

**Agenda**  
**Planning Commission**  
**City Of Edina, Minnesota**  
**City Hall, Council Chambers**

**Wednesday, June 15, 2022**  
**7:00 PM**

**Participate in Public Hearing(s).**  
**Call 888-504-7949.**

**Enter Participant Passcode 677715.**

**Press \*1 on your telephone keypad when you would like to get in the queue to speak.**  
**An operator will introduce you when it is your turn.**

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
  - A. Draft Minutes of Regular Meeting May 25, 2022
- V. Special Recognitions And Presentations
  - A. LOST Presentation by City Manager, Scott Neal
- VI. Community Comment

*During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.*

- VII. Public Hearings
  - A. B-22-10 5728 Fairfax Ave. Variance Request
  - B. CUP and Variance for Interlachen Country Club, 6200 Interlachen Boulevard
- VIII. Reports/Recommendations
  - A. Resolution B-22-09 Proposed Uses and the Purchase of Land at 4401 West 76th Street

IX. Chair And Member Comments

X. Staff Comments

XI. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 15, 2022

**Agenda Item #:** IV.A.

**To:** Planning Commission

**Item Type:**

Minutes

**From:** Liz Olson, Administrative Support Specialist

**Item Activity:**

**Subject:** Draft Minutes of Regular Meeting May 25, 2022

Action

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### **ACTION REQUESTED:**

Approve the draft minutes from May 25, 2022.

### **INTRODUCTION:**

### **ATTACHMENTS:**

Draft Minutes May 25, 2022



Minutes  
City Of Edina, Minnesota  
Planning Commission  
Edina City Hall Council Chambers  
May 25, 2022

**I. Call To Order**

Chair Agnew called the meeting to order at 7:00 PM.

**II. Roll Call**

Answering the roll call were: Commissioners Miranda, Strauss, Hayward, Barberot, Olsen, Alkire, Olson, Padilla, Smith and Chair Agnew. Staff Present: Cary Teague, Community Development Director, Kris Aaker, Assistant Planner Bill Neuendorf, Economic Development Manager, Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Bennett.

**III. Approval Of Meeting Agenda**

**Commissioner Olsen moved to approve the May 25, 2022, agenda. Commissioner Strauss seconded the motion. Motion carried unanimously.**

**IV. Approval Of Meeting Minutes**

**A. Minutes: Planning Commission, April 13, 2022**

**Commissioner Alkire moved to approve the April 13, 2022, meeting minutes. Commissioner Miranda seconded the motion. Chair Agnew offered up the amendment to change wording on page 3, second to last bullet point to read, "There is an opportunity for community engagement to dispel concerns about individuals with developmental disabilities." Motion carried unanimously as amended.**

**V. Special Recognitions and Presentations**

**A. Welcome New Commission Member – Bonnie Padilla**

Chair Agnew welcomed Commissioner Padilla to the Planning Commission. Commissioner Padilla briefly reviewed her history in the community.

**VI. Community Comment**

None.

Chair Agnew closed the Community Comment portion of the meeting.

## **VII. Public Hearings**

### **A. B-22-07 6316 Ewing Ave S. Front Yard Setback Variance Request**

Assistant Planner Aaker presented the request of a front yard setback variance for 6316 Ewing Avenue S. Staff recommends approval of the 4.6-foot side yard setback variance, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

#### **Appearing for the Applicant**

Mr. Charles Lewis, homeowner and Mr. Benjamin Braun, Architect, addressed the Commission and answered questions.

#### **Public Hearing**

None.

**Commissioner Padilla moved to close the public hearing. Commissioner Strauss seconded the motion. Motion carried unanimously.**

The Commission discussed the variance request.

#### **Motion**

**Commissioner Olson moved that the Planning Commission recommend approval of the 4.6-Foot Side Yard Setback Variance as outlined in the staff memo subject to the conditions and findings therein. Commissioner Strauss seconded the motion. Motion carried unanimously.**

## **VIII. Reports/Recommendations**

### **A. Resolution No. B-22-08 Proposed Uses for Sale of Property at 5146 Eden Avenue Complies with Comprehensive Plan**

Economic Development Director Neuendorf presented the Resolution for proposed Uses for Sale of Property at 5146 Eden Avenue. Staff recommends approval of the Resolution, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Commissioners commented on the project.

#### **Motion**

**Commissioner Olsen moved that the Planning Commission recommend approval to the City Council of Resolution B-22-08 as outlined in the staff memo subject to the conditions and findings therein. Commissioner Olson seconded the motion. Motion carried 7 ayes, 1 nay (Miranda).**

**IX. Chair and Member Comments**

Received.

**X. Staff Comments**

Received.

**XI. Adjournment**

**Commissioner Padilla moved to adjourn the May 25, 2022, Meeting of the Edina Planning Commission at 8:05 PM. Commissioner Strauss seconded the motion. Motion carried unanimously.**



## CITY OF EDINA

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**Date:** June 15, 2022

**Agenda Item #:** V.A.

**To:** Planning Commission

**Item Type:**

Other

**From:** Scott Neal, City Manager

**Item Activity:**

**Subject:** LOST Presentation by City Manager, Scott Neal

Information

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### ACTION REQUESTED:

None.

### INTRODUCTION:

City Manager Scott Neal will share an informational presentation about the City's local option sales tax referendum.

### ATTACHMENTS:

Plan for Local Option Sales Tax Referendum Presentation



The CITY of  
**EDINA**



Braemar Arena and Park  
+ Fred Richards Projects

## Communications Plan for Local Option Sales Tax Referendum

# Communications Goals for the Parks Investment Plan

Rapp Strategies is working with the City of Edina to execute a comprehensive communications initiative that provides balanced and complete information about the plan to reinvest in Braemar Park and Arena and Fred Richards Park.

*City's role is to provide factual information as governed by Minnesota Statute 297A.99*

- Vision for the Future
- The Need
- The Process
- The Plan
- The Cost and Tax Impact
- Consequences of Inaction
- How to Find Out More Information
- When and Where to Vote on the Sales Tax Referendum

# What successful local government communications looks like . . .

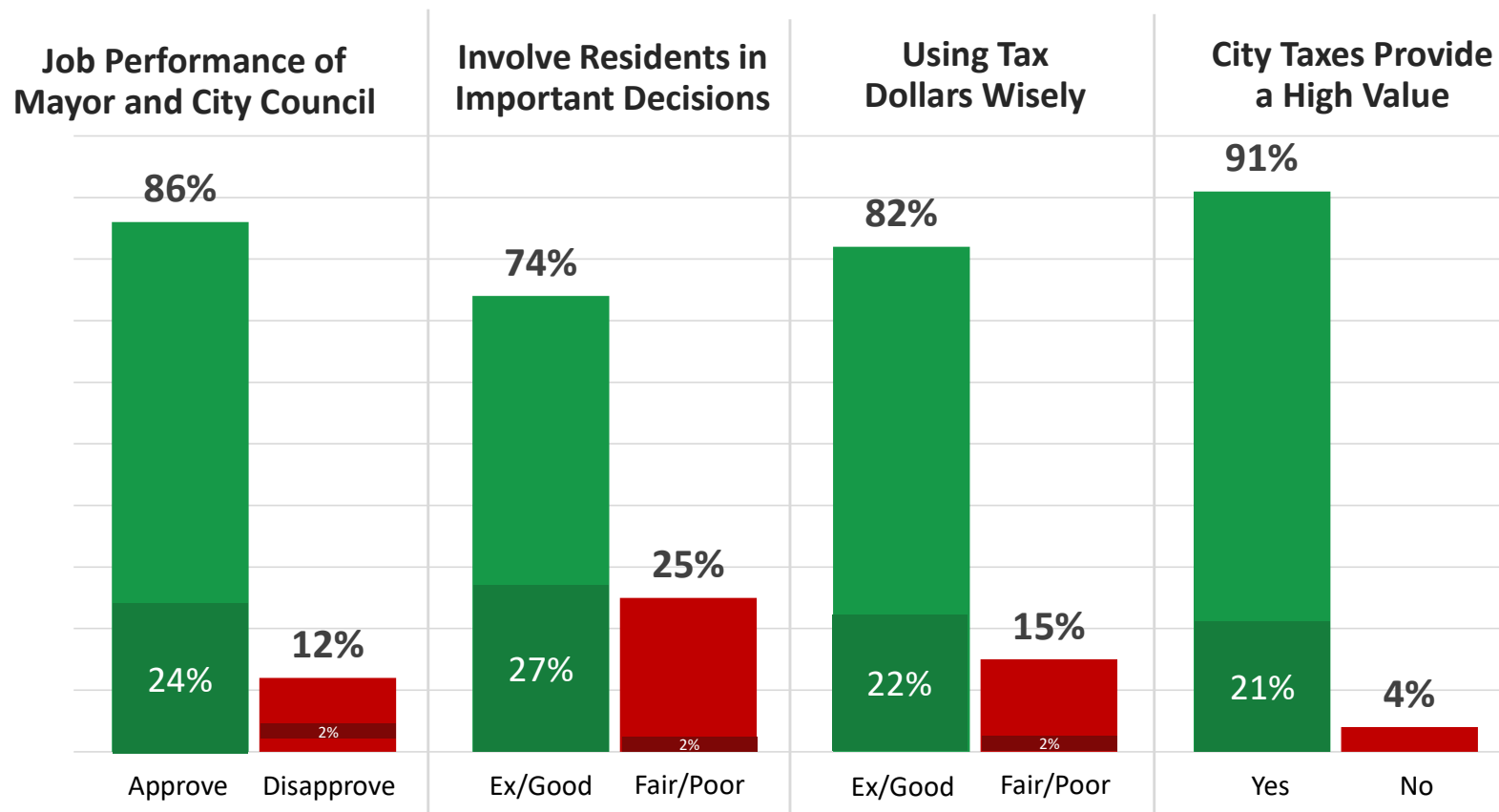


- **Transparent**
- **Accurate**
- **Consistent**
- **Timely**
- **Accessible**



Failure to adequately communicate is a **failure to serve** the public.

# Edina Residents Trust City Government



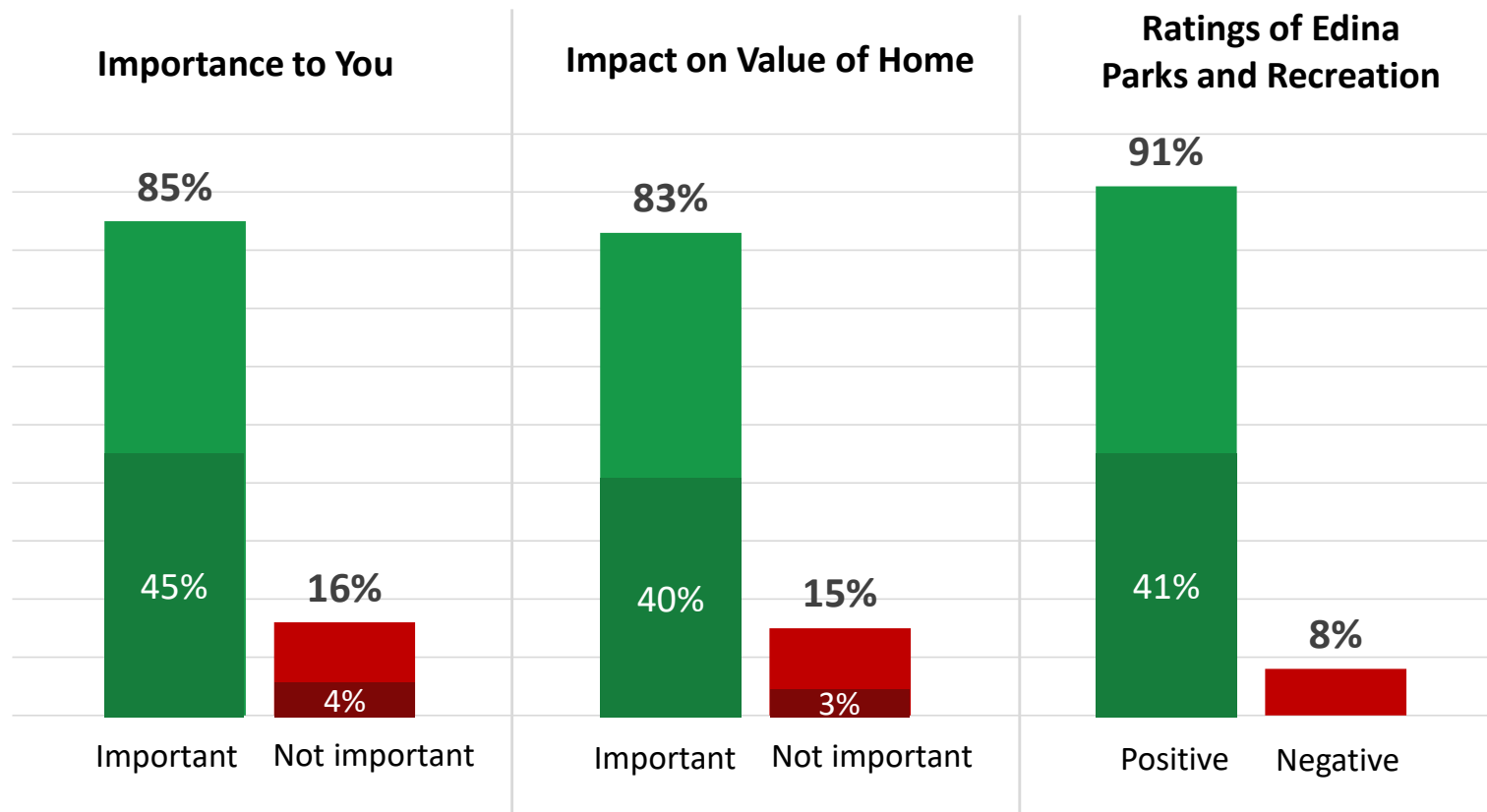
# A Plan to Serve Our Growing Community

- **Vision for the future** – Edina’s parks and recreation system helps contribute to the quality of life that attracts new families and businesses – all of which helps support our local economy.
- **The process** – The City has been working for several years to develop a plan, with Edina residents playing an important role in helping identify the top priorities.
- **Moving forward** – The City of Edina has put forward a \$64.6 million investment plan to renovate and provide new services at Braemar Park and Arena and Fred Richards Park.



**As part of the general election on Nov. 8, Edina voters will consider a half-percent local option sales tax to finance the plan.**

# Edina Residents Value Parks and Recreation



# Overview of Core Messaging



**Vision for the projects:** Edina residents recognize that parks and recreation help make the city a special place to live.

- *Our quality of life is a big reason why Edina attracts new families and businesses.*
- *When we invest in parks and recreation, we are investing in Edina's quality of life and supporting the local economy.*



**The investment:** The City of Edina has put forward an investment plan that would complete the conversion of the Fred Richards Executive Golf Course into a multi-faceted city park and reinvest in Braemar Park and Arena with a wide range of amenities and improvements.

# Overview of Core Messaging



**The Plan/Benefits:** Both Braemar and Fred Richards would see new playgrounds, pickleball courts, trails and habitat restoration.

- *“The Fred” would be transformed from a once-shuttered executive golf course into a 43-acre city park.*
- *Braemar Arena would receive critical infrastructure repairs, upgrades and an additional fourth sheet of indoor ice.*



**We are listening to you:** Edina residents have played an important role in identifying the needs at Braemar and Fred Richards parks.

- *City leaders received community input during the master planning process.*
- *Ongoing public engagement through various communications channels and surveys.*
- *Voters get the final say on Nov. 8.*

## Current

2021 State Approved Local Option Sales Tax Referendum		Rate = 0.5% Duration 19 years
Total Authorized Spending		\$39.3 million
	Fred Richards Park Master Plan	\$17.7 million
	Braemar Park Master Plan	\$21.6 million
Braemar Park Authorized Spending		\$21.6 million
	Braemar Park General Improvements	\$8.1 million
	Braemar Arena Building Infrastructure	\$13.5 million

## Proposed

2022 Local Option Sales Tax Proposal		Rate = 0.5% Duration 17 years
Total Authorized Spending		\$25.3 million
	Braemar Arena Expansion	\$25.3 million

# Overview of Core Messaging



**The Legislature:** The Legislature already authorized the City to place a half-percent sales tax option on this November's ballot to provide \$39.3 million for both parks.

- *During the current session, state lawmakers will decide whether to allow Edina voters to consider using the sales tax for an additional \$25.3 million for the Arena expansion.*



**The tax impact:** To finance this investment, Edina voters will consider a local half-percent sales tax option in November.

- *The half-cent sales tax amounts to a ½ cent for every \$1 spent.*
- *The average cost per Edina resident of the sales tax would be \$2.62 per month, according to an analysis by the University of Minnesota.*
- *Another way to look at it: 5 cents on a \$10 purchase.*
- *The tax expires in 17 years.*

# Overview of Core Messaging



**Why a sales tax?** City leaders chose a sales tax option to spread the investment cost among residents and nonresidents who visit the city to use many of its parks, ice rinks and other public amenities.

- *If approved, 60% of the half-percent sales tax would be paid by nonresidents, according to an analysis by the University of Minnesota Extension Center.*
- *Nonresidents would contribute almost \$39 million to pay for the investment plan, based on University of Minnesota research.*



**Voting Information:** Residents can vote early in person at Edina City Hall on Friday, Sept. 23 through Monday, Nov. 7, 2022.

- *Additional voter information will be communicated when it becomes available.*



## If the referendum does pass...

If Edina residents approve the sales tax referendum in November 2022, the City will move forward with **design and project work in 2023.**



## If the referendum does not pass...

The City would reengage residents to determine whether they prefer changing the funding option, the amount of the investment or the package of improvements.

# The 30-Second Summation

## Key Messages

- **Our residents value** the contribution Edina's parks make to our **quality of life**. That is why the City is putting forward a \$64.6 million plan to reinvest in Braemar Park and Arena and Fred Richards Park.
- "The Fred" would be transformed from a shuttered golf course into a vibrant city park. Both Braemar and The Fred would get **new playgrounds, courts, trails and habitat restoration**. Braemar Arena would receive critical repairs and an **additional fourth sheet of indoor ice**.
- The **Legislature already authorized** the City to place a half-percent sales tax option on this November's ballot to provide **\$39.3 million for both parks**. During this session, lawmakers are considering using that sales tax to make an additional \$25.3 million in investments for the arena expansion.
- Edina residents helped shape the plan and **will get the final say on Nov. 8**.



The CITY of  
**EDINA**

# Questions?



## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 15, 2022

**Agenda Item #:** VII.A.

**To:** Planning Commission

**Item Type:**  
Report and Recommendation

**From:** Kris Aaker, Assistant Planner

**Item Activity:**

**Subject:** B-22-10 5728 Fairfax Ave. Variance Request

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### **ACTION REQUESTED:**

Approve the variance as submitted.

### **INTRODUCTION:**

A 3.8-foot variance to the 10 ft north side yard setback requirement allowing a 2<sup>nd</sup> story addition at 5728 Fairfax Ave. So.

### **ATTACHMENTS:**

Staff Report

Site Location

Engineering Memo

Narrative

Survey/plans

Better Together Public Hearing Comment Report

Staff Presentation



**Date:** June 15, 2022

**To:** PLANNING COMMISSION

**From:** Kris Aaker, Assistant City Planner

**Subject:** B-15-22, A 3.8-foot side yard setback variance for a second-floor addition at 5728 Fairfax Avenue S.

## Information / Background:

The subject property, 5728 Fairfax Avenue S is located on the west side of Fairfax Avenue and north of 58<sup>th</sup> Street W. The existing home, built in 1955, is a one-story rambler with an attached two car garage. The existing one-story rambler has a 6.2-foot non-conforming north side yard setback. The applicant has submitted a request for a 3.3-foot side yard setback variance to construct a second-floor addition that aligns with the current non-conforming setback on the north side of the existing house. A small conforming addition to the back of the home allows for a kitchen expansion and bedroom space above.

With the exception of the north side yard setback, the proposed project meets all other zoning requirements.

## Surrounding Land Uses

Northerly:	Single Unit residential homes zoned R-I and guided low-density residential
Easterly:	Single Unit residential homes; zoned R-I and guided low-density residential.
Southerly:	Single Unit residential homes; zoned R-I and guided low-density residential.
Westerly:	Single Unit residential homes; zoned R-I and guided low-density residential.

## Existing Site Features

5728 Fairfax Avenue S is a one-story rambler built in 1955. The current home does not meet the setbacks required in today's code from the north or south lot lines. The existing setback to the north property line is 6.2 feet instead of today's required setback of 10 feet. The proposed addition will maintain the existing setback on the north side of the house. The proposed addition is a second-floor addition, which does not fall within the allowable non-conforming alternate setback standard. The plan conforms to the 15-foot south side street setback and does not match the

existing nonconforming south setback of the 1<sup>st</sup> floor. Both existing side setbacks are nonconforming and are a design challenge with a corner lot requiring deeper setbacks than an interior lot.

## Planning

Guide Plan designation: Low-Density Residential  
Zoning: R-1, Single-Dwelling District

## Grading & Drainage

The Engineering Department has reviewed the application and submitted comments as attached in their June 1, 2022, memorandum. The subject property currently drains towards the intersection of Fairfax Ave & 58<sup>th</sup> St with no re-grading proposed.

**Compliance Table**

	City Standard	Proposed
North Side – Side yard	10 feet 6.2 feet existing	<b>6.2 feet* (second floor)</b>
East Side – Rear Yard	25 feet	64.18 feet
South – Side street	15 feet 10 feet existing	17 feet
West Side – Front Yard	35.8 feet 34.7 feet existing	34.8 feet
Building Coverage	25%	20.9%

**\*Requires a variance**

## PRIMARY ISSUES & STAFF RECOMMENDATION

### Primary Issues

- Is the proposed variance justified?

**Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that the following conditions must be satisfied affirmatively. The proposed variance will:**

***1. Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns. The practical difficulty is caused by how the existing house is situated on the lot.

The proposed use is permitted in the R-I Single Dwelling Unit District and the proposed addition complies with zoning standards with the exception of the north side yard setback requirement. The practical difficulty is caused by the existing location of the home and the required setbacks. Due to the addition being on a different floor, the non-conforming setback standard does not apply. The home will be refurbished and modified within the existing setbacks. The original home was constructed without variances.

***2. There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

The existing house has non-conforming setbacks and was built prior to the current ordinance requirements. There were no variances granted for the original construction of the home in 1955. The proposed addition will continue the non-conforming setback on the second floor that was allowed in 1955 when the original home was built. Setback requirements have changed over time creating non-conformities. This was not self-created by the applicant. The proposed addition conforms to all other zoning standards.

***3. Will the variance alter the essential character of the neighborhood?***

Granting the variance will not alter the character of the neighborhood. The addition will match the existing homes side yard setback on the first floor. All other aspects of the addition will conform to the ordinance requirements.

**Recommended Action:**

Approve a 3.8-foot north side yard setback variance for an existing non-conforming home at 5728 Fairfax Ave S.

Approval is subject to the following findings:

1. The proposal meets the variance criteria. The practical difficulty is caused by the existing location of the home and existing non-conforming side yard setback.
2. The proposed addition is reasonable and was not self-created. The current house has non-conforming side yard setbacks and was built prior to the current setback requirements.
3. Granting the variance will not alter the character of the neighborhood.

Approval is subject to the following conditions:

1. Survey and plans date stamped May 20, 2022.
2. Comments and conditions listed in the June 1, 2022



1 in = 47 ft



The CITY of  
**EDINA**



June 2, 2022



**DATE:** 6/1/2022  
**TO:** Cary Teague – Planning Director  
**FROM:** Zuleyka Marquez, Graduate Engineer  
Mattias Oddsson, Engineering Intern  
**RE:** **5728 Fairfax Ave - Variance Review**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed included the existing condition survey, proposed elevations, and proposed and existing floorplans dated 5/20/2022

#### *Summary of Work*

The applicant proposes a second floor and rear addition to the existing structure. The request is for a variance to setback requirements.

#### *Easements*

A 5-foot easement along the rear property line shall be shown on the survey for permitting.

#### *Grading and Drainage*

The site drains towards the intersection of Fairfax Ave & 58<sup>th</sup> St with approximately 2' of elevation change. Site is within the Minnehaha Creek Watershed District. Applicant indicated no proposed grading changes and soils to be hauled off site. Suggest providing positive drainage away from northside of existing building.

#### *Stormwater Mitigation*

Proposed changes increase impervious surface coverage from 31.4% of lot area to 32.9% of lot area and do not trigger the need for a stormwater management plan.

#### *Floodplain Development*

Both the structure and local 1% annual chance floodplain with an elevation of 881.6' are within subwatershed MHS\_17. The addition and/or any new openings to the existing structure must have a lowest opening elevation of no less than 883.6'. Provide proposed lowest opening elevation on survey.

#### *Erosion and Sediment Control*

Provide an erosion and sediment control plan consistent with City of Edina Building Policy SP-002.

#### *Street and Driveway Entrance*

No comment.

#### *Public Utilities*

Water and sanitary are served from the watermain along Fairfax Ave. A one-inch water service line from the curb stop to the dwelling is required per the City's policy SP-024.

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#### **ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



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### *Miscellaneous*

Watermain installed 1954 and structure built 1955. A well is not likely to be located on site. Thus, coordination with the Minnesota Department of Health is not required.

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### **ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

MAY 20 2022

May 20, 2022

Dear Members of the Edina Planning Commission:

PLANNING DEPARTMENT

We live at 5728 Fairfax Avenue. We moved into our house in June 2017 after Emma completed medical school in Detroit and started her pediatric residency at the University of Minnesota. Emma grew up in Edina, attended Edina high school, and is the third generation in her family to live in Edina. Her childhood home that her parents still reside in is 10 blocks away. And Emma's sister, brother-in-law, and our two nieces (6 and 3-years-old) live just 1 block away. We cherish being so close to our family.

When we moved into our house, we didn't have any children. It was perfect for the two of us. We had our first child, Carolina, in November 2019 and we converted the office next to our bedroom into her nursery. In December 2021 we had our second child, Carter. The only other bedroom we currently have is in our basement. Given our children's young ages, we need closer proximity to their bedrooms than our home currently allows. Additionally, the master bathroom is only a half bath, so everyone uses the same main bathroom for showering and getting ready in the morning. Finally, Adam has been working from home during the pandemic, and he'll be able to continue doing so 2-3 days per week going forward. But his "office" is currently just a desk downstairs in the corner of the basement.

We love our home, but we have outgrown the space. One of the best aspects of our home is the location. We are so close to Emma's family, and it has really been fun for Carolina to see her cousins so often by being able to walk a block down the street. We also have a great yard that we love.

Therefore, we would like to add a second floor to our home. The second floor will have four bedrooms, three bathrooms, and a laundry room so that we can all have our bedrooms on the same level and still have room to grow our family. For the main floor, we'll be redesigning it to have a bigger kitchen, gathering areas, and a home office. We hope this will be our forever home so we can raise our kids in a community we love.

The current footprint of our home is 6.2 feet away from the property line on the north side. This is how we purchased the property. Our plans for the second floor are to build directly above our current footprint on the north side, which will require a variance of less than four feet. Adam already discussed our project and the need for a variance with our neighbors, who do not object our proposed plans or variance.

When we first submitted our plans to the City, it was noted we could not build over the current footprint on the south side of the property because the offset would be too close to the street. We therefore did not seek a variance on the south side of our property and proceeded with our plans. But just 2 weeks ago, we were informed of the need to obtain a variance for the north side of our property. If we were not to receive the variance on the north side, it would significantly limit the options we'd have to build the space we need for our growing family.

We respectfully ask the Commission for a less than 4-foot variance to build the second floor directly above the current footprint on the north side of our house. We greatly appreciate the Commission's consideration.

Sincerely,

Handwritten signatures of Adam Pabarcus and Emma Pabarcus in blue ink. Adam's signature is on the left, and Emma's is on the right, both written in a cursive style.

Emma and Adam Pabarcus

CITY OF EDINA

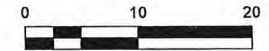
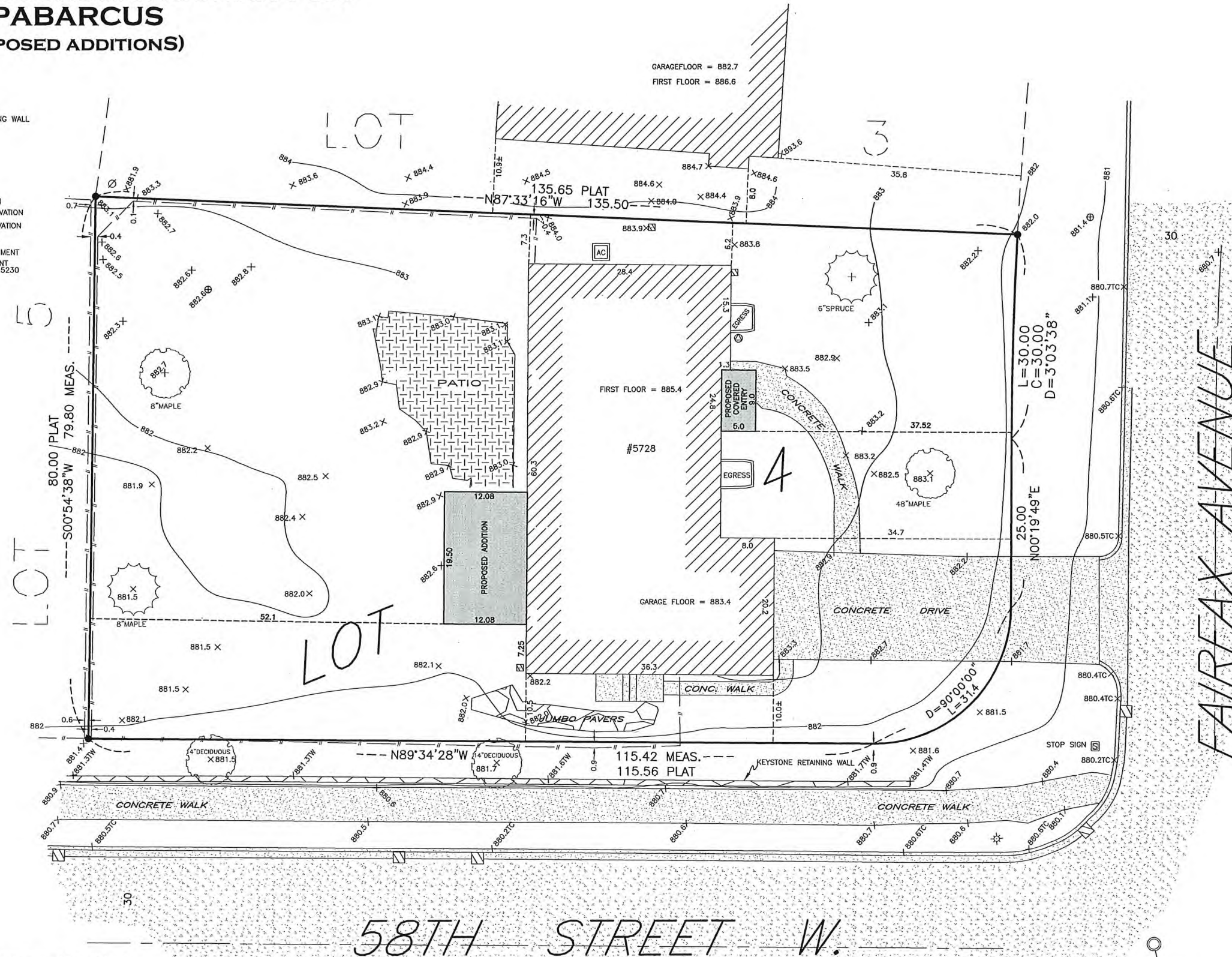
MAY 20 2022

PLANNING DEPARTMENT

EXISTING CONDITION SURVEY FOR:  
ADAM PABARCUS  
(WITH PROPOSED ADDITIONS)

LEGEND

- FENCE
- CONCRETE CURB
- KEYSTONE RETAINING WALL
- CATCH BASIN
- GAS METER
- LIGHT POLE
- POWER POLE
- FRENCH DRAIN
- x900.0 EXISTING ELEVATION
- x900.0TC TOP OF CURB ELEVATION
- x900.0TW TOP OF WALL ELEVATION
- 900 EXISTING CONTOUR
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- INSCRIBED R.L.S. 15230
- BITUMINOUS
- CONCRETE



CITY OF EDINA

MAY 20 2022

PLANNING DEPARTMENT

PROPOSED LOT COVERAGE:

Lot Area = 10,376 SF

COVERAGE:

House w/ Additions = 2,173 SF

Total = 2,173 SF

Coverage = 20.9%

PROPOSED IMPERVIOUS SURFACE:

Lot Area = 10,376 SF

IMPERVIOUS SURFACE:

House w/ Additions = 2,173 SF

Concrete Drive and Walks = 778 SF

Patio = 396 SF

Jumbo Pavers = 71 SF

Total = 3,418 SF

Impervious = 32.9%

50% Maximum Allowable Lot Coverage

EXISTING LOT COVERAGE:

Lot Area = 10,376 SF

COVERAGE:

House = 2,013 SF

Total = 2,013 SF

Coverage = 19.4%

EXISTING IMPERVIOUS SURFACE:

Lot Area = 10,376 SF

IMPERVIOUS SURFACE:

House = 2,013 SF

Concrete Drive and Walks = 778 SF

Patio = 396 SF

Jumbo Pavers = 71 SF

Total = 3,260 SF

Impervious = 31.4%

50% Maximum Allowable Lot Coverage

NOTES:

-All existing building dimensions are measured to the finished siding and not the building foundation.

-No search was made for any easements.

-The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

GRADING NOTE:  
THERE ARE NO PROPOSED CHANGES TO EXISTING GRADE  
AND ALL EXCESS SOIL WILL BE REMOVED FROM SITE.

JOB NO.	SCALE	REVISIONS
129-22	1" = 10'	
BOOK/PAGE	DRAWN	DATE
171/77	MB	
SHEET	REFERENCE	REMARKS
1 of 1	558-21	

SITE ADDRESS  
5728 FAIRFAX AVENUE  
EDINA, MN 55424

PROPERTY DESCRIPTION  
LOT 4, BLOCK 2, CONCORD GROVE ADDITION,  
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 registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S. MN REG 15230

DATED: 05-18-2022



W. BROWN LAND SURVEYING, INC.  
8030 CEDAR AVENUE SO., SUITE 228.  
BLOOMINGTON, MN 55425  
BUS: (952) 854-4055  
FAX: (952) 854-4268  
EMAIL: INFO@WBROWNLANDSURVEYING.COM



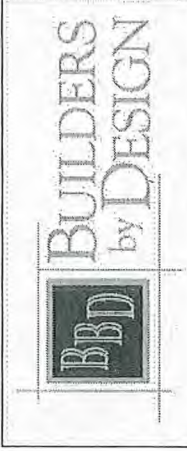
PROPOSED EXTERIOR ELEVATIONS

CITY OF EDINA  
MAY 20 2022  
PLANNING DEPARTMENT

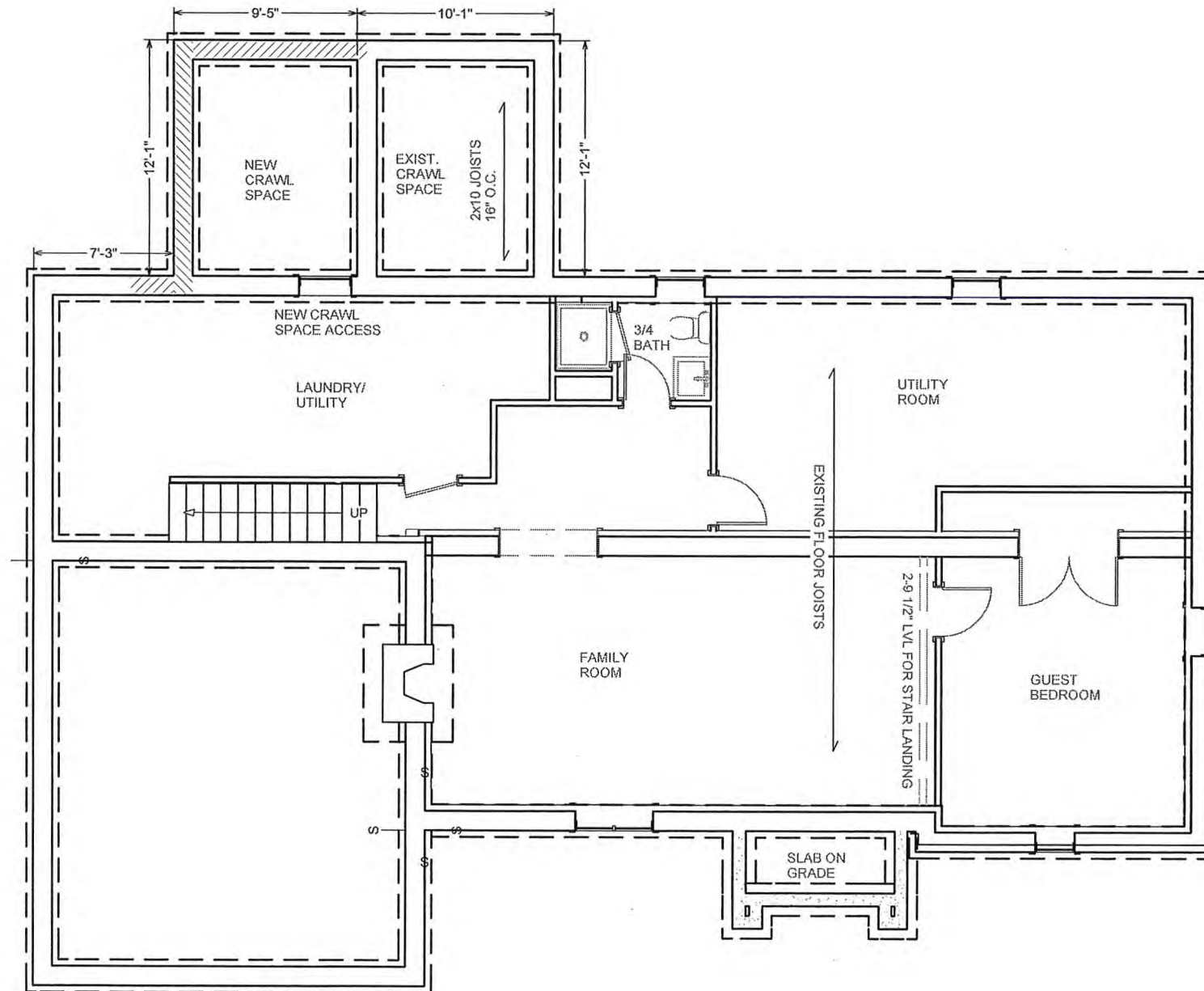
Pabarcus Residence

5/18/2022

21185 Viking Blvd.  
Wyoming, MN 55092  
MN Lic#: BC026555



SCALE: 1/8" = 1'0"



