

MISSION STATEMENT: "The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community."

**MOUND PLANNING COMMISSION REGULAR MEETING AGENDA
TUESDAY, AUGUST 19, 2025, 6:00 P.M.
COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and approval of agenda, including any amendments**
- 4. Review and action**
 - A. July 1, 2025 regular meeting minutes
- 5. Board of Adjustment and Appeals**
 - A. Review/recommendation – Planning Case No. 25-07
Bluff Variance – construction of new/replacement home
3343 Warner Lane
Applicant: Greenwood Design Build on behalf of Tiffany Winter (Beitler)
- 6. Old / New Business**
 - A. 2025 Planning Commission Term Expirations
 - B. City Council Liaison and Staff Project Update / Report
 - C. Next Meeting - Tues., September 2, 2025 Regular Meeting
6:00 p.m.
- 7. Information Items - None**
- 8. Adjourn**

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application."

QUESTIONS: Call Sarah Smith at 952-472-0604

MEETING MINUTES
REGULAR PLANNING COMMISSION
JULY 1, 2025

1. Call to Order

Chair Goode called the meeting to order at 6:00 p.m.

2. Roll Call

Members present: David Goode, Sheri Wallace, Jason Baker, Drew Heal, Samantha Wacker, and Kristin Young

Members absent: Nick Rosener and Kathy McEnaney

Staff present: Sarah Smith, Sarah Lenz

Others present: Molly Williams, 5075 Windsor Road, Dallas Hansen and Paul Babb, 5259 Eden Road

3. Review and approval of agenda, including any amendments

MOTION by Baker, seconded by Heal, to approve the agenda. **MOTION** passed unanimously.

4. Review and action

A. June 3, 2025 regular meeting minutes

MOTION by Baker, seconded by Heal, to approve the June 3, 2025 meeting minutes. **MOTION** passed unanimously.

5. Board of Adjustment and Appeals

A. Review/recommendation – Planning Case 25-06

Substantially Similar Use Determination – Proposed Building/Property

Reuse at 2378 Wilshire Boulevard

Applicant: Molly Williams

Smith presented a summary overview of the request explaining the intended use will be general office use which is permitted in the Mixed-Use Downtown District and will also include flexible co-working, meeting and event rental space which is why it is being reviewed for a substantial use determination. Smith added there is intention to do some internal and external remodeling including improved technology, improved landscaping, and cleanup/repair of the parking lot area. Smith displayed provided graphics showing examples of the proposed layout and cosmetic possibilities in flex space. Smith noted the code requires a fence for parking lots adjacent to residential uses.

Smith said Staff recommends approval of the request to include conditions and findings of fact. Baker asked about parking. Smith explained with no intensification of the building there would be no additional parking needed and that parking would be evaluated with the submittal of project plans. The parking lot is large.

Heal asked whether alcohol licensing would be allowed with the building being across the street from the elementary school. Smith replied this property is not eligible for a liquor license because it is not a restaurant but a temporary liquor application or catering options are possibilities.

Wallace asked about the building capacity for special events. Smith explained capacity limits would be determined after the final site plan is received and will be based on the layout and seating provided.

Molly Williams introduced herself and provided an overview of her current business, The Optimists, which is located in the Lost Lake office building on Commerce and explained the new office would be called The Bright Spot and act as an extension of her current business for an alternate space to connect, collaborate or

work outside the home. The Optimists would act as the primary tenant of the building with the other 5 rooms being rented out to other similar businesses and the flex space being available to guests or groups as needed.

Williams said the intent is to keep the building mostly as it is but will be adding windows to the east side of the building, sealing and painting the parking lot, bringing necessary areas up to code and adding an interior wall to create a backroom/storage/deliveries room.

Williams reviewed a graphic to explain the backroom/storage/delivery room and how the layout would be set up on either side of the wall.

Heal asked what the time frame is for the project. Williams said the closing is expected July 10th and she would like to start construction in August with the opening hopefully being in February, 2026.

Wallace asked for clarification of the technology upgrade. Williams listed screens/monitors, wi-fi and HDMI and explained it would be similar to what's available at the Gillespie Center.

Heal asked if there was any asbestos present. Williams said no, the inspectors found no evidence of it, there was no moisture detected and the cracks on the exterior can be covered with paint.

Smith asked if the color of the building is going to change. Williams replied it will be painted cream but there may be color added to the parking lot side of the building.

Chair Goode asked if anyone else would like to address the Commission regarding this planning case.

Paul Babb introduced himself and expressed concern about the north fence between his property and 2378 Wilshire Boulevard needing repairs and providing privacy but explained that his concerns have been addressed hearing that it's a code requirement for it to be fixed.

There were no further comments or questions.

Young mentioned the Pique Travel event venue in Excelsior and asked if The Bright Spot would be of a similar scale that funeral receptions or similar events could be held there. Williams stated that the Pique is mostly wood décor with open space and The Bright Spot would be modern and could be accommodating for similar events.

Wacker asked how the payments would be handled to reserve/rent space and if there will be age limits to make reservations. Williams stated there will be an online booking tool used and she would prefer to keep the building more professional, most likely 18 or older, rather than a study hall but there may be collaboration with the high school later down the road.

Goode summarized Staff's recommendation for approval of the request at 2378 Wilshire Boulevard with two findings of fact and four conditions.

MOTION by Baker, seconded by Wallace, to approve Planning Case 25-06 with Staff recommendation.

MOTION passed unanimously.

6. Old / New Business

A. 2025 Planning Commission Term Expirations

Smith summarized at the joint meeting earlier this year there was discussion of earlier notification of expirations. Smith indicated that the terms for Young, Wallace and the vacant seat are up at the end of the year, a 2-year term for Young, and 1-year term for Wallace. Smith said the City Council would like to evaluate

its appointment procedures and the number of members of the Planning Commission. The re-evaluation has started at the Staff level but if Wallace and Young have interest in reappointment they can contact Staff.

B. City Council Liaison and Staff Project Update / Report

Smith said the City Council will be starting to work on the budget soon. The City remains busy with activities and events including the Spirit of the Lakes annual festival and projects. An updated application for Halsted Point, now called North Pointe, is anticipated soon possibly as soon as August.

Wallace asked when conversations would start for updated yard ordinances. Smith replied it's in the works but scheduling has not allowed for it to move forward yet.

Young asked what is happening with the Library. Smith said the building permit application was received, it's being reviewed and they are hopeful they can start construction at the end of July.

C. Next Meeting - Tues., August 19, 2025 Special/Rescheduled Meeting 6:00 p.m.

Smith reminded the Commission about the rescheduled August meeting from the 1st Tuesday to the 3rd Tuesday so that Staff, Council Members and Commission Members can attend Night to Unite.

7. Information Items - None

8. Adjourn

MOTION by Baker, seconded by Wallace, to adjourn at 6:35 p.m. **MOTION** passed unanimously.

Submitted by Sarah Lenz



PLANNING REPORT

TO: Planning Commission
FROM: Rita Trapp and Mia Colloredo-Mansfeld, Consulting Planners
Sarah Smith, Community Development Director
DATE: August 15, 2025
SUBJECT: Consideration of request for bluff setback variance
(Case No. 25-07)
APPLICANT: Greenwood Design Build on behalf of Tiffany Winter (Beitler)
LOCATION: 3343 Warner Ln (PID 25-117-24-21-0128)
MEETING DATE: August 19, 2025
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1 Single Family Residential; Shoreland

SUMMARY

The applicant is requesting approval for a bluff setback variance for the construction of a house to replace an existing house that currently sits within the bluff setback. The 13,896 square foot property is in the shoreland, zoned R-1 Single Family Residential, and is a lot of record. There are two bluff areas located on the property, one on the western side and one on the northern side. The proposed house sits within the bluff impact zone setback on the north side of the property. The existing house that is being replaced is currently located within the northern bluff impact zone setback, with decks extending into the western bluff impact zone. The proposed front, side yard, and lakeshore setbacks for the proposed house and hardcover are conforming.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be June 28, 2025 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around August 27, 2025. A letter extending the City's timeline for review to October 25, 2025 was sent to the applicant on August 14, 2025.

Variance

City Code Section 129-40 states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner. In evaluating the variance, the City Council must consider whether:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, *"Practical Difficulties"* is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstance unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.
Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

NOTIFICATION

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on August 13, 2025 to inform them of the Planning Commission's review of the variance application at its August 19, 2025 meeting.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. To date, Staff has received no comments on the requested variance.

DISCUSSION

1. The applicant is proposing to construct a single-family home on the lot, which has two bluffs located on it. The lot currently has a single-family home located within both bluff setback areas. A variance is being requested to construct the proposed new house to replace the existing house located within the bluff impact zone on the lot. The proposed house is a 4,630 square foot single family home with an attached two-car garage. The existing house is a single-family home with an attached two-car garage.
2. Per Sec. 129-385 (d), a 10 ft setback from the top of the bluff is required. Exceptions to this setback are made for stairways and landings.

Bluff impact zones. Stairways and landings shall be allowed within bluff impact zones. Other structures and accessory facilities shall be required to observe a ten-foot setback from the top of the bluff.

3. The existing house is nonconforming as it is located in the bluff setback for both the western bluff and northern bluff. It also has a nonconforming south side yard setback. The proposed house increases the conformity of the structure on the lot compared to the existing house.
 - Setbacks for the front, side yard, and lakeshore are conforming for the proposed house. The existing house has a nonconforming side yard setback on the south side. The proposed house brings the side yard setback into conformity. The A/C unit shown on the survey will need to be reduced as it extends more than 2 feet into the 6 foot setback. Per code, mechanical equipment can encroach into setbacks by 2 feet. Applicant is advised that eaves are allowed to encroach not more than 2 feet into setbacks.
 - The proposed house removes the decks that currently extend into the bluff setback on the west side, conforming with the bluff setback requirement on this side. The existing house is located within the bluff impact zone setback on both the west side (lakeshore side) and the north side.

Setbacks	Required	Existing	Proposed
Front Yard	30 ft	48.6 ft	43.2 ft
Side Yard	10 ft; 6 ft	7.6 ft (north); 4.9 ft (south)	10 ft (north); 6 ft (south)
Lakeshore	50 ft	105 ft (approx.)	105 ft (approx.)
Bluff Impact Zone (west)	10 ft	0 ft	10 ft
Bluff Impact Zone (north)	10 ft	0 ft	0 ft

- The proposed hardcover on the lot is 27%, which is conforming for a lot of record, and is less than the current 28.3% hardcover on the lot.
- The proposed lowest floor elevation is 983.0 ft. The minimum floor elevation for new structures on Lake Minnetonka is 933.0.
- According to the information submitted, the proposed building height is 32 ft and 6 inches, which is less than the maximum height of 35 ft. This will be confirmed as part of the building permit process.

