025





ARTICLE 15. NONCONFORMING, USES, STRUCTURES, LOTS AND SIGNS¹

Sec. 15-1. Purpose.

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

(Ord. No. 554, § 1, 1-17-2017)

Sec. 15-2. General provisions.

- (a) *Continuation.* A nonconforming lot, use or structure may be continued if it was legally established in compliance with all applicable regulations in effect at the time it was established.
- (b) *Legally established defined.* To be considered legally established, a legal nonconforming lot, use or structure shall have been physically constructed or in existence, not merely contemplated, at the time the ordinance rendering it nonconforming was adopted. Conditional use permits, variances, building permits, or other permits not exercised within the required time do not establish the right to legal nonconformity unless the lot, use or structure was under construction (with a valid building permit) at the time of adoption of the ordinance rendering it nonforming.
- (c) *Burden of proof.* Any person asserting a right to a nonconforming use or structure has the burden of proof to demonstrate that the nonconformity was legally established.
- (d) *Subdivision.* Parcels of land or portions thereof shall not be subdivided if such action results in buildings and/or uses becoming nonconforming.
- (e) *Shoreland areas.* All legal nonconforming uses, structures, and lots within designated shoreland areas, shall be governed by applicable Minnesota State statutes.

(Ord. No. 554, § 1, 1-17-2017)

Sec. 15-3. Nonconforming uses of building or land.

- (a) *Extension.* A non-conforming use of a building may be extended throughout said building provided no structural alterations are made therein except as required by other codes or ordinances.

¹Ord. No. 554, § 1, adopted Jan. 17, 2017, repealed former Art. 15, §§ 15-1—15-5, in its entirety and enacted new provisions as herein set out. Former Art. 15 pertained to similar subject matter and derived from Ord. No. 381, 9-7-2004; Ord. No. 403, 10-2-2016; Ord. No. 491, § 1, 10-1-2012.

-
- (b) *Relocation.* A non-conforming use shall not be moved to any other part of the parcel of land upon which the same was conducted at the time of passage the ordinance rendering it nonconforming.
 - (c) *Abandonment.* A non-conforming use of building or parcel of land which has been discontinued for a period of one year shall not be re-established and any future use shall be in conformity with the regulations of this appendix.
 - (d) *Change.* A non-conforming use of a building or parcel of land may be changed to a similar non-conforming use.

When any non-conforming use of a building or parcel of land has been changed to a conforming use, it shall not, thereafter, be changed to a non-conforming use.

(Ord. No. 554, § 1, 1-17-2017)

Sec. 15-4. Nonconforming structures.

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

(Ord. No. 619, § 4, 12-21-2020)

- (b) *Restoration.* In the event of damage or destruction of a nonconforming structure by fire or other peril to the extent of greater than 50 percent of its market value, the damaged or destroyed nonconforming structure shall not be restored unless a building permit is applied for within 180 days of when the property is damaged or destroyed.
- (c) *Moving.* A nonconforming structure that is moved to a new location shall conform to all standards that apply in its new location.
- (d) *Maintenance.* Normal maintenance of a non-conforming building or structure shall be permitted, including necessary nonstructural repairs and incidental alterations.

(Ord. No. 554, § 1, 1-17-2017)

Sec. 15-5. Nonconforming lots.

- (a) *Development permitted.* In any district in which single family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any single lot of record that does not comply with current applicable lot area or lot width regulations.
- (b) *Conformance with standards* Development on legal nonconforming lots shall comply with all setback, building coverage, parking, and other standards of the applicable zoning district.
- (c) *Common ownership limitation.* Where two or more adjacent lots of record are under common ownership as of the effective date of the ordinance from which this article derives, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purpose of this article, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this appendix, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this appendix.

(Ord. No. 554, § 1, 1-17-2017)

Sec. 15-6. Nonconforming signs.