PROPOSED BASEMENT FLOORPLAN

CITY OF EDINA

MAY 20 2022

PLANNING DEPARTMENT

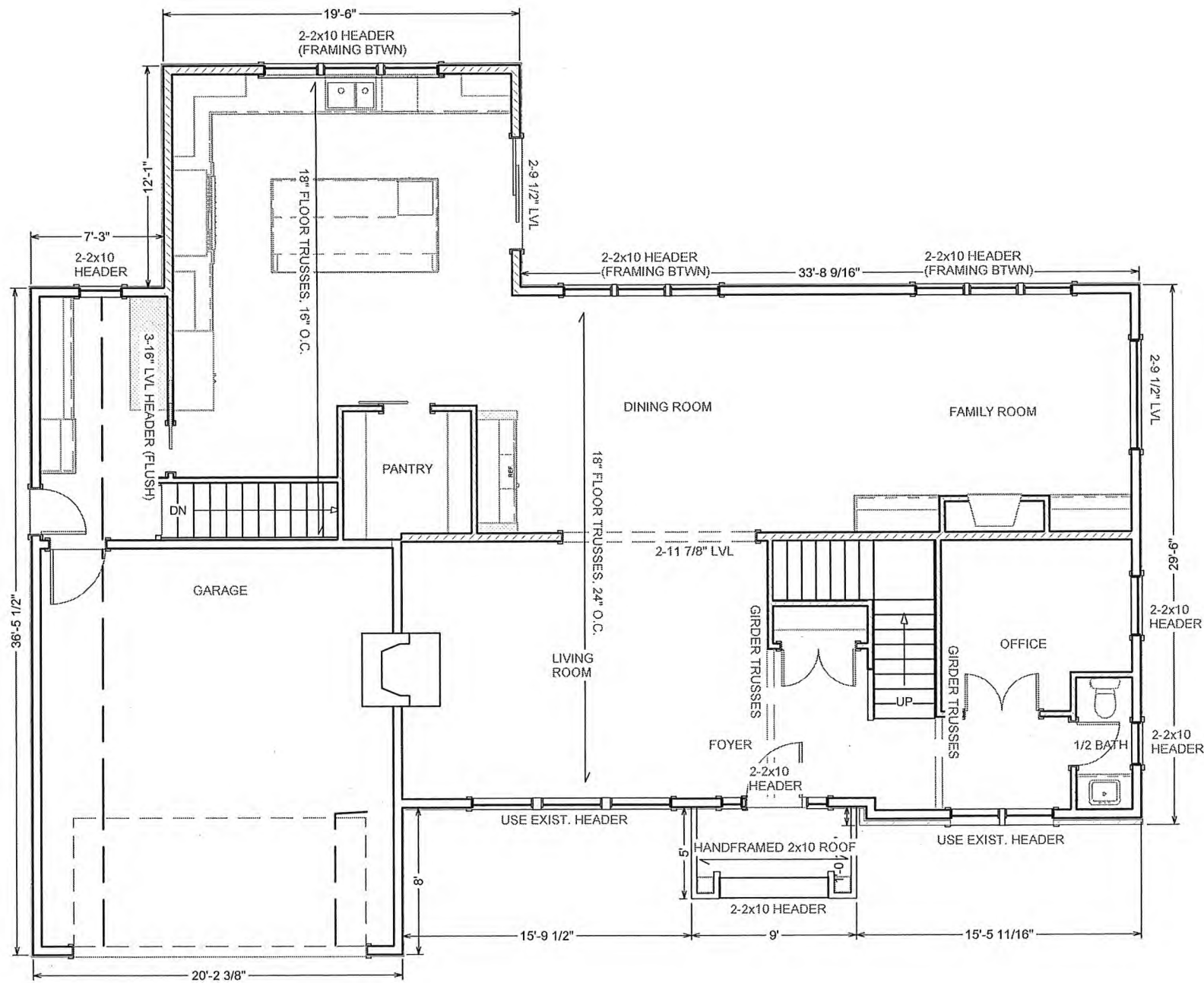
Pabarcus Residence

5/17/2022



21185 Viking Blvd.  
Wyoming, MN 55092

MN Lic#: BC026555



PROPOSED MAIN LEVEL FLOORPLAN

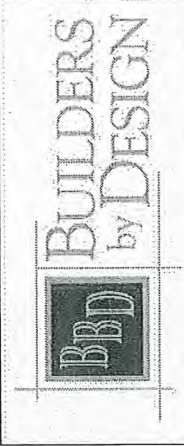
CITY OF EDINA

MAY 20 2022

PLANNING DEPARTMENT

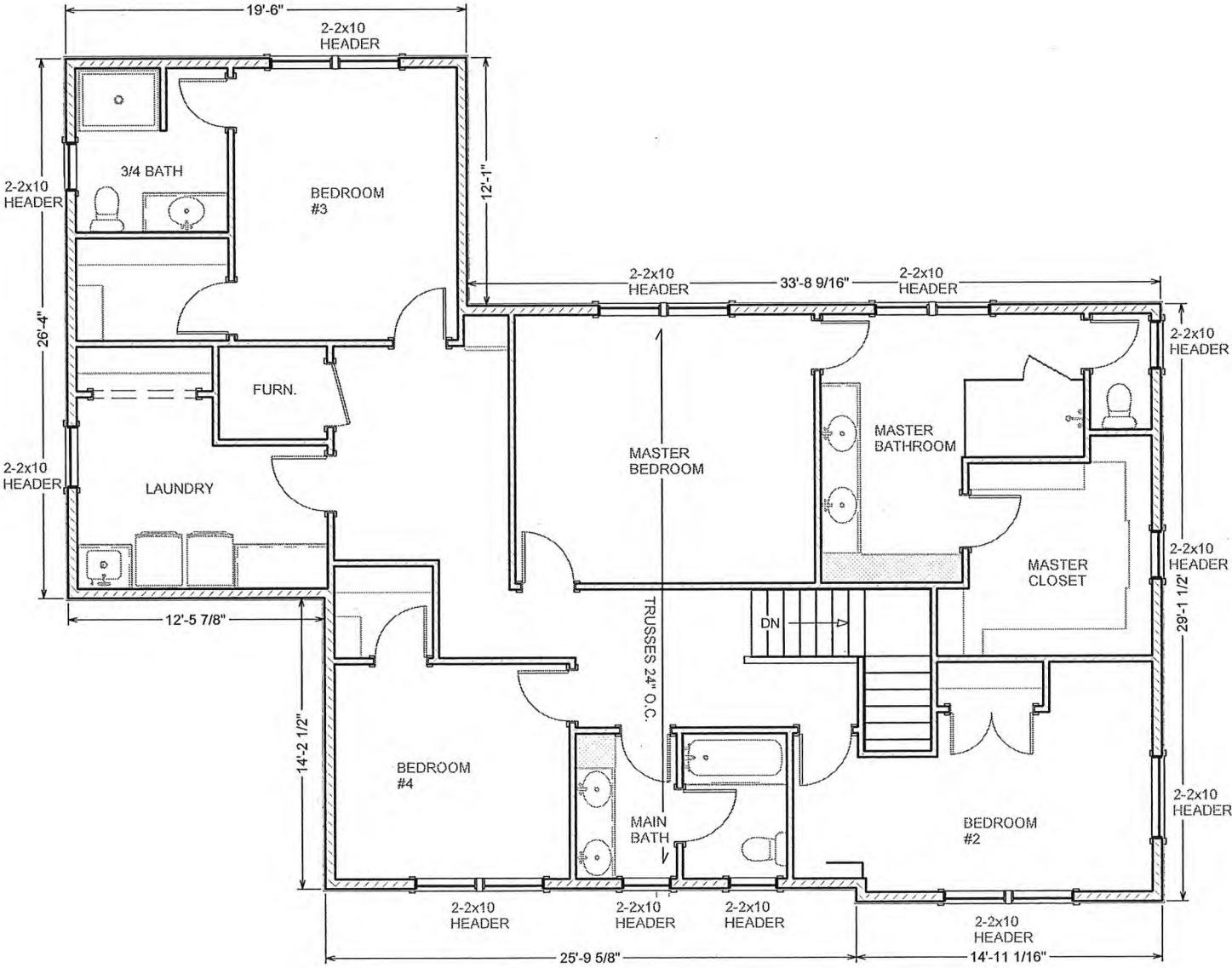
5/17/2022

Pabarcus Residence



21185 Viking Blvd.  
Wyoming, MN 55092

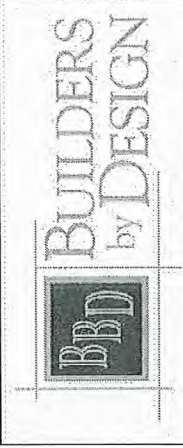
MN Lic#: BC026555



PROPOSED UPPER LEVEL FLOORPLAN

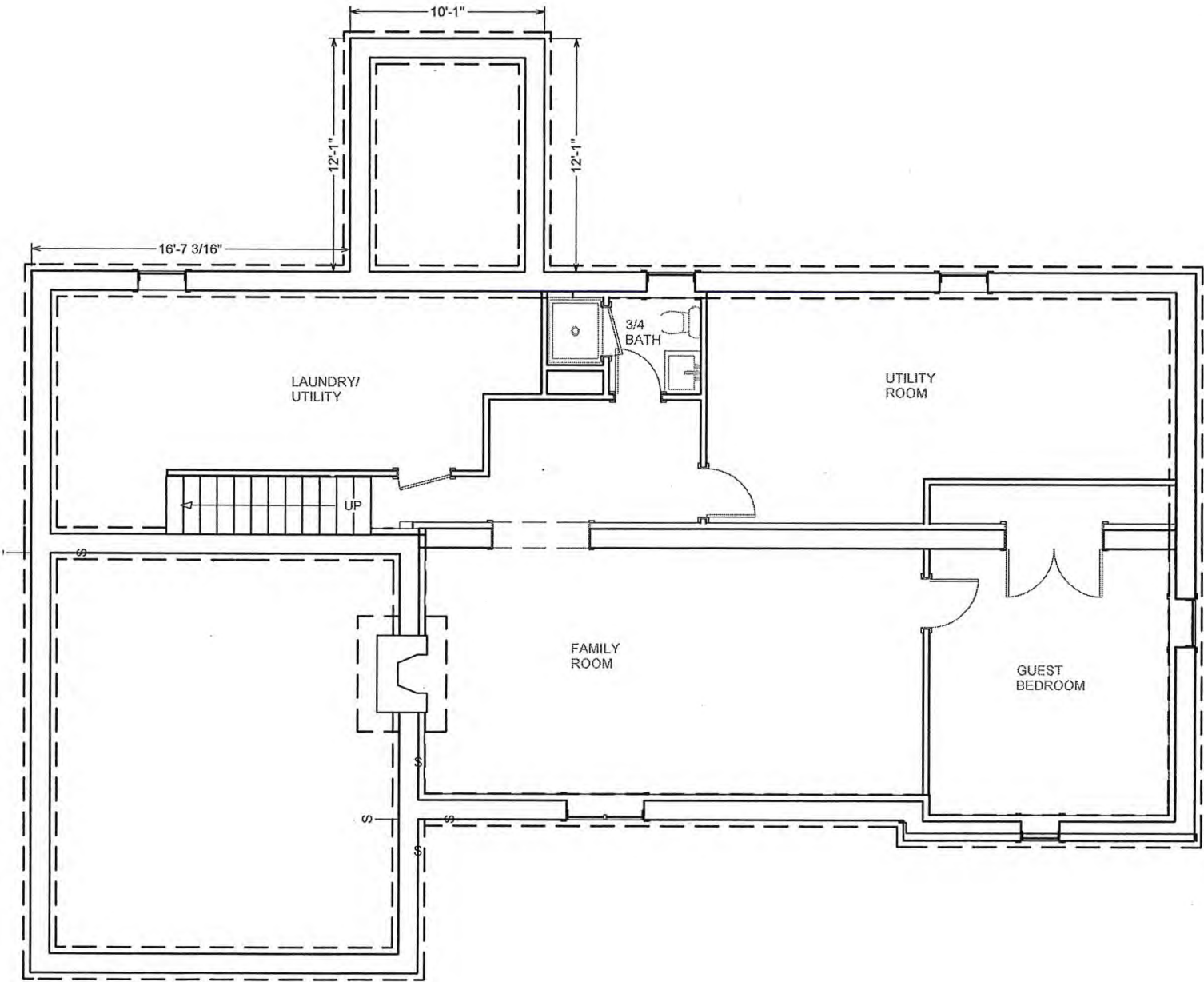
CITY OF EDINA  
MAY 20 2022  
PLANNING DEPARTMENT

21185 Viking Blvd.  
Wyoming, MN 55092  
MN Lic#: BC026555



Pabarcus Residence

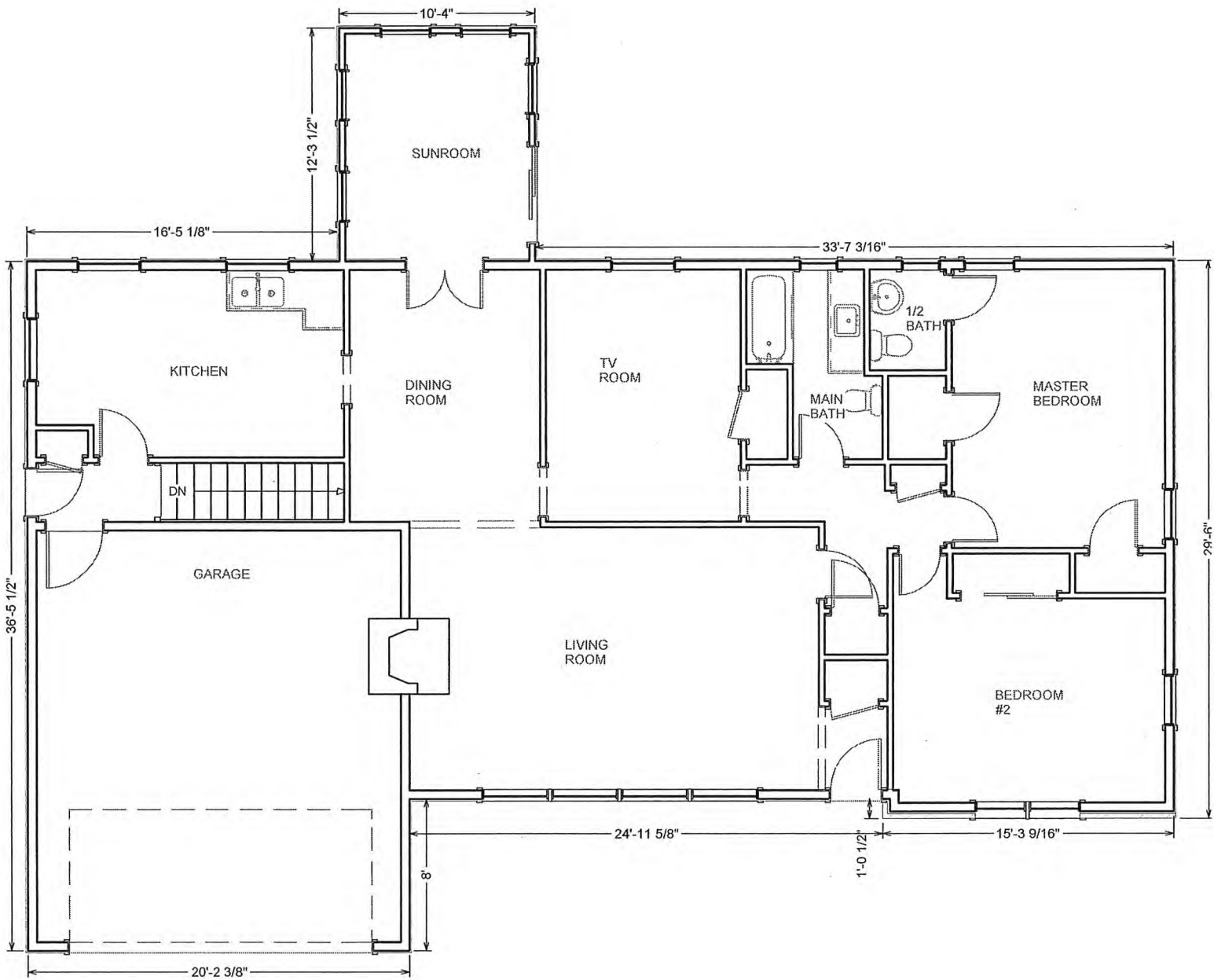
5/17/2022



EXISTING BASEMENT FLOORPLANS

CITY OF EDINA  
MAY 20 2022  
PLANNING DEPARTMENT

5/17/2022	<b>Pabarcus Residence</b>	 BUILDERS by DESIGN	21185 Viking Blvd. Wyoming, MN 55092 MN Lic#: BC026555
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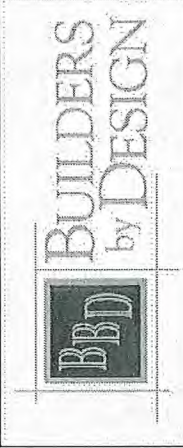
EXISTING MAIN LEVEL FLOORPLAN

CITY OF EDINA  
MAY 20 2022  
PLANNING DEPARTMENT

5/17/2022

Pabarcus Residence

21185 Viking Blvd.  
Wyoming, MN 55092  
MN Lic#: BC026555



SCALE: 1/8" = 1'0"



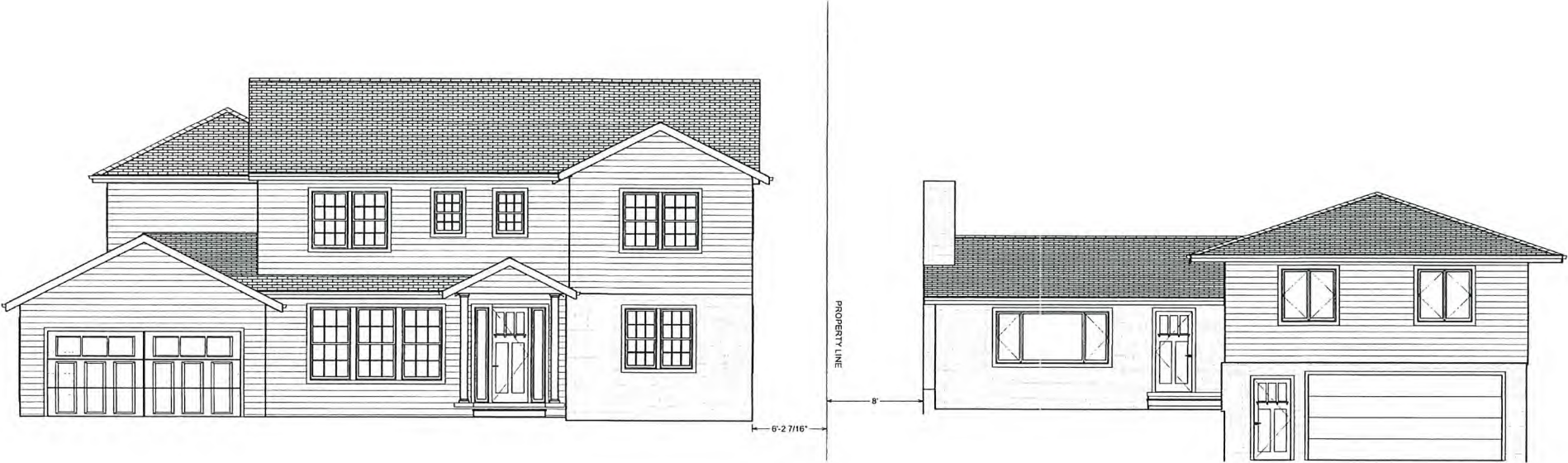
BUILDERS  
by DESIGN

21185 Viking Blvd.  
Wyoming, MN 55092

763-434-0631  
MN Lic. #BCo26555

Pabarcus  
Residence

SHEET INDEX:



5728 FAIRFAX AVE.  
FIRST FLOOR ELEVATION: 885.4'

5724 FAIRFAX AVE.  
FIRST FLOOR ELEVATION: 886.6'

CITY OF EDINA  
MAY 20 2022  
PLANNING DEPARTMENT

PROPOSED FRONT  
ELEVATION  
W/ NEIGHBOR

# Survey Responses

30 January 2019 - 09 June 2022

## Public Hearing Comments-5728 Fairfax Ave

### Better Together Edina

Project: Public Hearing: 3.8-foot side yard setback variance for a second story addition at 5728 Fairfax Avenue



VISITORS					
CONTRIBUTORS			RESPONSES		
1			1		
0	0	1	0	0	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jun 07, 2022 10:16:49 am

**Last Seen:** Jun 07, 2022 10:16:49 am

**IP Address:** n/a

Q1. **First and Last Name**

Current Resident

Q2. **Address**

Fairfax Ave

Q3. **Comment**

Edina should maintain it's suburban look with well spaced homes. Do not approve this encroachment.



The CITY of  
**EDINA**

A 3.8-foot side yard setback variance for a second-floor  
addition

5728 Fairfax Ave.

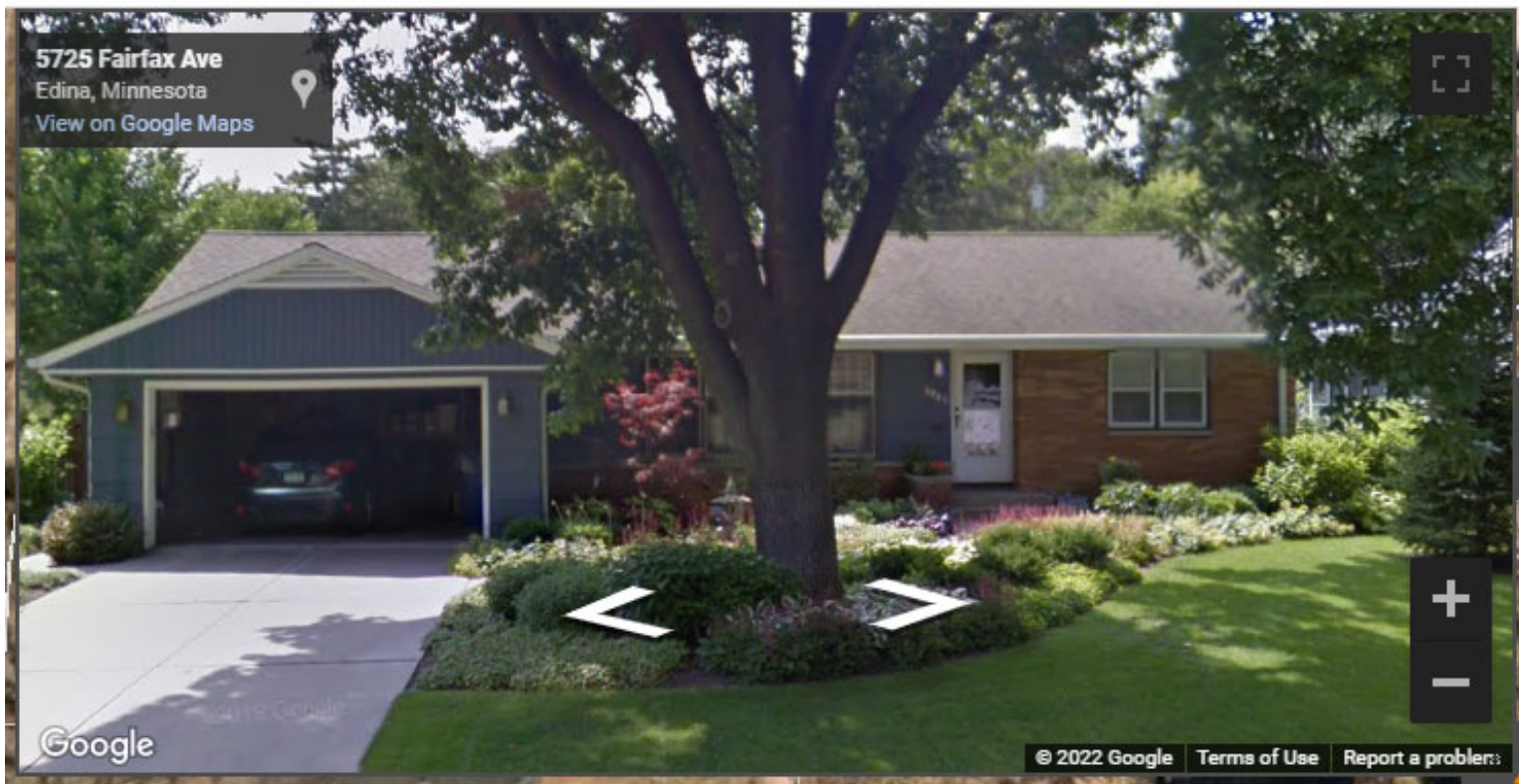


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**EDINA**





# The CITY of EDINA





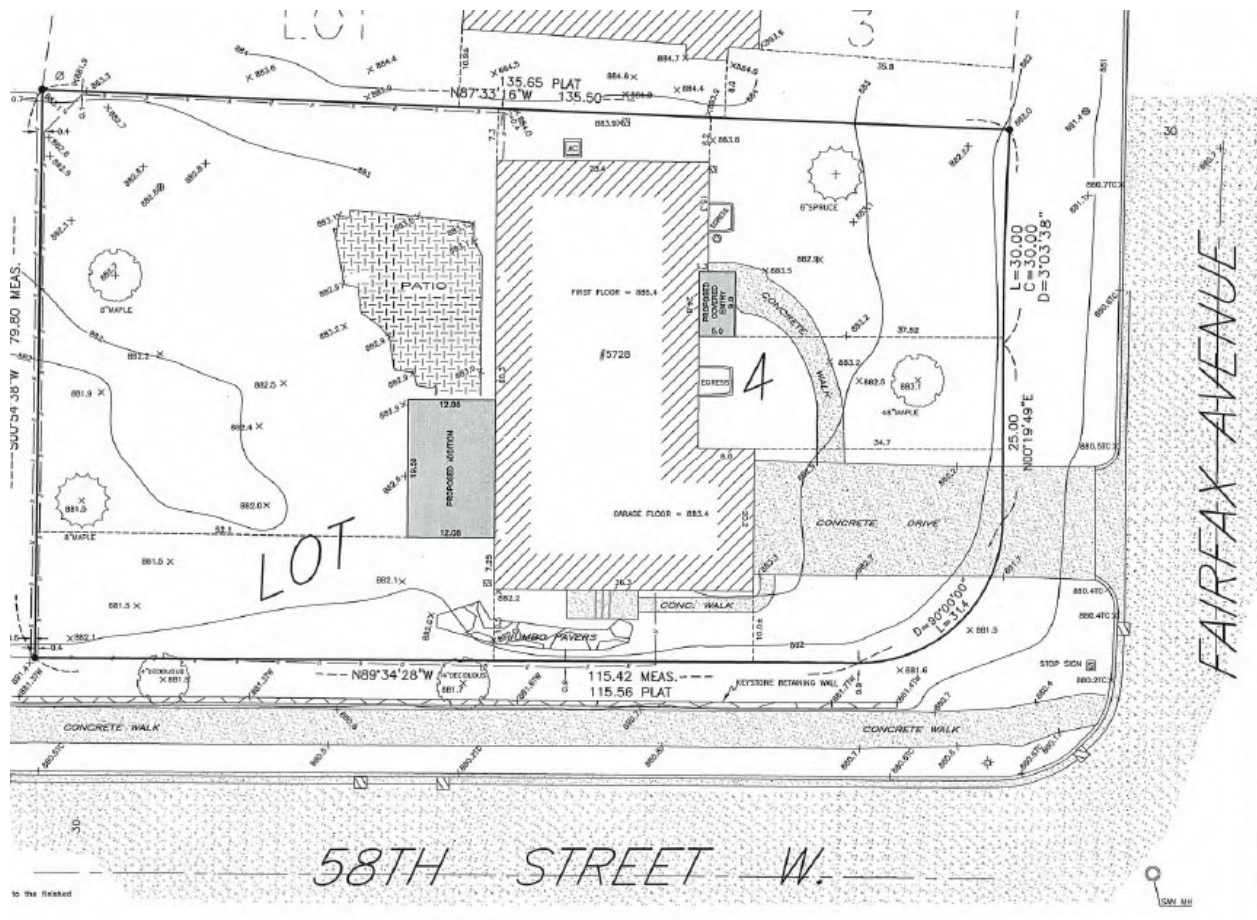
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**EDINA**





The CITY of  
**EDINA**

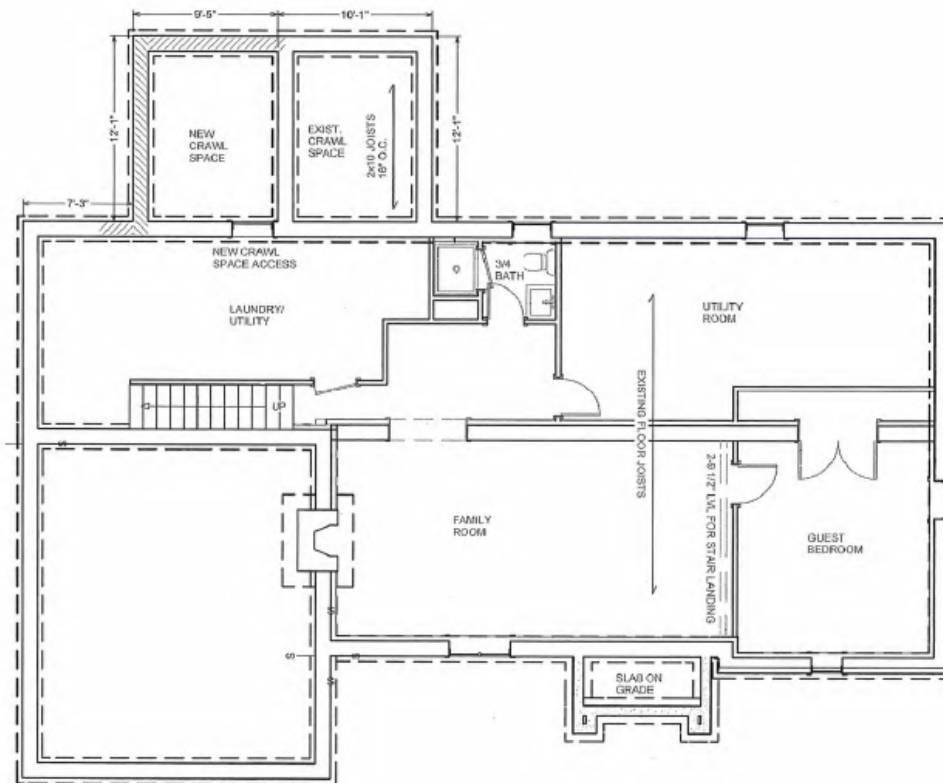




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**EDINA**



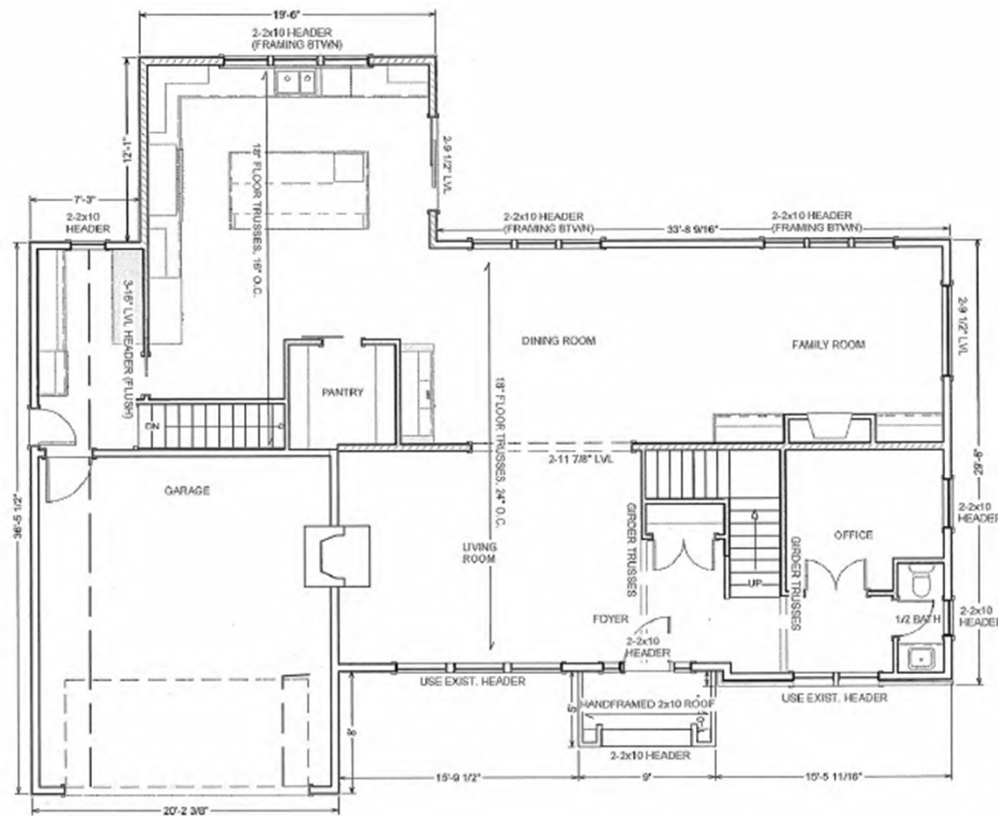
The CITY of  
**EDINA**



PROPOSED BASEMENT FLOORPLAN



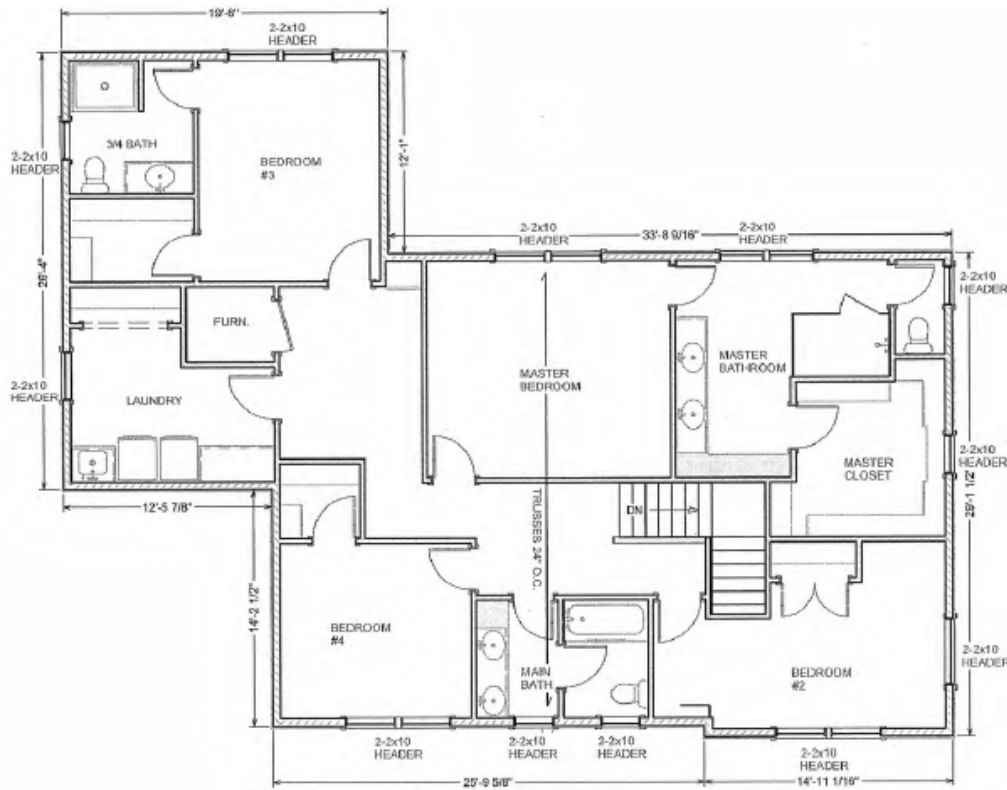
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PROPOSED MAIN LEVEL FLOORPLAN



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PROPOSED UPPER LEVEL FLOORPLAN



The CITY of  
**EDINA**



PROPOSED EXTERIOR ELEVATIONS

CITY OF EDINA

MAY 20 2022



The CITY of  
**EDINA**



5726 FAIRFAX AVE.  
FIRST FLOOR ELEVATION: 885.4'



5724 FAIRFAX AVE.  
FIRST FLOOR ELEVATION: 885.6'



## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 15, 2022

**Agenda Item #:** VII.B.

**To:** Planning Commission

**Item Type:**

Report and Recommendation

**From:** Emily Bodeker, Assistant City Planner

**Item Activity:**

**Subject:** CUP and Variance for Interlachen Country Club,  
6200 Interlachen Boulevard

Action

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### ACTION REQUESTED:

Recommend the City Council approve the Conditional Use Permit with a height variance subject to the findings and conditions outlined in the staff report.

### INTRODUCTION:

Interlachen Country Club is requesting a Conditional Use Permit and building height variance to re-develop some of their existing facilities for its members. The expanded facilities include: a new 15,387 square foot lodge/restaurant, a 17,423 square foot fitness center, five outdoor clay tennis courts, two indoor hard surface tennis courts, two pickleball courts and three platform tennis courts. The number of tennis courts is reduced from 9 to 7; the pickleball courts and platform tennis is added. The tennis courts will continue to be used as hockey and skating rinks in the winter. These facilities would be located where the existing racquet courts are on the site today. The covered tennis courts require a structure height variance from 20 feet for non-primary buildings to 39 feet. The existing clubhouse on the site is 52 feet tall. A Conditional Use Permit is required for the new structures proposed.

### ATTACHMENTS:

Staff Report and Memos

Applicant Narrative-CUP

Applicant Narrative-Variance

Applicant Submittal

Better Together Public Hearing Comment Report

Storm Water Management Plan

Site Location, Zoning, and Land Use Maps

Staff Presentation



**Date:** June 15 2022

**To:** Planning Commission

**From:** Emily Bodeker, Assistant City Planner

**Subject:** Conditional Use Permit and Variance – 6200 Interlachen Boulevard (West side of Interlachen Country Club)

## Information / Background:

Interlachen Country Club is requesting a Conditional Use Permit and building height variance to re-develop some of their existing facilities for its members. The expanded facilities include: a new 15,387 square foot lodge with food service, a 17,423 square foot fitness center, five outdoor clay tennis courts, two indoor hard surface tennis courts, two pickleball courts and three platform tennis courts. The number of tennis courts is reduced from 9 to 7; the pickleball courts and platform tennis is added. The tennis courts will continue to be used as hockey and skating rinks in the winter. These facilities would be located where the existing racquet courts are on the site today. The covered tennis courts require a structure height variance from 20 feet for non-primary buildings to 39 feet. The existing clubhouse on the site is 52 feet tall. A Conditional Use Permit is required for the new structures proposed. (See attached plans and narrative.)

## SUPPORTING INFORMATION

### Surrounding Land Uses

Northerly: Single-family homes; zoned and guided low-density residential.  
Easterly: Single-family homes; zoned and guided low-density residential.  
Southerly: Single-family homes; zoned and guided low-density residential.  
Westerly: Single-family homes; zoned and guided low-density residential.

### Existing Site Features

The area where the improvements are proposed are where the existing courts are today.

## Planning

Guide Plan designation: Public/semi-public and low-density residential  
Zoning: R-I, Single Dwelling Unit District

## Conditional Use Permit

Per Section 36-305, the City Council shall not grant a Conditional Use Permit unless it finds that the establishment, maintenance, and operation of the use:

***1. Does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements.***

The proposed project is located within the area where the existing racquet courts are located today. The added improvements and facilities are for Interlachen members and not for the addition of new members. The facilities would not be open to the public, rather they are for use of country club members and guests. The existing utilities are adequate to serve the proposed use.

***2. Will generate traffic within the capacity of the streets serving the property.***

The proposed project will not generate additional traffic on the streets serving the property. The new facilities are for existing club members.

***3. Does not have an undue adverse impact on the public health, safety, or welfare.***

Staff does not believe the project would have an adverse impact on public health, safety, or welfare. Access to the site remains unchanged and the proposed new building and facilities are located where existing racquet courts are today.

***4. Will not impede the normal and orderly development and improvement of other property in the vicinity.***

Staff believes the proposed development would enhance the property and fits well on the site. The proposed use is allowed within the R-I zoning district. The proposed project does not impede the normal and orderly development or improvement of surrounding property or property within the vicinity.

***5. Conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section.***

The proposed project meets all city code provisions. Golf courses are a permitted use within the R-I Zoning District. Golf course clubhouses and accessory buildings greater than 1,000 square feet are conditional uses in the R-I district.

### **6. *Is consistent with the Comprehensive Plan.***

As mentioned previously, golf courses are a permitted use, and clubhouses and accessory buildings greater than 1,000 square feet are conditional uses in the R-I Zoning District. The golf course has public/semi-public and low-density residential land use designations. No amendment is needed to the comprehensive plan as the uses are permitted in the R-I Zoning District.