PLANNING COMMISSION ACTION

Staff recommends approval of the variance, and proposes the following conditions:

1. The proposed building shall meet building height requirements as identified in the Mound City Code.
2. Applicant shall be responsible for payment of all costs associated with the variance request.
3. No building permit will be issued until evidence of recording of the resolution at Hennepin County is provided.
4. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
5. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff recommends Planning Commission recommend approval of the variance based on the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. The request to build a single-family home is in harmony with other uses in the area and fits the character of the neighborhood and the R-1 district.
3. The proposed home is more in conformance than the existing home as the south side setback is being met.
4. The location of the northern bluff along the side lot limit would limit the ability of the house to be reconstructed on the lot. The new home proposed will meet the 10 foot bluff setback for the western bluff.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it is anticipated that the variance request will be considered by the City Council at either the August 26, 2025 or September 9, 2025 meeting. The timeline for consideration will be made after Planning Commission consideration.



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

VARIANCE APPLICATION

JUN 30 2025 27 58

Application Fee and Escrow Deposit required at time of application.

Planning Commission Date 8-19-25 (tent) Case No. 025-07
City Council Date 8-26-25 or 9-9-25 (tent)

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address <u>3343 WARNER LANE, MOUND, MN</u>
	Lot <u>59</u> Block <u>—</u>
	Subdivision <u>WHIPPLE SHORES</u>
	PID # <u>25-117-24-21-0128</u> Zoning: <u>R1</u> R1A R2 R3 B1 B2 B3 (Circle one)
PROPERTY OWNER	Name <u>TIFFANY WINTER (BEITLER)</u> Email <u>—</u>
	Address <u>3343 WARNER LANE, MOUND, MN</u>
	Phone Home <u>—</u> Work <u>—</u> Cell <u>—</u>
APPLICANT (IF OTHER THAN OWNER)	Name <u>GREENWOOD DESIGN BUILD</u> Email <u>—</u>
	Address <u>4550 W. 77TH ST., SUITE 190, EDINA, MN 55435</u>
	Phone Home <u>—</u> Work <u>—</u> Cell <u>—</u>

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () No (X) If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

COMPLETE TEAR DOWN OF EXISTING 1920'S HOME,
AND CONSTRUCTION OF NEW TWO STORY + WALKOUT BASEMENT
HOME WITH 4,630 FINISHED SQUARE FEET FOR THE
LONG TIME OWNER'S/RESIDENTS OF THE PROPERTY.

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes () No (X). If no, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

EXISTING STRUCTURE AND LANDSCAPING CURRENTLY IMPACT
A UNIQUELY LOCATED BLUFF IMPACT ZONE ON NORTH SIDE
OF HOME.

SETBACKS:	REQUIRED	REQUESTED (or existing)	VARIANCE
Front Yard: (N S E W)	<u>30</u> ft.	<u>30</u> ft.	_____ ft.
Side Yard: (N S E W)	<u>10</u> ft.	<u>10</u> ft.	_____ ft.
Side Yard: (N S E W)	<u>6</u> ft.	<u>6</u> ft.	_____ ft.
Rear Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Lakeside: (N S E W)	<u>OHWL 50</u> ft.	<u>50</u> ft.	_____ ft.
_____ (N S E W)	<u>BLUFF 10</u> ft.	<u>10</u> ft.	_____ ft.
Street Frontage:	<u>LINE 50.04</u> ft.	<u>50.04</u> ft.	_____ ft.
Lot Size:	<u>13,896</u> sq ft	<u>13,896</u> sq ft	_____ sq ft
Hardcover:	<u>PROPOSED 3,752</u> sq ft	<u>3,937</u> sq ft	_____ sq ft

4. Does the present use of the property conform to all regulations for the zoning district in which it is located? Yes (X), No (). If no, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

- | | | |
|-----------------|----------------|--|
| () too narrow | () topography | () soil |
| () too small | () drainage | <input checked="" type="checkbox"/> existing situation |
| () too shallow | () shape | () other: specify |

Please describe: THERE EXISTS A UNIQUE BLUFF IMPACT ZONE
ON THE NORTH SIDE OF THE PROPERTY, CURRENTLY IMPACTED
BY THE EXISTING HOME. IT WILL BE IMPOSSIBLE TO TEAR
DOWN THE EXISTING HOME AND CONSTRUCT A NEW HOME
WITHOUT CONTINUING TO IMPACT THIS BLUFF IMPACT
ZONE.

Case No. _____

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), No (☒). If yes, explain:

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes (), No (☒). If yes, explain:

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (☒) No (). If no, list some other properties which are similarly affected?

9. Comments: OWNER'S FAMILY HAS OWNED THE PROPERTY SINCE 1979. DAUGHTER (TIFFANY) AND FAMILY ARE TAKING OVER THE PROPERTY FROM HER MOTHER, AND WISH TO CONSTRUCT A NEW HOME FOR THEMSELVES WHICH DOES NOT HAVE THE ISSUES ASSOCIATED WITH THE EXISTING 1920'S HOME.

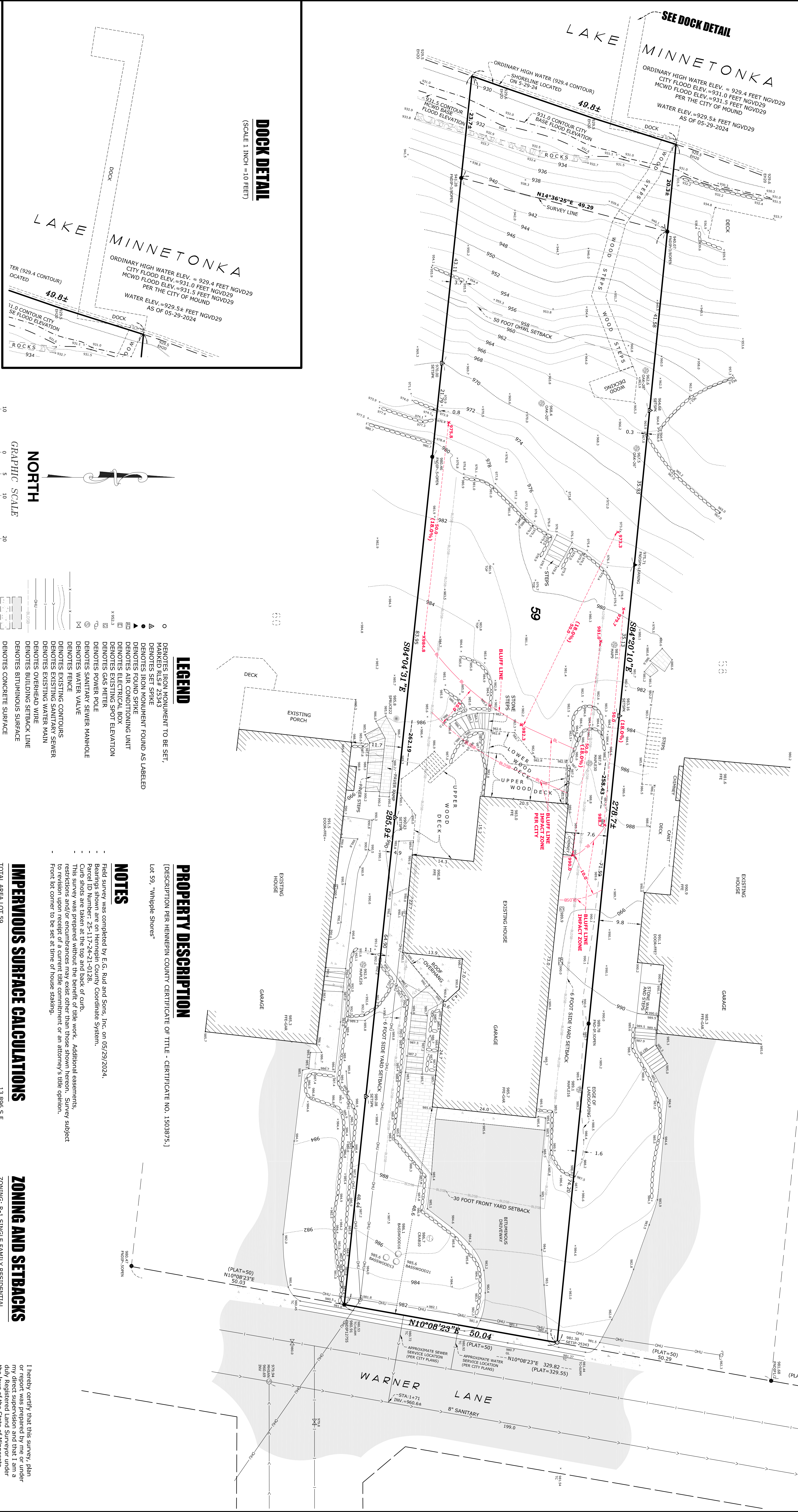
I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature Tiffany Beattie Date 6.27.2025