Any sign that existed lawfully on the effective date of the sign regulations of this article that remains or becomes nonconforming by reason of adoption of these sign regulations or because of subsequent amendments to these sign regulations are considered nonconforming signs and their continuance is allowed in accordance with the following regulations:

- (a) Ordinary repairs and maintenance, including the removing and replacing of the outer panels is permitted, provided that the panels are replaced with identical panels and that no structural alterations or other work that extends the normal life of the nonconforming sign is permitted.
- (b) Single panels on nonconforming multi-panel signs for multi-tenant buildings may be changed to reflect tenant changes.
- (c) Besides (a) and (b) of this section, nonconforming signs may not be changed unless they are brought into conforming with the sign ordinance.
- (d) No repair or alteration that increases the size of the nonconforming sign is permitted.
- (e) No nonconforming sign may be moved in whole or in part to any other location on the same or any other premises unless every portion of such sign is made to conform to all of the regulations of these sign regulations.
- (f) If a nonconforming sign is abandoned or the described business discontinued for a continuous period of 30 days or more, it must be discontinued and any subsequent sign must conform to all of the sign regulations of this article.

(Ord. No. 554, § 1, 1-17-2017)

Land Use Nonconformities (League of MN Cities)

<https://www.lmc.org/resources/land-use-nonconformities/>

Published: May 21, 2021

This content conveys general information. Do not use it as a substitute for legal advice. Any attorney general opinions cited are available from the League's Research staff.

Nonconformities

Nonconformities are any land uses, structures, or lots that do not comply with the city's current zoning ordinance.

Legal nonconformities

Legal nonconformities are those that were legal when the zoning ordinance or amendment was adopted. That is, they complied with then-existing ordinance and law. Legal nonconformities generally have a statutory right to continue. They are also often called grandfather rights.

Illegal nonconformities

Illegal nonconformities are those that were not permitted when established. Illegal nonconformities do not have the rights associated with legal nonconformities. They may exist because a prior zoning ordinance was not enforced as written. A city's failure to enforce a prior zoning ordinance does not give a landowner the legal right to continue an illegal nonconformity. Before assuming a particular nonconformity is entitled to the statutory right to continue, cities should consider whether the nonconformity ever complied with existing ordinance or law.

Floodplain nonconformities

Legal nonconformities in floodplain areas have more limited rights. Cities may regulate the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain community eligibility for the National Flood Insurance Program (NFIP) ([Minn. Stat. § 462.357 subd. 1e\(c\)](#)).

[Learn about the National Flood Insurance Program from the Minnesota Department of Natural Resources website](#)

Statutory rights of legal nonconformities

Minnesota law says any legal nonconformity has a right to continue ([Minn. Stat. § 462.357, subd. 1e](#)). It may be continued through repair, replacement, restoration, maintenance, or improvement. These rights were limited to repair and maintenance until 2004 when the Legislature added replacement, restoration, and improvement but not expansion. Cities may choose to allow expansion in certain circumstances by ordinance.

Who benefits from nonconforming rights

The rights of legal nonconformities attach to and benefit the land. They are not limited to a particular landowner. If the benefited property is sold, the new owner will have continuance rights.

Loss of nonconforming rights

The right to continue a legal nonconformity can be lost if the use is discontinued or destroyed.

Discontinuance

State law makes an exception to continuance rights when a nonconforming use is discontinued for more than one year ([Minn. Stat. § 462.357 subd. 1e\(a\)\(1\)](#)).

Destruction

State law has another exception to continuance rights when a nonconforming structure is destroyed by more than 50% of its assessed market value, and no building permit is applied for within 180 days ([Minn. Stat. § 462.357 subd. 1e\(a\)\(2\)](#)). This exception is known as the 50% rule and used to have greater impact before the 2004 Legislature provided that applying for a building permit within 180 days of destruction defeats the exception.

Phasing out

Historically, the theory behind legal nonconformities was that property would eventually comply with the zoning ordinance. The statutory right to continue was more limited, and cities could phase out nonconformities over time through a process called amortization.

Current law prohibits amortization, except for adult uses ([Minn. Stat. § 462.357 subd. 1c](#)).

City role in administering nonconformities

The rights of legal nonconformities to continue does not depend on local ordinance, and so a city often has little role administering nonconformities. Landowners may assert their continuance rights in response to city enforcement of a zoning ordinance. The burden is on the landowner to establish that their property qualifies for nonconforming rights.

Zoning ordinances

Some cities choose to address nonconformities in their zoning ordinance by:

- Codifying the statutory rights, or
- Setting up systems to register legal nonconformities.

If a zoning ordinance covers nonconformities, cities should carefully review its provisions and make sure they are consistent with the current state statute.