### **Site Circulation**

The site circulation is not changing. The property access will remain the same. The proposed improvement projects will be placed to the west of the existing clubhouse, in the existing location of the racquet courts today.

### **Landscaping/Screening**

The plans submitted were reviewed by the city's forester and meet the requirements for landscaping and screening. A double row of 6-foot-tall evergreens, a row of 4-foot Japanese Yew, and a solid fence along the north lot line would provide screening to the residential homes to the north.

### **Grading/Drainage/Utilities**

The city engineer has reviewed the proposed plans and found them to be acceptable subject to the comments and conditions outlined in their review memo attached. Any approvals of this project would be subject to review and approval of the Minnehaha Creek Watershed District.

### **Building/Building Material**

The proposed lodge building and fieldhouse buildings will match the architectural style and materials of the existing clubhouse. Those materials include brick, stucco, and trim detailing.

**Setback Compliance Table**

	<b>City Standard</b>	<b>Proposed</b>
North lot line	95 feet (Structure) 50 feet (courts)	96 feet 50 feet
South lot line	50 feet	Roughly 400-600 feet
West line	50 feet	207 feet 1 inch
East lot line	50 feet	1,000 + feet

<b>Accessory Building Height</b>		
Tennis Structure	20 feet	<b>*39 Feet</b>
Lodge Building	20 feet	20 feet
Field House Building	20 feet	20 feet

**\* Requires a variance**

## **PRIMARY ISSUES/STAFF RECOMMENDATION**

### **Primary Issue**

- **Is the Conditional Use Permit (CUP) criteria met?**

Yes, staff believes the criteria is met.

- **Is the proposed variance justified?**

Yes. Staff believes the variance criteria is met in this instance.

**Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively to grant a variance. The proposed variance will:**

- 1) Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable.

The height of the covered tennis structure is the reason a variance is required for the proposed project. The height of the structure at 39 feet is greater than the allowed height of 20 feet, but remains shorter than the primary structure, the clubhouse, which is 52 feet tall. The proposed height is similar to other buildings that currently exist on site. The additional height is required for the tennis structure for the tennis court to be functional.

- 2) There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

The circumstances related to the proposed project are unique and is not like other similarly zoned parcels.

**3) Will the variance alter the essential character of the neighborhood?**

Granting the variance will not alter the character of the neighborhood. The design of the proposed structure matches the existing buildings in both architectural style and materials and will remain shorter than the primary structure on site.

**Staff Recommendation**

Recommend that the City Council approve the Conditional Use Permit for the expanded facilities and building height variance from 20 feet to 39 feet at 6200 Interlachen Boulevard.

Approval is subject to the following findings:

1. The proposed project meets the conditional use permit standards of Chapter 36.
2. The proposed project meets the criteria to grant a variance.
3. The height of the structure over the tennis court is required for the functionality of the tennis court.
4. The height of the tennis court structure would be 13 feet shorter than the tallest structure on the site.
5. The proposed project will not alter the essential character of the neighborhood.

Approval is subject to the following Conditions:

1. The Construction Plans must be consistent with the proposed Development Plans date stamped May 12, 2022.
2. Compliance with all the conditions outlined in the city engineer's memo dated June 6, 2022.
3. Compliance with all the conditions outlined in the building official and fire marshal memo dated June 8, 2022.
4. Hours of operation are limited to the following times:
  - Fitness Center: 5:30 AM – 10:00 PM
  - Food Service: 7:00 AM – 12:00 AM
  - Tennis/Hockey: 7:00 AM – 10:00 PM

**Deadline for a city decision: September 7, 2022**



**Date:** June 8, 2022

**To:** Cary Teague, Community Development Director

**From:** David Fisher, Chief Building Official

**Subject:** Interlachen Country Club – Variance

## **Information / Background:**

New building on site.

- Provide a complete Build Code analysis with plans when submitting for the building permit.
  - An NFPA 13 Fire Sprinkler System shall be installed when required by MSFC S903.
  - Verify and provide an address for each building on site with Building and Fire Departments.
  - Verify fire hydrant locations as required by the Fire Department.
  - Verify Fire Department access per MSFC S503, including consideration for the turning radius of fire apparatus in parking lots.
  - Provide Knox Key gate access where Fire Department access roads may be blocked by gates.
  - Verify there is adequate assessable parking.
  - Verify bathroom requirements are met.
  - Verify noise ordinance is complying and is understood.
- Working Hours:  
Monday – Friday 7 A.M. to 7 P.M. Saturdays – 9A.M. to 5 P.M.  
Sundays and Holidays – No Work Allowed
- Provide as-build architectural and engineered plans before occupancy.
  - Recommend a meeting with staff for 30, 60 and 90 percent before submitting for building permit.



**DATE:** 6/6/2022

**TO:** 6200 Interlachen Blvd, Owner and Development Team  
**CC:** Cary Teague – Community Development Director

**FROM:** Mattias Oddsson, Engineering Intern  
Zuleyka Marquez, PE, Graduate Engineer

**RE:** 6200 Interlachen Blvd – Conditional Use Permit Review

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included civil, landscape, and survey drawings stamped 5/12/2022

Review Comment		Required For
<b>General</b>		
1.	Deliver as-build records of public and private utility infrastructure post construction.	Certificate of Occupancy
2.	Maintenance of sidewalks to be responsibility of property owner.	General Comment
<b>Survey</b>		
3.	An existing and proposed site condition survey is required.	Grading/Building Permit
3.1	Show all existing and proposed public and private easements.	Grading/Building Permit
<b>Living Streets</b>		
4.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
5.	Consider extending sidewalk on the east side of existing west parking lot to serve all accessible parking stalls.	General Comment
<b>Traffic and Street</b>		
6.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
7.	Waterman Ave was milled and overlaid in 2021. Avoid any damage. Damage to be repaired per standard plate 544.	Certificate of Occupancy
<b>Sanitary and Water Utilities</b>		
8.	Verify fire demand and hydrant locations.	Grading/Building Permit
9.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
10.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
11.	Apply for a sewer & water connection permit with Public Works.	Prior to Starting Utility Work

**ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



11.1	Meter required for building service line and combined lines. No meter required for fire only service line.	Grading/Building Permit
11.2	Public Works to determine acceptable installation methods.	Grading/Building Permit
12.	Disconnected sanitary and water services to be capped at main.	
13.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the City to calculate sewer and water connection charges.	Grading/Building Permit
14.	Single connection from main for fire and domestic, split after main connection.	Grading/Building Permit
15.	Verified well at 6309 Waterman Ave (owned by Interlachen Country Club). 6201 Belmore La was demolished in 2009 for gold course expansion and has a verified well onsite. Wells not in use must be sealed by a licensed well contractor per MN Rules, Chapter 4725. Provide well sealing records as available.	Certificate of Occupancy
<b>Storm Water Utility</b>		
16.	Provide final geotechnical report with soil borings.	Grading/Building Permit
17.	Provide the proposed lowest opening elevations for the new structures (fieldhouse and lodge) in subwatershed HO_19. Proposed lowest opening elevations shall not be less than 917.4'	Grading/Building Permit
18.	Provide net cut/fill calculations for grade changes in subwatershed ML_31 below the elevation of 916.2'. Some fill shown on Exhibit 2 of the stormwater management report.	Grading/Building Permit
19.	Provide details for the proposed permeable pavers. City of Edina considers permeable pavers impervious until mitigated with sufficient below ground storage. Confirm permeable pavers are included in the impervious surface calculations.	Grading/Building Permit
20.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
21.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit
<b>Grading Erosion and Sediment Control</b>		
22.	A SWPPP consistent with the State General Construction Site Stormwater Permit is required.	Grading/Building Permit
<b>Constructability and Safety</b>		
23.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit

## ENGINEERING DEPARTMENT

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## Other Agency Coordination

24.	MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
25.	Minnehaha Creek Watershed District permit is required.	Grading/Building Permit

## Sustainability

26.	Consider installation of electric vehicle chargers for a minimum of 5% of additional proposed parking and wiring an additional 10% for EV conversion in the future.	General Comment
27.	See Sustainable Design Questionnaire for additional considerations, including: <ul style="list-style-type: none"><li>• Utilize Xcel Energy's <a href="#">Energy Design Assistance or Energy Efficient Buildings</a>, and/or CenterPoint Energy's <a href="#">Builder and Developer programs</a> for this development to optimize building performance.</li><li>• Install appliances and equipment that are Energy Star or EPA WaterSense certified.</li></ul>	General Comment

## ENGINEERING DEPARTMENT

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**Date:** May 13, 2022  
**To:** City of Edina  
**From:** Interlachen Country Club  
**Subject:** Explanation of Request (CUP)

Dear City Officials:

Interlachen Country Club (the "Club") is applying for a new Conditional Use Permit to improve our existing racquet facilities and related amenities. Our plans include a new Lodge (restaurant), fitness center, and racquet courts, including two covered tennis courts. The improvements are on the site of our existing Lodge and racquet courts, with modifications to the southside driveway (formerly part of Waterman Avenue).

**Background:**

Founded at its current location in 1909, the Club encompasses approximately 170 acres, including more than 150 acres of green space. In addition to golf, Club members enjoy aquatics, racquet sports, fitness, winter activities, and multiple food and beverage outlets. The Club's membership includes 820 families, of which more than 70% reside in Edina, and the Club employs more than 325 people during the summer season.

The improvements are part of a golf course and facilities master plan approved by our membership late last year. The master plan addresses ongoing member demand for amenities, eliminates several deferred maintenance items, and positions the Club among the preeminent private family clubs in the country. The improvements will be complete ahead of the 2030 U.S. Women's Open when the Club and City of Edina return to the international stage.

**Existing Site:**

The existing site has been home to the Club's racquet sports and winter skating since the 1950s. It includes:

- 1,900 square foot Lodge (multi-use space for dining, gathering, retail, and locker rooms)
- 4,000 square foot event lawn
- Five clay tennis courts
- Two hard tennis courts, which double as pickleball courts
- Two platform tennis courts

The clay tennis courts are the site of hockey and skating rinks in the winter. The current Lodge was built in 1980 and is well past its useful life, and the tennis courts have not seen significant upgrades in more than three decades. The landscaping on the north side is also due for replacement.

**INTERLACHEN COUNTRY CLUB**

6200 INTERLACHEN BOULEVARD • EDINA, MN 55436

Club (952) 929-1661 • Fax (952) 929-7720 • [interlachencc.org](http://interlachencc.org)

**Proposed Site:**

The proposed plan includes:

- A new 15,387 square foot Lodge (restaurant)
- A new 17,423 square foot fitness center
- Five new outdoor clay tennis courts
- Two new covered hard tennis courts
- Two new outdoor pickleball courts
- Three new platform tennis courts

The clay tennis courts will continue to be the site of hockey and skating rinks in the winter, and new landscaping, modern lighting, and professionally designed sound will enhance the facilities for nearby residents.

***Lodge:***

The Lodge is in the southeast corner of the site. The Lodge's main level includes a casual, family-focused restaurant, including a small bar, dining seating, kitchen, restrooms, and a covered and uncovered patio that provides additional seating for outdoor dining. In addition, a 1,200 square foot lawn will allow small gatherings and additional green space. The lower level (basement) has a team space and provides room for future buildout.

***Fieldhouse:***

The Fieldhouse is in the northeast corner of the site. The Fieldhouse replaces the existing fitness center in the main Clubhouse, which is significantly undersized for its use. The main level includes a grab-and-go café, cardio area, weight training area, and two indoor group fitness studios. The lower level (basement) has locker rooms, youth space, offices, and a third group fitness studio.

***Outdoor Courts:***

We positioned three of the five new clay tennis courts on the northwest portion of the site, which allowed us to relocate the two new pickleball courts as far interior of our property as possible to reduce any pickleball noise concerns. The platform tennis courts run alongside the north portion of the site, 20 feet south of the current tennis courts on the northside. The platform courts sit at grade, lowering the total height of the courts and lights by approximately four feet compared to the existing courts. The elevation change, combined with improved lights and landscaping, will further reduce light pollution and glare on neighboring properties. The remaining two outdoor clay tennis courts are on the site's south side near our existing event lawn.

***Covered Courts:***

The two new covered tennis courts are on the southwest portion of the site. The central location on our property is more than 200 feet from any neighboring properties, more than two times the 95 feet setback requirement. In addition, the cover is designed with similar features as our other structures on our campus to blend and complement our other facilities. We are seeking a variance to achieve the necessary height for tennis; however, the cover is only 38 feet at its highest point. For reference, our Clubhouse is 52 feet at its highest point, our Golf Shop is nearly 37 feet, and as you know, residential construction in Edina permits houses up to 40 feet. Additional details regarding our variance request are in our Variance Application.

**Neighborhood Considerations:**

The Club prides itself on being a good neighbor, and the proposed plan considers input from nearby residents.

The Club invited 20 residents who own property on Waterman Avenue, Interlachen Boulevard between the Club's main entrance and Blake Road, the south side of Maloney Avenue, and the east side of St. Johns to an informational meeting at the Club on April 25, 2022. A copy of the invitation letter is enclosed.

While only five residents representing three homes participated, the meeting was positive and productive; we gained valuable feedback that, combined with input gathered over the last year, led to adjustments to our original plan, including:

- Increasing the landscaping on the northside; additional coniferous trees.
- Investing in building materials for the tennis cover to match our existing buildings; instead of a bubble structure.
- Moving the pickleball courts from the southwest corner to the northeast corner of the site; the new interior location will further reduce potential noise disturbance.
- Hiring a sound engineer to design a new sound system that significantly reduces sound dispersion from daily music beyond our property compared to our current system.
- Engaging a sports lighting professional to design the court light specifications to further reduce light pollution and glare on neighboring properties.

**Screening:**

The landscape plan includes several evergreen trees on the northern property edge to screen the facilities from the north. The plantings will be as large as we can obtain and maintain. The plan impacts 40 trees. We will make an effort to move affected trees to different locations if possible; the landscape plan exceeds the City's requirements for coniferous and deciduous tree replacement. The Club's adjacent properties will also preserve a significant buffer between the Club's facilities and residential properties to the west.

**Lighting:**

The lighting plan greatly reduces light on neighboring properties and eliminates glare. The Club engaged Sports Authority Lighting, a sports lighting design consultant that has completed more than 1,000 similar projects, including Highland Park, Arden Park, and Cornelia School Park hockey and skating areas. The extended light scans verify that the lighting at the residential property lines is less than Edina's ordinance for lighting at residential property lines (i.e., not to exceed 0.5 foot-candles).

**Noise:**

The operation of the existing facilities complies with Edina's Noise Ordinance; however, the proposed plan will reduce the dispersion of daily music sound to neighboring properties. The Club engaged Midwest Americom and a Certified Technology Specialist to design the new sound system. The Club will program the audio system with a limiter and time of day scheduler to adhere to Minnesota noise statutes. The exterior property line control zone has stricter (quieter) limits at the appropriate time of day.

Noise from other activities is consistent with current, longtime uses and similar to other private and public parks, racquet courts, and skating facilities throughout Edina and nearby. Residents on the site's south side have not registered or reported any complaints about platform court noise.

***In addition, the facilities, including the tennis courts, are 20' south of their existing location, creating an even greater buffer for visibility, light, and sound.***

***Traffic and Parking:***

We do not expect the improvements to have a measurable impact on traffic or parking since our membership size is the same; membership has been full since early 2021. There are no changes to our west parking lot.

**Environmental Considerations:**

Stewardship is one of the Club's core values, and it is important we are good stewards of the environment. We have taken several steps to ensure this project has a neutral or positive impact on the environment around us. The project meets the City of Edina and Minnehaha Creek Watershed District requirements for stormwater management, erosion and sediment control, and wetland protection, including rate control of the stormwater from the site and treatment before discharging into the public storm sewer or waterbodies. In addition, the plans maximize the use of green infrastructure, including permeable pavers, within the project area.

Thank you for reviewing and considering our application. If you have any questions or if we can provide any additional information to aid in your decision-making, please do not hesitate to contact me at [jlivingood@interlachencc.org](mailto:jlivingood@interlachencc.org) or 952-924-7401.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joel Livingood', written in a cursive style.

Joel Livingood  
General Manager and CEO



**Date:** May 13, 2022  
**To:** City of Edina  
**From:** Interlachen Country Club  
**Subject:** Explanation of Request (Variance)

Dear City Officials:

Interlachen Country Club (the "Club") is applying for a height variance to cover two tennis courts. The cover is a part of a larger improvement project on the site of our existing racquet sports courts and related amenities.

CITY OF EDINA

**Cover Overview:**

- 12,800 square feet
- Not more than 39 feet at the peak (the current design shows 38.3 feet)
- Opaque cover (no light trespass or glare)
- Materials to match other buildings on campus
- More than 200 feet from the nearest adjacent property line

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**Conditions:**

We believe our request satisfies the conditions outlined by Minnesota Statutes and Edina Ordinances.

***Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable:***

The site is used for tennis and other recreational activities today and has been for several decades. The standard height requirement for covered recreational tennis is at least 29.5 feet clear from the top of the net. Unfortunately, while allowed under the residential and commercial code, accessory buildings on sites governed by a Conditional Use Permit are limited to 20 feet, making covered tennis impractical without a variance.

***Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district:***

The extraordinary circumstance of this property is the Conditional Use Permit height restriction of 20 feet for non-primary buildings. Properties in the nearby R-1 zoning district are permitted to be up to 40 feet tall. Currently, there is a house under construction approximately 350 feet west of the Club's property at 6316 Waterman Avenue that is 40.25 feet tall in the back.

***Be in harmony with the general purposes and intent of the zoning ordinance:***

We understand the purpose and intent of the ordinance are to require accessory buildings to be shorter than the main buildings on the site. The proposed cover is approximately 14 feet shorter than our primary building, the Clubhouse, which stands 52 feet tall, and is similar to our Golf Shop, which stands nearly 37 feet tall.

INTERLACHEN COUNTRY CLUB

6200 INTERLACHEN BOULEVARD • EDINA, MN 55436

Club (952) 929-1661 • Fax (952) 929-7720 • interlachenc.org

***Not alter the essential character of a neighborhood:***

Maintaining the look and feel of our campus and the area's character is important to us. We are investing in high-quality materials to match the look and feel of our existing campus instead of a bubble structure or other more commercial feeling options. We also located the cover in the center of the site to maximize its distance from adjacent properties. The cover is more than 200 feet from the nearest property line and will not cast any shade on a neighboring property. A site map showing the cover's setback from adjacent properties is enclosed.

We also want to note that our plan lowers the site by approximately two feet in the location of the proposed cover, effectively reducing the height of the new building from 38' to 36' compared to the existing grade.

Thank you for reviewing and considering our application. If you have any questions or if we can provide any additional information to aid in your decision-making, please do not hesitate to contact me at [jlivingood@interlachenc.org](mailto:jlivingood@interlachenc.org) or 952-924-7401.

Respectfully,



Joel Livingood  
General Manager and CEO

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

INTERLACHEN COUNTRY CLUB

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MAY 12 2022

PLANNING DEPARTMENT



**Project Team:**

Owner: Interlachen Country Club  
Contact: Joel Livingood  
Email: Jlivingood@interlachenccl.org  
Phone: 952-924-7401

Architect: Shea  
Contact: Nick Windschitl  
Email: Nickw@sheadesign.com  
Phone: 612-594-4236

Civil (Survey): Short Elliott Hendrickson Inc.  
Contact: Lindsey Roberts McKenzie, PE  
Email: Lroberts@sehinc.com  
Phone: 651-765-2956

Landscape: Damon Farber  
Contact: Chuck Evans, PLA  
Email: Cevens@damonfarber.com  
Phone: 651-216-6115

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**Property Address/Present Zoning/P.I.D. #/Legal Description:**

1. 6200 Interlachen Boulevard Edina, MN 55436
  - a. Zoning: R-1, Single Dwelling Unit District (CUP)
  - b. PID: 3011721140052
  - c. Legal Description: That part of the S 330.00 feet of Block 23 Mendelssohn lying East of the West 123.00 feet thof; also the Nort 84.00 feet of the South 330.00 feet of the West 123 feet of said Block 23

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MAY 12 2022

PLANNING DEPARTMENT

April 11, 2022

Dear Neighbor,

I hope this letter finds your family well!

**Planned Improvements:**

As you have likely heard or read in the news, Interlachen Country Club plans to improve our existing racquet facilities and related amenities beginning in summer 2022. Our plans include a new Lodge (restaurant), fitness center, and racquet courts, including indoor tennis courts. All the work takes place on the site of our existing Lodge and racquet courts, east of our new parking lot.

**Informational Meeting:**

I want to invite you to an informational meeting on Monday, April 25, at 5:30 PM to learn more about the project, ask questions, and share any concerns. Please RSVP to me via email at [jlivingood@interlachencc.org](mailto:jlivingood@interlachencc.org) or phone at 952-924-7401. If you cannot attend, I would welcome the opportunity to connect with you at another time.

**Parking Project Update:**

I also wanted to take this opportunity to provide an update on our practice range and parking lot project. Unfortunately, we could not complete all of the work before the onset of winter last year. However, our crews are ready to begin work as soon as weather conditions and road restrictions allow. We anticipate that the remaining paving, gate installation, and landscaping will be complete by the end of May. We appreciate your patience through this process.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Joel Livingood  
General Manager and CEO

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

# INTERLACHEN COUNTRY CLUB 2022 CAMPUS MASTER PLAN | SITE PLAN



**LEGEND**

EXISTING

NEW

- A ICC OWNED RENTAL HOUSE
- B ROUNDABOUT
- C SECURITY GATE
- D PRACTICE GREEN
- E STORMWATER MANAGEMENT
- F WEST TEE BOXES
- G PRACTICE RANGE
- H SURFACE PARKING
- I NEW TENNIS COURTS, (5) CLAY, (2) HARD
- J NEW TENNIS COURT COVER
- K NEW PICKLE BALL COURTS (2)
- L NEW FITNESS CENTER
- M NEW FLEX LAWN
- N NEW RESTAURANT PATIO
- O NEW RESTAURANT
- P GOLF PERFORMANCE CENTER
- Q PRO SHOP
- R POOL CAFE
- S POOL BUILDING
- T POOL
- U CLUBHOUSE
- V LOADING DOCK
- W POOL SHADE STRUCTURE
- X NEW STRAIGHTENING OF PRIVATE ROAD (FORMERLY WATERMAN AVE.)
- Y NEW GREEN SPACE + PARKING SPACES
- Z NEW HOCKEY RINK
- AA NEW FIRE PIT & LOUNGE
- BB NEW PLATFORM TENNIS (3)
- CC CART PARKING

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MAY 12 2022

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shea



CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



10 South Eighth Street  
Minneapolis, MN 55402

1 612 339-2257  
1 612 349-2930  
shea@shea.com

conts.dwg

project title  
INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

11/20/2021  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

PROJECT NAME  
SHEA TYPE  
DATE ISSUED  
REV. NO.

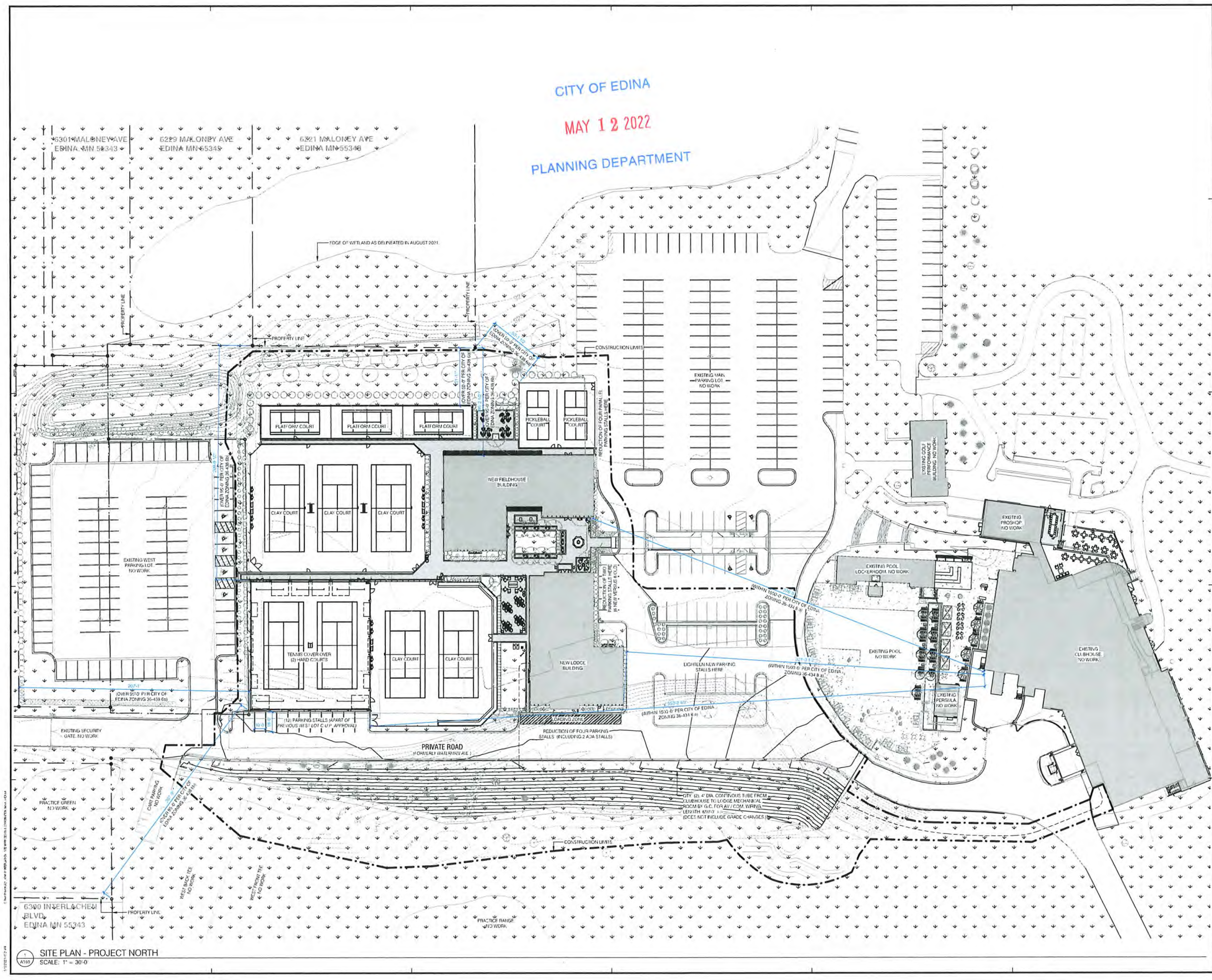
DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

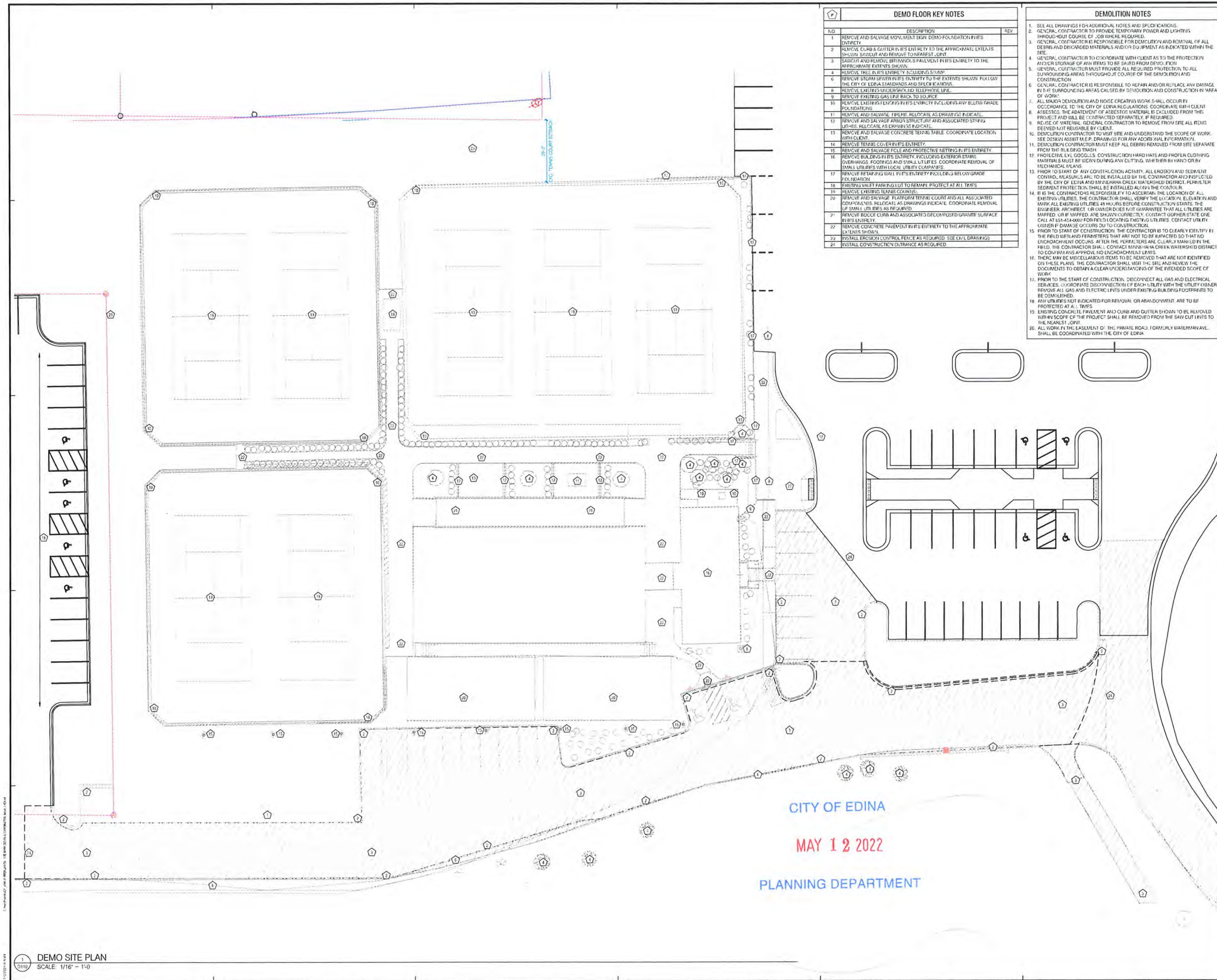
PROJECT NO.  
8566.01  
DATE  
2022-05-11  
SHEET  
JF/KM/TW  
NOV

OVERALL SITE

A010



SITE PLAN - PROJECT NORTH  
SCALE: 1" = 30'-0"



DEMO FLOOR KEY NOTES		
N.O.	DESCRIPTION	REV.
1	REMOVE AND SALVAGE MOVEMENT SIGN DEMO FOUNDATION IN ITS ENTIRETY	
2	REMOVE CURB & GUTTER IN ITS ENTIRETY TO THE APPROPRIATE EXTENTS SHOWN. SALVAGE AND REMOVE TO NEAREST JUNK	
3	SAW CUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROPRIATE EXTENTS SHOWN.	
4	REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP	
5	REMOVE STORM SEWER IN ITS ENTIRETY TO THE EXTENTS SHOWN. FOLLOW THE CITY OF EDINA STANDARDS AND SPECIFICATIONS.	
6	REMOVE EXISTING UNDERGROUND TELEPHONE LINE.	
7	REMOVE EXISTING GAS LINE BACK TO SOURCE.	
8	REMOVE EXISTING FOUNDATION IN ITS ENTIRETY INCLUDING ANY BLOW GRADE FOUNDATIONS.	
9	REMOVE AND SALVAGE TRUMPET. RELOCATE AS DRAWINGS INDICATE.	
10	REMOVE AND SALVAGE ARBOUR STRUCTURE AND ASSOCIATED STRINGS LIGHTS. RELOCATE AS DRAWINGS INDICATE.	
11	REMOVE AND SALVAGE CONCRETE TENNIS TABLE. COORDINATE LOCATION WITH CLIENT.	
12	REMOVE TENNIS COVER IN ITS ENTIRETY.	
13	REMOVE AND SALVAGE FENCE AND PROTECTIVE NETTING IN ITS ENTIRETY.	
14	REMOVE BUILDING IN ITS ENTIRETY INCLUDING EXTERIOR STAIRS, OVERHANGS, FOOTINGS AND SMALL UTILITIES. COORDINATE REMOVAL OF SMALL UTILITIES WITH LOCAL UTILITY COMPANIES.	
15	REMOVE RETAINING WALL IN ITS ENTIRETY INCLUDING BELOW GRADE FOUNDATION.	
16	REMOVE EXISTING TENNIS COURT.	
17	REMOVE AND SALVAGE PLATFORM TENNIS COURT AND ALL ASSOCIATED COMPONENTS. RELOCATE AS DRAWINGS INDICATE. COORDINATE REMOVAL OF SMALL UTILITIES AS REQUIRED.	
18	REMOVE ROCK CURB AND ASSOCIATED DECOMPOSED GRANITE SURFACE IN ITS ENTIRETY.	
19	REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROPRIATE EXTENTS SHOWN.	
20	INSTALL EROSION CONTROL FENCE AS REQUIRED. SEE CIVIL DRAWINGS.	
21	INSTALL CONSTRUCTION ENTRANCE AS REQUIRED.	

- DEMOLITION NOTES**
1. SEE ALL DRAWINGS FOR ADDITIONAL NOTES AND SPECIFICATIONS.
  2. GENERAL CONTRACTOR TO PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB WHERE REQUIRED.
  3. GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND DISPOSAL AS INDICATED WITHIN THE SITE.
  4. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM DEMO. FROM
  5. GENERAL CONTRACTOR MUST PROVIDE ALL REQUIRED PROTECTION TO ALL SURROUNDING AREAS THROUGHOUT COURSE OF THE DEMOLITION AND CONSTRUCTION.
  6. GENERAL CONTRACTOR IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY DAMAGE TO THE SURROUNDING AREAS CAUSED BY DEMOLITION AND CONSTRUCTION IN AREA OF WORK.
  7. ALL MAJOR DEMOLITION AND NOISE CREATING WORK SHALL OCCUR IN ACCORDANCE TO THE CITY OF EDINA REGULATIONS. COORDINATE WITH CLIENT AS TO ASBESTOS. THE ABATEMENT OF ASBESTOS MATERIAL IS EXCLUDED FROM THIS PROJECT AND WILL BE CONTRACTED SEPARATELY IF REQUIRED.
  8. REUSE OF MATERIAL: GENERAL CONTRACTOR TO REMOVE FROM SITE ALL ITEMS DEEMED NOT REUSABLE BY CLIENT.
  9. DEMOLITION CONTRACTOR TO VISIT SITE AND UNDERSTAND THE SCOPE OF WORK. SEE DESIGN ASSIST M.E.P. DRAWINGS FOR ANY ADDITIONAL INFORMATION.
  10. DEMOLITION CONTRACTOR MUST KEEP ALL DEBRIS REMOVED FROM SITE SEPARATE FROM THE BUILDING TRASH.
  11. PROTECTIVE LIN. GOSPELS. CONSTRUCTION HARD HATS AND PROPER CLOTHING MATERIALS MUST BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS.
  12. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF EDINA AND INTERLACHEN CREEK WATERSHED DISTRICT. PERMITTER SEGMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
  13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAINTAINED OR MAINTAINED CORRECTLY. CONTACT UPPER STATE ONE CALL AT 651-454-0000 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
  14. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY THE FIELD VET AND PERMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AT THE PERMETERS ARE CLEARLY MARKED IN THE FIELD. THE CONTRACTOR SHALL CONTACT MINNEAPOLIS CREEK WATERSHED DISTRICT TO CONFIRM ANY APPROVED NO ENCROACHMENT LIMITS.
  15. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
  16. PRIOR TO THE START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRICAL SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRICAL LINES UNDER EXISTING BUILDING FOOTPRINTS TO BE DEMOLISHED.
  17. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
  18. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
  19. ALL WORK IN THE EASEMENT OF THE PRIVATE ROAD, FORMERLY WATERMAN AVE., SHALL BE COORDINATED WITH THE CITY OF EDINA.