Applicant's Signature Rachel Cutler, Greenwood NB Date 6/27/25

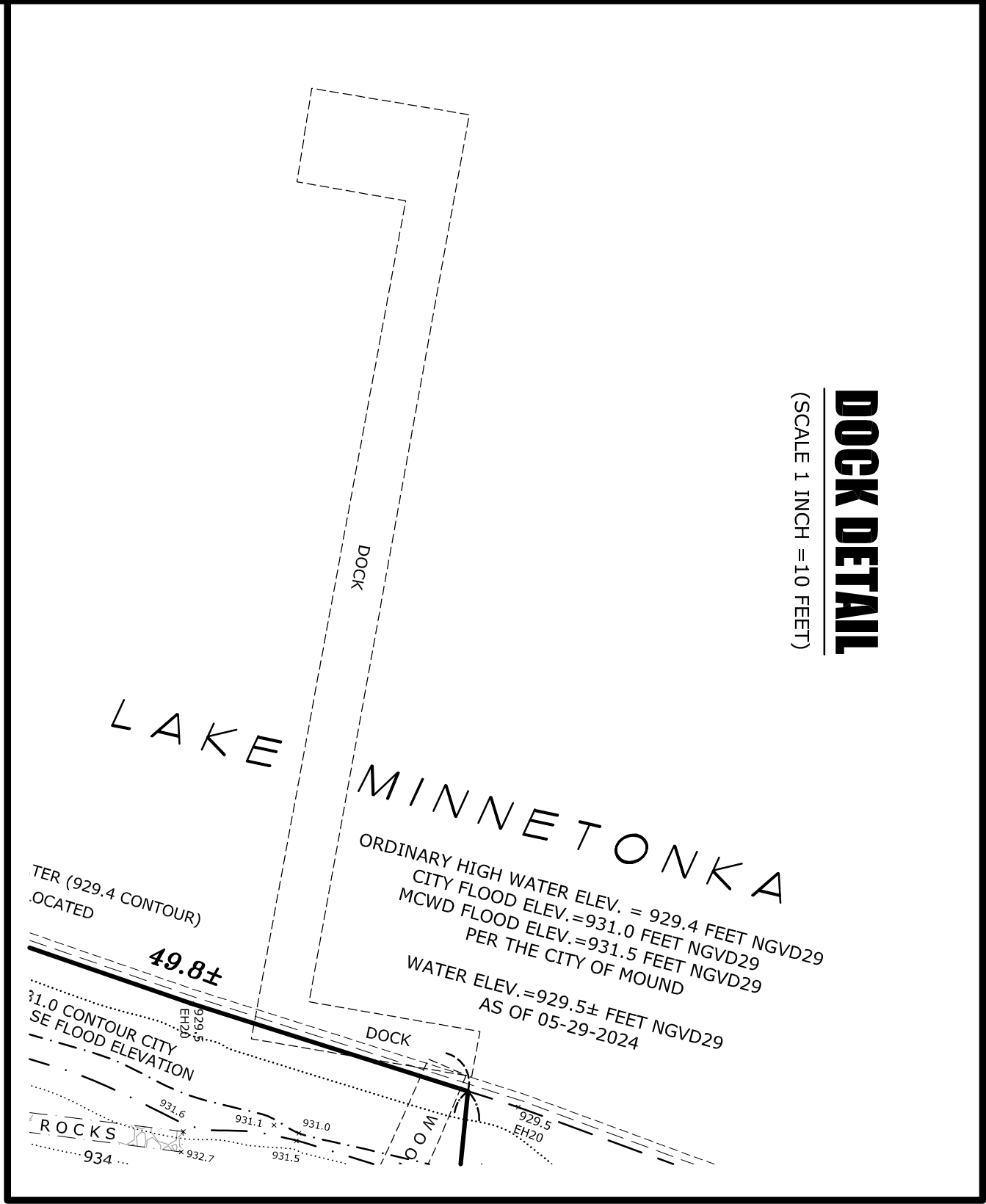
EXISTING CONDITIONS SURVEY

for ~ ANDREW BEITLER
~of~ 3343 WARNER LANE
MOUND, MN 55364



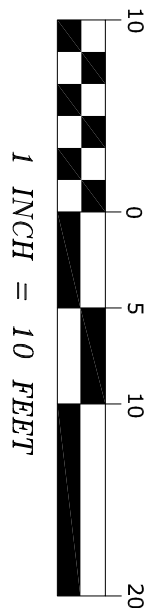
DOCK DETAIL

(SCALE 1 INCH =10 FEET)



NORTH

GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT TO BE SET, MARKED RLS# 25343
- ▲ DENOTES SET SPIKE
- ▲ DENOTES IRON MONUMENT FOUND AS LABELED
- ▲ DENOTES FOUND SPIKE
- DENOTES AIR CONDITIONING UNIT
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES BUILDING SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVES SURFACE
- DENOTES ROCKS
- DENOTES EXISTING RETAINING WALL (WOOD, BLOCK OR ROCK)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

PROPERTY DESCRIPTION

[DESCRIPTION PER HENNEPIN COUNTY CERTIFICATE OF TITLE - CERTIFICATE NO. 1503875.]
Lot 59, "Whipple Shores"

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/29/2024.
- Bearings shown are on Hennepin County Coordinate System.
- Parcel ID Number: 25-117-24-21-0128.
- Curd shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encroachments may exist other than those shown herein. Survey subject to the provisions of a survey of a superior court or an attorney's title opinion.
- Front lot corner to be set at time of house staking.

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA LOT 59	13,896 S.F.
EXISTING HOUSE, GARAGE AND CHIMNEY	1,917 S.F.
EXISTING BITUMINOUS DRIVEWAY	1,947 S.F.
EXISTING OVERLAPPING DECKS	164 S.F.
EXISTING CONCRETE SURFACE	327 S.F.
EXISTING PAVERS	224 S.F.
EXISTING STONE STEPS	57 S.F.
EXISTING RETAINING WALLS	301 S.F.
TOTAL EXISTING IMPERVIOUS SURFACE	3,937 S.F.
PERCENT EXISTING IMPERVIOUS SURFACE	28.3%
MAXIMUM ALLOWABLE IMPERVIOUS IS 40%	5,558 S.F.

ZONING AND SETBACKS

ZONING: R-1 SINGLE FAMILY RESIDENTIAL	
SETBACKS:	
FRONT:	30 FEET
SIDE:	6 FEET
OHWL:	50 FEET
BLUFF LINE:	10 FEET

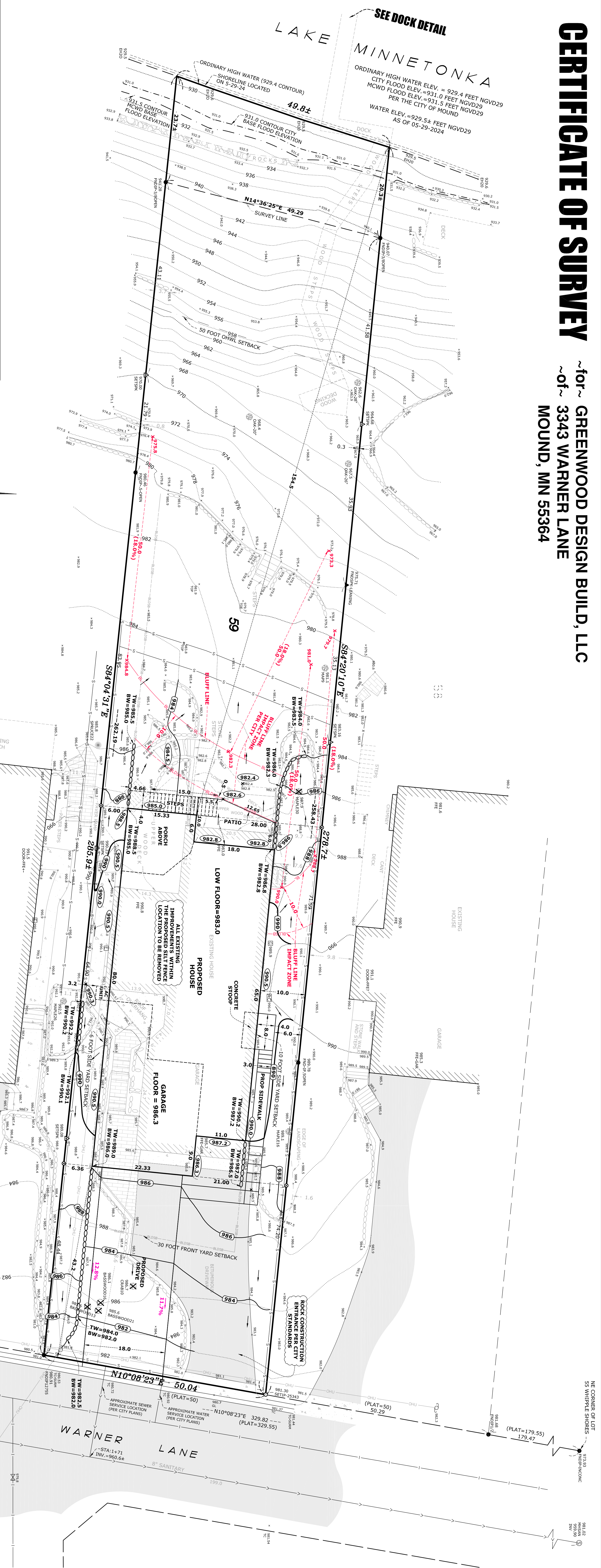
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 06-24-2024 License No. 25343

