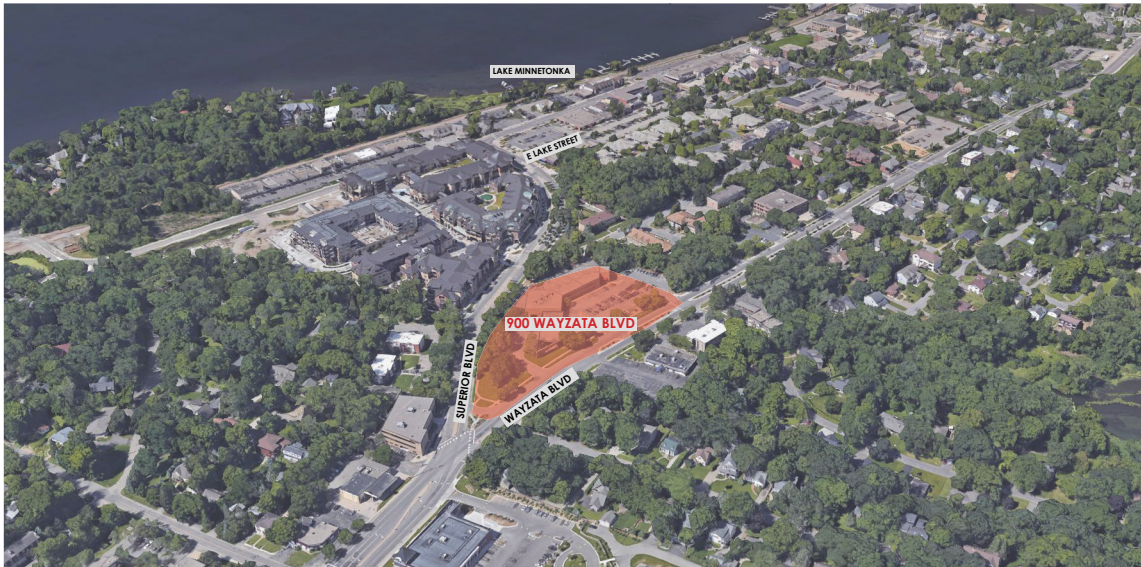


Dear Neighbor,

We invite you to a neighborhood meeting to learn about and discuss the potential redevelopment of the Wells Fargo building site located at 900 Wayzata Boulevard East, Wayzata, MN 55391

The Wells Fargo building is forty years old and underutilized in its present design. The proposed project would be a mix of commercial and residential uses and would locate most of the parking underground. The project would include a 5,500 SF Wells Fargo bank with drive through, a 30,00 SF two-story office building, a three-story 70-unit luxury residential building and nine townhomes. The residential building will stay within 30 units/acre as called for in the 2040 Comprehensive Plan.

The overall site is 4.4 acres. We believe a smaller-scale, campus designed approach makes better use of the land and will be more visually appealing from both Wayzata Blvd and Superior Blvd. The project will largely conform to the Wayzata Design Standards as recently adopted, and better serve the community than the existing property.



Meeting Details

Date/Time: April 21, 2022, from 5pm-6pm

Location: Wayzata City Hall Community Room (600 Rice St. E.)