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1612 339-2257  
1612 349-2930  
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consultant

project title  
**INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436**



client  
**INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436**

wherein certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

PREPARED BY: David A. Shea III  
DESIGNED BY: [Signature]  
DATE: 2022-05-04  
REV. NO.: 12997

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

no.	date	issued for

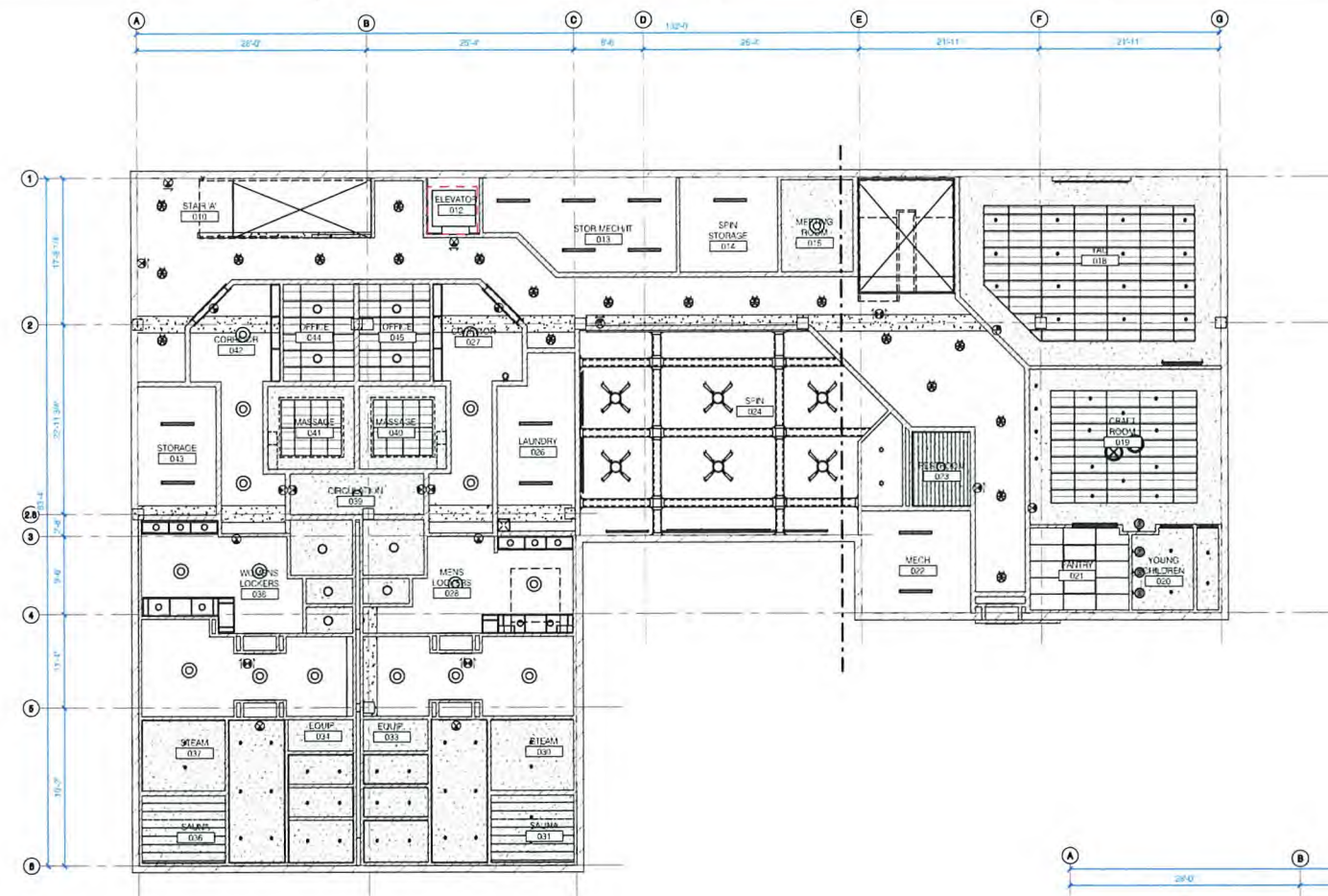
project no. 8566.01  
drawn JF, KM/TW  
check date 2022-05-11  
checked NW

sheet title  
**DEMO SITE PLAN**

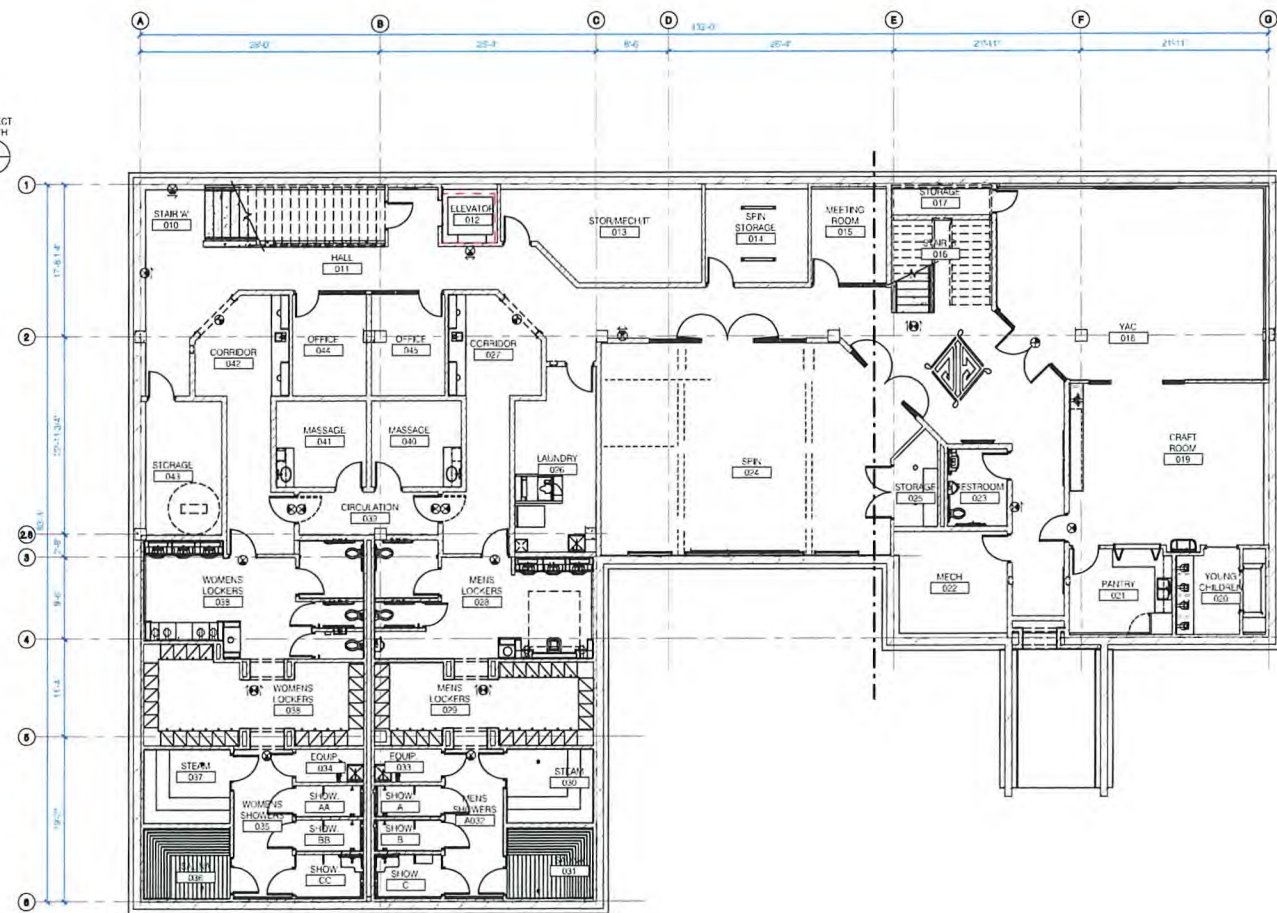
**D110**

**DEMO SITE PLAN**  
SCALE: 1/16" = 1'-0"

CITY OF EDINA  
MAY 12 2022  
PLANNING DEPARTMENT



2 OVERALL LOWER LEVEL - CEILING PLAN  
SCALE: 1/8" = 1'-0"



1 OVERALL LOWER LEVEL - FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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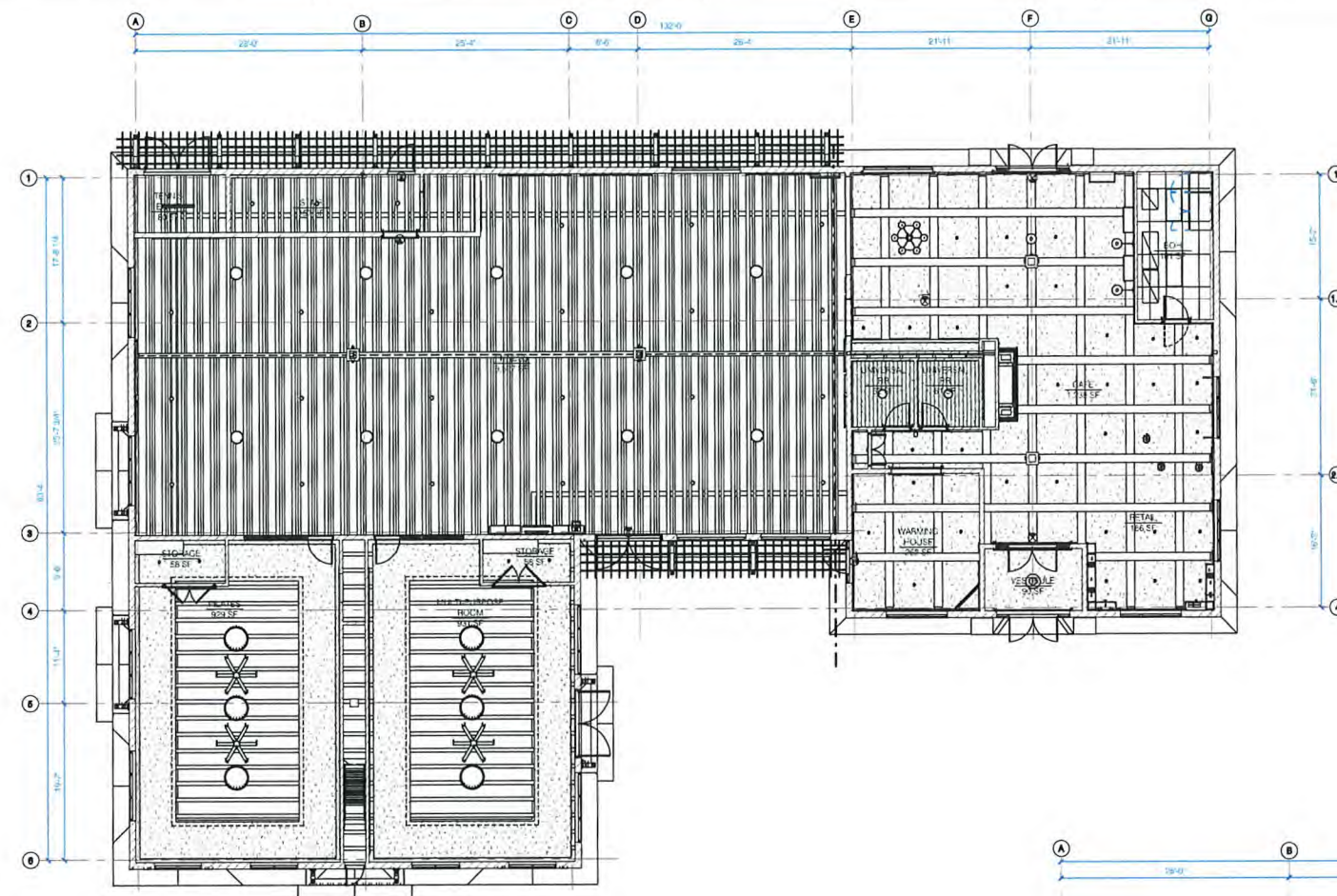
project title  
INTERLACHEN COUNTRY CLUB  
FIELD HOUSE BUILDING  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



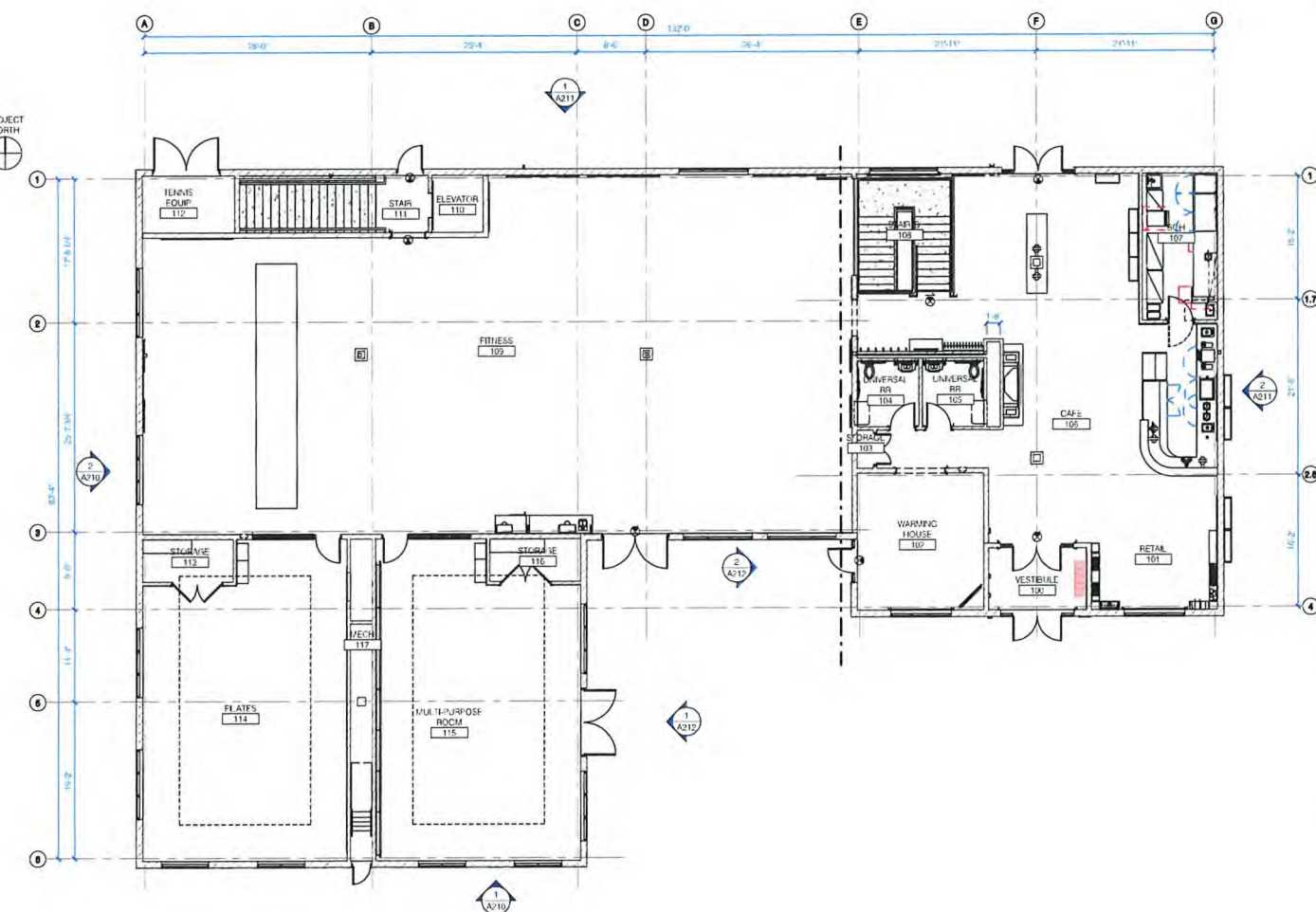
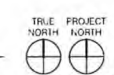
client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

INTERLACHEN COUNTRY CLUB FIELD HOUSE BUILDING  
ON REPORT WAS PREPARED BY ME, OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A DULY  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA.

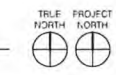
DATE



2 OVERALL MAIN LEVEL - CEILING & LIGHTING PLAN  
SCALE: 1/8" = 1'-0"



1 OVERALL MAIN LEVEL - FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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Minneapolis, MN 55402

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project title  
INTERLACHEN COUNTRY CLUB  
FIELD HOUSE BUILDING  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
OR REPORT WAS PREPARED BY ME, OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A duly  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA.

DESIGNED BY: David A. Shea III  
DATE: 2022-05-04  
DATE REVISION: 12/28/21  
FILE NO:

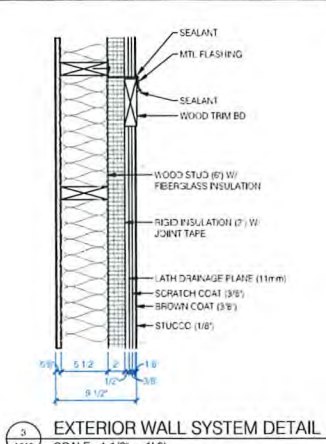
DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no: 8566.02  
drawn: KM  
checked: HS/JN/W/SD  
issue date: 2022-05-04

sheet title:  
OVERALL MAIN LEVEL FLOOR,  
CEILING PLAN

A101A



EXTERIOR KEY NOTES		
(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)		
1	A210 - DESCRIPTION 1	NO
2	STUCCO WALL SYSTEM - SEE DETAILS FOR MORE INFO	
3	STOREFRONT GLAZING / DOOR OPENING - REFER TO SCHEDULE AND DETAILS	
4	EXTERIOR LIGHT FIXTURE - REFER TO LIGHTING PLANS AND LIGHT FIXTURE SCHEDULE	
5	EXTERIOR SIGNAGE PLACQUE BY DINIERS THORNTON + SEA	
6	SEAMLESS STEEL GUTTERS AND DOWNSPOUT SYSTEM TIED INTO DRAINAGE SYSTEM - REFER TO CIVIL DRAWINGS	
7	1x12 TRIM BOARD - SEE DETAILS FOR MORE INFO	
8	1x10 TRIM BOARD - SEE DETAILS FOR MORE INFO	
9	1x6 TRIM BOARD - SEE DETAILS FOR MORE INFO	
10	2x4 TRILLIS BOARD - SEE DETAILS FOR MORE INFO	
11	2x4 TRILLIS BOARD - SEE DETAILS FOR MORE INFO	
12	DECORATIVE CORREL - SEE DETAILS FOR MORE INFO	
13	FLASHER BOX - SEE DETAILS FOR MORE INFO	
14	HOUSE BELL LOCATION - REFER TO DESIGN ASSIST M.E.P.	
15	TRIM BOARD - SEE DETAILS FOR MORE INFO	
16	DECORATIVE STEEL CHIMNEY POTS - REFER TO PRE-1	

FINISH SCHEDULE - EXTERIOR		
Material	Material Description	Material Color
ALUM-1	STOREFRONT GLAZING SYSTEM	BRONZE
ALUM-2	PERFORABLE WINDOW GLAZING SYSTEM	DARK BRONZE / 1
BRK-2	BRICK - EXTERIOR	004 - RED BARK / 12% EXPRESSED BARK AND GRAY MATT
EW-1	EXTERIOR TRIM BOARDS	MATCH CLUBHOUSE
EW-2	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAWN
EW-3	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAWN
EW-4	WINDOW FLASHER BOX	CEDAR
FRF-1	NATURAL GAS FIREPLACE	CEDAR
HW-11	CLOCK	BLACK
HW-12	ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES	CEDARWOOD
ROOF-2	METAL ROOFING SYSTEM - CONCEALED FASTENER	CLASSIC COPPER
TR-2	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAWN
TR-3	EXTERIOR WOOD TRILLIS	CEDAR
WS-1	WALL SYSTEM - STUCCO ENCLOSURE SOLUTION	MATCH CLUBHOUSE

- EXTERIOR ELEVATION NOTES
- COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SIGNAGE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE
  - SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT
  - BUILDING SIGNAGE AND ADDRESS ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN REVIEW. SEE CITY OF EDINA FOR BUILDING AND PLUMBING ALL SIGNAGE - I.E. TO COORDINATE WITH VENDOR AND DRAWINGS
  - SEAL VENTILATION PROVIDE VENT IN GLAZING
  - ADDRESS SIGN LOCATION MUST BE PLANNED AND LEGIBLE FROM PRIMARY OR MAIN ROAD - MIN. 5' HIGH - CONFIRM WITH LOCAL AUTHORITIES
  - LOCATE KNOX BOX 6'-0" ABOVE GRADE - CONFIRM EXACT LOCATION WITH FIRE MARSHAL
  - PROVIDE CONTROL JOINTS AT ALL COLOR AND FINISH MATERIAL TRANSITIONS



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1612.349-2930  
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consult

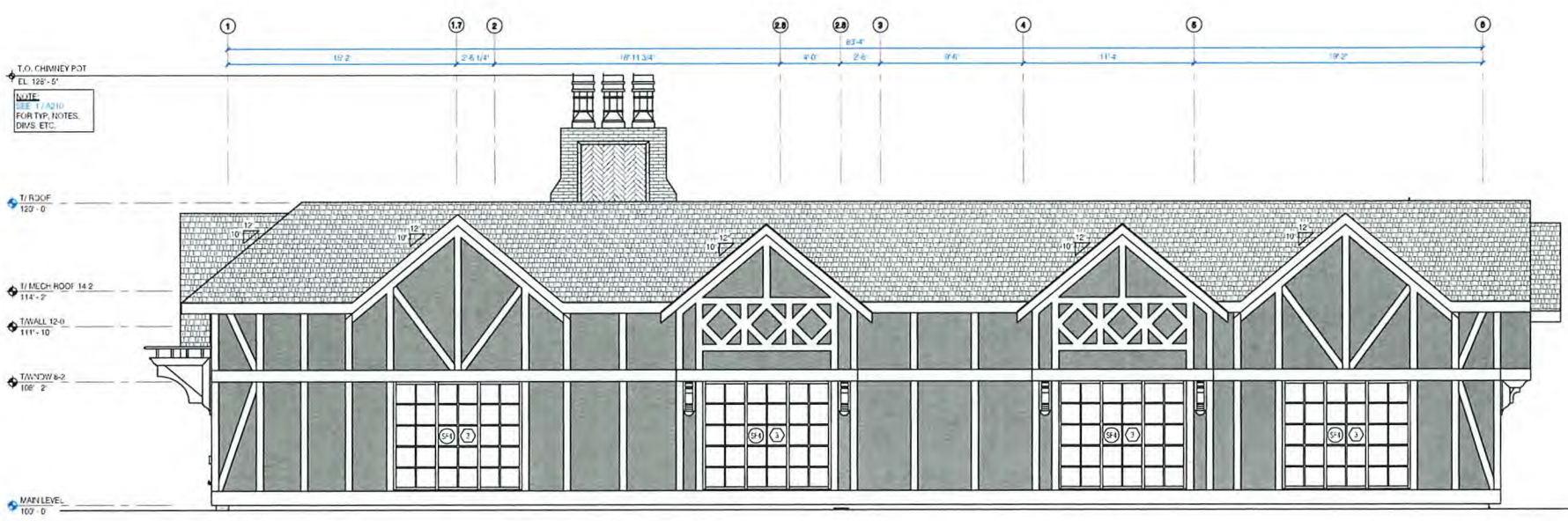
project title  
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FIELD HOUSE BUILDING  
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EDINA, MN 55436



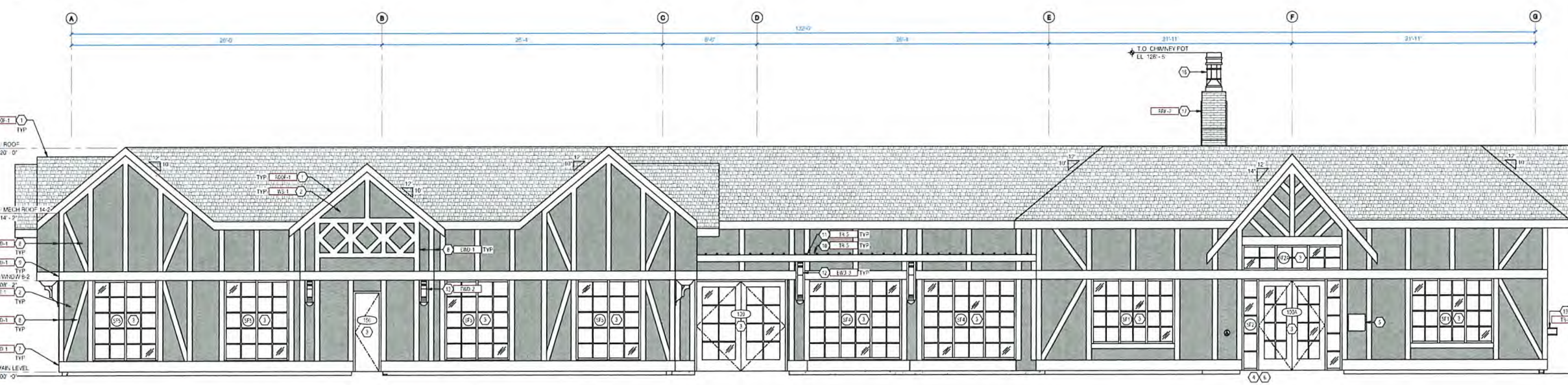
CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



2 EXTERIOR ELEVATION - WEST  
A210 SCALE 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH  
A210 SCALE 1/4" = 1'-0"

client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

DESIGNER CERTIFICATE  
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT NAME  
DATE DESIGNED  
DATE REVIEWED  
FILE NO.

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no.  
8566.02  
drawn  
KM  
sheet title  
EXTERIOR ELEVATIONS

issue date  
2022-05-04  
checked  
HS/KJW/SO

A210

EXTERIOR KEY NOTES		
(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)		
NO.	DESCRIPTION	NO.
1	A210 - DESCRIPTION 1	
2	STUCCO WALL SYSTEM - SEE DETAILS FOR MORE INFO	
3	STOREFRONT GLAZING / DOOR OPENING - REFER TO SCHEDULE AND DETAILS	
4	EXTERIOR LIGHT FIXTURE - REFER TO LIGHTING PLANS AND LIGHT FIXTURE SCHEDULE	
5	EXTERIOR SIGNAGE PLACED BY OTHERS THROUGH SCHED	
6	SEAMLESS STEEL GUTTERS AND DOWNSPOUT SYSTEM TIED INTO DRAINAGE SYSTEM - REFER TO CIVIL DRAWINGS	
7	1x12 TRIM BOARD - SEE DETAILS FOR MORE INFO	
8	1x10 TRIM BOARD - SEE DETAILS FOR MORE INFO	
9	1x6 TRIM BOARD - SEE DETAILS FOR MORE INFO	
10	2x8 TRELLIS BOARD - SEE DETAILS FOR MORE INFO	
11	2x8 TRELLIS BOARD - SEE DETAILS FOR MORE INFO	
12	DECORATIVE CORNER - SEE DETAILS FOR MORE INFO	
13	PLANTER BOX - SEE DETAILS FOR MORE INFO	
14	HUSB BELL CATCHER - REFER TO DESIGN ASSIST M.E.P.	
15	FIREPLACE CHIMNEY - SEE DETAILS FOR MORE INFO	
16	DECORATIVE STEEL CHIMNEY POTS - REFER TO TRF-02	

FINISH SCHEDULE - EXTERIOR		
Material	Material Description	Material Color
ALUM-1	STOREFRONT GLAZING SYSTEM	BRONZE
ALUM-2	UPPER GLAZING SYSTEM	DARK BRONZE - 1
BRK-2	BRICK - EXTERIOR	00% RED BARK, 42% SPRESO BARK, NO GRAY MATT
EW-1	EXTERIOR TRIM BOARDS	MATCH CLUBHOUSE
EW-2	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAW
EW-3	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAW
EW-4	WINDOW PLANTER BOX	CEDAR
FRF-1	NATURAL GAS FIREPLACE	-
HW-1	CLOCK	BLACK
ROOF-1	ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES	SARAWOOD
TR-2	METAL ROOFING SYSTEM - CONCEALED FASTENER	CLASSIC COPPER
TR-3	DECORATIVE BRACKET	WESTERN RED CEDAR - ROUGH SAW
TR-4	EXTERIOR WOOD TRELLIS	CEDAR
WS-1	WALL SYSTEM - STUCCO ENCLOSURE SOLUTION	MATCH CLUBHOUSE

EXTERIOR ELEVATION NOTES	
1.	COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SLOPE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE.
2.	SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT.
3.	BUILDING SIGNAGE AND ADDRESS ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN REVIEW. S.C. TO PROVIDE BUILDING AND POWER FOR ALL SIGNAGE - I.C. TO COORDINATE WITH VENDOR AND DRAWINGS.
4.	SEAL VENDOR TO PROVIDE VINYL (V) GLAZING.
5.	ADDRESS SIGN LOCATION MUST BE PLANNED AND I.E.G. FROM PRIMARY OR MAIN ROAD - MIN. 5' HIGH - CONFIRM WITH LOCAL AUTHORITIES.
6.	MOUNT SIGN BOX 6'-0" ABOVE GRADE - CONFIRM EXACT LOCATION WITH FIRE MARSHAL.
7.	PROVIDE CONTROL JOINTS AT ALL COLOR AND FINISH MATERIAL TRANSITIONS.



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1612 349-2930  
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consultant

project title  
INTERLACHEN COUNTRY CLUB  
FIELD HOUSE BUILDING  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

DESIGNER CERTIFICATION: THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DESIGNER NAME  
David A. Shea III  
DATE: 2022-05-04  
REL. NO.: 12987

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

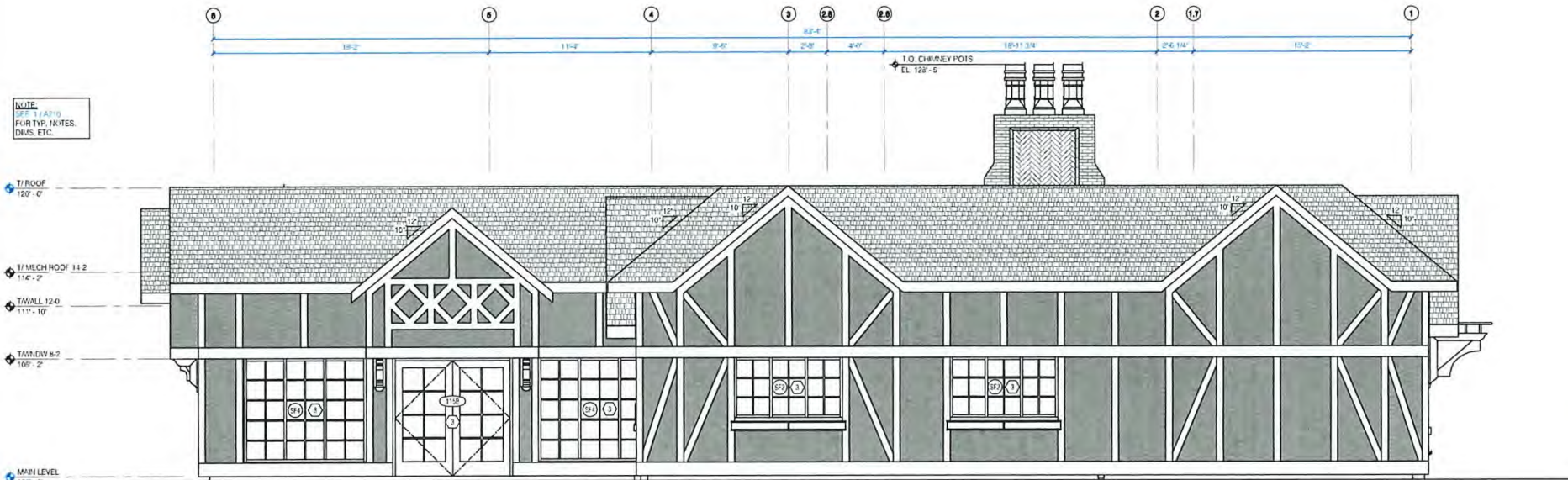
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project no.  
8566.02  
drawn  
KM  
sheet no.  
HS/JK/WW/SO

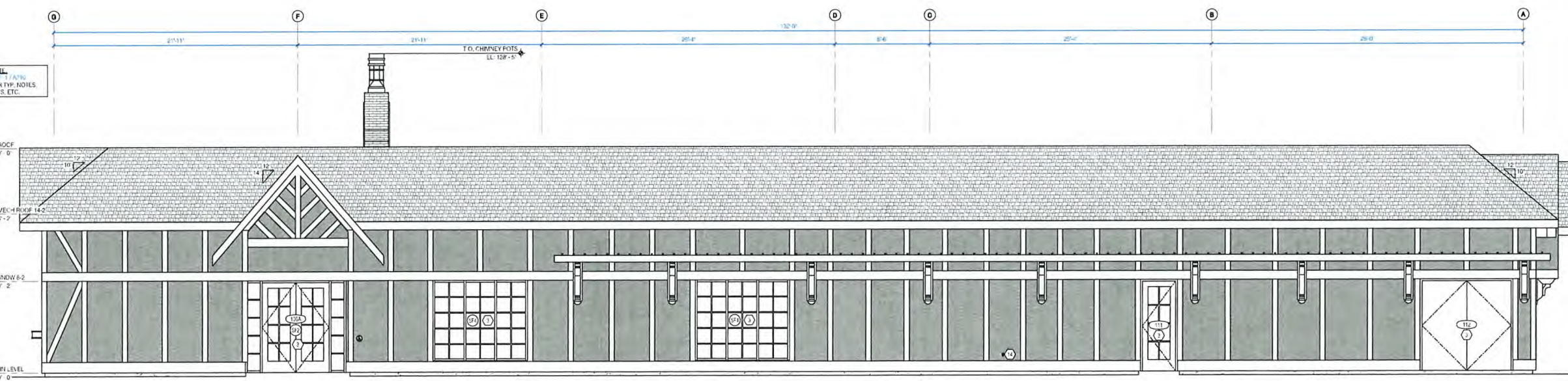
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2022-05-04  
checked  
HS/JK/WW/SO

sheet title  
EXTERIOR ELEVATIONS

A211



2  
A211  
EXTERIOR ELEVATION - EAST  
SCALE: 1/4" = 1'-0"



1  
A211  
EXTERIOR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



10 South Eighth Street  
Minneapolis, MN 55402

1 612.339-2257  
1 612.349-2930  
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consultant

project title  
INTERLACHEN COUNTRY CLUB  
RESTAURANT LODGE BUILDING  
6200 INTERLACHEN BLVD  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

we hereby certify that this plan, specification,  
or report was prepared by me, or under my  
direct supervision and that I am a duly  
licensed architect under the laws of the  
state of Minnesota.

DATE ISSUED  
2022-05-04  
DATE REVISED  
12292

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no  
8566.03  
drawn  
JF  
sheet title  
OVERALL FLOOR & CEILING PLAN  
- LOWER LEVEL

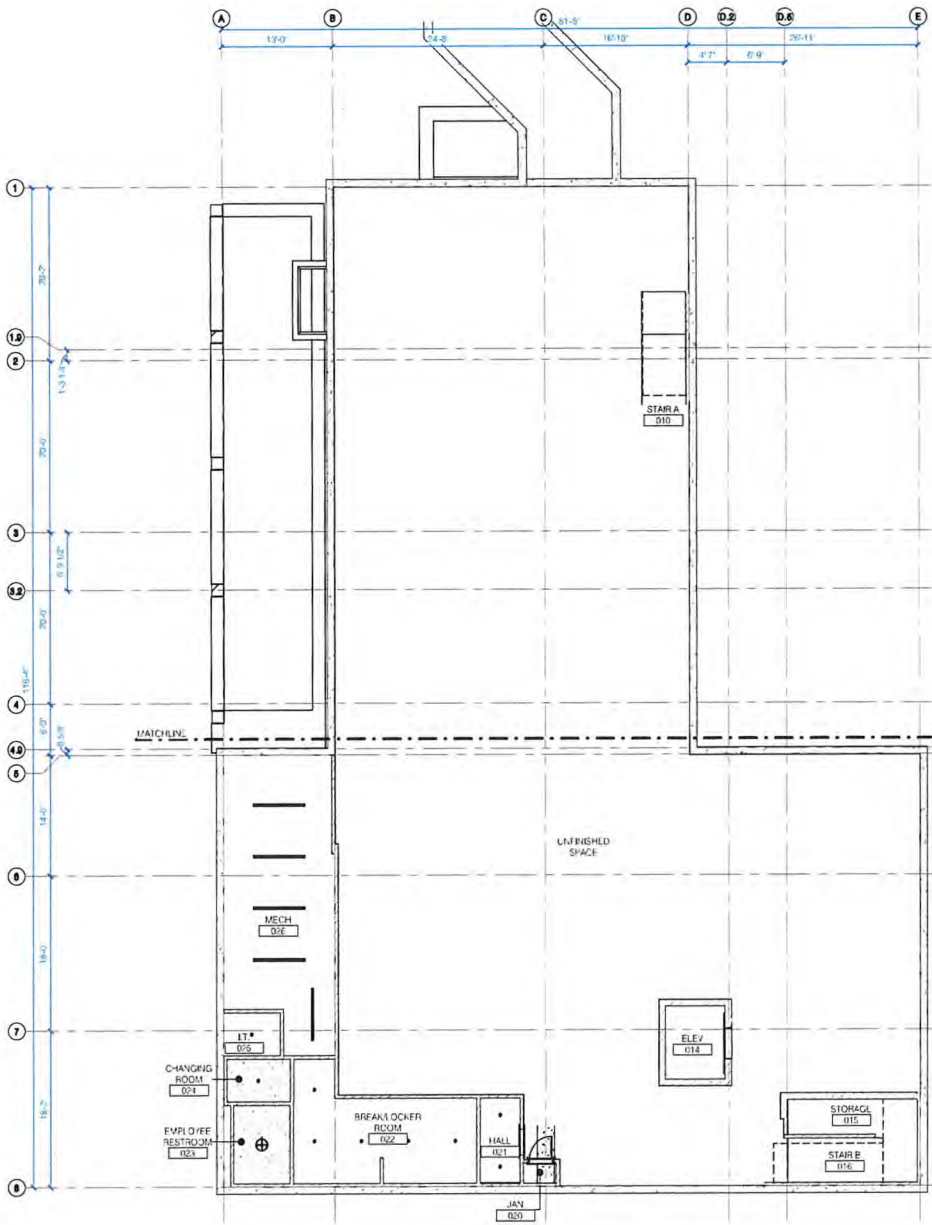
issue date  
2022-05-04  
checked  
HS/SO

A100B

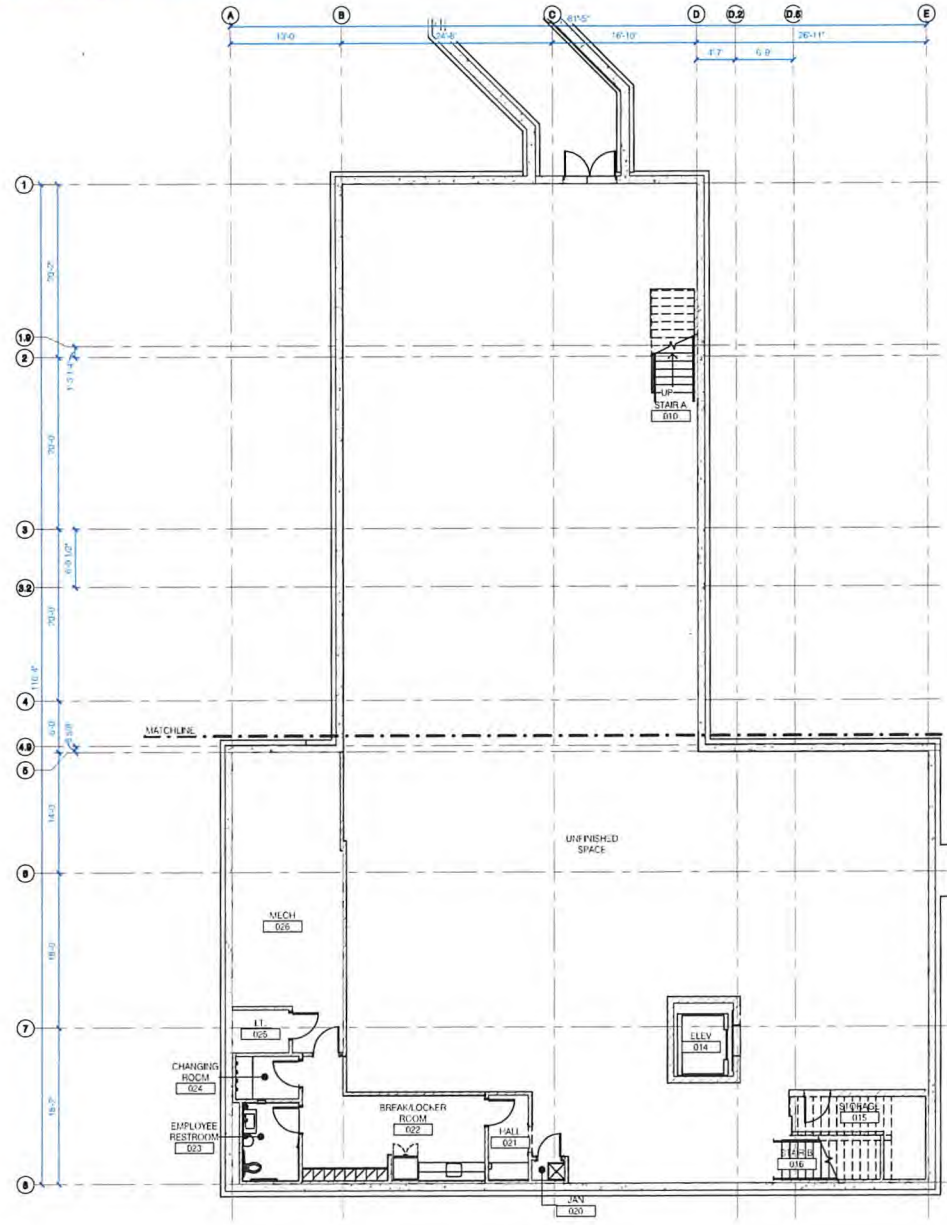
CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