DRAWN BY: JEN	JOB NO: 2405508T	DATE: 06/24/24	
CHECK BY: JEN	FIELD CREW: JH-CB		
NO.	DATE	DESCRIPTION	BY
1			
2			
3			

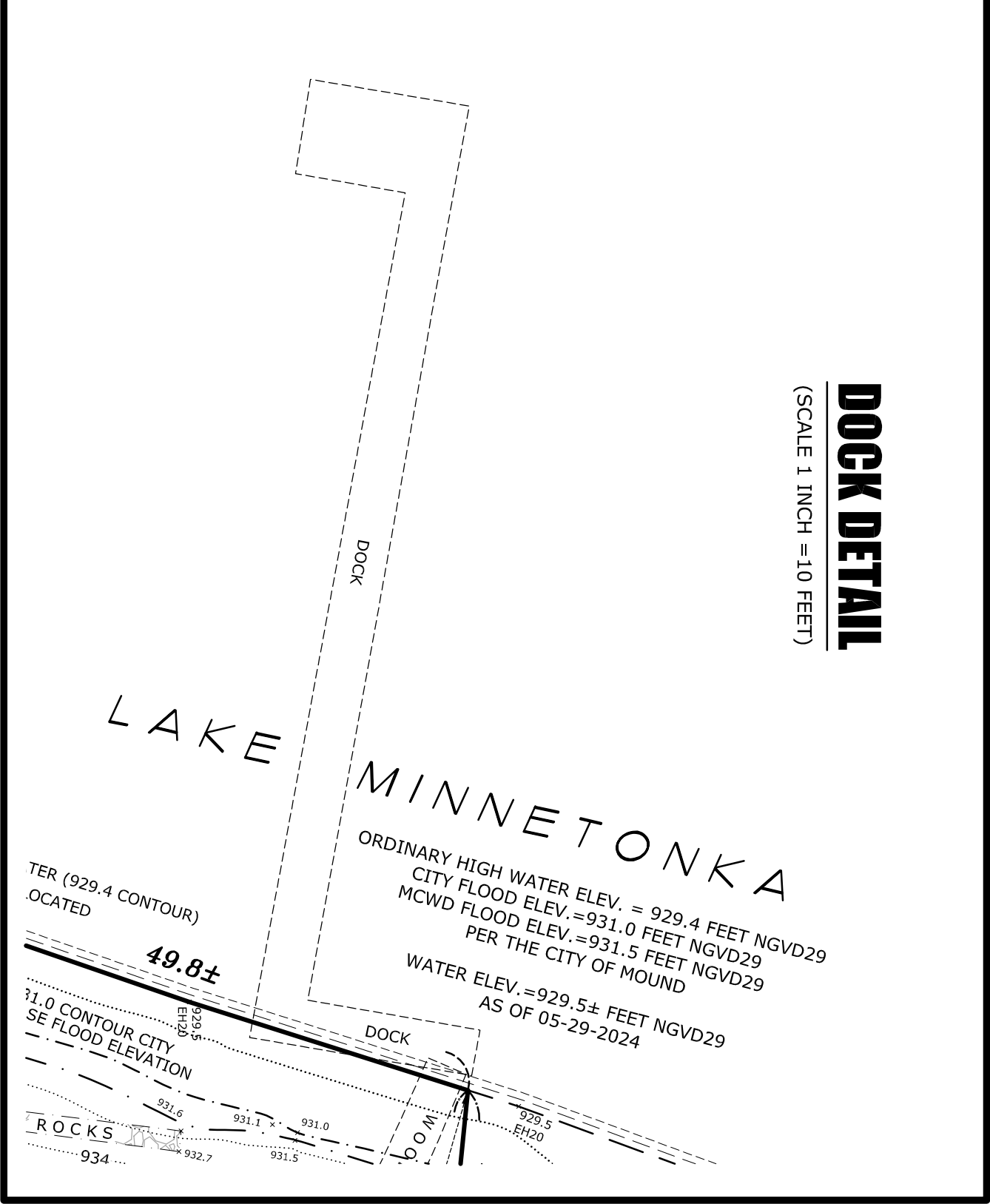
CERTIFICATE OF SURVEY

for GREENWOOD DESIGN BUILD, LLC
of 3343 WARNER LANE
MOUND, MN 55364



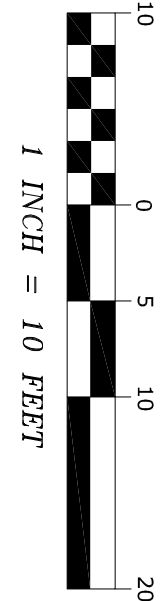
DOCK DETAIL

(SCALE 1 INCH = 10 FEET)



NORTH

GRAPHIC SCALE



BENCHMARK

CITY BENCHMARK: T.N.H., N. SIDE OF PIPER ROAD, 50 FEET WEST OF WARNER LANE ELEVATION = 961.49 FEET (NGVD29)

TREE DETAIL

- Denotes elevation
- Denotes tree quantity
- Denotes tree size in inches
- Denotes tree type
- Denotes tree to be removed

LEGEND

- Denotes iron monument to be set, marked R.S.# 25343
- Denotes set spike
- Denotes iron monument found as labeled
- Denotes round spike
- Denotes air conditioning unit
- Denotes electrical box
- Denotes existing spot elevation
- Denotes gas meter
- Denotes power pole
- Denotes sanitary sewer manhole
- Denotes water valve
- Denotes fence
- Denotes existing contours
- Denotes existing sanitary sewer
- Denotes existing water main
- Denotes overhead wire
- Denotes building setback line
- Denotes bituminous surface
- Denotes concrete surface
- Denotes paver surface
- Denotes rocks
- Denotes existing retaining wall (wood, block or rock)
- Denotes proposed elevation
- Denotes direction of drainage
- Denotes proposed contours
- Denotes utility fence
- Denotes proposed retaining wall
- Denotes offset iron

PROPERTY DESCRIPTION

[DESCRIPTION PER HENNEPIN COUNTY CERTIFICATE OF TITLE - CERTIFICATE NO. 1503875.]
Lot 59, "Whipple Shores"

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA LOT 59 13,896 S.F.

- EXISTING HOUSE, GARAGE AND CHIMNEY 1,917 S.F.
- EXISTING BITUMINOUS DRIVEWAY 947 S.F.
- EXISTING OVERLAPPING DECKS 164 S.F.
- EXISTING CONCRETE SURFACE 327 S.F.
- EXISTING PAVERS 224 S.F.
- EXISTING STONE STEPS 57 S.F.
- EXISTING RETAINING WALLS 37 S.F.
- TOTAL EXISTING IMPERVIOUS SURFACE 3,397 S.F.
- PERCENT EXISTING IMPERVIOUS SURFACE 28.3%
- MAXIMUM ALLOWABLE IMPERVIOUS IS 40% 5,558 S.F.
- PROPOSED IMPERVIOUS SURFACE 2,459 S.F.
- PROPOSED DRIVEWAY 796 S.F.
- PROPOSED PATIO 179 S.F.
- PROPOSED RETAINING WALLS 151 S.F.
- PROPOSED AC UNIT (3"x3") 9 S.F.
- EXISTING STEPS TO REMAIN 24 S.F.
- EXISTING RETAINING WALLS TO REMAIN 56 S.F.
- TOTAL PROPOSED IMPERVIOUS 3,752 S.F.
- PERCENT PROPOSED IMPERVIOUS 27.0%

PROPOSED ELEVATIONS

- FIRST FLOOR ELEVATION = 994.9
- TOP OF WALL AT HOUSE = 992.7
- TOP OF WALL AT GARAGE = 986.7
- TOP OF WALL AT FRONT OF GARAGE = 987.7
- TOP OF WALL AT ROAD = 986.3
- TOP OF WALL AT LAKESIDE LOOKOUT WINDOW SILL = 987.7
- LOWEST FLOOR = 983.0
- TOP OF FOOTING = 982.7

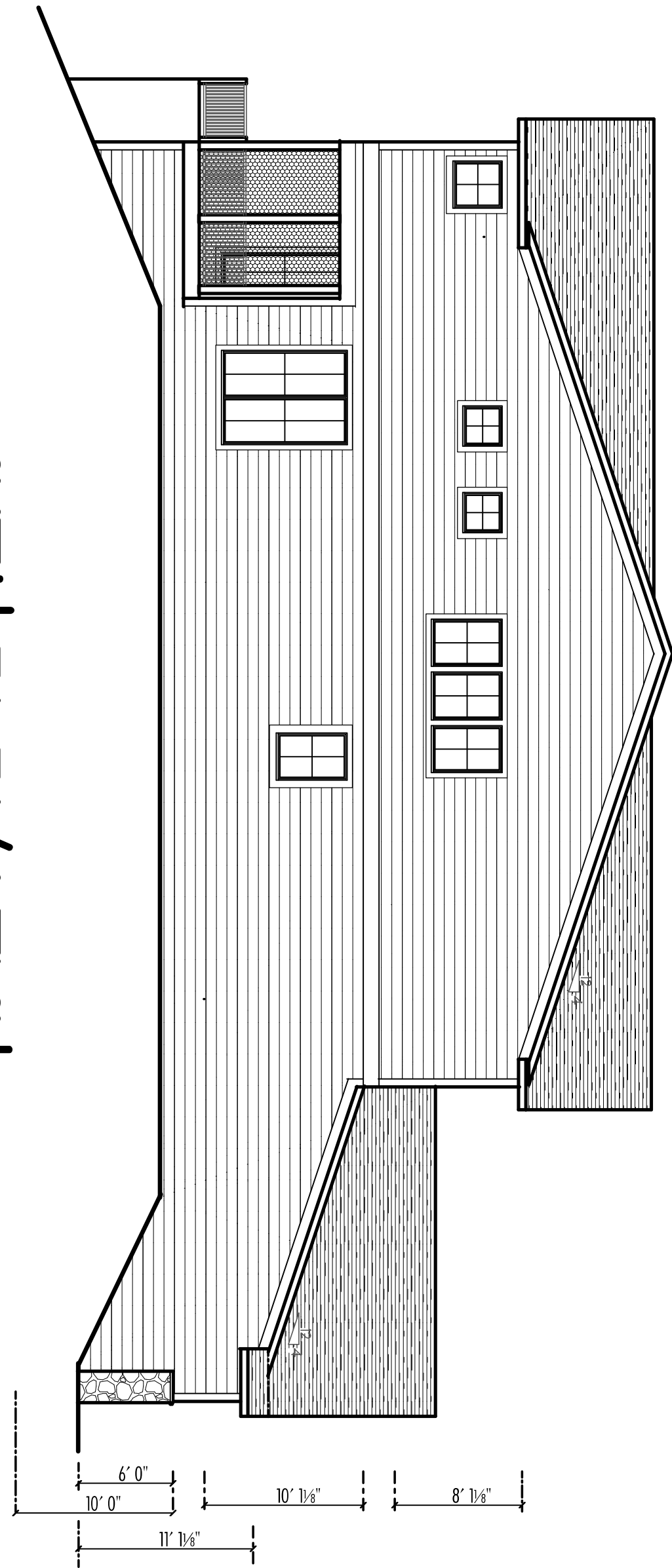
ZONING AND SETBACKS

- ZONING: R-1 SINGLE FAMILY RESIDENTIAL
- SETBACKS: 30 FEET
- FRONT: 10 FEET ON 1 SIDE
- SIDE: 10 FEET THE OTHER
- BLUFF LINE: 50 FEET
- PROPOSED STRUCTURE LOCATION AND GRADING WILL REQUIRE A CITY VARIANCE.

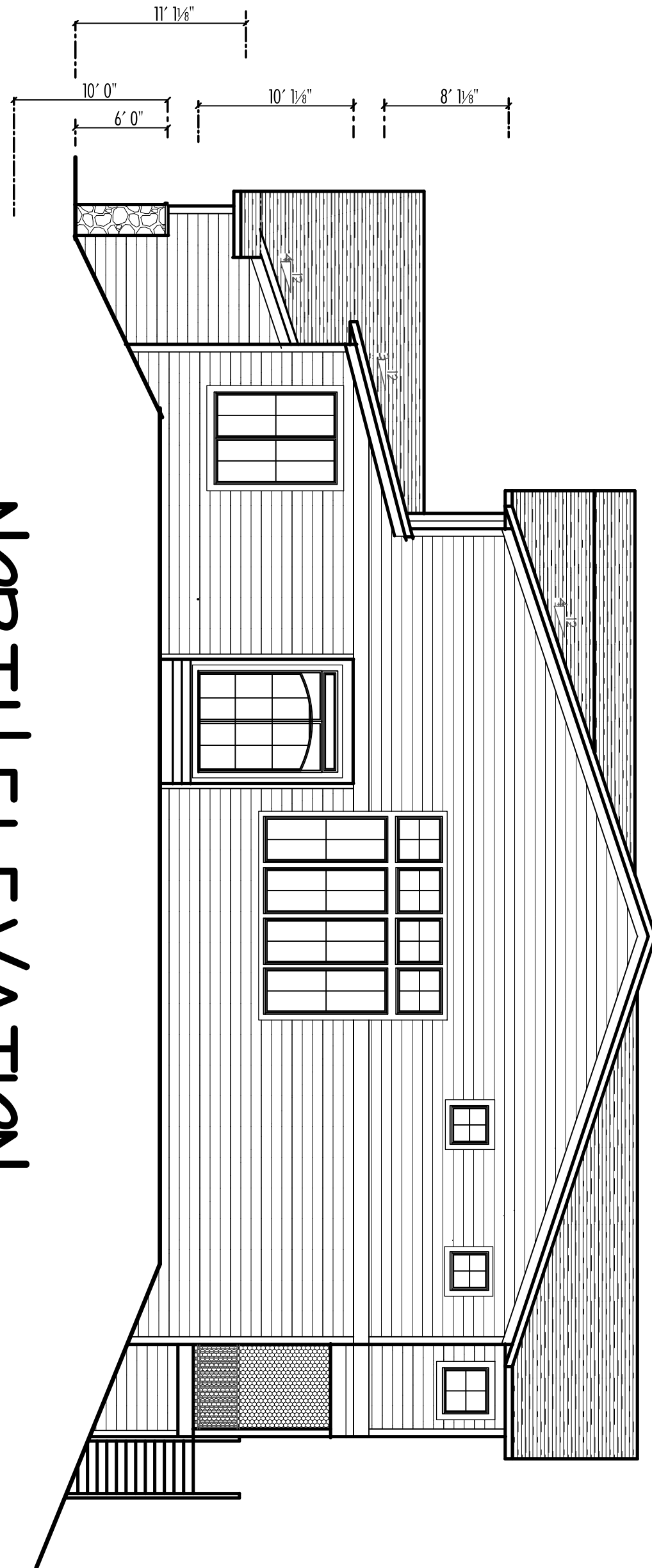
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
James E. Napier
Date: 06-26-2025 License No. 25343