Expansion of nonconforming uses

State law says the right of legal nonconformities to continue does not include expansion. Because the law does not define expansion, some cities define expansion in the city zoning ordinance. The definition could refer to:

- Any physical expansion of the nonconformity, or
- Intensifying the use.

Cities can allow expansion of nonconformities. State statute specifically says: “A municipality may, by ordinance, permit an expansion or impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare, or safety.” Some cities have long had ordinance provisions allowing the expansion of nonconformities in certain limited circumstances.

Compliance with other city ordinances

While legal nonconformities have a right to continue without complying with the current zoning ordinance, they must still comply with all other city ordinances, such as a nuisance or licensing ordinance ([Minn. Stat. § 462.357 subd. 1d](#)).

ITEM REPORT

To: Planning Commission

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

Meeting Date: February 23, 2026

Department/Office: Community Development

Item Name: Resolutions documenting the approval of Residential Review Permits

1. 150 Bell Street - PC Resolution 2026-01
2. 88 First Street - PC Resolution 2026-02
3. 221 Bell Street - PC Resolution 2025-07
4. 174 West Lake Street - PC Resolution 2025-08

Summary:

BACKGROUND

Four resolutions are before the Planning Commission for approval. The resolutions affirm the decisions and conditions approved by the Planning Commission.

RESOLUTIONS BROUGHT FOR APPROVAL

1. Resolution documenting the approval of Residential Review Permit - 150 Bell Street – PC Resolution 2026-01
 1. Approves Residential Review Permit for a second story addition on existing single family home.
 2. Application approved at January 26, 2026, Planning Commission meeting.
2. Resolution documenting the approval of Residential Review Permit - 88 First Street – PC Resolution 2026-02
 1. Approves Residential Review Permit and Variances from the rear yard setback, side yard setback, front yard setback, garage setback, garage door size, wall plane, and building coverage standards for construction of a new home on a vacant parcel.
 2. RRP Application approved and variances recommended for approval at January 26, 2026, Planning Commission meeting.
3. Resolution documenting the approval of Residential Review Permit - 221 Bell Street- PC Resolution 2025-07
 1. Approves Residential Review Permit for the demolition and rebuild of a single-family home.
 2. Application approved during November 24, 2025, Planning Commission

meeting.

4. Resolutions documenting the approval of Residential Review Permit - 174 West Lake Street – PC Resolution 2025-08
 1. Approves Residential Review Permit and Variance from the rear setback standard for construction of a detached garage to replace an existing detached garage
 2. RRP Application approved and variance recommended at November 24, 2025, Planning Commission meeting.

Recommended Action:

It is recommended that the Planning Commission approve the four drafted resolutions that affirm the Planning Commission's previous approvals.

Budget:

Attachments:

1. PC Resolution 2026-01_150 Bell St RRP
2. PC Resolution 2026-02_88 First_approve RRP
3. PC Resolution 2025-07 - 221 Bell Street
4. PC Resolution 2025-08_Approving RRP_174 West Lake

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2026-01

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR THE
CONSTRUCTION OF A SECOND STORY ADDITION ON A SINGLE-FAMILY HOME AT 150
BELL STREET**

WHEREAS, Kris Meyer, Cortland Custom Home LLC, 823 Cortland Circle, Shakopee, MN 55379, applied for a Residential Review Permit for a second story addition, for the property located at 150 Bell Street, Excelsior, P.I.D. #34.117.23.12.0080 (“Property”); and

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

WHEREAS, the Planning Commission considered the Residential Review Permit application and held the public hearing at their meeting on January 26, 2026; and

WHEREAS, the Planning Commission approved the Residential Review Permit application with a vote of 6-0, at their meeting on January 26, 2026.

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

FINDINGS OF FACT

1. The parcel is 6,767 sf and is located in the R2 zoning district.
2. There is an existing single family home built in 1950 and a detached garage on the parcel. The applicant proposes to renovate the existing first story and add a new second story to the home.
3. The existing home has one story massing.
4. The area around this property is made up of a mix of one, one and a half, and two story homes.
5. The proposed home is two stories and meets all zoning standards.
6. The front yard setback is 26.1’; the side yard setbacks are 17.5’ (East) 13.2’ (West); and the rear yard setback is 40’.
7. The building coverage, 19.2%; and lot coverage, 27.6%; are less than the maximum allowed.
8. The Planning Commission approved a Residential Review Permit for the proposed new home finding the plans to be consistent with the Good Neighbor Guidelines.