2 OVERALL CEILING PLAN - LOWER LEVEL  
SCALE: 1/8" = 1'-0"



1 OVERALL FLOOR PLAN - LOWER LEVEL  
SCALE: 1/8" = 1'-0"



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project

INTERLACHEN COUNTRY CLUB  
RESTAURANT LODGE BUILDING  
6200 INTERLACHEN BLVD  
EDINA, MN 55436



client

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

30.38

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

David A. Shea III

PROJECT NAME

DATE

2022-05-04

DATE REVISION

12282

FILE NO

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

no. date issued by

1 2022-05-04 JF

2 2022-05-04 JF

3 2022-05-04 JF

4 2022-05-04 JF

5 2022-05-04 JF

6 2022-05-04 JF

7 2022-05-04 JF

8 2022-05-04 JF

9 2022-05-04 JF

10 2022-05-04 JF

11 2022-05-04 JF

12 2022-05-04 JF

13 2022-05-04 JF

14 2022-05-04 JF

15 2022-05-04 JF

16 2022-05-04 JF

17 2022-05-04 JF

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20 2022-05-04 JF

21 2022-05-04 JF

22 2022-05-04 JF

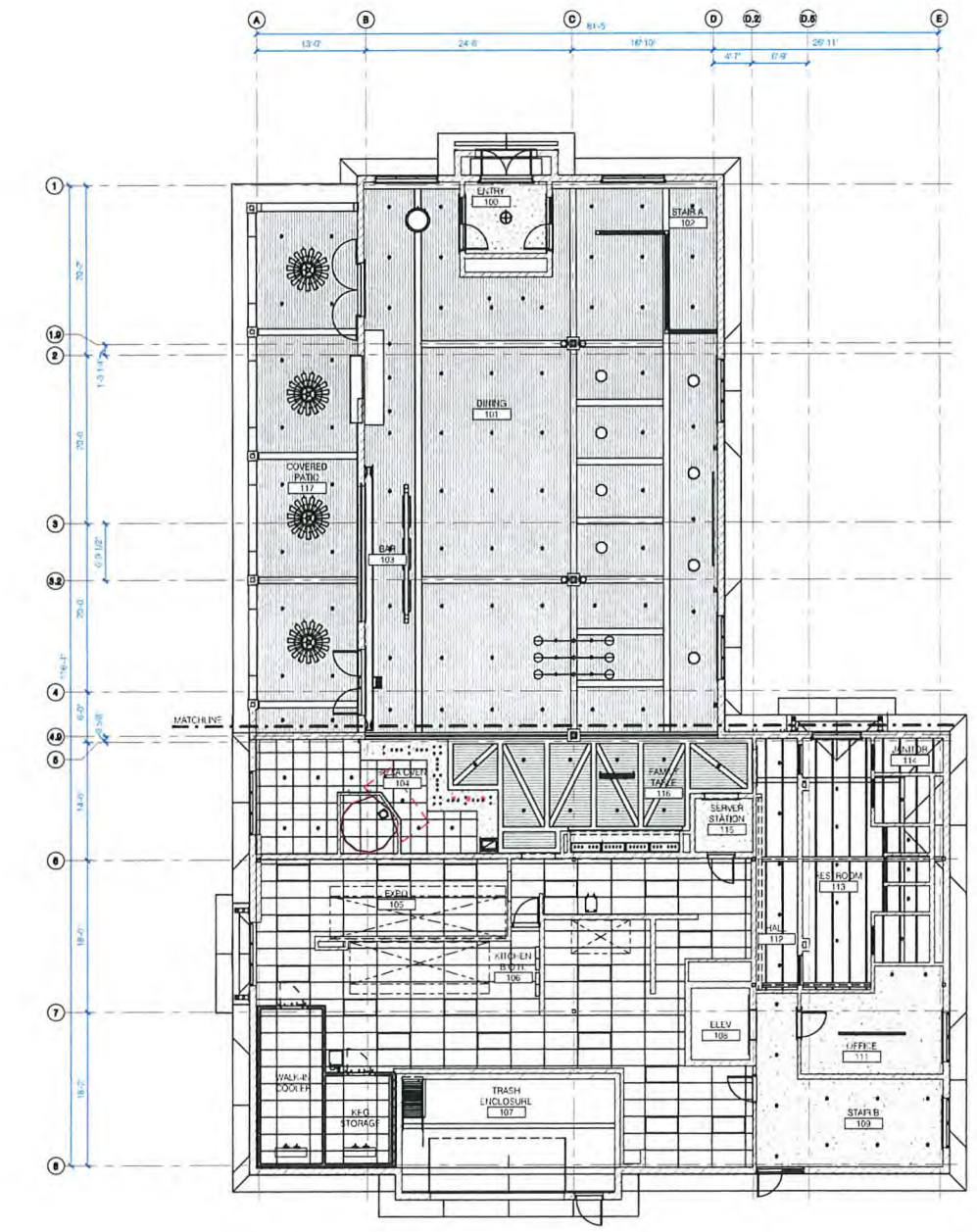
23 2022-05-04 JF

24 2022-05-04 JF

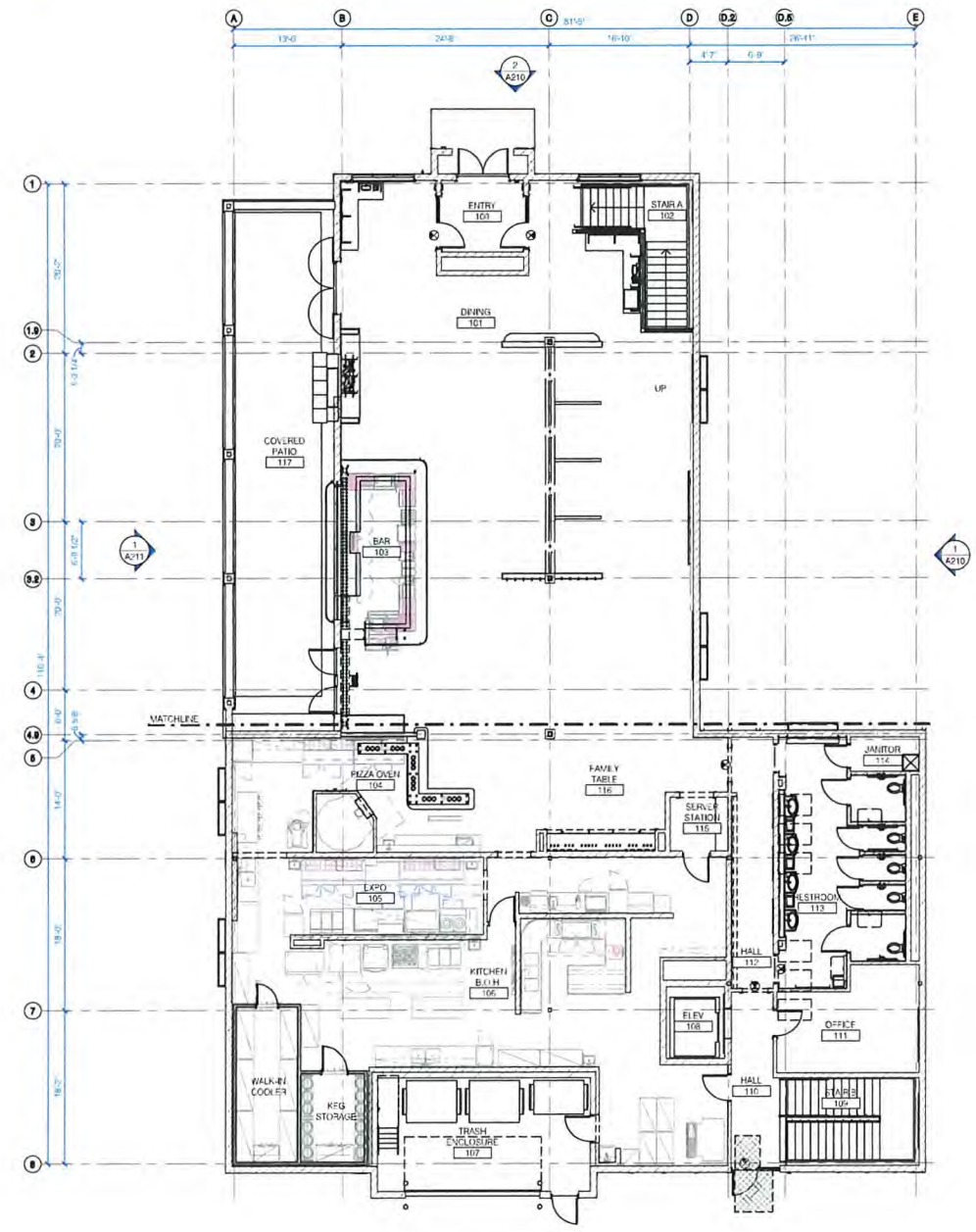
CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



2 OVERALL CEILING PLAN - MAIN LEVEL  
SCALE: 1/8" = 1'-0"

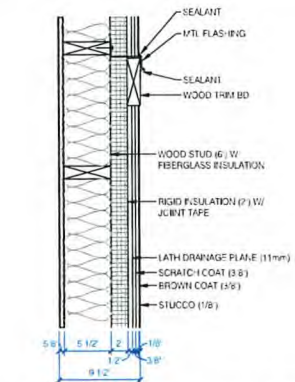


1 OVERALL FLOOR PLAN - MAIN LEVEL  
SCALE: 1/8" = 1'-0"



TRUE NORTH  
PROJECT NORTH

A101B

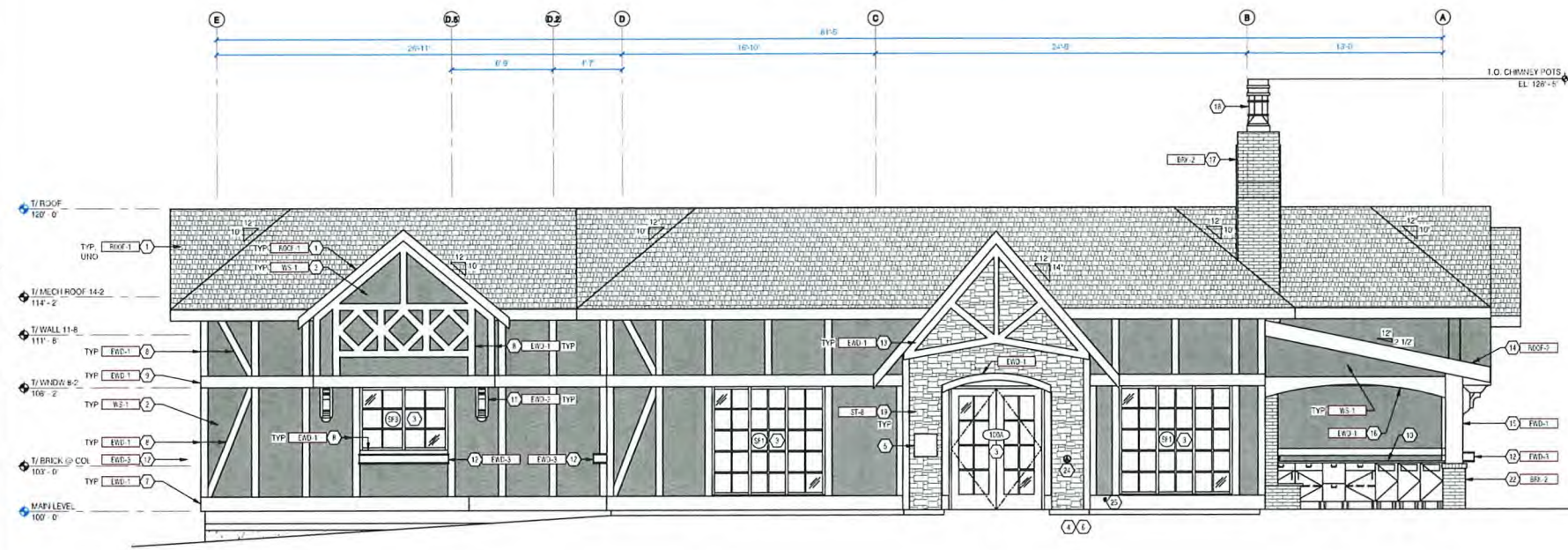


3  
A210  
EXTERIOR WALL SYSTEM DETAIL  
SCALE: 1 1/2" = 1'-0"

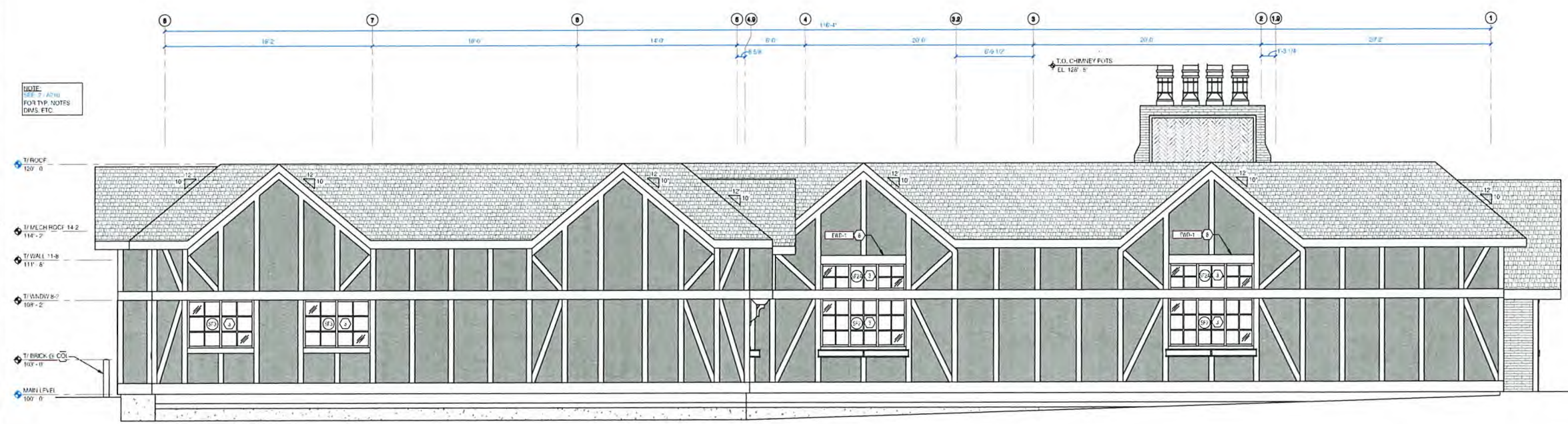
EXTERIOR KEY NOTES		
NO.	DESCRIPTION	NO.
1	MANARD ROOF TRUSS STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.	10
2	STUCCO WALL SYSTEM. SEE DETAILS FOR MORE INFO.	11
3	STOREFRONT GLAZING / DOOR OPENING. REFER TO SCHEDULE AND DETAILS.	12
4	EXTERIOR LIGHT FIXTURE. REFER TO LIGHTING PLANS AND LIGHT FIXTURE SCHEDULE.	13
5	EXTERIOR SIGNAGE PLaque BY OTHERS THROUGH SHEA.	14
6	SEAMLESS STEEL CUTTERS AND DOWNSPOUT SYSTEM. REF. INFO DRAINAGE SYSTEM. REFER TO CIVIL DRAWINGS.	15
7	1x12 TRIM BOARD. SEE DETAILS FOR MORE INFO.	16
8	1x10 TRIM BOARD. SEE DETAILS FOR MORE INFO.	17
9	1x6 TRIM BOARD. SEE DETAILS FOR MORE INFO.	18
10	HULLBURY CUSTOM CABINETS. SEE CABBINETS PLANS & DETAILS.	19
11	DECORATIVE CORBEL. SEE DETAILS FOR MORE INFO.	20
12	PLANTER BOX. SEE DETAILS FOR MORE INFO.	21
13	WOOD STRUCTURAL FRAMING.	22
14	METAL ROOF SYSTEM. REFER TO DETAILS FOR MORE INFO.	23
15	COLUMN.	24
16	WOOD ARCH. SEE DETAILS FOR MORE INFO.	25
17	FIREPLACE CHIMNEY. SEE DETAILS FOR MORE INFO.	
18	DECORATIVE STEEL CHIMNEY POTS. REFER TO FIRE-2.	
19	STONE.	
20	WALL MOUNTED CLOCK. PROVIDE BLOCKING & POWER.	
21	PIPE BOLLARD. SEE DETAIL FOR MORE INFO.	
22	BRICK.	
23	CAND. HOLDER.	
24	ADA COVER ASSIST LOCATION.	
25	HOSE BR. LOCATION. REFER TO DESIGN ASSIST M.E.P.	

FINISH SCHEDULE - EXTERIOR		
MATERIAL	DESCRIPTION	MATERIAL COLOR
ALUM-1	STORAGE ROOM CLADDING SYSTEM	BRONZE
ALUM-2	UPPER & WINDOW GLAZING SYSTEM	DARK BRUNZE - T
BRK-1	EXTERIOR BRICK (TO MATCH EXIST)	60% RED BRICK, 40% SPURIOUS BRICK, NO GRAY MORTAR
CNT-1	DOOR/ENTRY CONC. SLAB	DAVE, PEBBLE GRIT
EXT-1	EXTERIOR TRIM BOARDS	MATCH CLUBHOUSE
EXT-2	EXTERIOR DECORATIVE WOOD BRACKET	WESTERN RED CEDAR - NO KNOTS
EXT-3	EXTERIOR WINDOW PLANTER BOX	CEDAR
EXT-4	NATURAL GAS FIREPLACE - EXTERIOR	-
EXT-5	STEEL SAFETY BOLLARD (IN GRASS)	MATCH (BRK-1)
EXT-6	EXTERIOR CLOCK	BLACK
EXT-7	ROOF/CEILING, FIBERGLASS ASPHALT SHINGLES	SPRUEWOOD
EXT-8	METAL ROOFING SYSTEM - CONCEALED FASTENER	CLASSIC COPPER
EXT-9	EXTERIOR STONE VENEER	50% MASSACHUSETTS / 50% TUSCAN BUILDERS
EXT-10	STUCCO EXTERIOR SOLUTION	MATCH CLUBHOUSE

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SIGNAGE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE.
  - SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT.
  - BUILDING SIGNAGE ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN. REVIEW, G.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - G.C. TO COORDINATE WITH VENDOR AND DRAWINGS.
  - SHOWN VENDOR TO PROVIDE VINYL ON GLAZING.
  - ADDRESS SIGN LOCATION MUST BE PLAINLY VISIBLE AND 1' FROM PRIMARY OR MAIN ROAD - MIN. 6" HIGH. CONFIRM WITH LOCAL AUTHORITIES.
  - MOUNT KNOX BOX 6'-0" ABOVE GRADE. CONFIRM EXACT LOCATION WITH FIRE MARSHAL.
  - PROVIDE CONTROL JOINTS AT ALL COLOR AND FINISH MATERIAL TRANSITIONS.



2  
A210  
EXTERIOR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



1  
A210  
EXTERIOR ELEVATION - EAST  
SCALE: 1/4" = 1'-0"

CITY OF EDINA  
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INTERLACHEN COUNTRY CLUB  
RESTAURANT LODGE BUILDING  
6200 INTERLACHEN BLVD  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

we hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

DESIGNED BY: David A. Shea III  
DATE: 2022-05-04  
SCALE: 1/2" = 1'-0"

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

NO.	DATE	ISSUED FOR

project no: 8566.03  
issue date: 2022-05-04  
drawn: JF  
checked: HS/50

sheet title  
EXTERIOR ELEVATIONS

A210

EXTERIOR KEY NOTES		
(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)		
NO.	DESCRIPTION	NO.
1	MANARD ROOF TRUSS STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.	
2	STUCCO WALL SYSTEM. SEE DETAILS FOR MORE INFO.	
3	STOREFRONT GLAZING / DOOR OFFERING. REFER TO SCHEDULE AND DETAILS.	
4	EXTERIOR LIGHT FIXTURE. REFER TO LIGHTING PLAN AND LIGHT FIXTURE SCHEDULE.	
5	EXTERIOR SIGNAGE PLaque BY OTHERS THROUGH SHEA.	
6	SEAMLESS STEEL OUTLETS AND DOWNSPOUT SYSTEM. TIED INTO DRAINAGE SYSTEM. REFER TO CLIA. DRAINAGES.	
7	1x12 TRIM BOARD. SEE DETAILS FOR MORE INFO.	
8	1x10 TRIM BOARD. SEE DETAILS FOR MORE INFO.	
9	1x6 TRIM BOARD. SEE DETAILS FOR MORE INFO.	
10	MILLWORK. CUSTOM CABINETS. SEE SCHEDULE PLANS & DETAILS.	
11	DECORATIVE CURREL. SEE DETAILS FOR MORE INFO.	
12	PLANTER BOX. SEE DETAILS FOR MORE INFO.	
13	WOOD STRUCTURAL FRAMING.	
14	METAL ROOF SYSTEM. REFER TO DETAILS FOR MORE INFO.	
15	COLUMN.	
16	WOOD ARCH. SEE DETAILS FOR MORE INFO.	
17	FIREPLACE CHIMNEY. SEE DETAILS FOR MORE INFO.	
18	DECORATIVE STEEL CHIMNEY FOTS. REFER TO TYPE-01.	
19	STONE.	
20	WALL MOUNTED CLOCK. PROVIDE BLOCKING & POWER.	
21	PIPE BOLLARD. SEE DETAIL FOR MORE INFO.	
22	BRICK.	
23	CARD READER.	
24	ADA POWER ASSIST LOCATION.	
25	HOSE BOLLARD LOCATION. REFER TO DESIGN ASSIST ME P.	

FINISH SCHEDULE - EXTERIOR		
MATERIAL	DESCRIPTION	MATERIAL COLOR
ALUM-1	STOREFRONT GLAZING SYSTEM	BRONZE
ALUM-2	OFFERING WINDOW GLAZING SYSTEM	DARK BRONZE - T
BRK-2	EXTERIOR BRICK (TO MATCH EXG)	40% RED BARK, 40% EXPRESSO BARK, 20% UNIK MATT
CMP-2	OUTCRANKING CONCRETE	DAVE - PEBBLE GRIT
EWD-1	EXTERIOR TREMBARDS	MATCH CLUBHOUSE (BROWN)
EWD-2	EXTERIOR DECORATIVE WOOD BRACKET	WESTERN RED CEDAR - HO JOHNSON
EWD-3	EXTERIOR WINDOW PLANTER BOX	CEDAR
FIRE-1	NATURAL GAS FIREPLACE - EXTERIOR	-
HUWH-12	STEEL SAFETY BOLLARD (IN GROUND)	MATCH BRICK - T
HUWH-13	EXTERIOR CLOAK	BLACK
ROOF-1	ARCHITECTURAL - FIBERGLASS ASPHALT SHINGLES	BARWOOD
ROOF-2	METAL ROOFING SYSTEM - CONCEALED FASTENER	CLASSIC COPPER
SI-4	EXTERIOR STONE VENEER	50% MASSACHUSETTS SPRINGS 150% TUSCAN BUILDERS
WS-1	STUCCO EXPLOSION SOLUTION	MATCH CLUBHOUSE

- EXTERIOR ELEVATION NOTES
- COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SEWAGE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE.
  - SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT.
  - BUILDING SIGNAGE ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN. REVIEW, G.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - G.C. TO COORDINATE WITH VENDOR AND DRAWINGS.
  - SEPARATE VENDOR TO PROVIDE VINYL OR GLASS.
  - ADDRESS SIGN LOCATION MUST BE PLAINLY VISIBLE AND LEGIBLE FROM PRIMARY OR MAIN ROAD - MIN. 6' HIGH - CONFIRM W/ LOCAL AUTHORITIES.
  - MOUNT SIGN BOX 6'-0" ABOVE GRADE - CONFIRM EXACT LOCATION WITH FEE MARSHAL.
  - PROVIDE COUNTER JOINTS AT ALL COLOR AND FINISH MATERIAL TRANSITIONS.



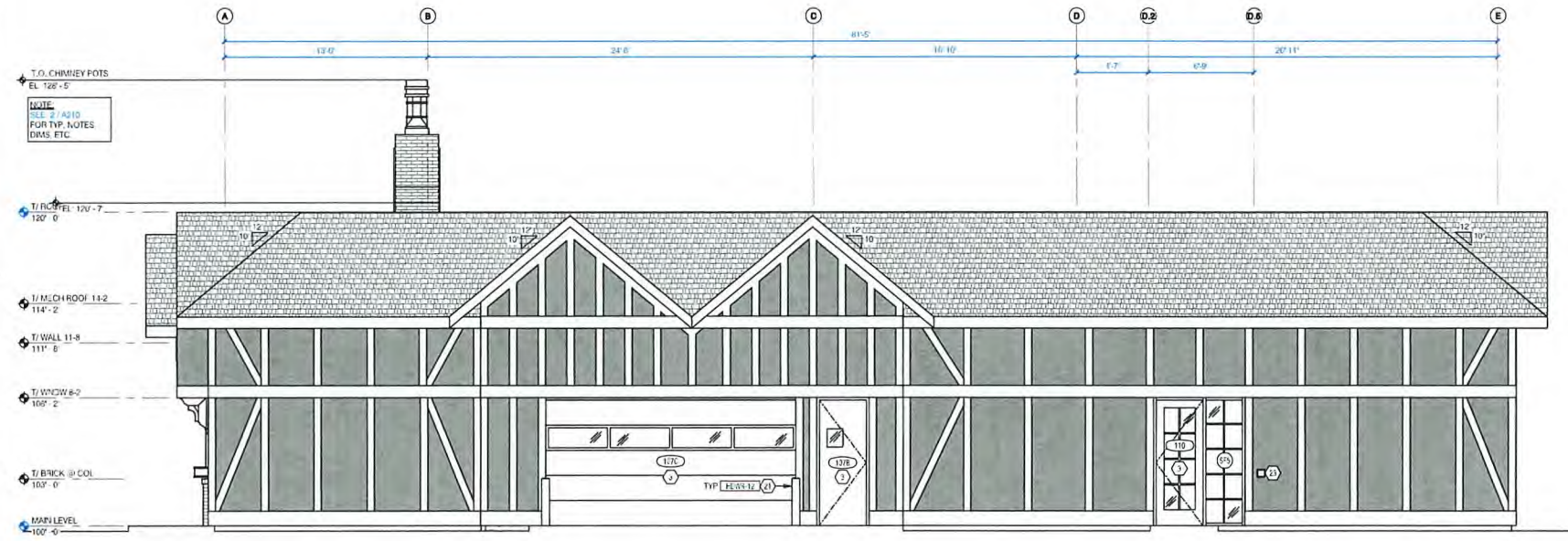
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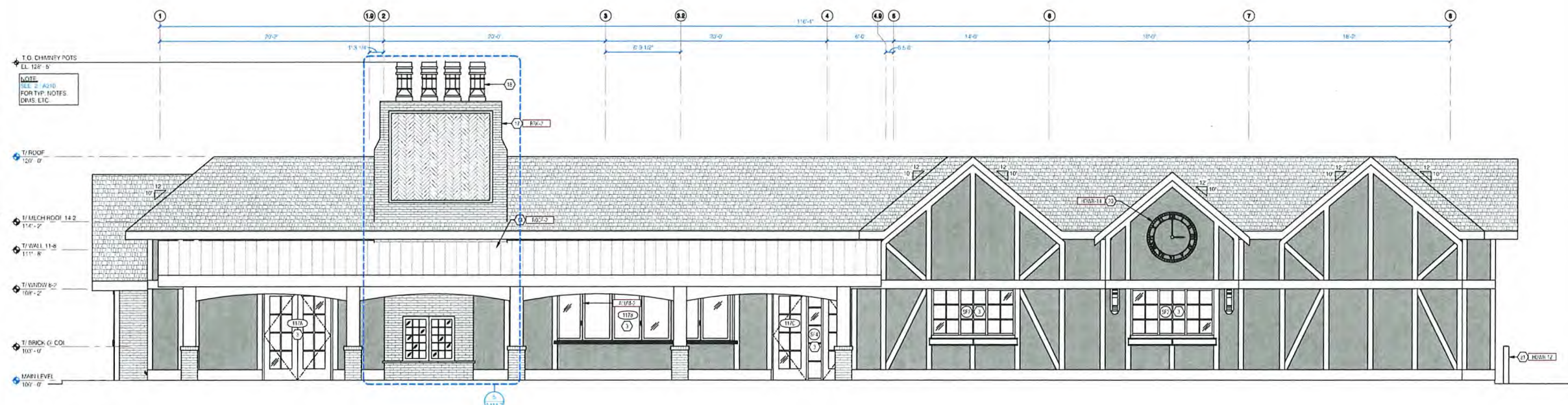
project no:  
INTERLACHEN COUNTRY CLUB  
RESTAURANT LODGE BUILDING  
6200 INTERLACHEN BLVD  
EDINA, MN 55436



CITY OF EDINA  
MAY 12 2022  
PLANNING DEPARTMENT



2  
A111  
EXTERIOR ELEVATION - SOUTH  
SCALE 1/4" = 1'-0"



1  
A111  
EXTERIOR ELEVATION - WEST  
SCALE 1/4" = 1'-0"

client:  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

DESIGN DEVELOPMENT  
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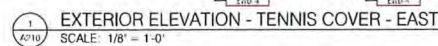
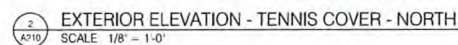
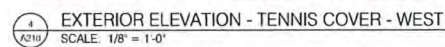
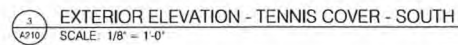
DESIGNED BY: David A. Shea III  
DATE: 2022-05-04  
PROJECT NO: 152207

no.	date	description

project no: 8566.03  
issue date: 2022-05-04  
drawn: JF  
checked: HS/SO

sheet title: EXTERIOR ELEVATIONS

A211



- CITY OF EDINA  
MAY 12 2022  
PLANNING DEPARTMENT

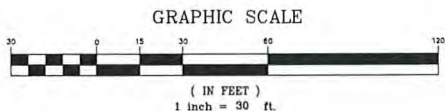




# CERTIFICATE OF SURVEY ~for~ Interlachen Country Club

#6200 Interlachen Blvd.  
Edina, MN 55436

**BENCHMARK**  
BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)  
BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)



NORTH

## LEGEND

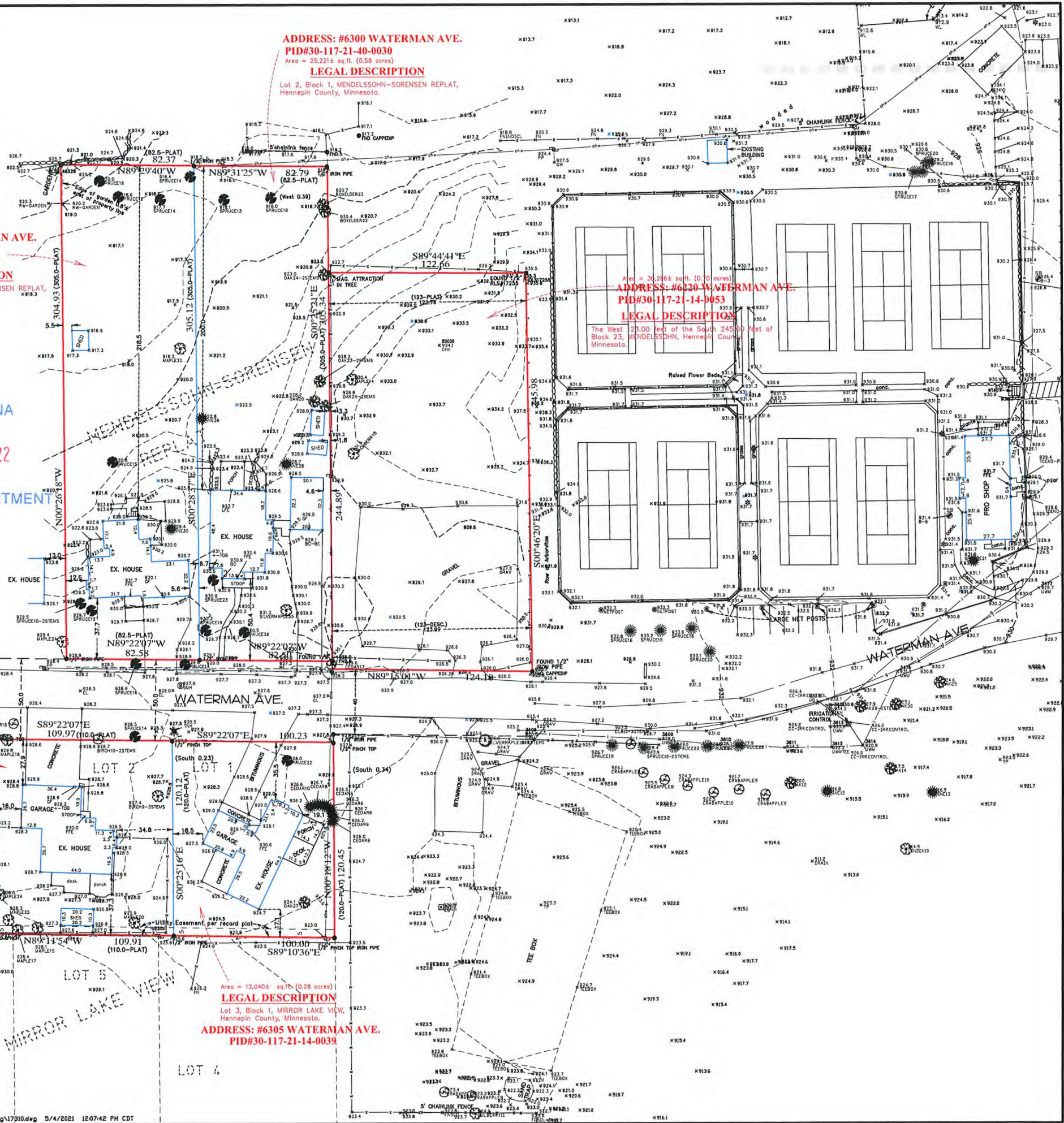
- DENOTES SOIL BORING
- ⊙ DENOTES SIGN
- ⊙ DENOTES UTILITY POLE
- ⊙ DENOTES STREET LIGHT
- ⊙ DENOTES ELECTRIC METER/BOX
- ⊙ DENOTES GAS METER/BOX
- ⊙ DENOTES UTILITY BOX
- ⊙ DENOTES MISCELLANEOUS MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- x1011.2 DENOTES EXISTING ELEVATION.
- x DENOTES EXISTING FENCE
- DENOTES EDGE DELINEATED WETLAND

## NOTES

- Field survey completed 06/13/17. Additional topography located in field in Nov. & Dec., 2017. Additional site visit made in December, 2019 to locate existing conditions for parcels shown with address numbers along Waterman Ave.
- This survey was prepared without the benefit of titlework. Easement, opportunities and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorney's title opinion.

Area = 13,186± sq.ft. (0.30 acres)  
**LEGAL DESCRIPTION**  
Lot 2, Block 1, MIRROR LAKE VIEW, Hennepin County, Minnesota.  
**ADDRESS: #6309 WATERMAN AVE.**  
**PID#30-117-21-14-0038**

Rev. 05/04/21, add address & PID's  
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.  
*Eric R. Vickaryous*  
ERIC R. VICKARYOUS  
Date: January 31, 2020 Reg. No. 44125



# DESIGN SURVEY

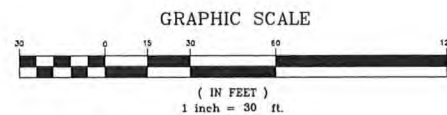
~for~ Interlachen Country Club  
#6200 Interlachen Blvd.  
Edina, MN 55436

**BENCHMARK**  
BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)  
BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

CITY OF EDINA

MAY 12 2022

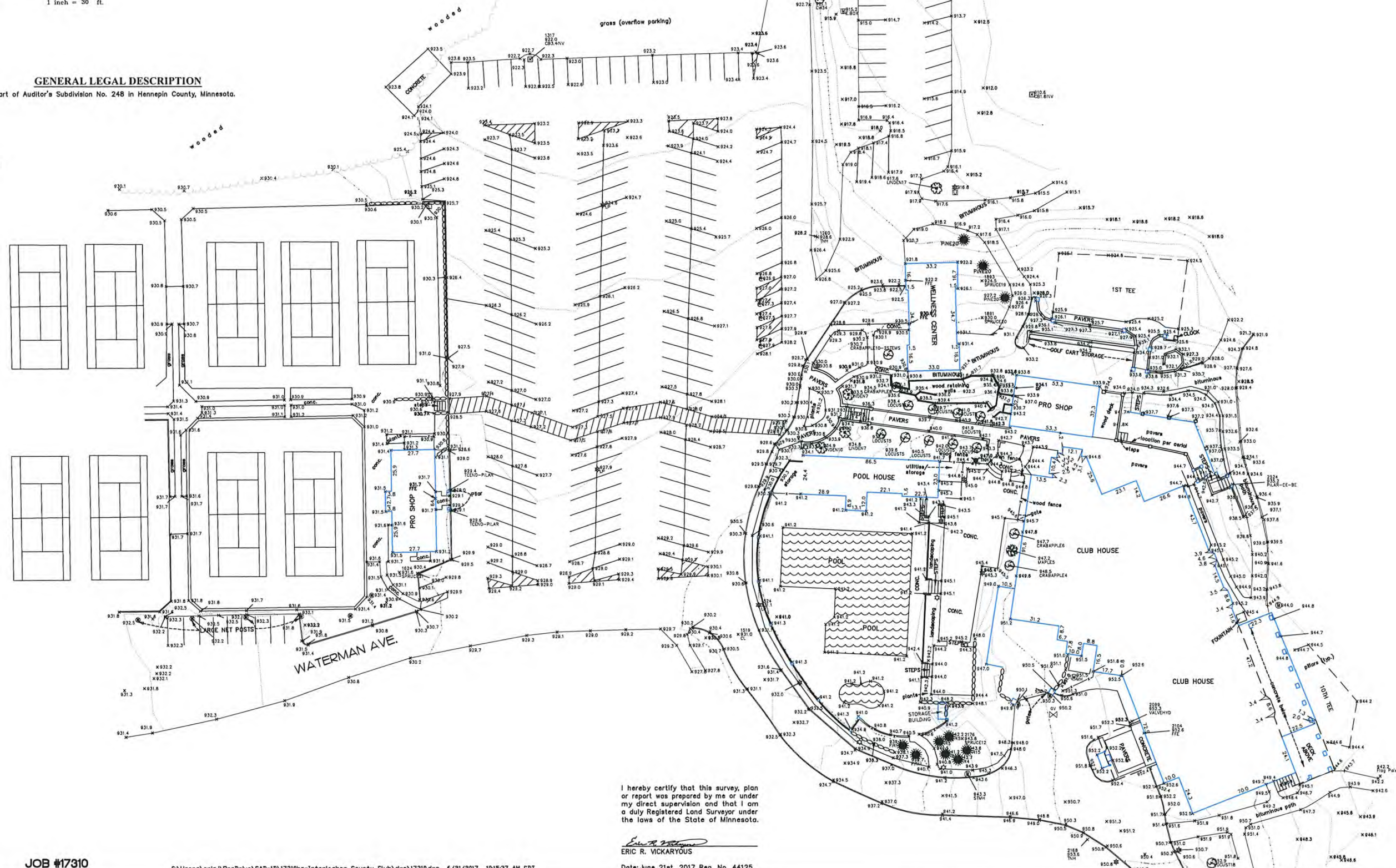
PLANNING DEPARTMENT



**GENERAL LEGAL DESCRIPTION**  
Part of Auditor's Subdivision No. 248 in Hennepin County, Minnesota.

## NOTES

- Field survey completed 06/13/17.