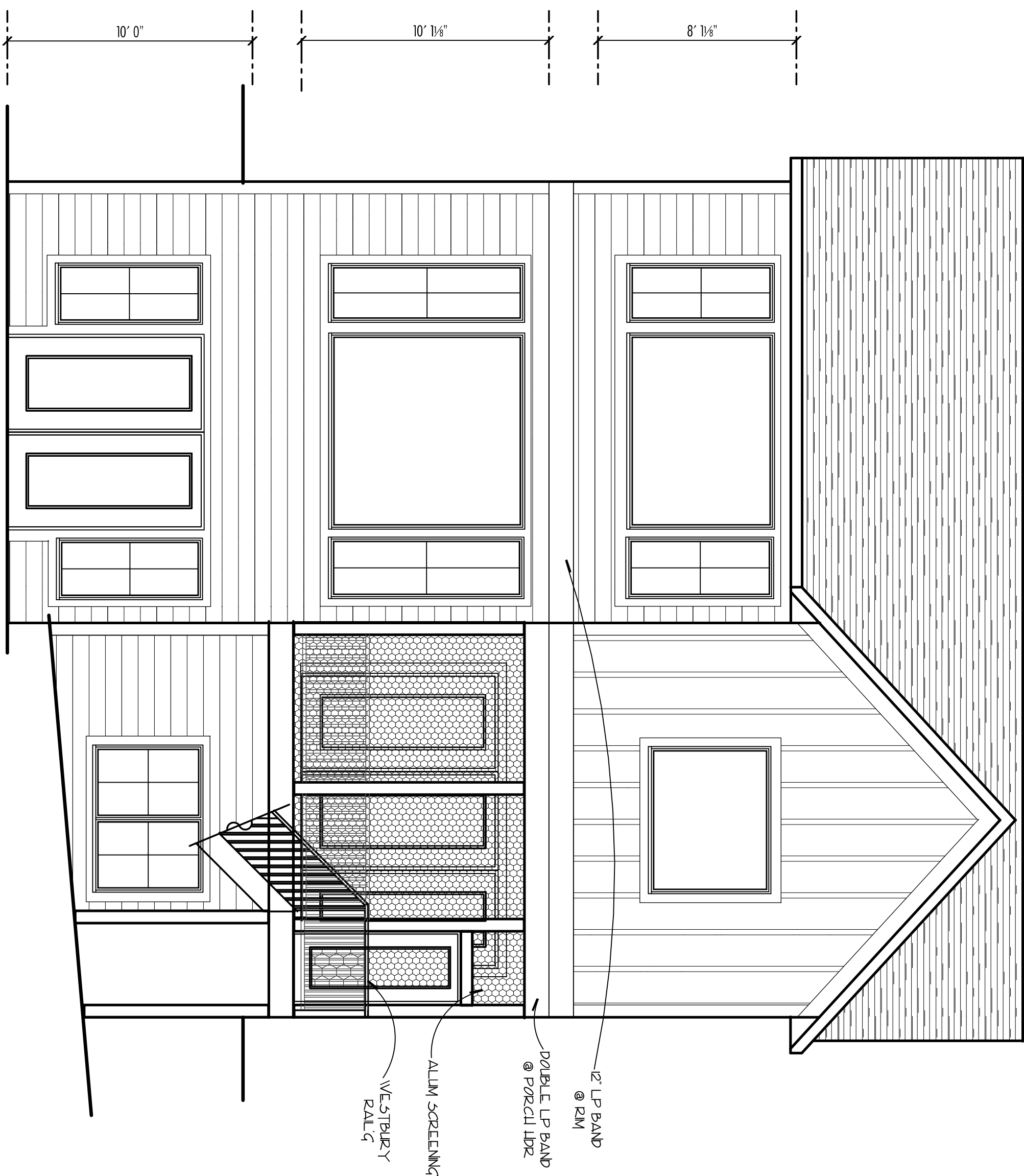
NO.	DATE	DESCRIPTION	BY
1			
2			
3			



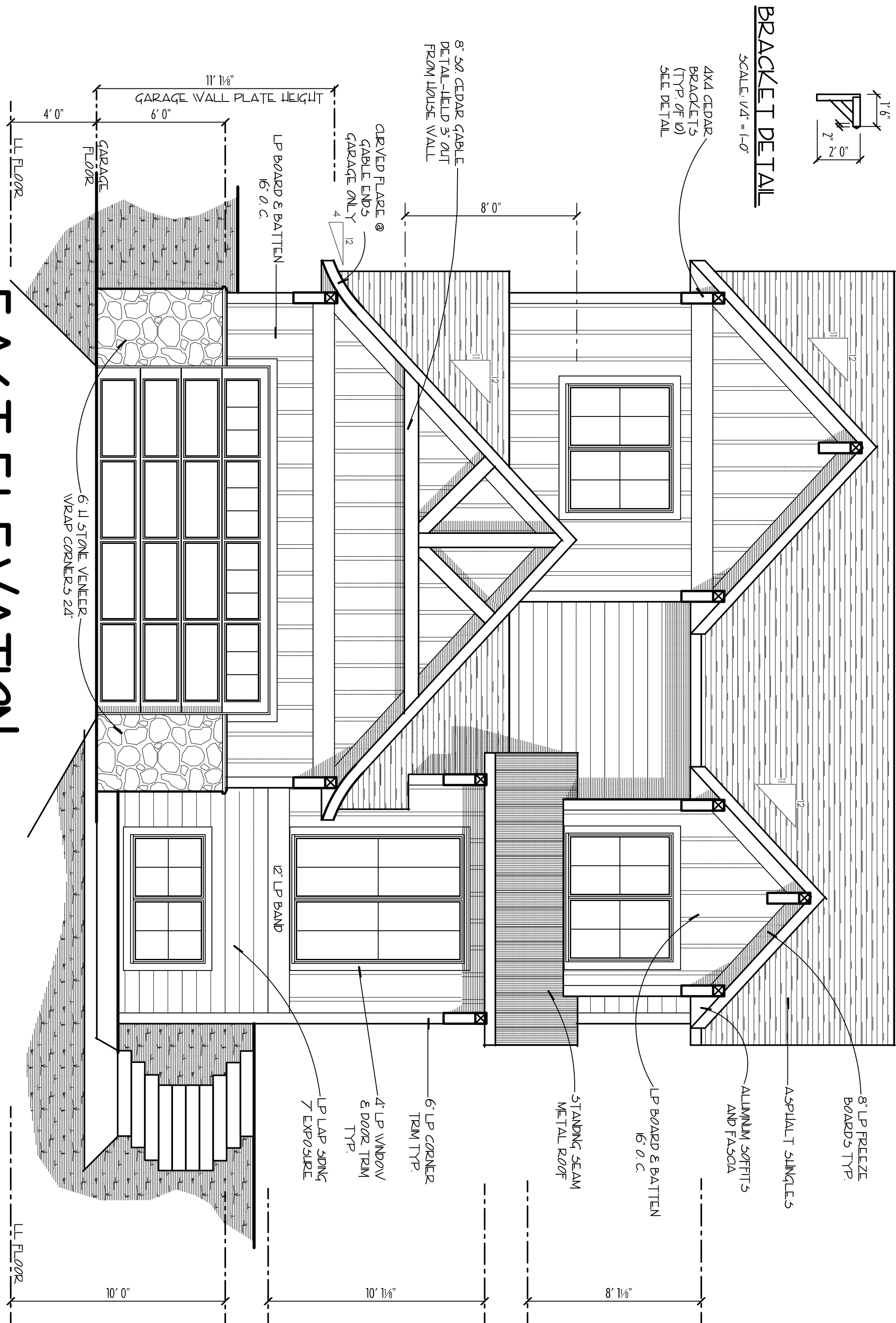
SOUTH ELEVATION



NORTH ELEVATION



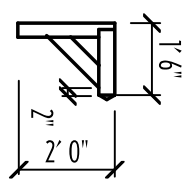
WEST ELEVATION



EAST ELEVATION

BRACKET DETAIL

SCALE 1/4" = 1'-0"



