

WAYZATA COUNTRY CLUB

200 Wayzata Boulevard West

Wayzata, Minnesota 55391

Phone 952.473.8846 • Fax 952.475.9748



Ms. Valerie Quarles

Assistant Planner

City of Wayzata

600 Rice Street East

Wayzata, MN 55391

Dear Ms. Quarles,

I hope this message finds you well, and thank you and your team for all of the work you have done on the Club's behalf!

In April 2022 Wayzata Country Club hired H+U Construction to replace aging and deteriorating site features on our property. The project includes replacement of retaining walls, sidewalks, and our crumbling parking lot. The project's design is led by our Landscape Architect, Damon Farber and their Civil Engineer, Rehder & Associates. The goal of this project is to enhance the safety and appearance of our property as well as providing a minimal amount of increased parking. Membership levels and usage at WCC have increased dramatically in the past few years which has resulted in the current parking lots being at or near capacity more frequently than ever before. As you may know, on certain days our on-site parking capacity is not adequate and in order to have ample spots for our members and guests employees are forced to park at our Trap & Skeet facility and shuttle to/from the Clubhouse, which is less than ideal from a safety standpoint. In addition there are times when cars are parked on Old Long Lake Road which is not safe for our Valet staff and other drivers.

In August 2022 H+U Construction applied for a building permit to complete the project as detailed on the attached plans. The permit for the entire project was ultimately denied because of the increase in impermeable surface area created by the parking lot expansion. The platting of our property and City boundary create a unique barrier to complying with the City's impermeable surface goals. Most of our clubhouse and the area of the parking lots sits on a small plot of approximately 16.5 acres bound on the north by the City of Orono limit line, and south by Wayzata Boulevard. The City of Orono/Wayzata limit line actually cuts through parts of our clubhouse! The Club owns the land adjacent to and north of this 16.5 acre parcel as well as the land south of Wayzata Boulevard.

We are respectfully requesting a variance to the City's impermeable surface requirements to complete this project as designed on the attached plans for the following reasons:

1. Any additional stormwater run-off that may be generated by this project's minimally increased impermeable surface will be managed on our property and will not create any additional load on the City's infrastructure. Please note the plans that call for a Stormwater Management Zone and Biofiltration Basin adjacent to the east parking lot.
2. Our unique property which straddles two communities creates a distinct disadvantage for our Club to comply with the current regulations. We certainly understand and respect the City viewing the existing parcel of land and comparing it to our plan, but I believe a wholistic view of our property and the amount of green space we add to the communities of Wayzata and Orono should be a consideration.
3. The project will increase parking capacity on our property and eliminate the need for our employees to park off-site as well as limiting the need to park cars on Old Long Lake Road during our larger events.

Please accept this letter as explanation for the necessary variance to the impermeable surface requirements for the City of Wayzata. If you need additional information or have questions regarding this request, please contact me.

I have been at WCC for 14 years and am incredibly proud to work in such a wonderful community as Wayzata. I feel that we have been good neighbors and have done our best to help the City whenever possible. This project will improve the overall aesthetic of our Club and as a result we believe it will do the same for your great City.

Thank you very much for your consideration.

Sincerely,



Chris Gerardi

GM/COO

Wayzata Country Club

cjgerardi@wayzatacc.com

952.475.9753