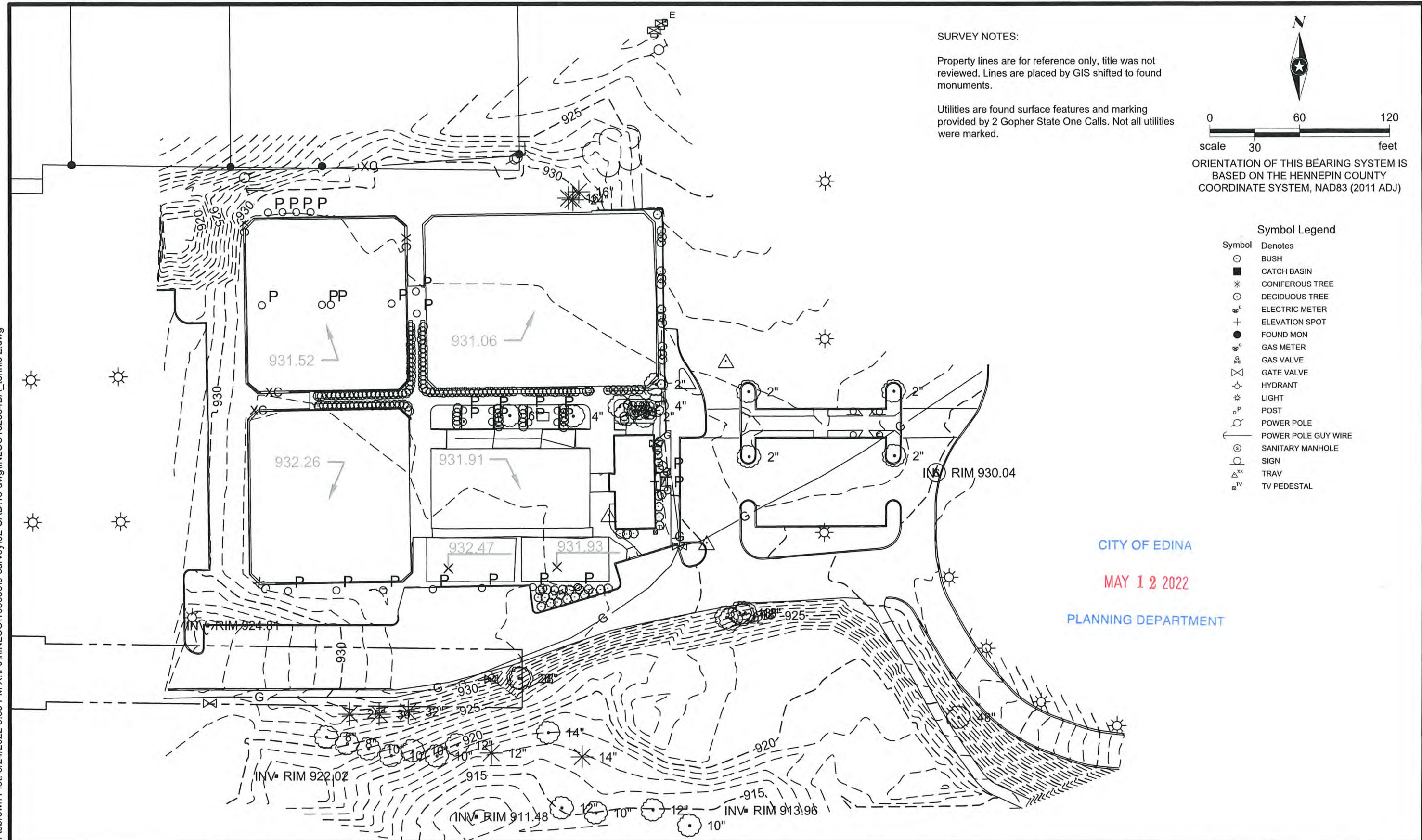


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

ERIC R. VICKARYOUS

Date: June 21st, 2017 Reg. No. 44125

Save: 3/24/2022 5:59 PM tsbrown Plot: 3/24/2022 5:59 PM X:\F\J\INLCC\165858\9-survey\92-CAD\15-dwg\INLCC162834BA\_tennis 2.dwg



SEH Project INLCC162834  
Drawn By TSB  
Designed By TSB  
Checked By TSB

Revision Issue  
Description  
Date

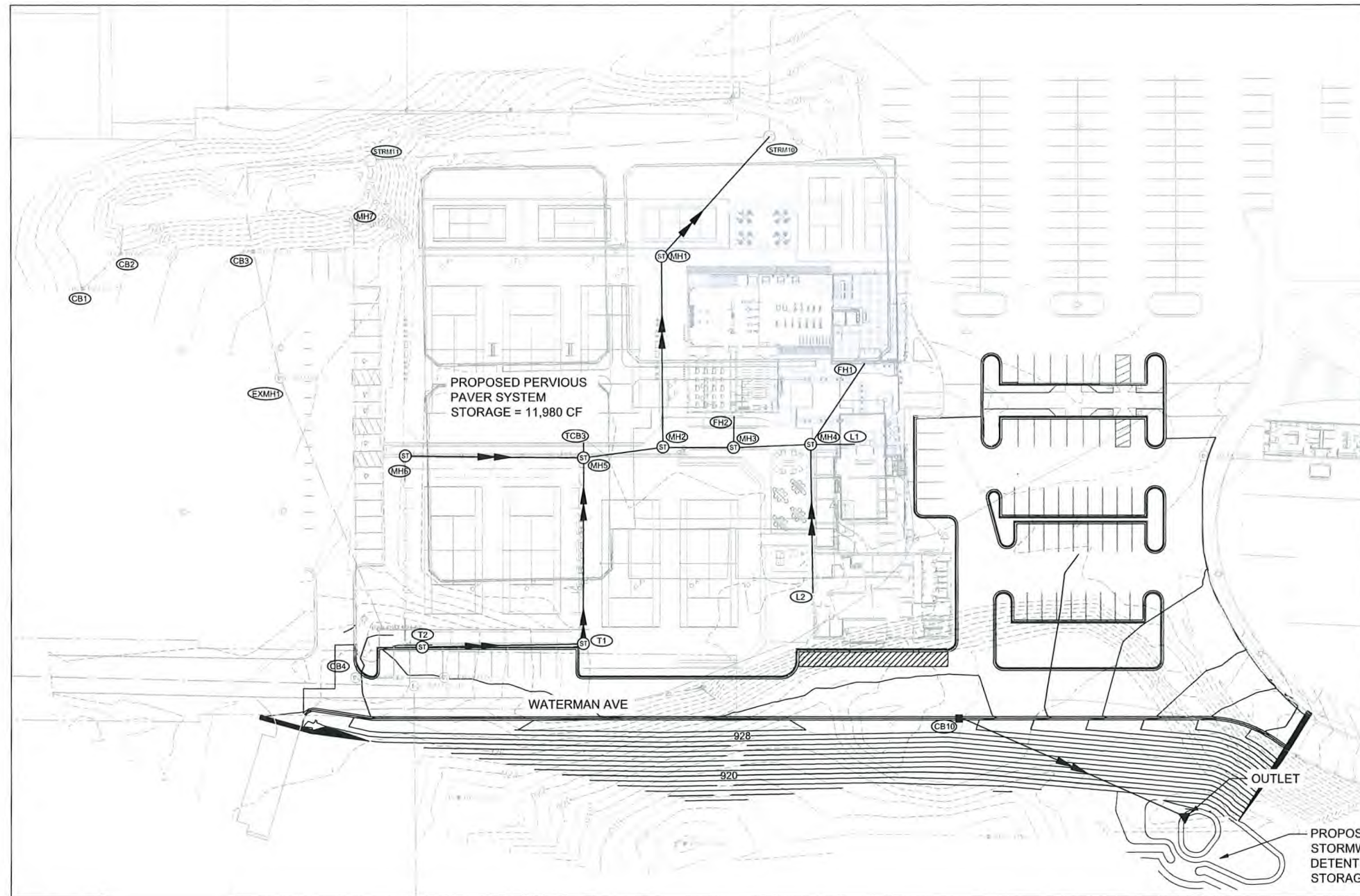
EXHIBIT FOR:  
Interlachen Country Club  
Edina, Minnesota



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

THEODORE S BROWN  
DATE 3/24/2022

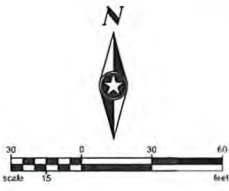
LICENSE NO. 51678



**LEGEND:**

	BITUMINOUS PAVEMENT
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN

CITY OF EDINA  
MAY 12 2022  
PLANNING DEPARTMENT



10 South Eighth Street  
Minneapolis, MN 55402

1 612 339-2257  
1 612 349-2930  
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consultant



project no:  
INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client  
INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

scale

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DESIGNED BY: JORDAN THOMAS, PE  
CHECKED BY: Jordan Thomas  
DATE: 06-10-2022  
SCALE: AS SHOWN

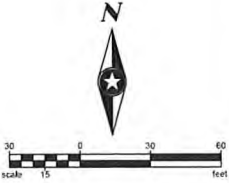
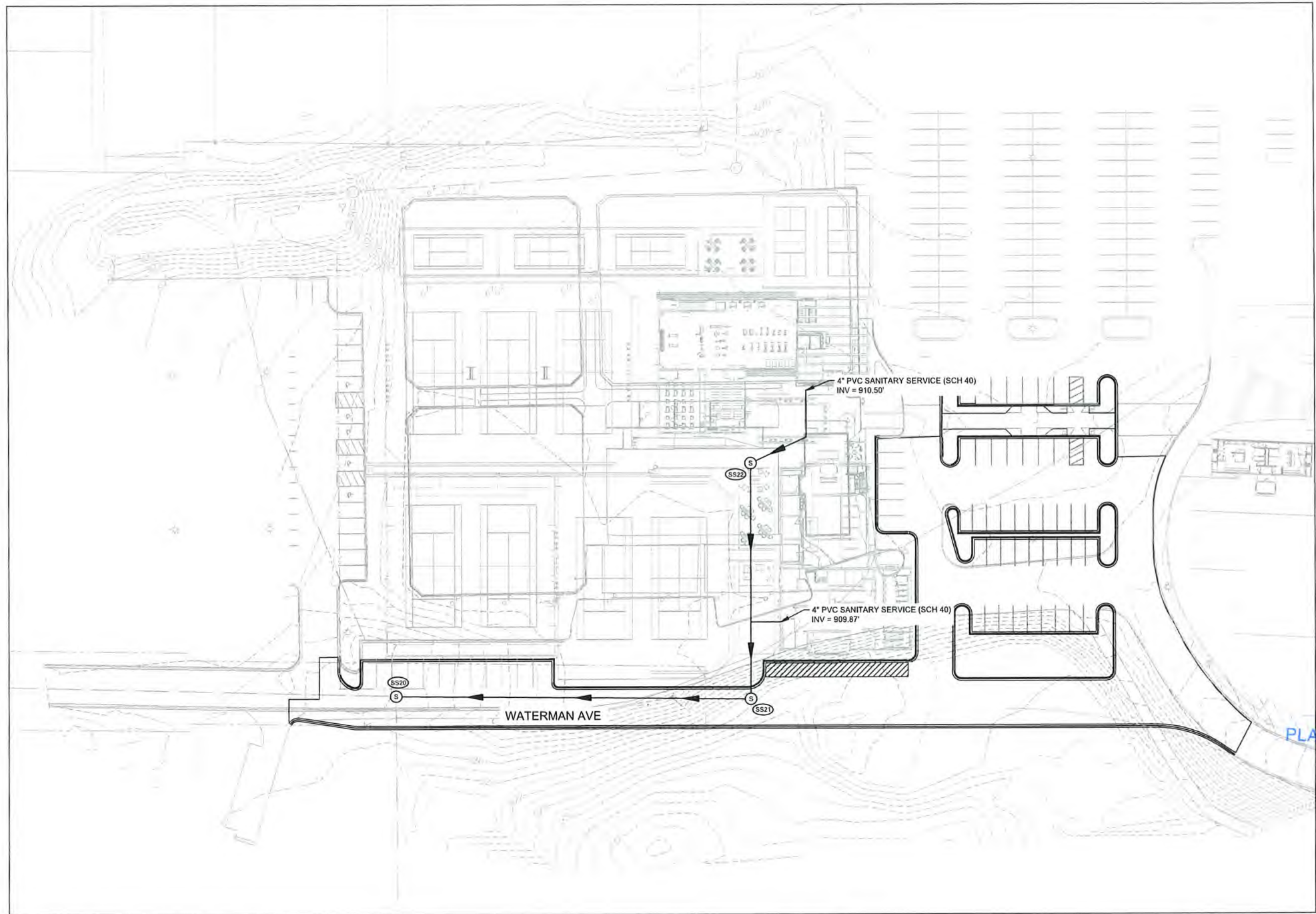
DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no: INLCC 165858  
drawn: SS/IB  
sheet: WB/LRM

sheet no: STORM AND STREET PLAN

C101



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project title

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

sheet

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OR REPORT WAS PREPARED BY ME OR UNDER MY  
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LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MINNESOTA.

WILLIAM J. BAUER, PE

SIGNED NAME *William J. Bauer*

SIGNATURE

DATE ISSUED 05.10.2022

REG. NO. 550961

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no

MLCC 165858

drawn

SS/NB

checkd

WB/LRM

sheet title

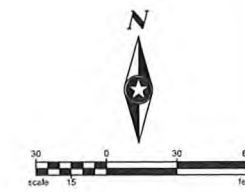
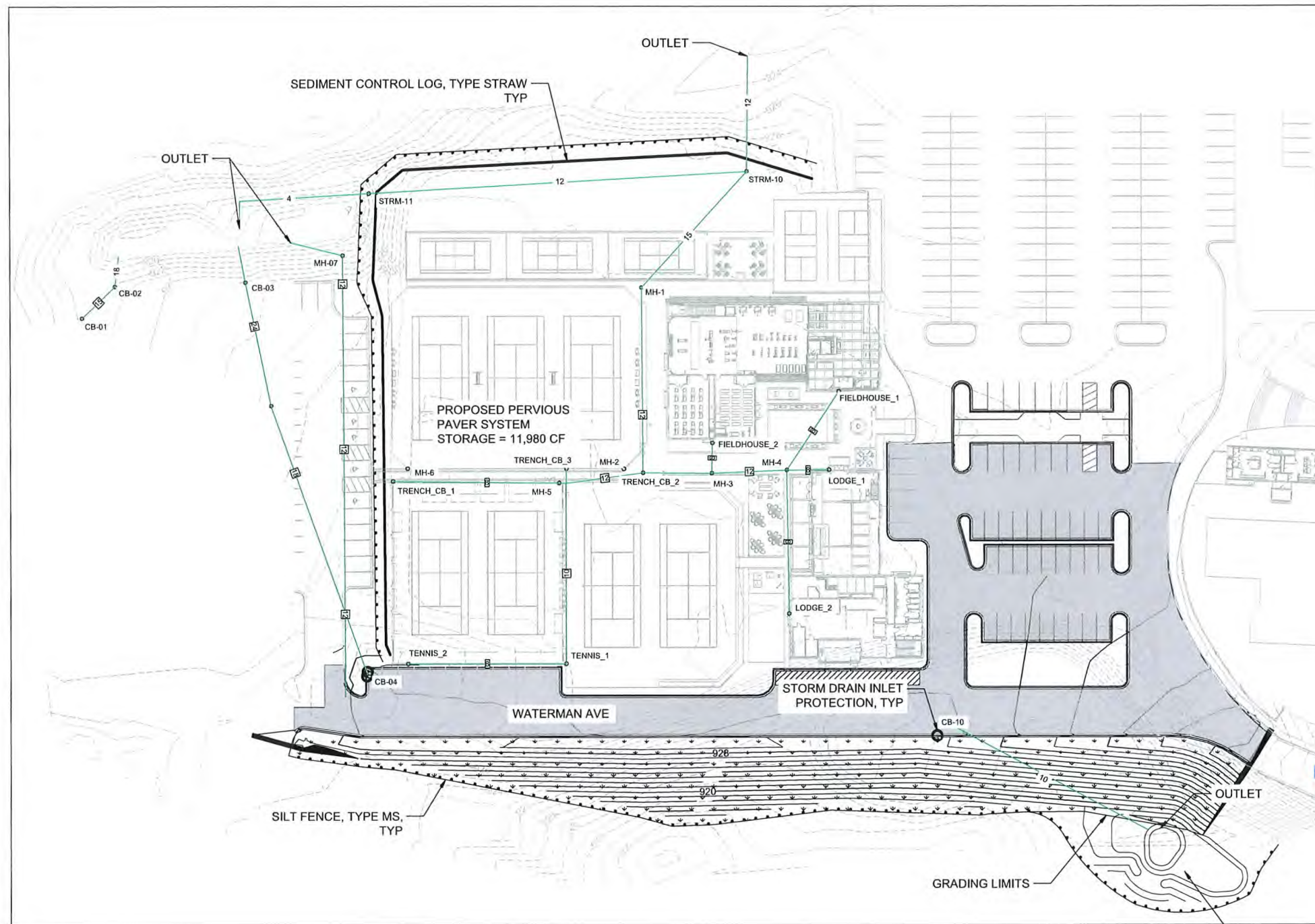
SANITARY AND WATERMAIN PLAN

C102

LEGEND:

- PROPOSED SANITARY  
SEWER MAIN PVC SDR-26
- PROPOSED SANITARY MANHOLE

Structure Schedule							
Structure ID	Structure Rim	Structure Invert	Pipe Length	US Pipe Inv.	Downstream Pipe Invert	Diameter (in)	Pipe Material
SS20	926.10	905.10	249	907.83	905.10	8	PVC
SS21	929.23	909.87	149	907.88	907.83	8	PVC
SS23	931.95	910.50	70	909.65	907.88	8	PVC



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project

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

ssd

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DIRECT SUPERVISION AND THAT I AM A FULLY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MINNESOTA.

DESIGNED BY: JORDAN THOLE, P.E.  
CHECKED BY: Jordan Thole  
DATE: 05.10.2022  
SCALE: AS SHOWN  
REG. NO.: 54147

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

project no: INLCC 165858  
drawn: 2022-03-18  
checked: SS/NB  
WB/LRM

sheet no: EROSION CONTROL PLAN

C103

#### LEGEND:

- SEEDING
- SILT FENCE; TYPE MS
- STORM DRAIN INLET PROTECTION
- SEDIMENT CONTROL LOG, TYPE STRAW
- EXISTING STORM SYSTEM
- PROPOSED STORM SYSTEM

#### NOTES:

- SEEDING AREA SHOWN SHALL INCLUDE SEED MIXTURE TYPE 25-131 WITH FERTILIZER TYPE 3, HYDRAULIC STABILIZED FIBER MATRIX, AND 6" ORGANIC TOPSOIL BORROW (EDINA MODIFIED).

#### ESTIMATED QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
2573.502	Storm Drain Inlet Protection	EA	3
2573.503	Silt Fence; Type MS	LF	1275
2573.503	Sediment Control Log Type Straw	LF	575
2574.508	Fertilizer Type 3	LB	210
2574.607	Organic Topsoil Borrow (Edina Modified)	CY	470
2575.508	Seed Mixture Type 25-131	LB	380
2575.508	Hydraulic Stabilized Fiber Matrix	LB	5180

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL "811" OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK, DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:

- FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
- FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
- FIRST TYPICAL FORMWORK OF WALLS.
- TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
- FIRST TYPICAL CURVED EDGING AND CUTTING.
- FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
  - 2020 MINNESOTA STATE BUILDING CODE
  - 2020 MINNESOTA MECHANICAL FUEL GAS CODE
  - 2018 IBC - INTERNATIONAL BUILDING CODE
  - 2018 UPC - UNIFORM PLUMBING CODE
  - AMERICAN NATIONAL STANDARDS INSTITUTE/AMERICAN SOCIETY OF CIVIL ENGINEERS - (ANSI/ASCE 7-10)
  - AMERICAN CONCRETE INSTITUTE - ACI 318-02
  - STRUCTURAL WELDING CODE (ANSI/AWS D1.1)
  - STEEL JOIST INSTITUTE SPECIFICATIONS (SJI - 2010)
  - SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (AISI - 2007)
  - 2018-IFC-INTERNATIONAL FIRE CODE
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISI/LRFD - 2012)
  - NATIONAL CONCRETE MASONRY ASSOCIATION (MNCI/ACI 530-11)
  - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION MANUAL (5<sup>TH</sup> EDITION)
2. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

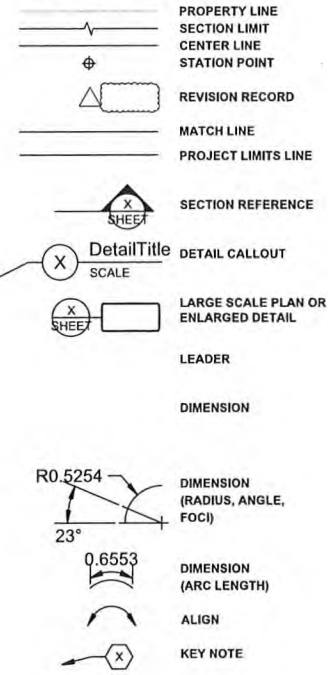
ABBREVIATIONS

APPROX AVG	APPROXIMATE AVERAGE		
BLDG	BUILDING	PB	PULL BOX
BM	BENCHMARK	PC	POINT OF CURVE
BOS	BOTTOM OF STAIR	PCC	PRECAST CONCRETE
BOT	BOTTOM	PERF	PERFORATED
		PERP	PERPENDICULAR
		pH	ACID/ALKALINE SCALE
		PI	PHASE
		PKG	POINT OF INTERSECTION
		PL	PACKAGE
C	CHILLER	PLBG	PROPERTY LINE
CB	CATCH BASIN	PRCST	PLUMBING
CIP	CAST-IN-PLACE	PREFAB	PRECAST
CJ	CONTROL JOINT	PROV	PREFABRICATE
CL	CENTER LINE	PVC	PROVISIONAL
CLR	CLEAR	PWR	POLYVINYL CHLORIDE
CLL	CONTRACT LIMIT LINE		POWER
CMU	CONCRETE MASONRY UNIT	QTR	QUARTER
CONC	CONCRETE	QTY	QUANTITY
CTR	CENTER		
		R	RADIUS
DAT	DATUM	RCP	REINFORCED CONCRETE PIPE
DEG	DEGREE	RECIRC	RECIRCULATE
DIA	DIAMETER	RECPT	RECEPTACLE
DIM	DIMENSION	REINF	REINFORCE
DIST	DISTANCE	REQD	REQUIRED
DIV	DIVISION	REV	REVISION
DWG	DRAWING	RLG	RAILING
		ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SALV	SALVAGE
EJ	EXPANSION JOINT	SEG	SEGMENT
EL	ELEVATION	SHT	SHEET
EP	EDGE OF PAVEMENT	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQSP	EQUAL SPACING	SQ	SQUARE
EQUIV	EQUIVALENT	SSD	SUBSOIL DRAIN
EX	EXISTING	SST	STAINLESS STEEL
		STA	STATION
F	FAHRENHEIT	STD	STANDARD
FC	FOOTCANDLE	SUCT	SUCTION
FFE	FINISH FLOOR ELEVATION		
FFAE	FURNITURE, FIXTURE, AND EQUIPMENT	T	TRANSFORMER
FG	FINISHED GRADE	TAN	TANGENT
FOC	FACE OF CURB	TBD	TO BE DETERMINED
FOW	FACE OF WALL	TB-XX	TEST BORING
FV	FIELD VERIFY	TD	TRENCH DRAIN
		TEMP	TEMPORARY
GALV	GALVANIZED	THK	THICKNESS
GDR	GUARDRAIL	THRU	THROUGH
		TO_	TOP OF _
H	HIGH	TOC	TOP OF CURB
HB	HOSE BIBB	TOL	TOLERANCE
HDPE	HIGH DENSITY POLYETHYLENE	TOS	TOP OF SLOPE
HH	HAND HOLE	TOW	TOP OF WALL
HDR	HANDRAIL	TR	TRASH
HORIZ	HORIZONTAL	TS	TOP OF STAIR
HT	HEIGHT	TYP	TYPICAL
HV	HIGH VOLTAGE		
ID	INSIDE DIMENSION	UGND	UNDERGROUND
INV.EL	INVERT ELEVATION	UNIF	UNIFORM
		UP	UTILITY POLE
KW	KILOWATT	UV	ULTRAVIOLET
		VAR	VARIES
LDPE	LOW DENSITY POLYETHYLENE	VERT	VERTICAL
LED	LIGHT EMITTING DIODE	VRFY	VERIFY
LF	LINEAR FEET		
LPT	LOW POINT	W	WEST
LTD	LIMITED	W/	WITH
LV	LOW VOLTAGE	W/O	WITHOUT
LW	LOW WATER	WL	WATERLINE
		WLD	WELDED
MAX	MAXIMUM	WT.EL	WATER ELEVATION
MFR.REC	MANUFACTURER'S RECOMMENDATIONS		
MH	MANHOLE	XFMR	TRANSFORMER
MID	MIDDLE		
MIN	MINIMUM	YR	YEAR
		@	AT
N	NORTH	&	AND
NA	NOT APPLICABLE	-/+	DIMENSION TOLERANCE
NIC	NOT IN CONTRACT	IJ	ISOLATION JOINT
NO	NUMBER	HW	HIGH WATER
NOM	NOMINAL	NP	NORMAL POOL
NTS	NOT TO SCALE	GB	GRADE BREAK
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OH	OVERHANG		

PULL BOX	POINT OF CURVE	PRECAST CONCRETE	PERFORATED	PERPENDICULAR	ACID/ALKALINE SCALE	PHASE	POINT OF INTERSECTION	PACKAGE	PROPERTY LINE	PLUMBING	PRECAST	PREFABRICATE	PROVISIONAL	POLYVINYL CHLORIDE	POWER
QUARTER	QUANTITY														
RADIUS	REINFORCED CONCRETE PIPE	RECIRCULATE	RECEPTACLE	REINFORCE	REQUIRED	REVISION	RAILING	RIGHT OF WAY							
SOUTH	SALVAGE	SEGMENT	SHEET	SIMILAR	SPECIFICATION	SQUARE	SUBSOIL DRAIN	STAINLESS STEEL	STATION	STANDARD	SUCTION				
TRANSFORMER	TANGENT	TO BE DETERMINED	TEST BORING	TRENCH DRAIN	TEMPORARY	THICKNESS	THROUGH	TOP OF _	TOP OF CURB	TOLERANCE	TOP OF SLOPE	TOP OF WALL	TRASH	TOP OF STAIR	TYPICAL
UNDERGROUND	UNIFORM	UTILITY POLE	ULTRAVIOLET												
VARIES	VERTICAL	VERIFY													
WEST	WITH	WITHOUT	WATERLINE	WELDED	WATER ELEVATION										
TRANSFORMER															
YEAR															
AT	AND	DIMENSION TOLERANCE	ISOLATION JOINT	HIGH WATER	NORMAL POOL	GRADE BREAK									

Sheet List Table	
Sheet Number	Sheet Title
L000	GENERAL LANDSCAPE NOTES AND SHEET INDEX
L010	PLANTING & SOIL SCHEDULE
L110	SITE PLANTING PLAN
L120	SITE SOILS PLAN
L130	SITE IRRIGATION PLAN
L500	SITE PLANTING DETAILS

SYMBOLS



CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



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6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client:

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

150

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES EYRE  
PPR/EL/DES/AS  
SIGNATURE  
DATE ISSUED 05-11-2022  
A/C NO. 50876

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no. date issued for  
NOT FOR CONSTRUCTION

project no. 21-267  
issue date 2022-05-06  
drawn AG  
checked CE

sheet title  
GENERAL LANDSCAPE NOTES  
AND SHEET INDEX

L000

IRRIGATION SCHEDULE						
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE	MANUFACTURER	COMMENTS
U-01	SITE IRRIGATION TYPE 01	6.027 SF		DRIP OR BUBBLER IRRIGATION	PER OWNER	PER OWNER
U-02	SITE IRRIGATION TYPE 02	2.850 SF		ROTOR SPRAY IRRIGATION	PER OWNER	PER OWNER

### SITE PREPARATION NOTES

- ## SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

## PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3" FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. [CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.]
4. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
5. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
6. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.







10 South Eighth Street  
Minneapolis, MN 55402

1 612\_339-2257  
1 612\_349-2930  
sheadesign.com

consultant

**DF/**  
**DAMON FARMER**  
**LANDSCAPE ARCHITECTS**

315 South Hennepin Avenue, Suite 100  
Minneapolis, MN 55415  
P: 612.332.7322

project title

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

soil

I HEREBY CERTIFY THAT THE PLAN SPECIFICATION  
ON 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.

PRINTED NAME Charles Evans

SIGNATURE *Charles Evans*

DATE ISSUED 05.11.2022

REG. NO. 50575

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

NO. 000 issued for

PROJECTING 21-267 issue date 2022-05-06

DRAWN AG checked CE

sheet title

SITE SOILS PLAN

L120

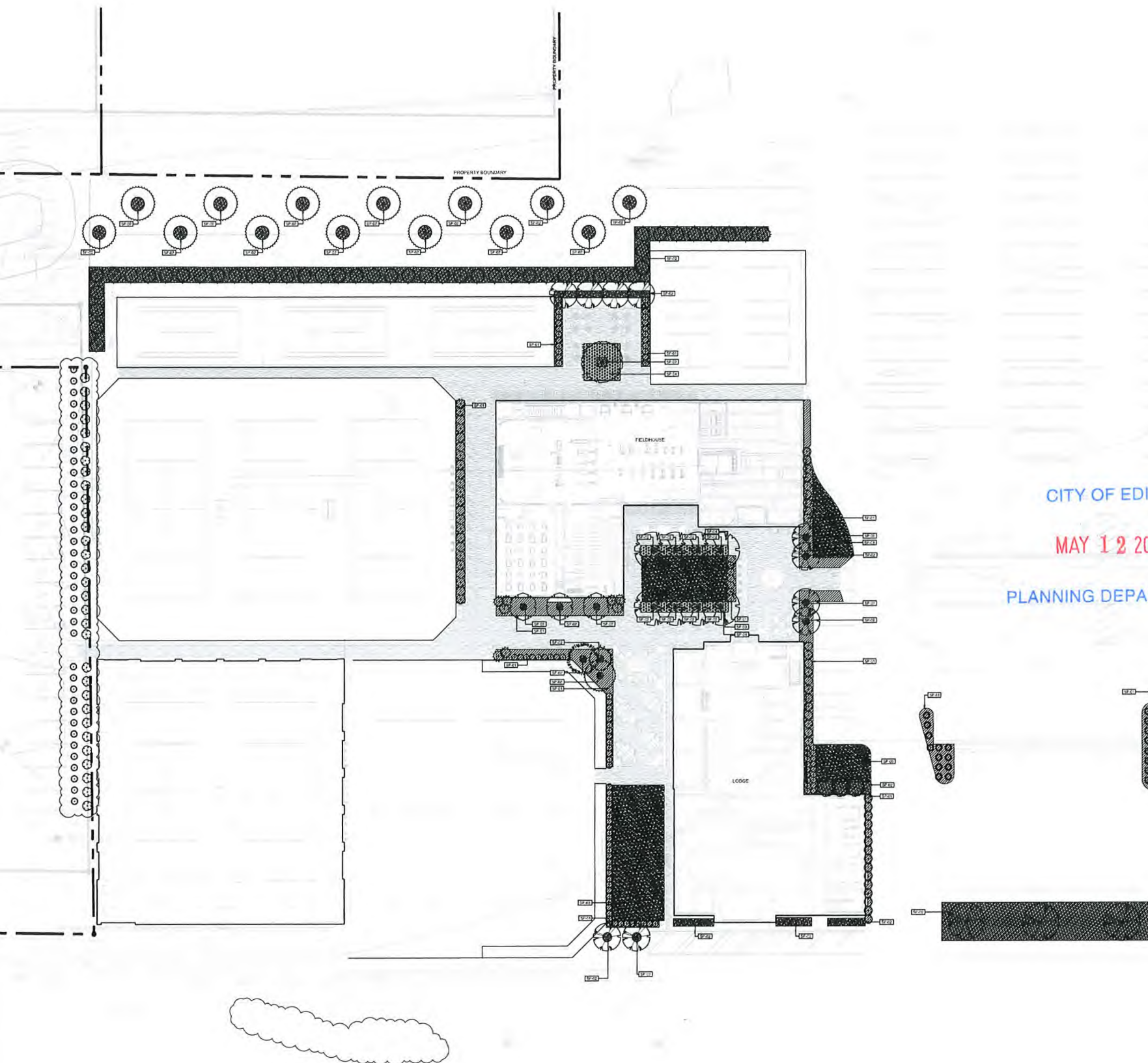
## SOIL PROFILE SCHEDULE

SYMBOL	DESCRIPTION
SP-01	SOIL TYPE 01 - 18" PLANTING SOIL SPEC DF-329113
SP-02	SOIL TYPE 02 - 36" DEPTH PLANTING SOIL SPEC DF-329113
SP-03	SOIL TYPE 03 - 6" TURF LAWN AREAS PLANTING SOIL
SP-04	SOIL TYPE 04 - STRUCTURAL SOIL

CITY OF EDINA

MAY 12 2022

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1 SITE SOILS PLAN  
1" = 20'-0"

0 20 40 60  
SCALE: 1" = 20'





10 South Eighth Street  
Minneapolis, MN 55402

1 612 339-2257  
1 612 349-2930  
sheadesign.com

consultant

**DF/**  
DAMON FARRER  
LANDSCAPE ARCHITECTS

2115 South 8th Avenue, Suite 700  
Minneapolis, MN 55415  
P 612 332 7122

project title:

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



client:

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

scale:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A FULLY  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA.

PRINTED NAME: Charles E. Evans

SIGNATURE: *Charles E. Evans*

DATE ISSUED: 05.11.2022

REG. NO.: 50575

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no.	date	issued for

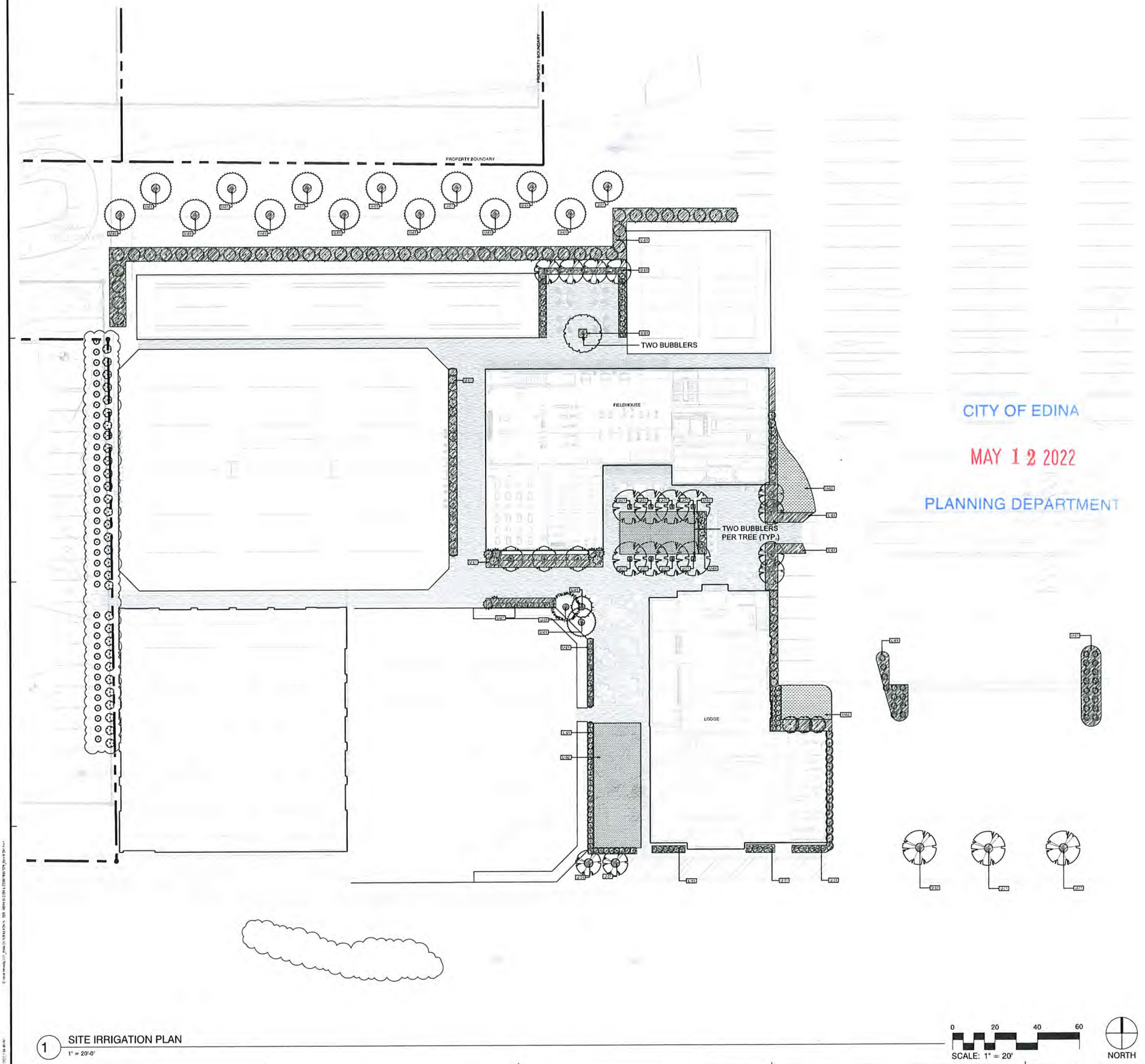
project no. 21-267	issue date 2022-05-06
drawn AG	checked CE

sheet title:  
SITE IRRIGATION PLAN

L130

# IRRIGATION LEGEND

SYMBOL	DESCRIPTION
U-01	SITE IRRIGATION TYPE 01
U-02	SITE IRRIGATION TYPE 02



1 SITE IRRIGATION PLAN  
1" = 20'-0"



10 South Eighth Street  
Minneapolis, MN 55402

1612\_339-2257  
1612\_349-2930  
sheadesign.com

consultant

**DF/**

**DAMON FARBER**  
LANDSCAPE ARCHITECTS

710 South Main Avenue, Suite 200  
Minneapolis, MN 55415  
P: 612.339.2257

project title

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436



1909

client

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55436

scale

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
OR REPORT WAS PREPARED BY ME, OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A QUALIFIED  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA.

Charles Evans

PRINTED NAME

SIGNATURE

05.11.2022

DATE REVIEW

50575

REV. NO.

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

no. date issued for

NOT FOR CONSTRUCTION

project no. 21-267 issue date 2022-05-06

drawn AG checked CE

sheet title SITE PLANTING DETAILS

L500

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

NOTE:  
CONTRACTOR SHALL BE RESPONSIBLE FOR  
MAINTAINING TREES IN A PLUMB POSITION  
THROUGHOUT THE WARRANTY PERIOD. WRAP  
TREE TRUNKS ONLY UPON APPROVAL BY  
LANDSCAPE ARCHITECT. SEE SPECIFICATION  
SECTION RELATED TO PLANTS AND SOIL  
PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE  
ROOT FLARE IS VISIBLE AT THE TOP OF THE  
ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE,  
THE SOIL SHALL BE REMOVED IN A LEVEL  
MANNER FROM THE ROOT BALL TO WHERE THE  
FIRST MAIN ORDER ROOT (1/2" DIA. OR LARGER)  
EMERGES FROM THE TRUNK. SET MAIN ORDER  
ROOT 1" HIGHER THAN ADJACENT GRADE. DO  
NOT COVER TOP OF ROOT BALL WITH SOIL.