4x4 CEDAR BRACKETS (TYP. OF 6) SEE DETAIL

8' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

6' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

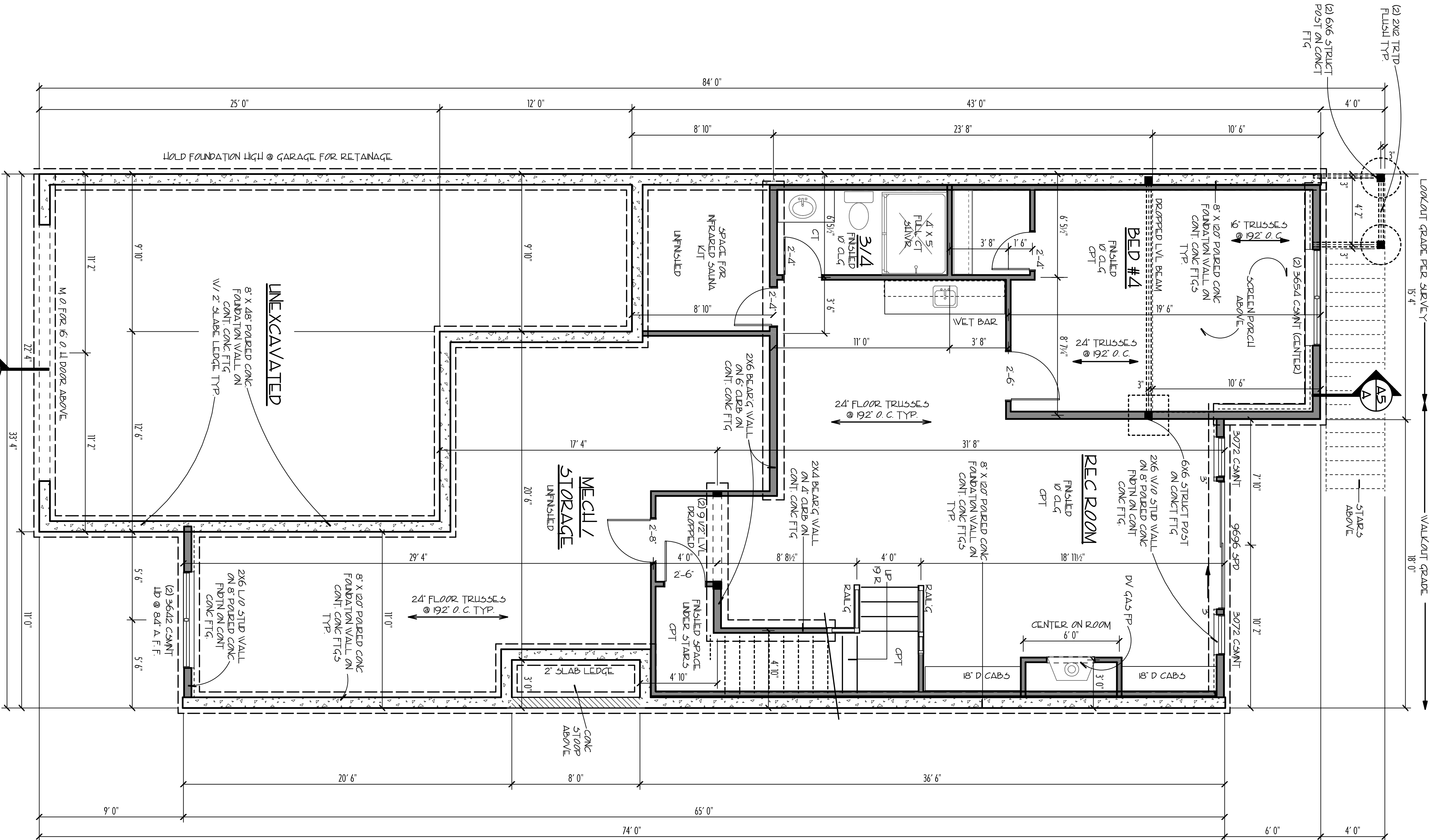
6' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

6' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

6' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

6' x 6' CEDAR CABLE DETAIL-CLIP 3' DETAIL-CLIP 3' DETAIL-CLIP 3'

<p>SHEET</p> <p>A1</p>	<p>SHEET TITLE:</p> <p>ELEVATIONS</p>	<p>PROJECT:</p> <p>BEITLER RESIDENCE</p> <p>3343 WARNER LANE MOUND, MN</p> <p>LOT 59, WHIPPLE SHORES</p>	<p>DRAWN BY: DC</p>	<p>BUILDER</p> <p>GREENWOOD DESIGN BUILD 4550 W. 77TH ST, SUITE 190 EDINA, MN 55435</p> <p>COPYRIGHT GREENWOOD DESIGN BUILD 2025 ALL RIGHTS RESERVED</p>	<p>GW</p> <p>GREENWOOD DESIGN BUILD</p>
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NOTE: WINDOW LEADED LIGHT TUBES
LEVEL @ 8'-0" A.F.F. TYP. (UNO)

GENERAL NOTES:
-10'-0" HIGH POURED CONC FOUNDATION
ON CONT. CONC. FTG.
HEIGHT HEADER HEIGHTS NOTED ON PLAN
WINDOW HEADER HEIGHT THIS LEVEL
TO BE 8'-0" TYP. (UNO)
ALL HEADERS TO BE (2)2X10 (UNO)
NOTE: WALLS LOOKING FOR CURTAINS AND
BATH ACCESSORIES INCL. ALL LEVELS

LOWER FLOOR PLAN



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PLAN DATE 6-9-2025
REVISIONS 6-26-2025

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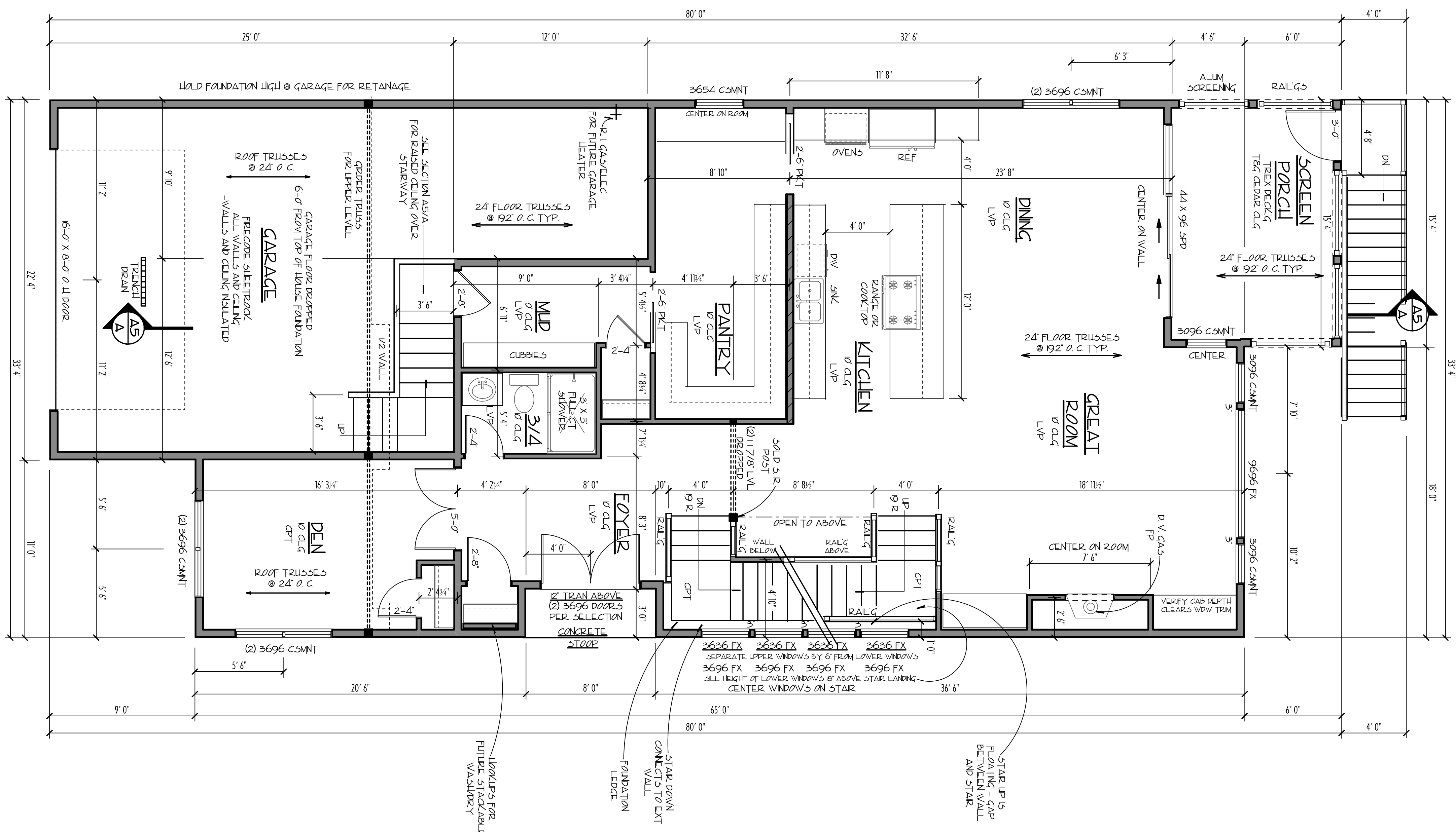
PROJECT:
BEITLER RESIDENCE
3343 WARNER LANE
MOUND, MN

LOT 59, WHIPPLE SHORES

SHEET TITLE:
**LOWER LEVEL/
FOUNDATION PLAN**

SCALE:
1/4" = 1'-0"

SHEET
A 2



* NOTE: WINDOW HEADER HEIGHT THIS LEVEL @ 9'-0" A.F.F. TYP. (UNO)

AREA CALC:	
MAIN FLR FIN	1,609 SF
UPPER FLR FIN	1,881 SF
LOWER FLR FIN	1,140 SF
TOTAL FINISHED	4,630 SF
LOWER FLR UNFIN	628 SF
GARAGE	676 SF
TOTAL ENCLOSED	5,934 SF
ENTRY PORCH	24 SF
SCREEN PORCH	161 SF

GENERAL NOTES:

- 10-1 1/8" PLATE HEIGHT TYP. (UNO)
- WDW R.O. HDR HEIGHT TO BE 9'-0" TYP. (U.N.O)
- ALL HEADERS TO BE (2)2X10 TYP. (UNO)
- NOTE: WALL BLOCKING FOR CURTAINS AND BATH ACCESSORIES INCL. ALL LEVELS

MAIN FLOOR PLAN

The logo for Greenwood Design Build features a stylized 'GWB' monogram inside a circle, with the words 'GREENWOOD' and 'DESIGN BUILD' stacked below it.