CONCLUSIONS OF LAW

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

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading, and erosion control plans, etc.
2. The plans shall be consistent with 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.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 23rd day of February 2026.

Approved:

Bill Muenzberg, Chair

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2026-02

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR CONSTRUCTION
OF A NEW SINGLE-FAMILY HOME AT 88 FIRST STREET**

WHEREAS, Michael Sharratt, 464 Second Street, Excelsior, MN 55331, applied for a Residential Review Permit and Variances from the rear yard setback, side yard setback, front yard setback, garage setback, garage door size, wall plane, and building coverage standards for construction of a new home on a vacant parcel pursuant to Articles 6 and 42 of the Excelsior Zoning Code (“Code”), for the property located at 88 First Street, Excelsior, P.I.D. # 27.117.23.43.0022 (“Property”); and

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

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

WHEREAS, the Planning Commission considered the Residential Review Permit and Variance applications and held the public hearing at their meeting on January 26, 2026; and

WHEREAS, the Planning Commission approved the Residential Review Permit application with a vote of 6-0, and recommended approval of the rear yard setback, side yard setback, front yard setback, garage setback, garage door size, and wall plane variance requests with a vote of 6-0, and recommended approval of the building coverage variance request with a vote of 5-1 (Commissioner Tyler voted no), at their meeting on January 26, 2026, (Commissioner Neale was absent); and

WHEREAS, the City Council approved the variance application with a vote of 5-0 at their meeting on February 17, 2026.

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

FINDINGS OF FACT

1. The subject parcel is 4,368 sf and located in the R2 zoning district. The minimum lot size in the R2 district is 10,000 sf.
2. The subject parcel is located at the corner of First Street and West Lake Street.
3. The parcel is vacant. There was a single family home on the property which was deemed hazardous in August 2022, and it was demolished in accordance with City requirements.
4. In November 2021, the Planning Commission approved a residential review permit for construction of a single-family home on the parcel and in April 2022, the City Council approved a variance for the rear yard setback to accommodate a two-stall garage. These actions are documented in Resolution 2022-15. No building permit was issued, and the approvals expired. The property was sold, and the new buyer discussed plans for a new home with city staff. No application was submitted, and the property was sold again.
5. The proposed building height is 28’ measured from the lowest elevation in the area 7’ from the structure, as required by ordinance (Sec. 14-1). The lowest elevation is 933’.

6. The front yard setback is 20'; the side yard setbacks are 5' on the west and 15' on the east.; and the rear yard setback is 13'.
7. The building coverage is 1,378 sf (31.5% of the parcel) and lot coverage is 1,835 sf (42% of the parcel). The lot coverage meets the ordinance standard.
8. The home is slab-on-grade; there is no basement in the proposed home due to water table constraints.
9. The adjacent parcel to the west is 29,000 sf and five townhomes are located on it. The front yard setback on this parcel is 37'.
10. The Planning Commission approved a Residential Review Permit for the proposed new home finding the plans to be consistent with the Good Neighbor Guidelines.

CONCLUSIONS OF LAW

1. Massing and scale of new structure should be compatible with neighboring structures. *The proposed home will have two stories. There is a one story adjacent house to the north and a complex of two-story townhomes. Along West Lake Street there are one-and-a-half and two-story homes; directly to the east is The Commons and the tennis courts. The massing of the home is compatible with the houses across the street which generally sit higher due to existing grade elevations. The roof forms and massing of the home are detailed and well-designed; the roof forms, porch, offsets, and articulation enhance the compatibility of the house.*
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 characteristics of the lot, including its size and preclusion of a basement, result in the need for multiple variances. This is a unique corner lot location and its impact is reduced on the overall streetscape due to the open space of the park to the east and the five townhomes to the west. The use of windows, offsets, front porch, 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. *There is not a consistent setback pattern or lot coverage on the north side of the street. The home will establish a strong corner presence that is suitable for its location and visibility. The 20' front yard setback is within the 20'-30' required by ordinance.*
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. There is a raingarden proposed in the northeast corner of the site.*
5. Consider front porch element in design of new structures. *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. *The design detailing, windows and materials are consistent on all four sides, and very well detailed. The new house creates both height and plane offsets that add visual interest and help break up the hoe's overall massing.*