Property Owner: Mithun Enterprises

Matt Mithun, 900 Wayzata Blvd E, Suite 130, Wayzata MN

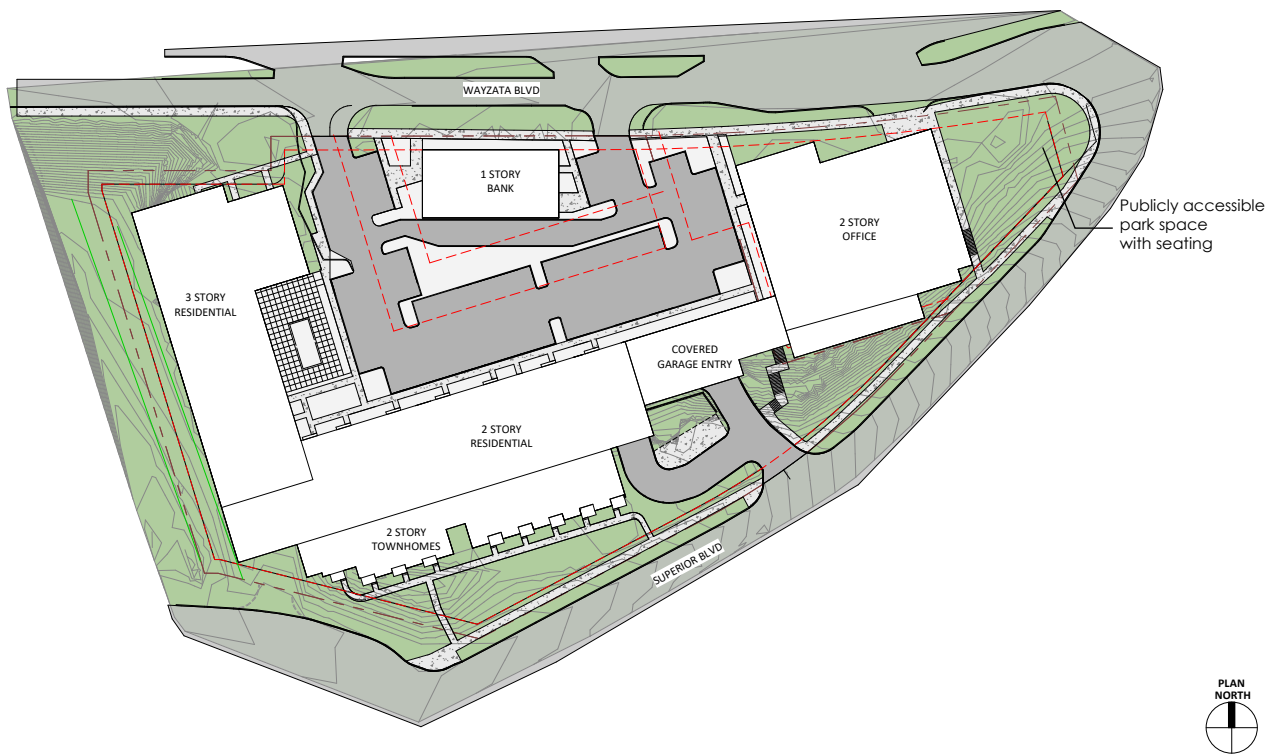
952-473-6422 matt@mithument.com

City Development Staff Contact: Valerie Quarles

Assistant Planner, City of Wayzata

600 Rice Street E, Wayzata MN 55391

952-404-5323 ext. 323 vquarles@wayzata.org



Anticipated Applications:

The 2040 Comprehensive Plan designates this site for Mixed Use Commercial and Residential, up to 30 units per acre. To meet this guidance, the property is proposed to be subdivided into three parcels, one for each building:

1. The office building will remain C-1 zoning. Applications for this parcel include design review and preliminary and final plat. The loading zone proposed to be shared with the residential building will require a variance.
2. The bank building parcel is proposed to be rezoned from C-1 to C-3 zoning. A CUP will be required for the drive through lanes, which are being reduced in number from 7 to 2 lanes. Design review and preliminary and final plat are other applications required for this application.
3. The residential building parcel is proposed to be rezoned from C-1 to R-5 zoning. Due to the steeply sloped nature of the site, the building will require a height variance even though the building will be three and two stories tall in appearance from Wayzata Boulevard. Other variance requests include a FAR of 1.14 (instead of allowed .7; the city is in the process of revising FAR up for R5 districts), Lot Coverage, Impervious Surface, minimum lot area, and minimum usable open space per dwelling unit. Other applications include design review and preliminary and final plat.
4. 160 parking spaces for the residential building are provided in two levels below grade. 42 parking spaces provided for the office building in one level below grade and some at grade. A total of 77 surface parking spaces will be provided. There are no anticipated parking variances required.
5. The residential and bank lots are located within the Gleason Creek Shoreland Overlay District even though the creek is in a piped tunnel adjacent to this location. SOD requirements for our sites are being determined by staff at this time. It is anticipated that the SOD requirements for piped waterways will be removed in the future.

Anticipated Entitlement Timeline:

Planning Commission and City Council Meetings are anticipated in summer 2022, dependent upon date of application and date application is deemed complete.