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PROJECT:
BEITLER RESIDENCE
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MOUND, MN

LOT 59, WHIPPLE SHORES

SHEET TITLE:

MAIN LEVEL PLAN

SCALE:
1/4" = 1'-0"

Δ 3 SHEET



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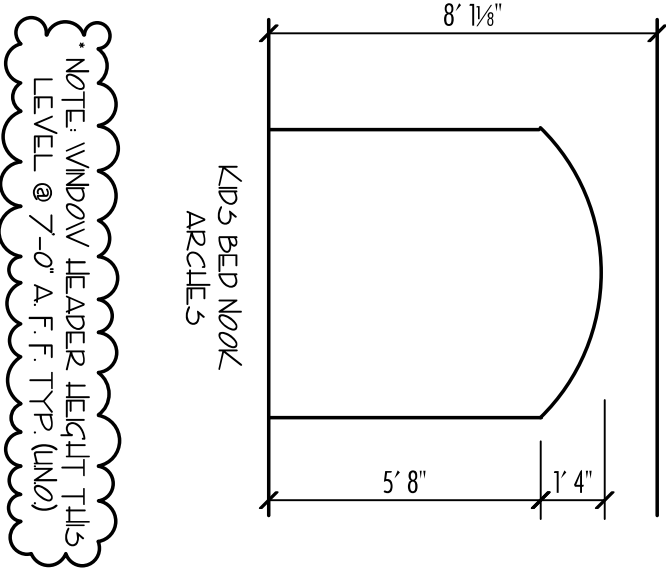
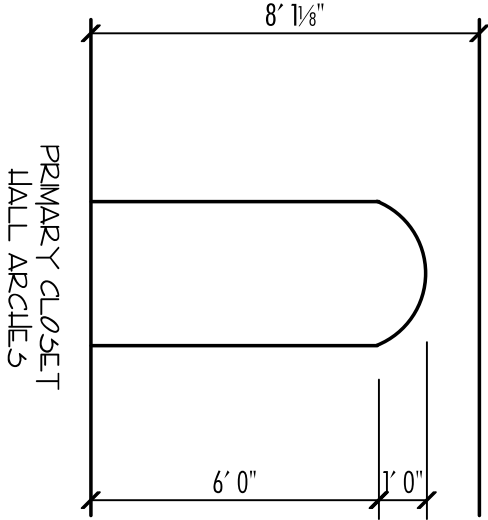
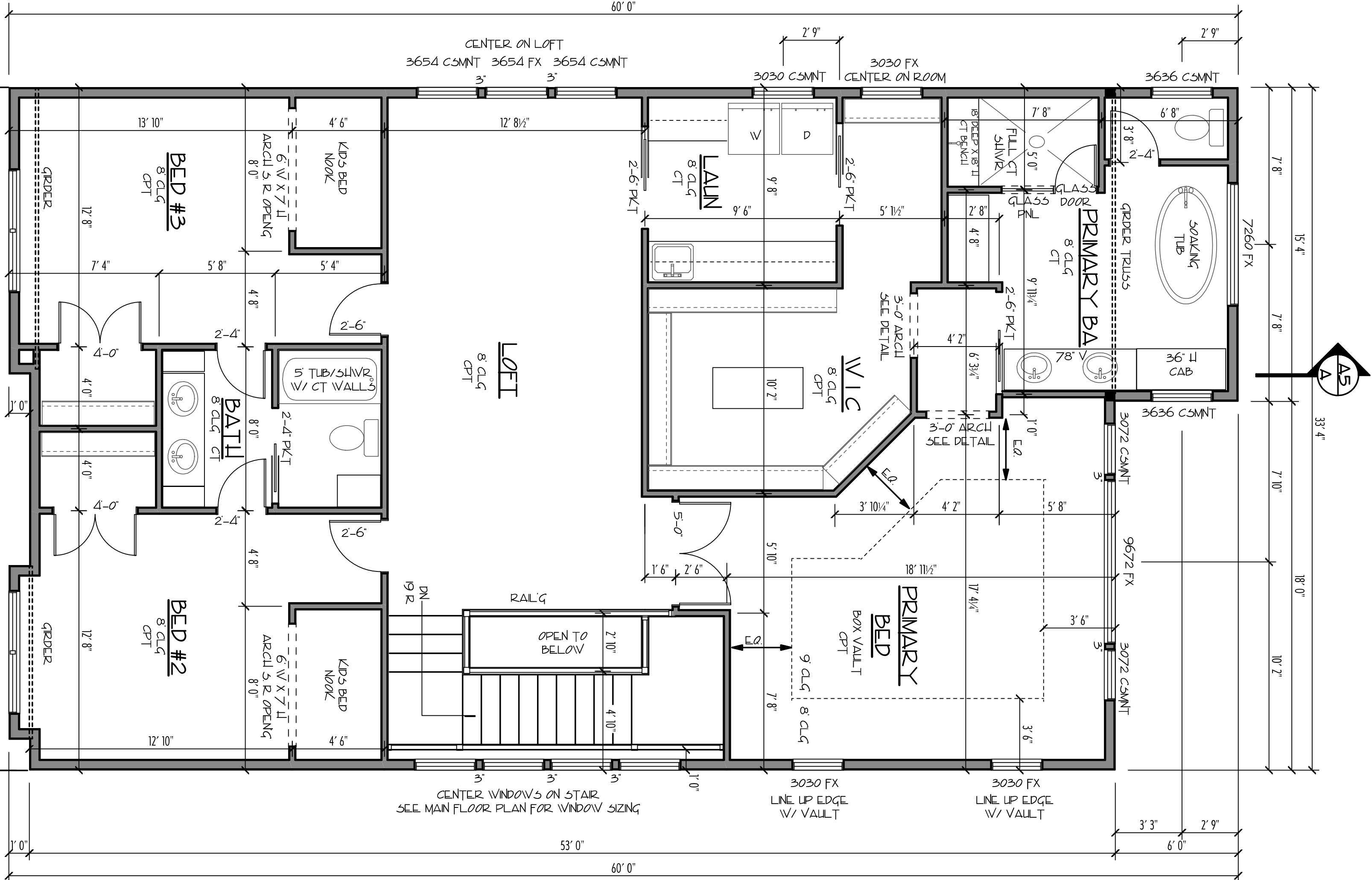
PROJECT:
BEITLER RESIDENCE
3343 WARNER LANE
MOUND, MN

LOT 59, WHIPPLE SHORES

SHEET TITLE:
**UPPER LEVEL PLAN
AND ROOF PLAN**

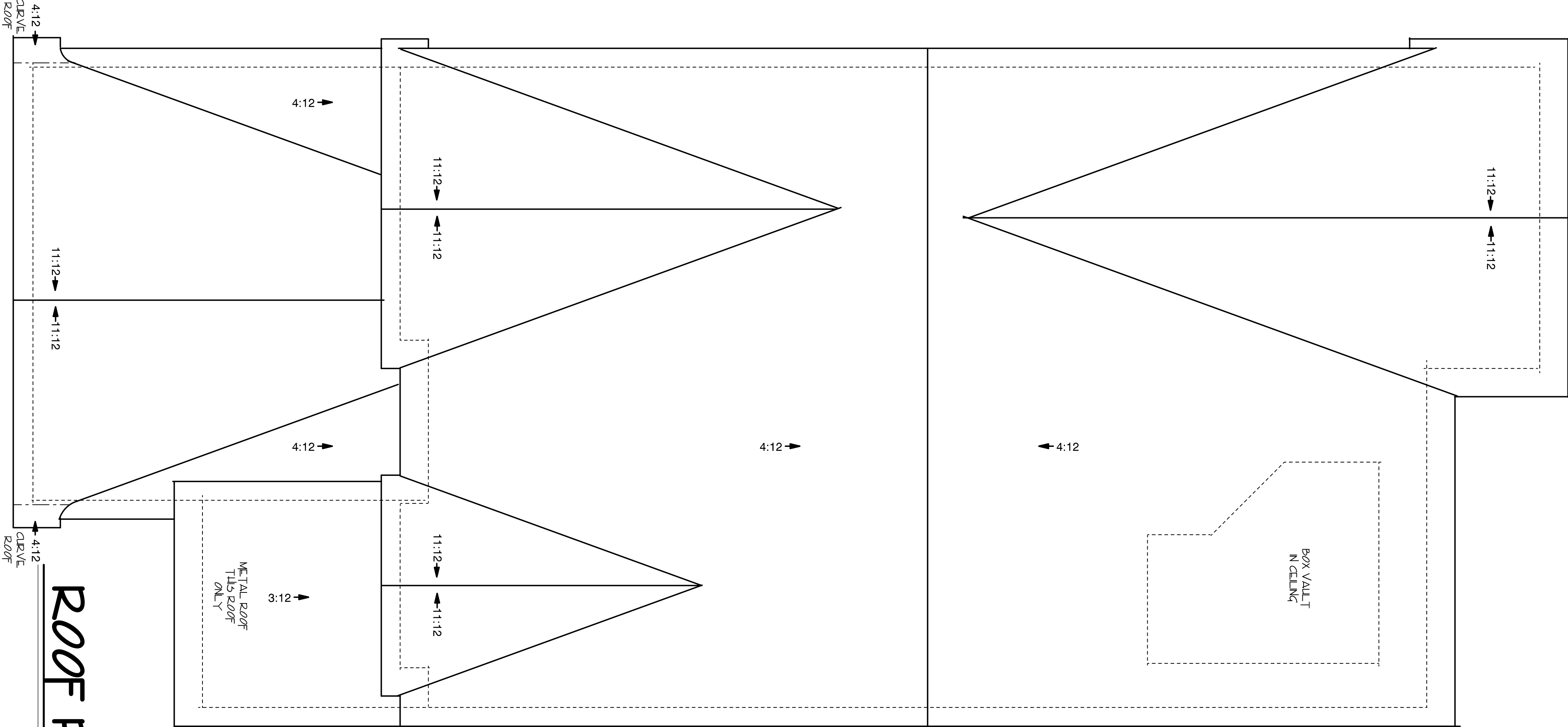
SCALE:
1/4" = 1'-0"

SHEET
A 4



GENERAL NOTES:
-8'-1 1/8" PLATE HEIGHT TYP. (U.N.O.)
-WINDOW R.O. HEADER HEIGHT TO BE 7'-0" TYP. (U.N.O.)
-ALL HEADERS TO BE (2) 2X10 TYP. (U.N.O.)
-NOTE: WALL BLOCKING FOR CURTAINS AND BATH ACCESSORIES INCL. ALL LEVELS

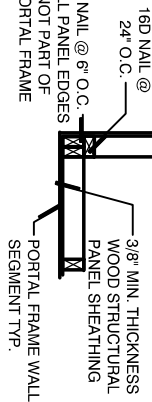
GENERAL NOTES:
-18" O. H. @ EAVES TYP. (U.N.O.)
-12" O. H. @ GABLE ENDS TYP. (U.N.O.)
-VENTILATE ROOF IN ACCORDANCE W/ CODES
-8" MIN. HEEL HEIGHT TYP.