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *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 provides over 20 feet of separation between the houses. The proposed house is two stories tall, but the footprint of the house is compact and helps reduce the overall impact of the building.*

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading, and erosion control plans, etc.
2. The City Engineer shall review and approve the grading and stormwater plans prior to building permit issuance.
3. The applicant shall submit a landscaping plan which staff shall review and approve prior to building permit issuance.
4. The plans shall be consistent with the survey and plans included in the January 26, 2026, Planning Commission packet, except that the height of the structure shall be 28' and confirmed by staff.
5. The City Council shall grant the requested variances allowing the construction of the subject plans.
6. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 23rd day of February 2026.

Approved:

Bill Muenzberg, Chair

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2025-07

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR THE DEMOLITION
AND REBUILD OF AN EXISTING SINGLE-FAMILY HOME AT 221 BELL STREET**

WHEREAS, Jay Pfeffer, Pfeffer Custom Woods, 2850 Tanagers Lane, Chanhassen, MN 55331, applied for a Residential Review Permit for the demolition and rebuild of a single-family home, for the property located at 221 Bell Street, Excelsior, P.I.D. # 34.117.23.12.0054 ("Property"); and

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

WHEREAS, the Planning Commission considered the Residential Review Permit application and held the public hearing at their meeting on November 24, 2025; and

WHEREAS, the Planning Commission approved the Residential Review Permit application with a vote of 6-0, at their meeting on November 24, 2025.

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

FINDINGS OF FACT

1. The parcel is 7,848 sf and is located in the R2 zoning district.
2. There is an existing single family home built in 1945. The applicant proposes to demolish the existing home and rebuild within the existing footprint. The new single-family home will add a new 100 sf addition to the rear of the home, a new 153 sf porch addition, and new second story to the home.
3. The existing home has one story massing.
4. The area around this property is made up of a mix of one, one and a half, and two story homes.
5. The proposed home is two stories and meets all zoning standards.
6. The front yard setback is 20'; the side yard setbacks at the first story are 14.6' (Northwest) 4.9' (Southeast); the side yard setbacks at the second story are 14.6' (Northwest) 9' (Southeast); and the rear yard setback is 49'.
7. The building coverage, 20%; and lot coverage, 31.3%; are less than the maximum allowed.
8. The Planning Commission approved a Residential Review Permit for the proposed new home finding the plans to be consistent with the Good Neighbor Guidelines.

CONCLUSIONS OF LAW

1. Massing and scale of new structure should be compatible with neighboring structures. *The proposed home will have two stories which is larger than the homes immediately adjacent to the existing structure but compatible with other homes on the block. The proposed second level has a smaller footprint than the first level. The right side of the second level is recessed to meet the 9' side setback requirement; the first floor has a nonconforming side setback of 5'. This recess reduces the mass of the structure.*
2. The size and mass of a new structure should be compatible with the size of the property. *The proposed home has a footprint that is similar in size to, slightly larger than, the existing footprint. A 100 sf addition (20' x 5') is proposed for the rear of the home; and a 153 sf front porch addition replaces the 30 sf covered entry on the existing home. These additions are relatively small and do not run the length of the home, but they are two level. The existing building coverage calculation is 16% of the parcel; the proposed building coverage calculation is 20% of the parcel. The existing rear yard setback is 54' and will be reduced to 49'; this is significantly greater than the minimum of allowed, 35'. 25% coverage is permitted. The size of the new structure is compatible with the size of the property.*
3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The proposed home will be setback 20 feet from the front property line. The average of the adjacent properties' front yard setback is 19'. The front setback conforms with the zoning standard and follows the predominant alignments on the street. The majority of the house will continue to be set back at its existing location; the added front porch will have a 20' front setback.*
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *There are no significant grade changes on this parcel and no proposed retaining walls.*
5. Consider front porch element in design of new structures. *There is currently a small covered front entry on the home. The applicant proposes to replace it with an unenclosed front porch, 8'6" x 20'. It has living space above it.*
6. A new structure should be detailed as four-sided architecture. *The proposed home is well-detailed on all four elevations using windows and materials.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *The footprint of the home will remain mostly the same. Adding a second level will impact the neighbor on either side; these are one story homes. However, the building coverage proposed is less than the maximum allowed, and the second level on the right side of the home is recessed 4' from the first level which helps lessen impact.*

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The City Engineer shall review and approve the grading and stormwater plans and ensure conformance with the requirements stated in Resolution 2021-01 approved at the time the subject lot was created through subdivision.
3. The plans shall be consistent with the survey and plans included in the November 10, 2025, Planning Commission packet. With the additional conditions 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.
4. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 23rd day of February 2026.