PROVIDE & INSTALL RODENT PROTECTION:  
HARDWARE CLOTH MESH CYLINDER, 8" DIA. OR  
GREATER X 36" HGT; STAKE IN PLACE, PER SPEC

PLANTING PIT TO BE TWO  
TO FIVE TIMES THE DIAMETER  
OF THE ROOT BALL. SLOPED

6" DIAMETER  
MULCH RING  
36" RADIUS

EDGE CONDITION VARIES;  
REFER TO PLAN

PREPARED PLANTING SOIL  
PER SPEC

SCARIFY SIDES OF TREE PIT  
WITH SPADE BY HAND TO BIND  
WITH PREPARED PLANTING SOIL

UNDISTURBED SUBGRADE

4" BUILT-UP EARTH SAUCER BEYOND EDGE OF  
ROOT BALL

TAMP SOIL AROUND ROOT BALL BASE FIRMLY  
WITH FOOT PRESSURE SO THAT ROOT BALL  
DOES NOT SHIFT

REMOVE BURLAP, TWINE, ROPE AND WIRE FROM  
TOP HALF OF ROOT BALL

PLACE ROOT BALL ON UNDISTURBED OR  
COMPACTED SOIL

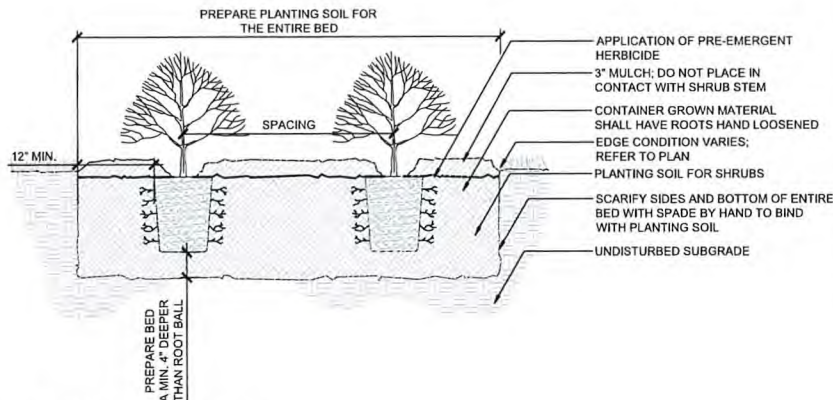
4" ORGANIC MULCH; DO NOT PLACE MULCH IN  
CONTACT WITH TREE TRUNK

DIG PLANTING PIT  
4" TO 6" DEEPER  
THAN ROOT BALL

4 DETAIL - TREE PLANTING IN SOFTSCAPE

3/4" = 1'-0"

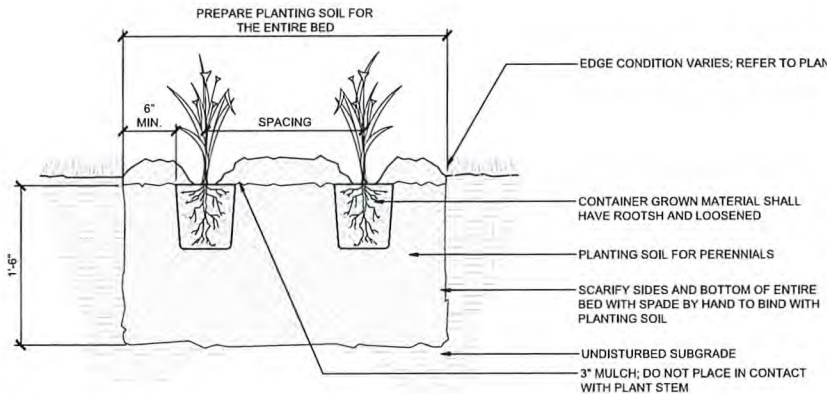
P-21 267-08



3 DETAIL - SHRUB PLANTING

1" = 1'-0"

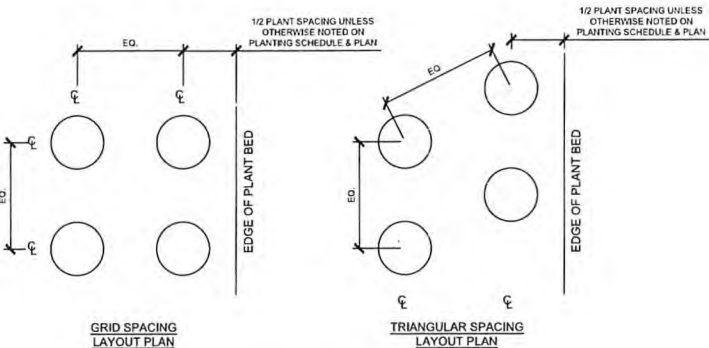
P-21 267-07



2 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0"

P-21 267-06

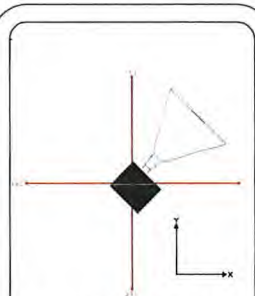


NOTE: REFER TO PLANTING SCHEDULE PLANT SPACING.

1 DETAIL - PLANT SPACING

3/4" = 1'-0"

P-21 267-09



ORIENTATION OF FLOOD



TILT OF FLOOD

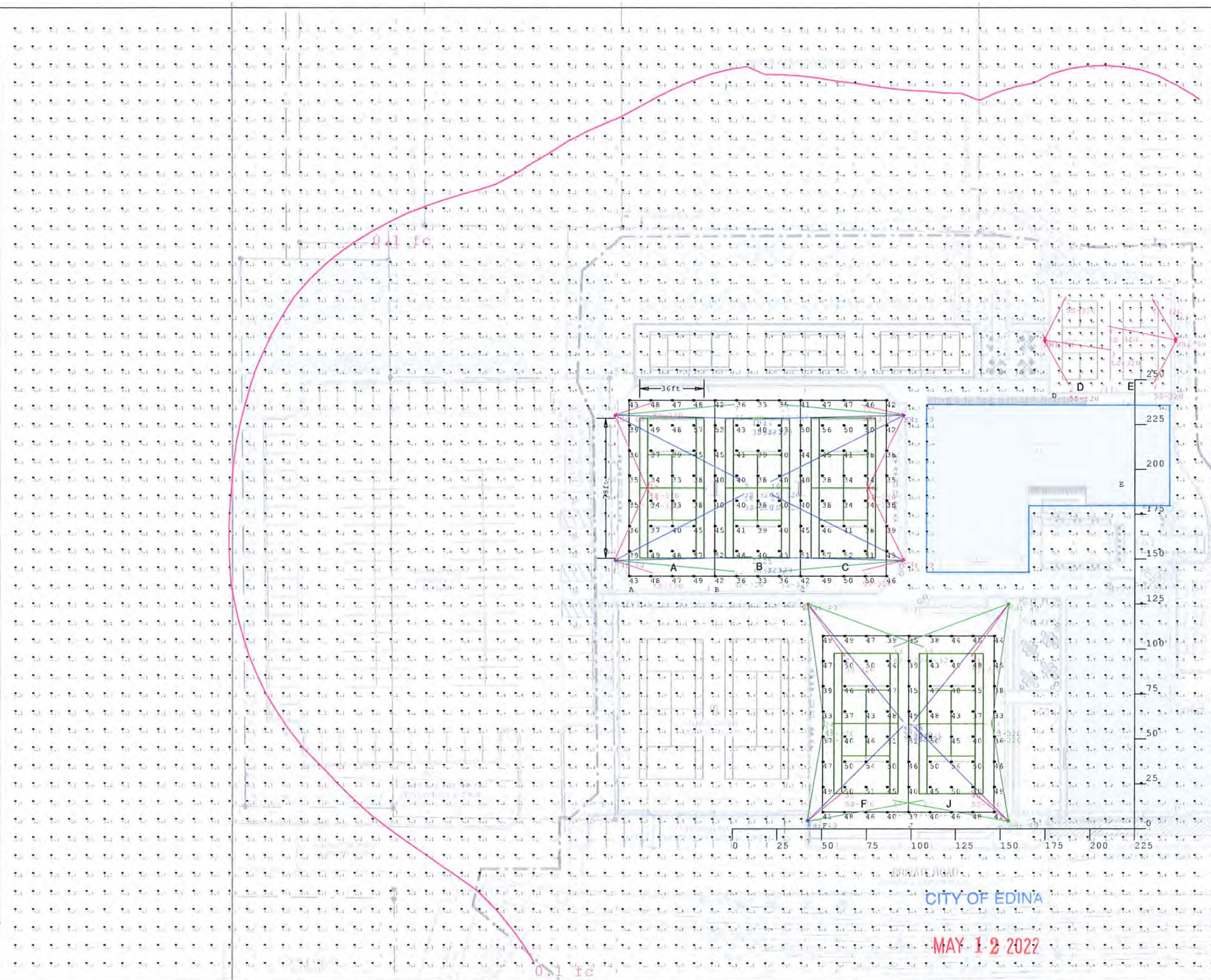


KEVIN KENNEDY  
COOPER LIGHTING

INTERLACHEN COUNTRY CLUB  
TENNIS & PICKLEBALL

2200635R2.AGI  
5/10/2022  
1" = 30'

JC



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CITY OF EDINA  
MAY 12 2022  
PLANNING DEPARTMENT

# Survey Responses

30 January 2019 - 09 June 2022

## Public Hearing Comments-Interlachen Country Club CUP

### Better Together Edina

Project: Public Hearing: Interlachen Country Club Conditional Use Permit



VISITORS					
10					
CONTRIBUTORS			RESPONSES		
4			4		
1	0	3	1	0	3
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jun 08, 2022 23:06:00 pm**Last Seen:** Jun 08, 2022 23:06:00 pm**IP Address:** n/a**Q1. First and Last Name**

Thomas J. Stein

**Q2. Address**

409 Blake Road South, Edina, MN 55343

**Q3. Comment**

Wednesday, June 8, 2022 To: City of Edina Planning Commission RE: Interlachen Country Club (ICC) Conditional Use Permit I have reviewed both applicant pdfs. The proposed changes ("improvements" may reflect ICC's point of view) are clearly a bid to create more business during the non-golf season. (If tennis and racquet courts are not indoors, they are also part of the golf season, essentially late April through mid-November.) The proposed new hockey rink and new restaurant (what they call a lodge) are obvious parts of this. This makes good business sense. But that does not necessarily mean it makes good neighbor and neighborhood sense. Hockey pucks hitting boards make noise -- just ask the folks who live at the end of Homedale Road in Interlachen Park, Hopkins during winter when the rink is there. How will ICC mediate this? Has this issue even been brought up? Suggestion: an indoor rink would solve this and could operate year-round. More expensive, but perhaps worth it? A new restaurant -- and the other added amenities -- would likely increase traffic down Waterman Ave. Reminder to the Planning Commission: Waterman is a residential street. It is NOT a private drive to ICC! I have seen the Waterman entry, and creating this new entry to ICC was not very neighborly. (Very clever of ICC to own the two houses flanking this entry, by the way!) Frankly, I suspect ICC views the Waterman entry as "opening the door" (no pun intended) to expansion of facilities on this end of their campus. I oppose this view, as do Waterman residents, I'm sure. If these new additions are approved by the Planning Commission, it should be with ICC's understanding that their main campus exists largely within a residential environment. The Waterman entry should be used for limited purposes -- 90% or more of patrons and employees should use the main entry on Interlachen Blvd. I repeat: Waterman is NOT a private drive to ICC. Appropriating a public street for use as a kind of private drive to a private country club (!) should not be acceptable in Edina -- or anywhere. ICC already has a private drive, and it should be used as the main access for ALL of their facilities, existing and new. If the Waterman entry and hockey rink noise issues are addressed to local residents' satisfaction -- and the satisfaction of the City of Edina -- then I think the biggest hurdles to ICC's plans are overcome. The variance on the tennis courts height is of less concern, in my view, and may come down to aesthetics and design. The Planning Commission would be wise to request MANY design and height options from the architects for this. Please keep the above comments -- in full and unedited -- on file with the City for this project. They can be made public as part of public hearing commentary / feedback. If possible, a written (printed out) copy sent to my address would be appreciated -- I cannot print this from my computer. Thank you. Sincerely, Thomas J. Stein, 409 Blake Road South, Edina, MN 55343

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Jun 09, 2022 09:33:42 am**Last Seen:** Jun 09, 2022 09:33:42 am**IP Address:** n/a**Q1. First and Last Name**

Debra Frimerman

**Q2. Address**

6229 Maloney Ave., Edina, MN

**Q3. Comment**

June 9, 2022 Planning Commission City of Edina 4801 West 50th Street Edina, MN 55424 RE: Interlachen Country Club's Latest Request Dear Commissioners: This letter is in response to the request for public comment on the latest zoning request from Interlachen Country Club ("ICC"). Please include this letter as part of the public record. My family lives at 6229 Maloney Ave. Our home is adjacent to the proposed project site. Please reject ICC's application. It does not constitute a proper conditional use permit application. In addition, a restaurant and bar are not permitted uses for accessory buildings in the R1 zoning district. Lastly, the height variance requested does not satisfy the requirements of the Edina Zoning Code. 1. ICC's request does not constitute a conditional use permit application ICC states it is applying for a height variance. Nowhere in the application made available to the public does ICC describe the full project or ask for a conditional use permit. ICC has not provided the public sufficient details on what is being proposed. This project includes accessory buildings larger than 1000 feet, a restaurant and bar, health club, tennis courts, hockey rink, and more. Edina's CUP application form requires, among other items: "A written statement describing the intended use of the property and why the City should approve your request." Presumably the reasons for approval in a proper application would attempt to explain how this project meets the zoning requirements for granting a CUP (which this project does not). Instead of ICC submitting a proper application, the City planning staff have effectively submitted an application on behalf of ICC. The Planning Commission should not allow this application to proceed in its current form. 2. A restaurant and bar are not permitted uses for an accessory building in R1 Perhaps the reason ICC did not submit a proper CUP application is because the project includes uses that are not allowed by the zoning code. Appropriate accessory uses for a golf course in R1 include: "maintenance buildings, golf driving ranges, swimming pools, tennis courts and other related recreational facilities." No reasonable reading of the zoning code allows ICC to build an accessory building (separate from ICC's clubhouse) that contains a second restaurant and bar in the R1 zoning district. The CUP requirements specifically state a project must "conform[] to the applicable restrictions and specific conditions of the district in which it is located". There is absolutely no way that a standalone outdoor bar that opens up to neighboring homes, with loud music, bright lights, and alcohol late into the evening, is allowed in the R1 zoning district and should be approved. 3. The height variance request does not satisfy the zoning code requirements ICC wants to build multiple accessory buildings on the golf course site. The zoning code clearly states that accessory buildings of this type are to be no more than 20 feet tall. Just because a house, which is a primary structure, can be 40 feet tall, does not mean accessory structures (whether belonging to a golf course or a homeowner) can be that tall. The idea that the height of the ICC clubhouse or other houses in the area are relevant to the discussion completely misses the point. Allowing ICC to build an accessory building that is almost double the permitted size is in no way in harmony with the general purpose or intent of the zoning code. Nothing in the comprehensive plan supports such a deviation. And ICC has described no practical difficulties (as the zoning code helpfully defines) in the request. The opposite is true. There is nothing unique about the golf course property that requires a structure of this height be built. And, despite ICC's statements to the contrary, the mere fact that the zoning code has a 20-foot height restriction for an accessory building is not itself a practical difficulty. Given the topography, this structure would tower over the existing trees and be an eyesore to our neighborhood. It would absolutely alter the essential character of the locality. The CUP must not be granted because it fails to satisfy the requirements of the Edina Zoning Code. Please vote to deny the application. Thank you. Debra Frimerman

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Jun 09, 2022 17:43:55 pm**Last Seen:** Jun 09, 2022 17:43:55 pm**IP Address:** n/a**Q1. First and Last Name**

Britta Sortland Ryan

**Q2. Address**

513 John Street

**Q3. Comment**

As an Interlachen Park resident, I'm opposed to using a public/semi-publicly zoned area as a bar (liquor license allows for members to be served until 1 am), a gym, and a restaurant patio that faces the neighborhood. Those are all allowed uses as a primary facility, but as auxiliary buildings, I believe these would be under a CAC - Community Activity Center - use. I'm requesting a formal response to the following questions. 1) Are there any other public/semi public facilities that have an auxiliary building that is a bar/restaurant? 2) A bar/restaurant is NOT a permitted accessory use for R-1 zoning. Please clarify why this is being allowed as part of the CUP proposal? 3) Are there any other public/semi public facilities that have an auxiliary building that is a gym? 4) What other conditional use permits has the city of Edina granted that permit a public/semi public entity to build an accessory facility that is 20+' high and over 1,500 SF? 5) A separate conditional use permit is required for the square footage of the proposed indoor/outdoor tennis court/hockey rink. Section. 36-435 of the code states that an accessory building totaling 1,000 square feet or more requires a conditional use permit. The applicant's narrative addresses the height restrictions, but does not address the footprint restrictions. Why is the city pushing through multiple requests under one CUP? 6) I'd request an updated survey be provided as the applicant's survey is from 2019, prior to the parking lot and driving range additions. To Interlachen, what additional screening will be added to reduce the noise pollution? Per the Future Land Use Categories, a development character and guidelines note is that 'performance and buffering standards for intensive outdoor recreation, parking' apply. As of now, the neighborhood can hear all activity including construction starting before 6 am, conversations happening on the tennis courts, and more. We need more screening or sound barriers as what is in place is not working as adequate screening. Also, should this proposal move forward, what would be the primary means of access to the site? The residents of Waterman Street have taken the brunt of the construction access for the parking lot and driving range projects. How would you address construction access and material staging for this project?



**Respondent No:** 4

**Login:** Connie Brockway

**Email:** connie@conniebrockway.co  
m

**Responded At:** Jun 09, 2022 18:51:23 pm

**Last Seen:** Jun 10, 2022 01:43:37 am

**IP Address:** 73.65.29.142

Q1. **First and Last Name**

Connie Brockway

Q2. **Address**

6301 Maloney Ave

Q3. **Comment**

ICC putting a bar into a residential neighborhood is untenable .. imagine the patrons stumbling to their cars at 1 a.m. in our backyards. Light, music, car horns. Want that In our backyard?

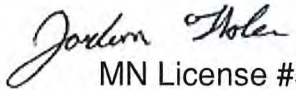




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for All of Us®

## MEMORANDUM

TO: City of Edina Planning Department

FROM: Jordan Thole, PE, CFM (Lic. CO, IA, MN, MT, NM, OR, SD, WI),   
MN License #54147

DATE: May 9, 2022

RE: Interlachen Country Club Campus Expansion Project - Stormwater Management Plan  
SEH No. INLCC - 165858 14.00

### PROJECT NARRATIVE

Interlachen Country Club ("Club") is proposing to re-develop and expand a portion of their existing campus in late Summer 2022. The improvements are part of a golf course and facilities master plan approved by our membership late last year. The master plan addresses ongoing member demand for amenities, eliminates several deferred maintenance items, and positions the Club among the preeminent private family clubs in the country. The improvements will be complete ahead of the 2030 U.S. Women's Open when the Club and City of Edina return to the international stage.

#### Existing Site:

The existing site has been home to the Club's racquet sports and winter skating since the 1950s. It includes:

- 1,900 square foot Lodge (multi-use space for dining, gathering, retail, and locker rooms)
- 4,000 square foot event lawn
- Five clay tennis courts
- Two hard tennis courts, which double as pickleball courts
- Two platform tennis courts

The clay tennis courts are the site of hockey and skating rinks in the winter. The current Lodge was built in 1980 and is well past its useful life, and the tennis courts have not seen significant upgrades in more than three decades. The landscaping on the north side is also due for replacement.

#### Proposed Site:

The proposed plan includes:

- A new 15,387 square foot Lodge (restaurant)
- A new 17,423 square foot fitness center (fieldhouse)
- Five new outdoor clay tennis courts
- Two new indoor hard tennis courts
- Two new outdoor pickleball courts
- Three new platform tennis courts

CITY OF EDINA

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PLANNING DEPARTMENT

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

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The clay tennis courts will continue to be the site of hockey and skating rinks in the winter, and new landscaping, modern lighting, and professionally designed sound will enhance the facilities for nearby residents.

To make room for the proposed reconstruction, Interlachen also proposed to shift the alignment of vacated Waterman Avenue approximately 12 feet to the south and to straighten it to run due east-west. The general project location is due west of the main Clubhouse and north of vacated Waterman Avenue as shown in Figure 1



Figure 1 Project Location

## HYDROLOGIC AND HYDRAULIC MODEL METHODOLOGY

Modeling was completed using AutoDesk's Storm & Sanitary Sewer Analysis 2020 (SSA) for both the existing and proposed conditions. Runoff was calculated using the SCS methodology with full 1-D hydrodynamic routing. Copies of the model or the model's ASCII output reports can be made available upon request.

Rainfall runoff was derived using Atlas 14 rainfall depths for the 1-, 10-, and 100-year 24-hour design storms using the MSE3 rainfall distribution. Land cover was derived from aerial imagery and from on-site survey as portions of the site to the west included a new parking lot that was constructed in 2021 and does not appear on any publicly available aerial imagery. Soils data was obtained from the USGS and by soil borings obtained on site. A copy of the soil boring logs are attached to this memo in the attachment Soil Boring Map and Draft Log.pdf

CITY OF EDINA

All existing storm sewers located on site were surveyed by SEH during site investigations. The elevations and pipe sizes used in the modeling reflect what was on site during the visit on April 14, 2022. Portions of storm sewer to the west and north of the Campus Expansion project were recently constructed in 2021 as part of the parking lot expansion.

PLANNING DEPARTMENT

## Existing Drainage Description

The current site generally drains to the north into the existing wetland. A small portion of the existing campus drains to the west into the new parking lot where it is picked up by the private storm sewer and routed into the biofilter that was constructed in 2021 as part of the new parking lot project. Water from the existing Waterman Avenue flows west into an on-sag catch basin that is then routed north to the biofilter. The biofilter drains primarily to the north through the filter's underdrain, however storm events above the 10-year design storm flow through a bypass structure to the south and ultimately into Mirror Lake. The flow leaving the biofilter to the north are collected into a 12-inch diameter storm sewer which flows to the north and east and discharges into the wetland. All flows leaving the project site to the north have been summarized in the table below as the Northeast Terminal Outlet.

The areas south of the existing Waterman Avenue flow south onto the driving range green where they are eventually picked up by the storm sewer and flow towards Mirror Lake. All flows leaving the site to the south via the driving range green and the flows from the auxiliary outlet from the biofilter, which also discharge to Mirror Lake, have been summarized in the table below as the South Terminal Outlet.

A map showing the existing watersheds and their flow directions can be found in the attached Exhibit 1.

*Table 1 Existing Conditions Summary*

Existing Conditions Outflow			
Terminal Outlet	1-Year (cfs)	10-Year (cfs)	100-Year (cfs)
Northeast	8.69	15.49	27.11
South	1.04	2.78	8.98

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## Proposed Drainage Description

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The proposed side development does not substantially change any existing watersheds described in the existing conditions description. The reconstructed courts and the new fitness center and lodge building will continue to discharge to the northeast through newly constructed storm sewer.

Approximately 12,000 SF of pervious pavers and Flex Lawn (a proprietary pervious artificial turf) will be constructed along the walking/cart paths and under outdoor seating areas. The gravel sections under the pervious pavers will be utilized for stormwater treatment and retention. When feasible, all internal drainage has been routed to the pervious pavement and flex lawn sections. A perched perforated pipe network will be located 3 inches above the bottom of the gravel section to bypass water into the storm sewer outlet to the north.

Roof drains from the two proposed buildings and the covered tennis courts drain directly into the proposed storm sewer and flow out to the north. Any bypassed flows from the roof scuppers discharge directly onto the pervious pavement section and are picked up by the perforated pipes.

The realigned Waterman Avenue will generally flow to the same outlets as in the existing conditions. The west end of Waterman Avenue will flow to the catch basins located in the parking area south of the proposed tennis courts and will be conveyed to the existing biofilter to the north. The east side of

Waterman Avenue will be collected in a new on-sag inlet and conveyed south into the existing driving range. A new stormwater detention basin will be constructed adjacent to the fairway to reduce peak runoff rates and prevent erosion.

A map showing the proposed watersheds and their flow directions can be found in the attached Exhibit 2

## **MINNEHAHA CREEK WATERSHED DISTRICT RULES**

A summary of all pertinent watershed district rules for the Campus Expansion project have been summarized below. Regarding City of Edina's storm water rules, the City defers to Minnehaha Creek Watershed District (MCWD) in terms of both rate and volume control requirements, as stated in Section 3.1.1 and 3.2.2 of the City's surface water management plan.

### **Stormwater Rules**

#### **3(a) Phosphorus Control**

Phosphorus reduction is addressed in the Volume Control portion of this memo.

#### **3(b) Rate Control**

Rate control to the northeast is accomplished by utilizing the pervious paver section for temporary storage to reduce the peak runoff from the Campus Expansion. As much stormwater as is practicable has been routed to the pervious pavement sections to attenuate flows. The pervious sections of the proposed layout are highlighted in green below in Figure 2.

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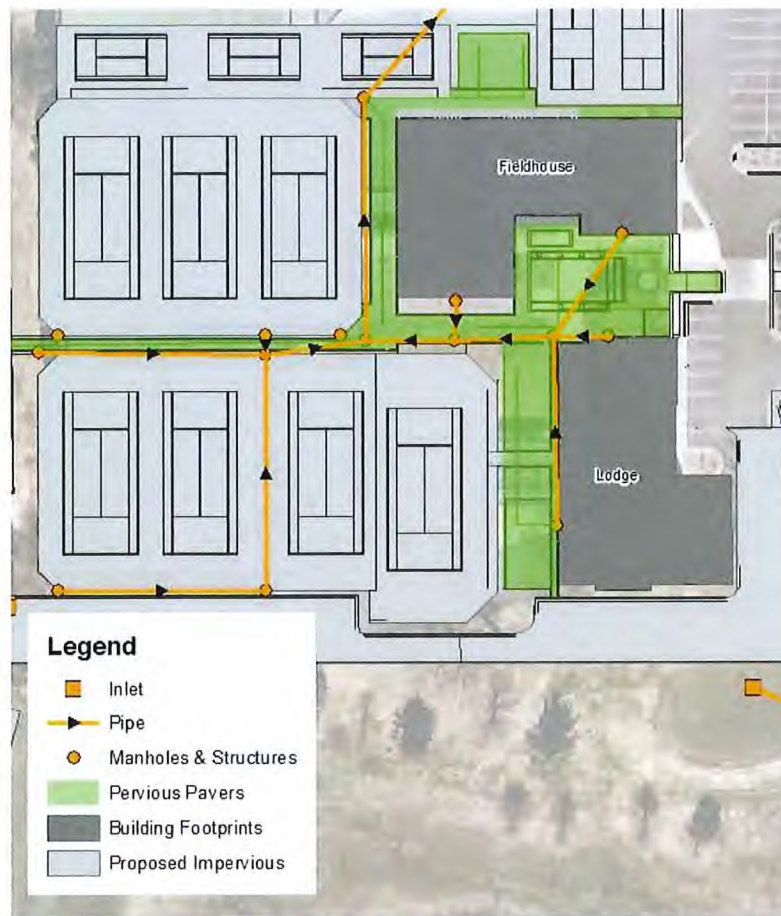


Figure 2 Proposed Pervious Paver Sections

Table 2 summarizes the storage capacity of the pervious pavement section. The proposed gravel section below the pavers is 2.5 feet thick with a 40% designed void space. Series of perforated pipes will be perched 3 inches above the bottom of the gravel to convey water into the storm sewer and away from the site. Perforated pipes connect at four (4) separate locations to make longer term maintenance easier and to provide protection should one pipe become blocked.

Table 2 Pervious Paver Summary

Pervious Paver Summary		
Invert	926.62	ft NAVD88
Outlets	926.87	ft NAVD88
Max Storage	11,980	CF

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Rate control to the south is achieved by construction of a new dry detention basin adjacent to the driving range fairway. The location was chosen as there is an existing natural saddle between two high points that could be utilized with minimal additional earthwork or land disturbance. A small berm will be constructed between the two high points where the stormwater currently drains to the south. A 4-inch PVC drain will be installed at the invert of the basin to pass the 1- and 10-year design storms. The secondary spillway located 2.25 feet above the invert of the basin. The secondary spillway is designed to convey stormwater during the 100-year event however modeling shows that flow depths will not exceed 0.1ft and velocities are under 2 feet per second (fps). For this reason, no hard armoring will be required at the spillway, as Interlachen will continue to maintain a healthy turf forming grass along the length of the spillway. A riprap apron is recommended at the outlet of the 4-inch PVC pipe to prevent erosion.

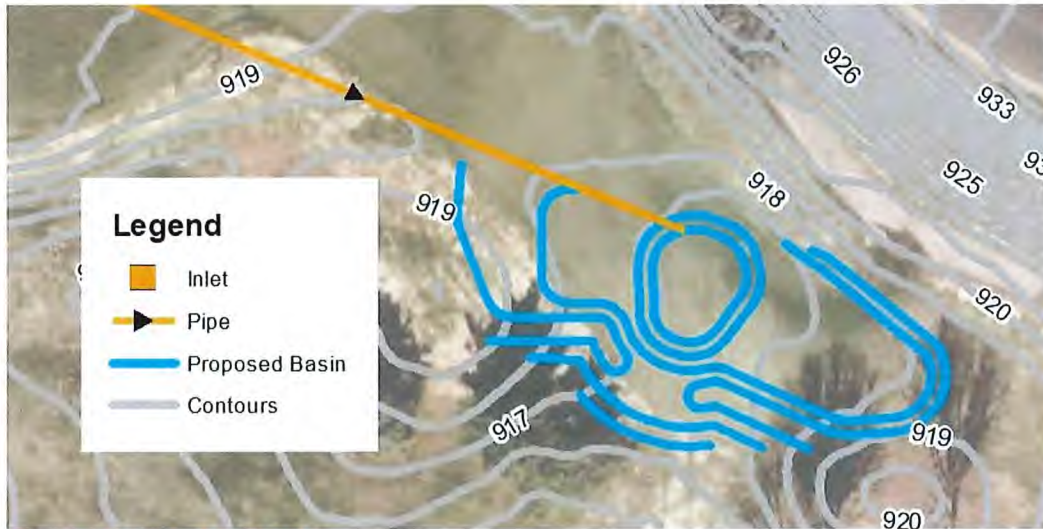


Figure 3 Proposed Dry Basin

Table 3 below summarizes the total proposed storage volume for the dry stormwater basin

Table 3 Dry Basin Summary

Basin Summary		
Invert	916	ft NAVD88
Spillway	918.25	ft NAVD88
Max Storage	2,630	CF

Table 4 below summarizes the peak discharge from both the Northeast and South outlets for the 1-, 10-, and 100-year 24-hour design storms. With the addition of the proposed pervious paver sections and the dry basin, there is no net increase in runoff rates to either terminal outlet.

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*Table 4 Rate Control Summary*

Rate Control Summary						
Terminal Outlet	1-year		10-year		100-year	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Northeast	8.69	5.77	15.49	11.54	27.11	19.13
South	1.04	0.58	2.78	1.34	8.98	7.96

### 3(c) Volume Control

Overall, the Interlachen Campus (including a significant portion of the golf course) located within the MCWD jurisdictional boundaries consists of over 112 acres with less than 11 acres of that being impervious surface. Exact areas are listed below in Table 5 for both existing and proposed conditions. Per section 5(b) of Minnehaha Creek Watershed's Stormwater Rules, since the total impervious on site is less than 40% of the total site and the net increase in impervious is less than a 50% increase, only the net new impervious area must be accounted for in the volume control calculations.

*Table 5 Total Impervious vs Pervious*

Summary of All Impervious/Pervious Area		
	Existing (ac)	Proposed (ac)
Pervious	101.14	101.02
Impervious	10.98	11.10
Total Site	112.12	112.12
Total % Imp	9.8%	9.9%

Per Rule 3(c) of Minnehaha Creek Watershed's stormwater rules, a total of 1-inch of water over the net new impervious area must be infiltrated. Soil borings indicate that there are no high groundwater elevations on site that would exclude infiltration, however the presence of clays in the native soils make infiltration difficult. For this reason, SEH has proposed that only the area's under the pervious paver sections will be used for infiltration to prevent standing water on site.

*Table 6 Infiltration Volume*

Infiltration Volume Calculations		
Net Impervious	6526	SF
Water Quality Volume	544	CF
Designed Infiltration Volume	1198	CF

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The perforated pipes within the pervious paver section are perched 3 inches above the bottom of the section. With an expected infiltration rate of 0.08 in/hr, this section should drain down within 37.5hrs following a rain event and infiltrate more than twice the required water quality volume. This infiltration volume also meets the phosphorus reduction requirements from Section 3(a) of the Stormwater Rules. Since most of the phosphorus washed off the surface is mobilized during the first inch of rainfall, the

capture and infiltration of this first inch is the most effective way to reduce the overall discharge of phosphorus to downstream waterbodies.

Finally, per section 3(e) of the Minnehaha Creek's stormwater rules, at least two (2) feet of separation must exist between the low openings of any buildings and the 100-year water surface elevation for any permanent stormwater BMP. Table 7 below summarizes the elevations associated with all design storms for both basins.

*Table 7 Peak WSEL Summary*

Peak WSEL Summary		
Design Storm	South Basin	Pervious Paver Section
	(ft NAVD88)	(ft NAVD88)
1-Year	917.43	927.01
10-Year	918.05	927.33
100-Year	918.35	928.2
Low Opening	930.25 ft NAVD88*	

\*FFE of both the Fitness Center (Fieldhouse) and the Lodge

## Floodplain Rules

The Campus Expansion project lies entirely outside of the regulatory floodplain. The project limits also avoid the 100-year flooding extents identified by the City of Edina (via the XPSWMM model provided by Barr on October 18, 2021).

## Crossings

No water crossings are included with the Campus Expansion Project.

## Shoreline

No shoreline impacts are planned with the Campus Expansion project. All stormwater flowing to the north will outlet through the existing flared end structure.

## Erosion Control

A preliminary erosion and sediment control plan has been attached to this memo for your review. A final copy of the plan will be included with the Minnehaha Creek watershed submittal.

JPT

Attachment:

Exhibit 1: Interlachen Existing Conditions

Exhibit 2: Interlachen Proposed Conditions

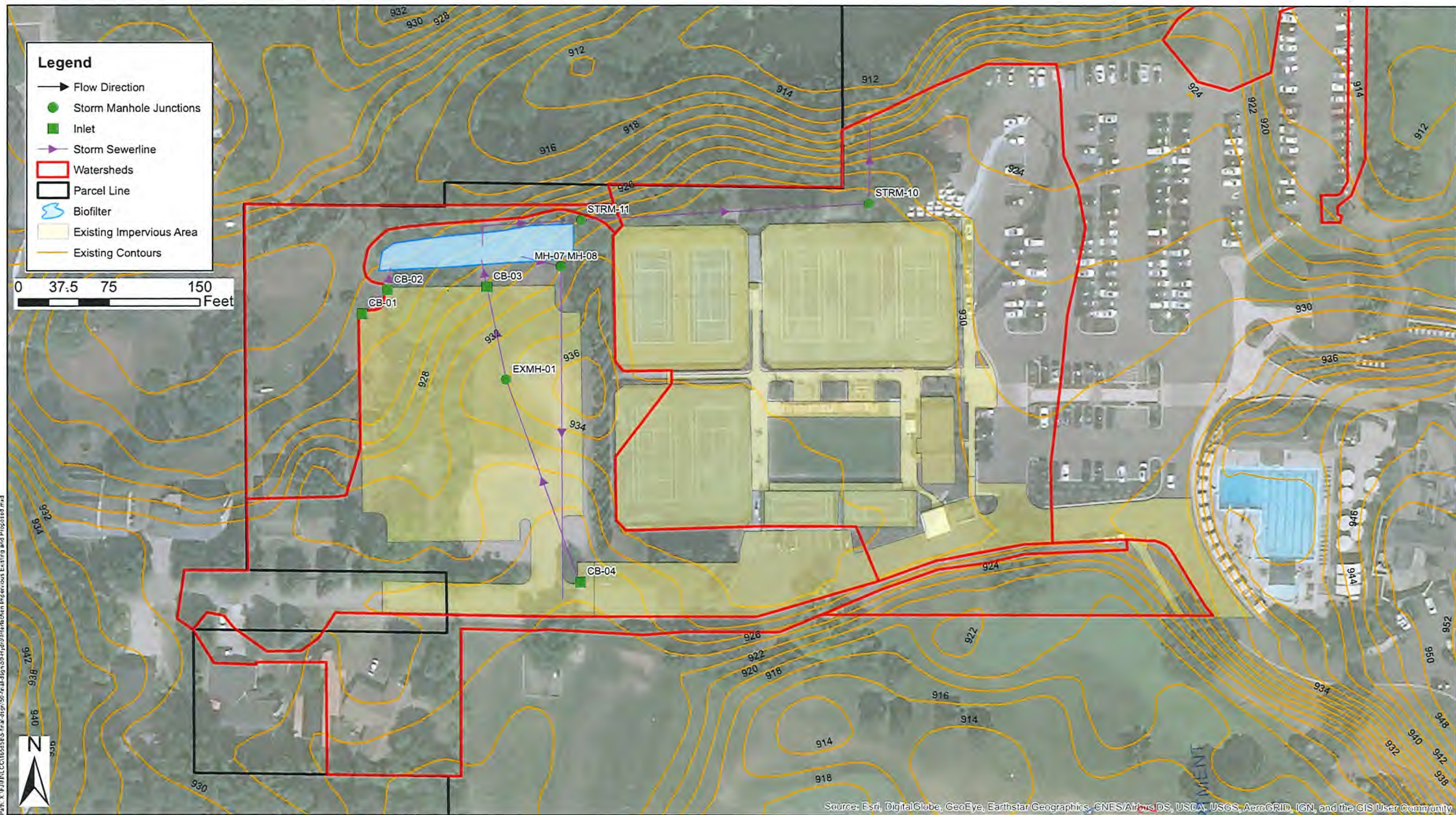
Soil Boring Locations and Draft Logs

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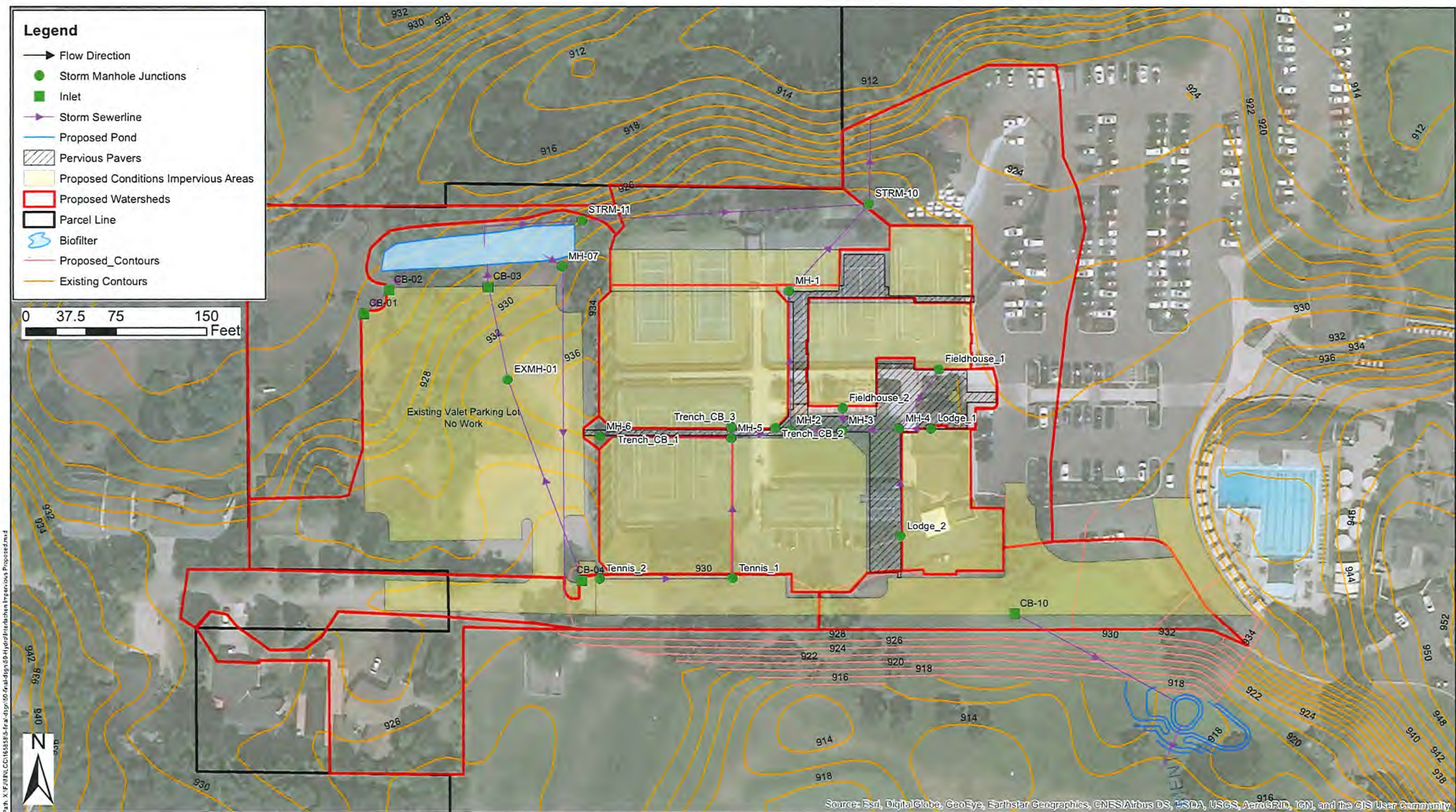
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	<p>3535 VADNAIS CENTER DR. ST. PAUL, MN 55110 PHONE: (651) 490-2000 FAX: (888) 908-8166 TF: (800) 325-2055 www.sehinc.com</p>	<p>Project: INLCC 165858 Print Date: 5/9/2022</p> <p>User Name: jhulu Projection: WGS 1984 Web Mercator Auxiliary Sphere Source:</p>	<h2>Existing Conditions Map</h2> <h3>Interlachen Country Club Campus Expansion</h3> <h3>Minneapolis, Minnesota</h3>	<h2>Exhibit</h2> <h2>1</h2>
--	---	--	---	-----------------------------

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring precise measurement or depiction of location or elevation. The user of this map acknowledges that SEH shall not be liable for any damages, which shall not be the user's negligence or use of data provided.