ROOF PLAN

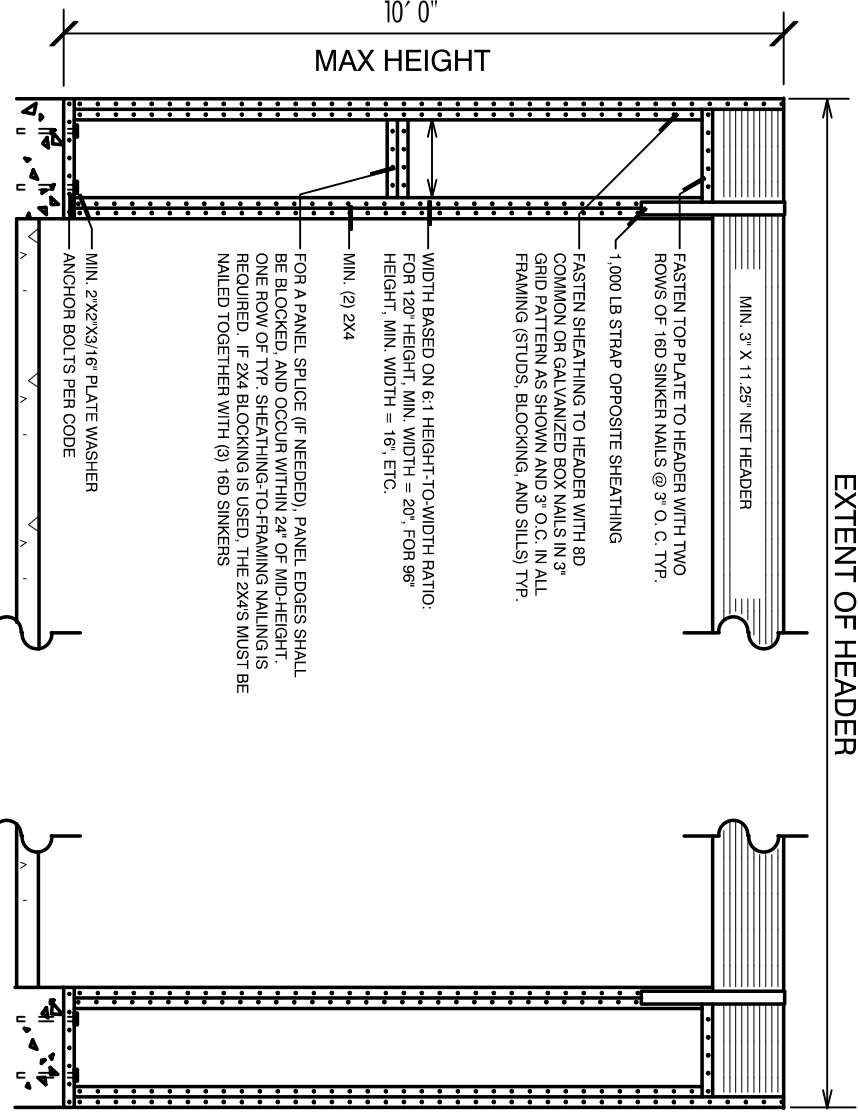
UPPER FLOOR PLAN

GARAGE WALL BRACING



CORNER FRAMING DETAIL

EXTENT OF HEADER

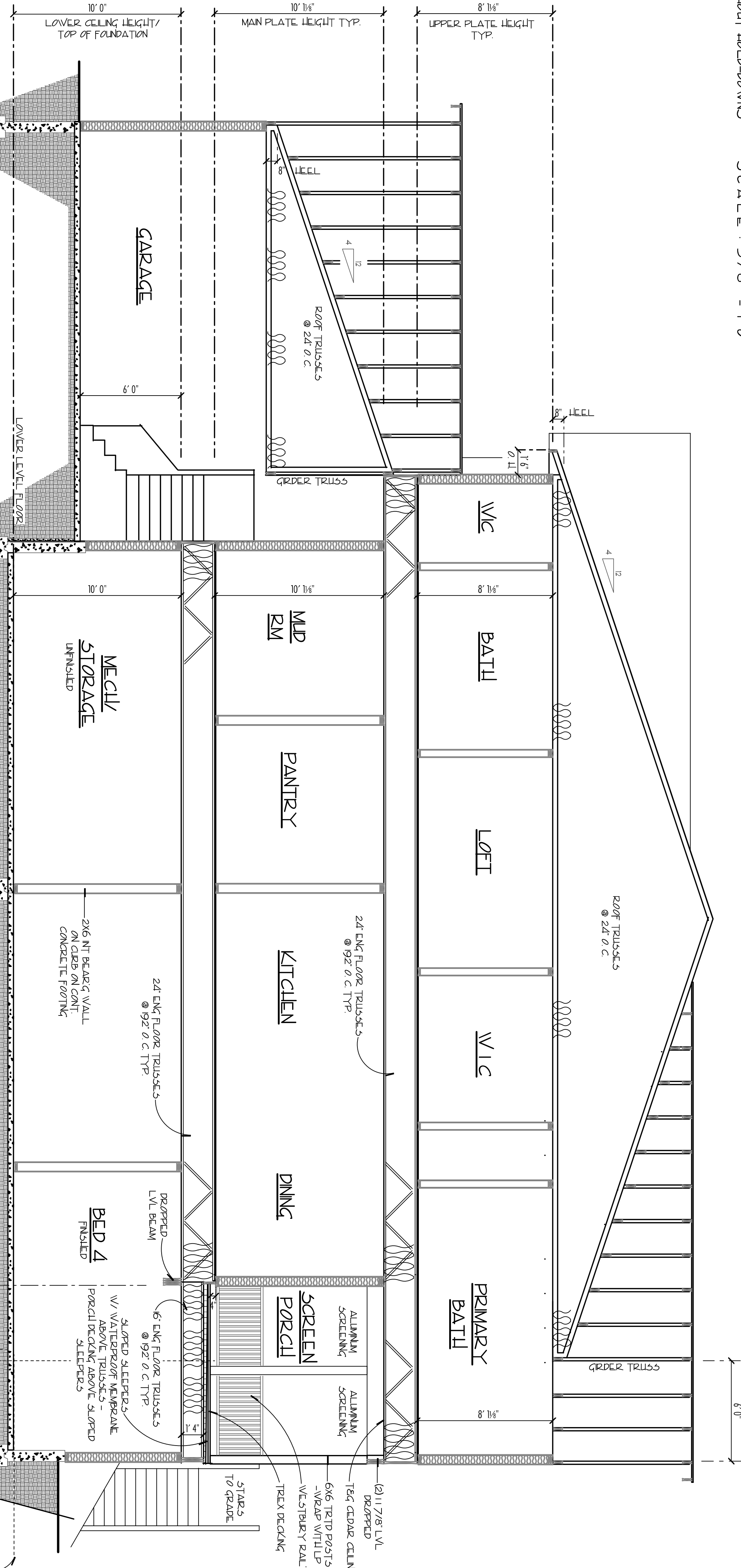
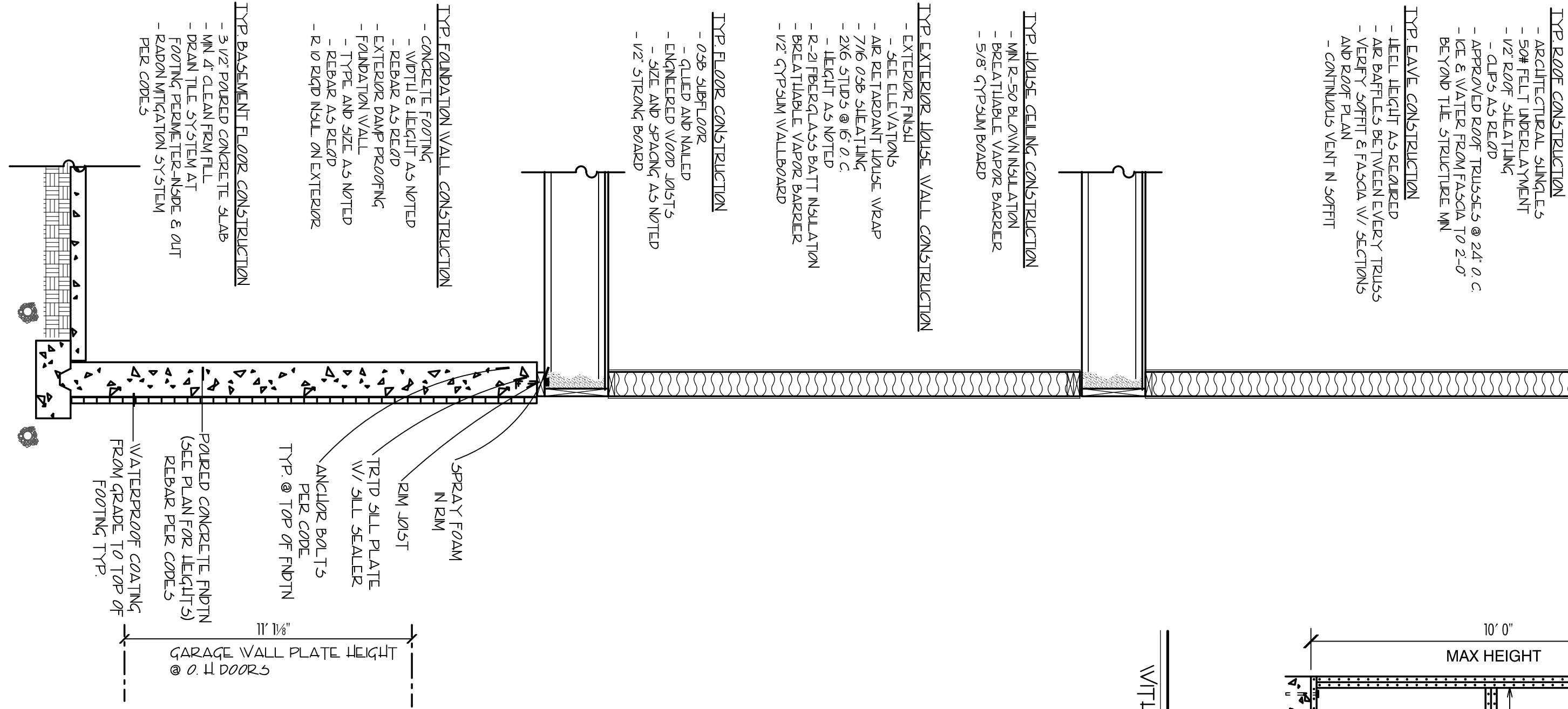


A P A-PORTAL FRAME
BRACING DETAIL (TYP)

WITHOUT HOLD-DOWNS SCALE: 3/8" = 1'-0"

TYP. WALL DETAIL

SCALE: 1/2" = 1'-0"



BUILDING SECTION 'A'

SCALE: 1/4" = 1'-0"



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SHEET TITLE:
**BUILDING SECTIONS
AND DETAILS**

SHEET
A5