Approved:

Bill Muenzberg, Chair

CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2025-08

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR CONSTRUCTION
OF AN ACCESSORY STRUCTURE AT 174 WEST LAKE STREET**

WHEREAS, Jeff Shoemate, 174 West Lake Street, Excelsior, MN 55331 applied for a Residential Review Permit and Variance from the rear setback standard for construction of a detached garage to replace an existing detached garage pursuant to Articles 6 and 42 of the Excelsior Zoning Code (“Code”), for the property located at 174 West Lake Street, Excelsior, P.I.D. # 27.117.23.43.0018 (“Property”); and

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

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

WHEREAS, the Planning Commission, at their meeting on November 10, 2025, voted 5-0 on a motion to approve the Residential Review Permit application (Commissioners Johnson and Neale were absent), and at their meeting on November 24, 2025, voted 6-0 on a motion to recommend to the City Council approval of the variance application (Commissioner Neale was absent).

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

FINDINGS OF FACT

1. The subject parcel is 16,776 sf and located in the R2 zoning district. There is a principal structure with attached garage as well as a detached garage on the parcel. The parcel faces Lake Minnetonka and the rear yard faces West Lake Street.
2. The applicant proposes to remove the existing detached garage and construct a new detached garage.
3. The existing detached garage is 483 sf and the proposed detached garage will be 483 sf.
4. The height of the existing detached garage is 14’4” and the height of the proposed detached garage will be 16’. Dormers in the roof on the side elevations will be added to the proposed garage.
5. The existing garage, located at the rear of the property, encroaches 6.4’ into the right-of-way, and is therefore set back 0’ from the rear property line. The proposed garage will not encroach into the right-of-way and is proposed to be located 0’ from the rear property line.
6. The rear yard setback standard (Sec. 41-3) for the subject parcel is 3’. A variance of 3’ from this standard is requested.

CONCLUSIONS OF LAW

1. Massing and scale of new structure should be compatible with neighboring structures.
The proposed garage is comparable in massing and scale to neighboring structures on West Lake Street. The applicant has included dormers to the roof to break up the roof line and add architectural interest to the building. There is a detached garage at 162 West Lake Street with a partial second

level, adjacent to the subject garage, and on the other abutting parcel there is no structure. The detached garage at 200 West Lake Street, four parcels to the southwest, is two stories.

2. The size and mass of a new structure should be compatible with the size of the property.
The proposed garage is 483 sf which is the same size as the existing garage. The height of the garage is proposed to be increased from 14' 4" to 16'. The proposed garage, like the existing garage will be built into the slope of the yard which helps to minimize the size and height of the structure.
3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.
The existing garage abuts the sidewalk that runs along West Lake Street. The existing garage is located 6.4' beyond the rear property line and the proposed garage will be located on the subject property with a 0' rear yard setback. The proposed change removes the existing encroachment into the right-of-way. The proposed garage will continue to be in substantial alignment with neighboring accessory structures.
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.
The existing garage is built into the slope of the front yard and the proposed garage will follow a similar grade. Boulder walls to the right side of the structure will be reconfigured.
5. Consider front porch element in design of new structures.
Not applicable.
6. A new structure should be detailed as four-sided architecture.
The proposed garage has dormers that add architectural interest to the building and includes windows on all four sides.
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.
The proposed structure will be similar in mass and scale to the existing structure and will not significantly impact the views, privacy, and sunlight of neighbors.

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading, and erosion control plans, etc.
2. The City Engineer shall review and approve the grading and stormwater plans prior to building permit issuance.
3. The plans shall be consistent with the survey and plans included in the November 24, 2025, Planning Commission packet.
4. The City Council shall grant the requested variances allowing the construction of the subject plans.
5. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 23rd day of February 2026.

Approved:

Bill Muenzberg, Chair