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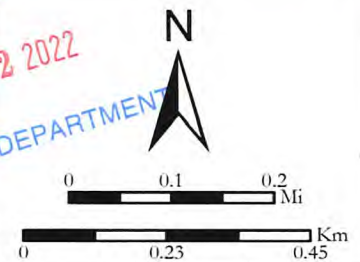
Soil Boring Exhibit  
 Waterman Avenue Improvements  
 Interlachen Country Club  
 Edina, MN  
 SEH Project No.: INLCC 165858

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

May 2022

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 MAY 12 2022  
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# SUBSURFACE BORING LOG

AET No: **P-0010908** Log of Boring No. **B-1 (p. 1 of 1)**  
 Project: **Interlachen Country Club Improvements; Edina, MN**

DEPTH IN FEET	Surface Elevation <u>932</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6" Bituminous pavement	FILL									
	FILL, mostly silty sand, a little gravel, brown, frozen			F	SU		13				
2	FILL, mostly sandy lean clay, a little gravel, brown, frozen										
3	FILL, mostly clayey sand with organic fines, a little gravel, dark brown, frozen to 4'	TILL	44	F	SS	24	18				
4	Organic Content										
5	SANDY LEAN CLAY, a little gravel, brown, stiff (CL)		11	M	SS	17	21				
6											
7	CLAYEY SAND, a little gravel, brown, hard, lens of silty sand (SC)		18	M	SS	20	17				
8											
9											
10			32	M	SS	10	13				
11											
12											
13			28	M	SS	24	11				
14											
15											
16			30	M	SS	24	15				
17											
18											
19	CLAYEY SAND, a little gravel, brown, hard, lens of silty sand (SC)		35	M	SS	24	8				
20											
21	LEAN CLAY, reddish brown, hard (CL)		47	M	SS	24	26				
	SAND WITH SILT, fine grained, light brown, moist, dense (SP-SM)	FINE ALLUVIUM									
	END OF BORING	COARSE ALLUVIUM									

over opt. mc; wet?

over opt mc; waterbearing?

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

DEPTH: DRILLING METHOD

WATER LEVEL MEASUREMENTS

NOTE: REFER TO  
THE ATTACHED  
SHEETS FOR AN  
EXPLANATION OF  
TERMINOLOGY ON  
THIS LOG

0-19½' 3.25" HSA

DATE

TIME

SAMPLED  
DEPTH

CASING  
DEPTH

CAVE-IN  
DEPTH

DRILLING  
FLUID LEVEL

WATER  
LEVEL

3/16/22

8:35

21.5

19.5

21.0

None

BORING  
COMPLETED: 3/16/22

DR: RG LG: SB Rig: 96



# SUBSURFACE BORING LOG

AET No: **P-0010908** Log of Boring No. **B-2 (p. 1 of 1)**  
 Project: **Interlachen Country Club Improvements; Edina, MN**

DEPTH IN FEET	Surface Elevation _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand with organic fines, dark brown, frozen	FILL	3	M	SS	14	26				
2	FILL, mostly sandy lean clay, brown										
3											
4											
5	FILL, mostly clayey sand, a little gravel with sandstone, brown		28	M	SS	24	11				
6											
7											
8	CLAYEY SAND, a little gravel, brown, hard (SC)	TILL	32	M	SS	24	9				
9											
10	LEAN CLAY, brown, very stiff (CL)	FINE ALLUVIUM	24	M	SS	24	21				
11											
12	CLAYEY SAND, a little gravel, brown, hard, lens of sand (SC)	TILL	39	M/W	SS	24	12				
13											
14	SILTY SAND, a little gravel, fine to medium grained, brown, moist, dense (SM)	COARSE ALLUVIUM	35	M	SS	20					
15											
16											
17	CLAYEY SAND, a little gravel, brown, hard (SC)	TILL	51	M	SS	24	12				
18											
19											
20	SILTY SAND, a little gravel, fine to medium grained, light brown, moist, very dense (SM)	COARSE ALLUVIUM	59	M	SS	24					
21											
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-19½'	3.25" HSA	3/16/22	1:15	16.5	14.5	16.5		15.8	
		3/16/22	1:25	16.5	14.5	16.4		14.2	
BORING COMPLETED: 3/16/22		3/16/22	2:00	21.5	19.5	21.2		None	
DR: RG LG: SB Rig: 96									

AET CORP P-0010908.GPJ AET-CPT+WELL.GDT 3/21/22

# SUBSURFACE BORING LOG

AET No: **P-0010908** Log of Boring No. **B-3 (p. 1 of 1)**

Project: **Interlachen Country Club Improvements; Edina, MN**

DEPTH IN FEET	Surface Elevation <u>923</u>	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
	MATERIAL DESCRIPTION						WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand with organic fines, black, frozen to 1'	FILL	16	F/M	SS	18	20				
2											
3			9	M	SS	6	20				
4											
5			15	M	SS	2	20				
6											
7	CLAYEY SAND, a little gravel, brown, very stiff to hard (SC)	TILL									
8			28	M	SS	24	10				
9											
10			39	M	SS	24	9				
11											
12											
13	SANDY LEAN CLAY, a little gravel, brown, very stiff (CL)	FINE ALLUVIUM	57	M	SS	8	10				
14											
15			21	M	SS	24	14				
16											
17											
18			26	M	SS	24	19				
19	LEAN CLAY, brown, hard, lens of silty sand (CL)	FINE ALLUVIUM									
20			35	M	SS	24	20				
21											
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-19½'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		3/16/22	12:40	21.5	19.5	21.0		None	
BORING COMPLETED: 3/16/22									
DR: RG LG: SB Rig: 96									



# SUBSURFACE BORING LOG

AET No: **P-0010908** Log of Boring No. **B-4 (p. 1 of 1)**  
 Project: **Interlachen Country Club Improvements; Edina, MN**

DEPTH IN FEET	Surface Elevation <b>922</b> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly silty sand with organic fines, dark brown, frozen	FILL		F	SU		20				
2	FILL, mostly organic sandy lean clay, black, frozen	TILL									
3	SANDY LEAN CLAY, a little gravel, brown, firm to stiff (CL)		5	M	SS	18	25				
4											
5			8	M	SS	24	25				
6											
7											
8			9	M	SS	24	20				
9											
10	CLAYEY SAND, a little gravel, brown, hard (SC)										
11			33	M	SS	24	13				
12											
13			43	M	SS	16	9				
14											
15	LEAN CLAY, brown, very stiff (CL)	FINE ALLUVIUM									
16			28	M	SS	24	18				
17											
18			22	M	SS	24	25				
19											
20	LEAN CLAY, brown, hard, laminations of sand (CL)		44	M	SS	22	18				
21											
END OF BORING											

AET CORP P-0010908.GPJ AET-CPT+WELL.GDT 3/21/22

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	
0-19½'	3.25" HSA	3/16/22	10:50	21.5	19.5	21.2		
BORING COMPLETED: 3/16/22								
DR: RG LG: SB Rig: 96								

# SUBSURFACE BORING LOG

AET No: **P-0010908** Log of Boring No. **C-1 (p. 1 of 1)**  
 Project: **Interlachen Country Club Improvements; Edina, MN**

DEPTH IN FEET	Surface Elevation <b>931</b> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	5.5" Bituminous pavement	FILL		F	SU		15				
	FILL, mostly silty sand with gravel, brown, frozen			F	SU						
2	FILL, mostly sand, light brown, frozen			F	SU						
	FILL, mostly clayey sand, a little gravel, dark brown, frozen										
	<b>END OF BORING</b>										

DRAFT

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DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	
0-2'	3.25" HSA	3/16/22	9:00	2.0	-	2.0	None	
BORING COMPLETED: 3/16/22								
DR: RG LG: SB Rig: 96								

# SUBSURFACE BORING LOG

AET No: P-0010908 Log of Boring No. C-2 (p. 1 of 1)  
 Project: Interlachen Country Club Improvements; Edina, MN

DEPTH IN FEET	Surface Elevation <u>928</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6.75" Bituminous pavement FILL, mostly silty sand, brown, frozen FILL, mostly sandy lean clay, brown, frozen	FILL		F F F	SU SU SU		13				
2	END OF BORING										

DRAFT

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DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-2'	3.25" HSA	3/16/22	9:10	2.0	-	2.0		None	
BORING COMPLETED: 3/16/22									
DR: RG LG: SB Rig: 96									

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CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT



11541 95<sup>th</sup> Avenue North  
Minneapolis, MN 55369  
Tel: 763-315-4501  
Fax: 763-315-4507

August 20, 2021

Mr. Joel Livingood  
Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436

**RE: Level 1 Offsite Wetland Determination Services  
Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436  
Pinnacle Project No.: EM20212992**

Dear Mr. Livingood:

Pinnacle Engineering Inc. (Pinnacle) has performed a Level 1 Offsite Wetland Determination and Delineation of a portion of the Interlachen Country Club (ICC) located at 6200 Interlachen Boulevard in Edina, Minnesota (Site), which is within portions of Section 30, Township 117N, Range 21W. The Site consists of wetlands, parking areas, wooded areas, and manicured lawns.

The Level 1 Offsite Wetland Determination was conducted in substantial conformance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, updated February 25, 1997, and utilizes the Midwest Region Supplement. The attached report documents the methods and findings of the delineation.

It was determined that one wetland was present at the Site. The Level 1 Offsite Wetland Determination utilized historical aerial photographs, soil surveys, wetland inventory maps, topographic maps, and climatic records. The determination will be reviewed by the Minnehaha Creek Watershed District, the Local Governmental Unit (LGU), who administers the Minnesota Wetland Conservation Act (WCA). The following report documents the methods and findings of the determination.

If you have any questions or wish to discuss any aspect of the project, please contact me at (763) 760-7413. We look forward to being of continued service to you.

Sincerely,  
**PINNACLE ENGINEERING, INC.**

Scott Thelen  
Staff Scientist, Certified Wetland Scientist #1249

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

Corporate: 11541 95<sup>th</sup> Avenue North, Minneapolis, MN 55369  
800-366-3406 · Main: 763-315-4501 · Fax: 763-315-4507  
Minneapolis, MN · Rochester, MN · Omaha, NE · Minot, ND

[www.pineng.com](http://www.pineng.com)

24 Hr. Emergency Response: 1-866-658-8883

# **WETLAND DETERMINATION REPORT**

## **FOR:**

**Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436**

## **PREPARED FOR:**

**Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436**

## **PREPARED BY:**

**Pinnacle Engineering, Inc.  
11541 95<sup>th</sup> Avenue North  
Maple Grove, Minnesota 55369**

**August 20, 2021**

**Pinnacle Project Number: EM20212992**



CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

# WETLAND DETERMINATION AND DELINEATION

## FOR:

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BOULEVARD  
EDINA, MINNESOTA 55436

## PREPARED FOR:

INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BOULEVARD  
EDINA, MINNESOTA 55436

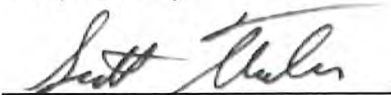
## PREPARED BY:

PINNACLE ENGINEERING, INC.  
11541 95th AVENUE  
MAPLE GROVE, MINNESOTA 55369

PINNACLE PROJECT NUMBER: EM20212992

August 20, 2021

Prepared By:



Scott Thelen  
Senior Scientist  
MN Wetland Delineator #1249

Reviewed By:



Matt Bartus  
Senior Scientist

CITY OF EDINA

MAY 12 2022

PLANNING DEPARTMENT

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## **FIGURES**

FIGURE 1:	Site Location Map
FIGURE 2:	Site Layout
FIGURE 3:	Soil Survey Map
FIGURE 4:	National Wetland Inventory Map
FIGURE 5:	Public Waters Inventory Map
FIGURE 6:	Wetland Communities

## **APPENDICES**

APPENDIX A:	Wetland Boundary Application
APPENDIX B:	Historical Aerial Imagery
APPENDIX C:	Wetland Hydrology Assessment

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## 1.0 INTRODUCTION

### 1.1 Introduction

Pinnacle Engineering, Inc. (Pinnacle) performed a Level 1 Offsite Wetland Determination and Delineation of a portion of the Interlachen Country Club located at 6200 Interlachen Boulevard in Edina, Hennepin County, Minnesota, which is within portions of Section 30, Township 117N, Range 21W (Lat: 44.918114°, Long-93.381515°, WGS 1984). The Site is only a portion of the larger underlying country club property and consists of wetlands, parking areas, wooded areas, and manicured lawns. The project consists of a renovation to the Interlachen Country Club outdoor facilities and parking area. The wetland boundary is needed to meet the Minnehaha Creek Watershed District (MCWD) requirements for the project. The Offsite Determination was conducted in substantial conformance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, updated February 25, 1997, and utilizes the Midwest Regional Supplement. The attached report documents the methods and findings of the Level 1 Offsite Wetland Determination.

Pinnacle was retained in 2018 to delineate the southeastern portion of the wetland area for a parking lot project. The 2018 delineation was made utilizing the techniques of the Routine Onsite Method, as described in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual, updated February 25, 1997 and utilizing the Midwest Region Supplement. Determination of hydric soils, site hydrology, and hydrophytic vegetation were made according to the procedures and guidelines described in the manual. Sampling locations were selected to be representative of wetland/upland transition areas. A MNRAM function and values assessment was conducted at that time. The delineation was verified by the MCWD in 2018. The elevation of the verified flags was utilized to determine the elevation of the current wetland basin.

### 1.2 Scope

Pinnacle conducted the Level 1 Offsite Wetland Determination in substantial accordance with the criteria established in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual, updated in 1997, the Midwest Regional Supplement (August 2010), and the St. Paul District Guidance for Offsite Hydrology/Wetland Determination. The level 1 off-site determination was conducted since the work was done outside the growing season. The work included the following items:

- Review of USGS topographic maps,
- Review of National Wetland Inventory (NWI) Maps,
- Review of Natural Resources Conservation Service (NRCS) County Soil Surveys,
- Review of historical aerial photographs from various sources,
- Review of weather conditions present at the time of the aerial photographs,
- Preparation of report summarizing the findings; and,
- Submission of the report to the MCWD.

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## 2.0 BACKGROUND INFORMATION

### 2.1 Site Location and Use

The project area is located at Interlachen Country Club, 6200 Interlachen Boulevard in Edina, Minnesota, which is within portions of Section 30, Township 117N, Range 21W (Lat: 44.918114°, Long-93.381515°, WGS 1984). The Site is only a portion of the larger underlying country club property and consists of wetlands, parking areas, wooded areas, and manicured lawns. The larger parent property has a Property Identification Number (PID) for the project area is 3011721140004. Figure 1 identifies the Site location.

### 2.2 Surveys and Maps

Pinnacle conducted a review of the Natural Resources Conservation Service (NRCS) Web Soil Survey map, topographic maps, Protected Waters Inventory (PWI), and National Wetland Inventory (NWI) maps for the vicinity of the Site. The following sections summarize the information available at the time of this review.

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#### 2.2.1 Topographic Maps

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The topographic map depicted the project area as a golf course with a pond in the northern portion of the Site. The Site is situated within a relatively flat topographic setting with a range in elevation from approximately 936 feet above mean sea level (MSL) in the southern portion of the parcel to approximately 912 feet MSL near the pond/wetland in the northern portion of the Site. The wetland basin is located at an elevation of approximately 914 MSL. Based on the contour intervals on the topographic map and our Site observations in 2018, surficial drainage of the project area appears to be to the north, towards the subject pond/wetland.

#### 2.2.2 Soil Survey

The NRCS Web Soil Survey map, which is included as Figure 3, was reviewed for information pertaining to the Site soils. The Soil Survey indicated the Site soil units are: Lester silt loam (map unit ID – L22F), Angus loam (map unit ID – L37B), Urban land Lester complex (map unit ID – L52C), Udorthents (cut and fill land) (map unit ID – U38), and Water (map unit ID – W). None of the identified soil types are considered hydric soils.

#### 2.2.3 Wetland Inventory Maps

The United States Fish and Wildlife Service (USFWS)-National Wetland Inventory (NWI) map for the Site area depicted one wetland complex within and adjacent to the Site boundaries. The wetland types are identified as Palustrine, unconsolidated bottom, intermittently exposed (PUBG) with a Palustrine, forested, broad-leaved deciduous, temporarily flooded (PFO1A) fringe. NWI maps generally show the approximate location of wetlands as of the time of publication. The NWI map, as reviewed by Pinnacle, were compiled based on aerial photo interpretation and field surveys and is included as Figure 4.

## 2.2.4 Public Waters Inventory

The Minnesota Department of Natural Resources Public Waters Inventory (PWI) produces a map of the protected wetlands and waters of the State. The PWI map, which is included as Figure 5, indicates no public waters are located within the Site boundaries.

## 3.0 WETLAND DETERMINATION

### 3.1 Methodology

The wetland determinations were made utilizing the techniques of the Offsite Method, as described in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual, updated February 25, 1997, the Midwest Regional Supplement (August 2010), and the St. Paul District Guidance for Offsite Hydrology/Wetland Determination. A Level 1 Offsite Determination typically requires a review of the available aerial photographs from several years ranging from 1936-2020.

All aerial imagery should be evaluated in the context of antecedent moisture conditions as per Evaluating Antecedent Precipitation Conditions. The standard method for evaluating antecedent moisture conditions involves comparing precipitation totals from the three months prior to the date of the image with 30-year normal amounts (1981-2010), calculating a weighted multi-month score and determining a climate condition (dry, normal, wet).

A review of the 1992 aerial photograph depicts a similar configuration to the 2020 aerial photograph. See Appendix B for all aerial photos for various years ranging from 1992 to 2020. Vegetation type was assumed based on the NWI classification and the presence of wetland signatures in the various aerial photographs.

Pinnacle utilized data from the Minnesota State Climatology Office precipitation grids to determine whether precipitation for the years of the aerial photographs were wet, dry, or normal. Standing water and wetland signatures are visible in the wetland area on the reviewed historical aerial photographs, as discussed above. A review of the climate data stations indicated a local weather station was found in Hennepin County, MN from which the wet, dry, or normal precipitation was determined.

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### 3.2 Aerial Photo Evaluation

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Pinnacle acquired aerial photographs from Google Earth Pro from the years 1992, 2003, 2006, 2010, 2012, 2013, 2014, 2015, 2017, 2018, 2019 and 2020 to evaluate if wetland signatures were present in the aerial photographs. The review included evaluation of soils data for presence of hydric soils, NWI map, aerial imagery from wet and dry periods, and other wetland mapping resources to identify potential wetland areas for further evaluation.

Images were reviewed to determine the frequency of wetland signatures visible on each image. Each year was reviewed carefully, and observations were noted in accordance standard terminology. Observations compared normal and equal amounts of wet and dry periods to provide context. The number of years of imagery with normal and equal amounts of wet and dry periods precipitation conditions that exhibited wetland signatures were tallied. The recording form for the aerial photography review is included in Appendix C. The results were utilized to aid in the determination of the wetland areas. Areas with 50% or more hits in normal and equal wet and dry years were determined to be likely wetlands.

The 1992 aerial photograph depicts a building on the south side of Wetland 1 and less developed areas to the north and east of Wetland 1. A parking area, access road and buildings have been developed in the 2003 aerial photograph. The building north south of Wetland 1 has been removed and there are additional buildings north of Wetland 1 in the 2012 aerial photograph. The Site appears to be in its current configuration in the 2019 aerial photograph.

The table below describes the wetland area and their location, size and type.

**Table 1.  
Wetland and Suspect Areas Table  
4Front Technologies Campus  
Oakdale, Minnesota**

Wetland ID Number	Latitude	Longitude	On-site Sizes (ac)	Cowardin Classification
W-1	44.918114°	-93.381515°	2.10	PUBG/PFO1A

### 3.3 Wetland Descriptions

Pinnacle identified one wetland within the Site boundary throughout the aerial photography and weather data evaluation. NWI descriptions of the wetland classifications and types are found below.

#### **Wetland Type PUBG**

The NWI Cowardin wetland classification system identifies the PUBH label for a wetland that consists of a palustrine basin, with an unconsolidated bottom that may be intermittently exposed usually within a depressional area. The NWI map for the Site area indicated one PUBG wetland contained within the Site boundaries, which corresponds to portions of Wetland 1. The soils survey did not indicate hydric soils located within the wetland area.

#### **Wetland Type PFO1A**

The NWI Cowardin wetland classification system identifies the PFO1A label for a wetland that consists of a palustrine basin, dominated by woody angiosperms (trees or shrubs) with trees 6 meters tall or taller, with relatively wide, flat leaves that are shed during the cold or dry season and that is temporarily flooded. Surface water is present for brief periods during the growing season, but the water table usually lies well below the ground

surface for most of the season. The NWI map for the Site area indicated one PFO1A wetland within Site boundaries, which corresponds to portions of Wetland 1. The soils survey did not indicate hydric soils located within the wetland area.

#### **4.0 DISCUSSION**

Pinnacle Engineering, Inc. (Pinnacle) performed a Level 1 Offsite Wetland Determination for portions of the Interlachen Country Club property located at 6200 Interlachen Boulevard in Edina, Hennepin County, Minnesota which is within portions of Section 30, T117N, R21W (Lat: 44.798157°; Long: -93.174134°, WGS 1984). The Site is only a portion of the larger underlying country club property and consists of wetlands, parking areas, wooded areas, and manicured lawns. The larger parent property has a Property Identification Number (PID) for the project area is 3011721140004.

The topographic map review indicated the project area slopes to the depressional wetland basin area within the site. The soil survey map did not indicate the presence of hydric soils adjacent the wetland area and indicated standing water in the Wetland 1 area. The NWI depicts Wetland 1 as a wetland complex comprised of two wetland types (PUBG and PEM1C). The PWI map identified no protected wetlands within the project area.

This Site contains one wetland within its boundaries. From the review of the aerial photographs, it appears the Wetland 1 has consistently been present prior to 1992 to the present. Site was in its current configuration from 2019 through the 2020 aerial photos. The wetland appears to receive surficial stormwater runoff from the adjacent parking lots and buildings. The wetland elevation of 914 MSL was determined during the verified wetland delineation from 2018. Culverts were noted during the 2018 wetland delineation draining into the eastern and southern sides of Wetland 1. A culvert on the eastern side of the wetland basin appears to drain the wetland under the road to the east.

#### **5.0 CONCLUSION**

The Interlachen Country Club retained Pinnacle to conduct a Level 1 Offsite Wetland Determination of a portion of the Interlachen Country Club located at 6200 Interlachen Boulevard in Edina, Hennepin County, Minnesota. The delineation was conducted in substantial conformance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The Wetland Determination consisted of a Level 1 Offsite Determination utilizing historical aerial photographs and climatic records.

Pinnacle determined one wetland was present within the northern portion of the Site. The wetland may aid in surficial runoff treatment. The nature of the identified wetland is discussed above. The delineation will be reviewed by the MCWD who serve as the local governmental units administering Minnesota's Wetland Conservation Act.

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## 6.0 STANDARD OF CARE

Environmental services performed by Pinnacle for the project have been conducted in a manner consistent with the degree of care and technical skill appropriately exercised by environmental professionals currently practicing in this area under similar budget and time constraints. Recommendations or opinions contained in this report represent our professional judgment and are generally based upon available information and currently accepted practices for environmental professionals. Other than this, no other warranty is implied nor is it expressed.

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## 7.0 REFERENCES

- Eggers, Steve D. and Reed, Donald M., Wetland Plants and Plant Communities of Minnesota and Wisconsin, 1997, U. S. Army Corps of Engineers, St. Paul District.
- Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region, October 2010, Washington, D. C.
- Lyon, John Grimson, Practical Handbook for Wetland Identification and Delineation, 1993, Lewis Publishers, Boca Raton, Florida.
- Minnesota Board of Water and Soil Resources  
<[https://bwsr.state.mn.us/sites/default/files/2018-12/WETLANDS\\_Delin\\_Guidance\\_for\\_Offsite\\_Hydrology\\_and\\_Wetland\\_Determinations.pdf](https://bwsr.state.mn.us/sites/default/files/2018-12/WETLANDS_Delin_Guidance_for_Offsite_Hydrology_and_Wetland_Determinations.pdf)> (March 5, 2021).
- Minnesota Geospatial Commons (<https://gisdata.mn.gov/dataset/water-mn-public-waters>), NWI data (<https://gisdata.mn.gov/dataset/water-nat-wetlands-inv-2009-2014>), generated by Scott Thelen using <<https://gisdata.mn.gov/>>, March 5, 2021.
- United States Department of Agricultural, Natural Resources Conservation Service, Data Gateway <<http://datagateway.nrcs.usda.gov/>> (August 18, 2021).
- U.S Fish and Wildlife Service National Wetlands Inventory  
<http://www.fws.gov/wetlands/data/WebMapServices.html> > (August 18, 2021).
- U. S. Army Corps of Engineers, U. S. Army Corps of Engineers Wetland Delineation Manual, 1987, updated on February 25, 1997, Washington, D. C.
- Hennepin County GIS. <<https://gis.hennepin.us/naturalresources/map/default.aspx>> (August 18, 2021).

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# **FIGURE 1**

## **Site Location Map**

**WETLAND DETERMINATION AND DELINEATION**

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File: Site Location.mxd

 <b>Pinnacle Engineering</b>	11541 95th Ave N. Minneapolis, MN 55369 (763) 315-4501 www.pineng.com	
	PROJECT NUMBER: EM20212992 DRAWN: ST REVIEWED: MB	DATE: 08/19/2021

**FIGURE 1.**  
**Site Location**

Interlachen Country Club  
 6200 Interlachen Boulevard  
 Edina, Minnesota 55436

<b>LEGEND</b>  Site  Project Boundary	CITY OF EDINA <b>MAY 12 2022</b>
---	-------------------------------------

**FIGURE 2**

**Site Layout**

**WETLAND DETERMINATION AND DELINEATION**

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File: Site Layout.mxd



**Pinnacle  
Engineering**

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Minneapolis, MN 55369  
(763) 315-4501  
www.pineng.com

PROJECT NUMBER: EM20212992

DRAWN: ST  
REVIEWED: MB

DATE: 08/19/2021

FIGURE 2.  
Site Layout

Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436

LEGEND

Project Boundary

Wetland

2 ft contour

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# **FIGURE 3**

## **Soil Survey**

**WETLAND DETERMINATION AND DELINEATION**

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L22F - Lester loam  
 L37B - Angus loam  
 L52C - Urban land-Lester complex  
 U3B - Udorthents (cut and fill land)  
 W - Water

File: Soils.mxd



**Pinnacle  
Engineering**

11541 95th Ave N.  
 Minneapolis, MN 55369  
 (763) 315-4501  
 www.pineng.com

PROJECT NUMBER: EM20212992

DRAWN: ST  
 REVIEWED: MB

DATE: 06/04/2018

**FIGURE 3.  
NCRS Soils**

Interlachen Country Club  
 6200 Interlachen Boulevard  
 Edina, Minnesota 55436

**LEGEND**

- Project Boundary
- NCRS Soils

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# **FIGURE 4**

## **National Wetland Inventory**

**WETLAND DETERMINATION AND DELINEATION**

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File: NWI.mxd



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www.pineng.com

PROJECT NUMBER: EM20212992

DRAWN: ST  
REVIEWED: MB

DATE: 08/19/2021

FIGURE 4.  
NWI Map

Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436

LEGEND

Project Boundary

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# **FIGURE 5**

## **Public Waters Inventory**

**WETLAND DETERMINATION AND DELINEATION**

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File: PWI.mxd






**Pinnacle  
Engineering**

11541 95th Ave N.  
Minneapolis, MN 55369  
(763) 315-4501  
www.pineng.com

FIGURE 4.  
PWI Map

Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436

LEGEND

-  Project Boundary
-  PWI basins
-  PWI watercourses

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PROJECT NUMBER: EM20212992

DRAWN: ST  
REVIEWED: MB

DATE: 08/19/2021

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# **FIGURE 6**

## **Wetland Communities**

**WETLAND DETERMINATION AND DELINEATION**

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File: Wet Comm.mxd



**Pinnacle  
Engineering**

11541 95th Ave N.  
Minneapolis, MN 55369  
(763) 315-4501  
www.pineng.com

PROJECT NUMBER: EM20212992

DRAWN: ST  
REVIEWED: MB

DATE: 08/19/2021

**FIGURE 6.**  
Wetland Communities

Interlachen Country Club  
6200 Interlachen Boulevard  
Edina, Minnesota 55436

**LEGEND**

- Project Boundary
- Wetland
- Shallow Marsh
- Fresh Meadow
- Forested

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# APPENDICES

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# **APPENDIX A**

## **Wetland Boundary Application**

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## PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

**Applicant/Landowner Name:** Interlachen Country Club; Joel Livingood

**Mailing Address:** 6200 Interlachen Boulevard, Edina, MN 55436

**Phone:** (952) 924-7401

**E-mail Address:** JLivingood@interlachencc.org

**Authorized Contact (do not complete if same as above):** Pinnacle Engineering, Inc., Scott Thelen

**Mailing Address:** 11541 95<sup>th</sup> Ave. NE

**Phone:** 763-277-8410

**E-mail Address:** sthelen@pineng.com

**Agent Name:** Scott Thelen

**Mailing Address:** 11541 95<sup>th</sup> Ave. NE

**Phone:** 763-277-8410

**E-mail Address:** sthelen@pineng.com

## PART TWO: Site Location Information

**County:** Hennepin

**City/Township:** Edina

**Parcel ID and/or Address:**

**Legal Description (Section, Township, Range):** S30, T117N, R21W

**Lat/Long (decimal degrees):** Lat: 44.918114°, Long: 93.381515°

**Attach a map showing the location of the site in relation to local streets, roads, highways.** Attached

**Approximate size of site (acres) or if a linear project, length (feet):** 1.5-acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

[http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform\\_4345\\_2012oct.pdf](http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf)

## PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

**Building and grounds renovation.**

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## PART FOUR: Aquatic Resource Impact<sup>1</sup> Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>

<sup>1</sup>If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

<sup>2</sup>Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

<sup>3</sup>This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

<sup>4</sup>Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3<sup>rd</sup> Ed. as modified in MN Rules 8420.0405 Subp. 2.

<sup>5</sup>Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

## PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: August 20, 2021

I hereby authorize \_\_\_\_\_ to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

Pinnacle Engineering

<sup>1</sup> The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

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## Attachment A

# Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☐ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

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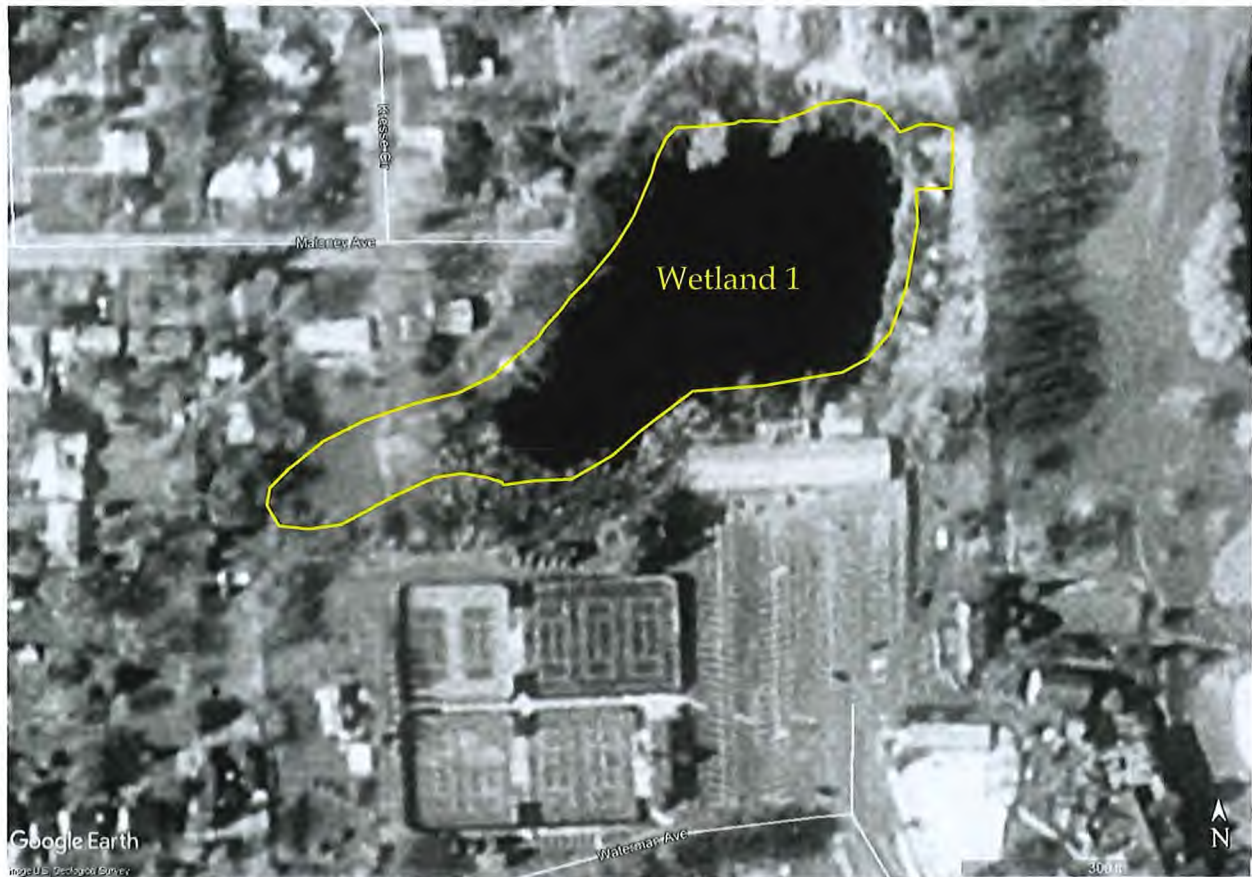
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# **APPENDIX B**

## **Historic Aerial Imagery**

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4/26/1992 (Source: Google Earth Pro, accessed 8/18/2021)



4/3/2003 (Source: Google Earth Pro, accessed 8/18/2021)

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6/23/2010 (Source: Google Earth Pro, accessed 8/18/2021)



4/13/2012 (Source: Google Earth Pro, accessed 8/18/2021)

MAY 12 2022

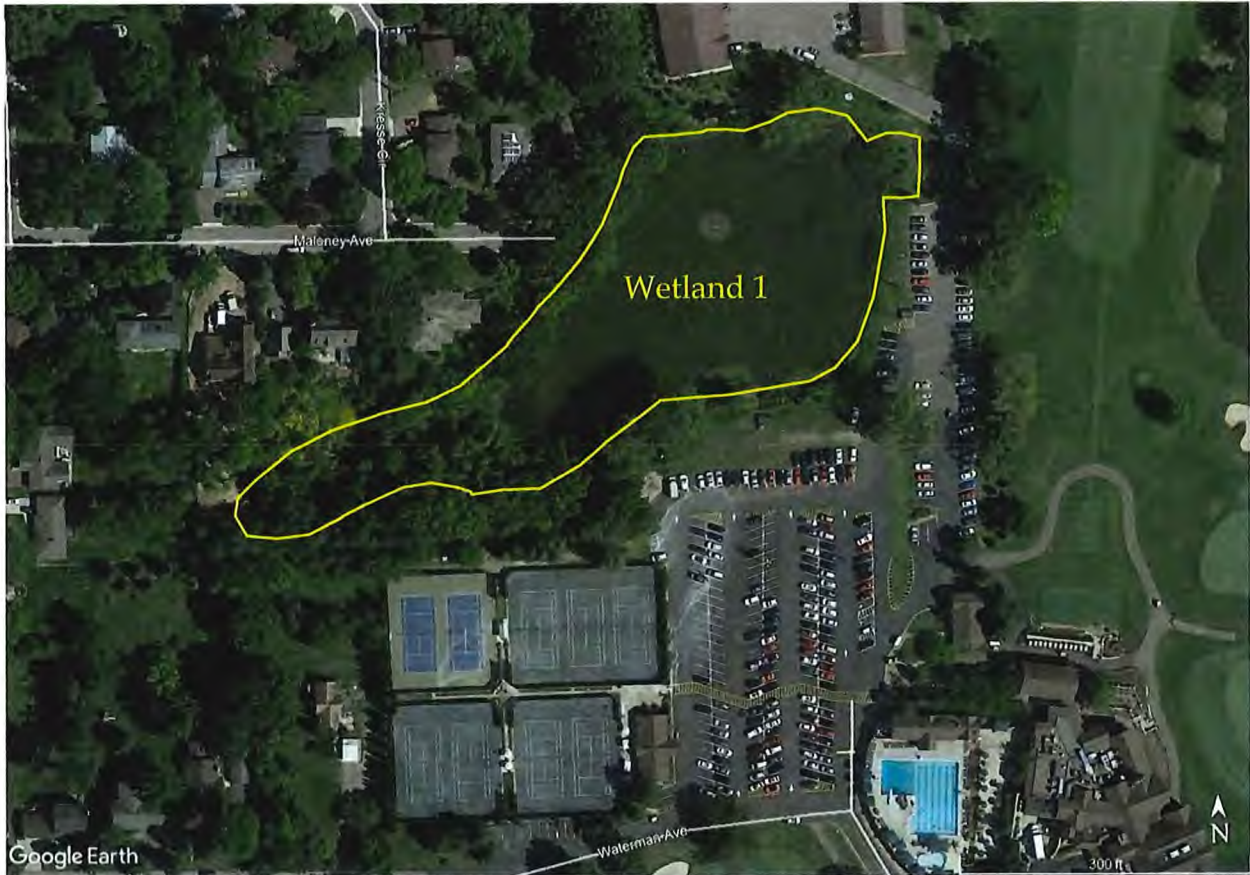


9/15/2013 (Source: Google Earth Pro, accessed 8/18/2021)



10/11/2014 (Source: Google Earth Pro, accessed 8/18/2021)

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8/11/2015(Source: Google Earth Pro, accessed 8/18/2021)



4/5/2017 (Source: Google Earth Pro, accessed 8/18/2021)

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4/28/2018 (Source: Google Earth Pro, accessed 8/18/2021)



6/5/2019 (Source: Google Earth Pro, accessed 8/18/2021)



10/20/2020 (Source: Google Earth Pro, accessed 8/18/2021)

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# **APPENDIX C**

## **Wetland Hydrology Assessment**

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## Hydrology Assessment with Aerial Imagery – Recording Form

Project Name: J&M Holdings

Date: 8/18/21

Investigator:

Legal Description: Section 31

ST

County: Hennepin

T120N R22W

Year	Image Source	Climate Condition	Interpretation (list indicators observed, e.g crop stress, drowned out, standing water, etc.)
		Wet, Dry, Normal	Area
			Wetland 1
4/26/1992	Google Earth Pro	N	SW
4/3/2003	Google Earth Pro	N	SW
6/23/2010	Google Earth Pro	N	SW
4/13/2012	Google Earth Pro	N	SW
9/15/2013	Google Earth Pro	N	SW
10/11/2014	Google Earth Pro	N	SW
8/11/2015	Google Earth Pro	W	SW
4/5/2017	Google Earth Pro	D	SW
4/28/2018	Google Earth Pro	N	SW
6/5/2019	Google Earth Pro	W	SW
10/20/2020	Google Earth Pro	N	SW
			Summary Table
			Area
			Wetland 1
# Normal Years & Equal Years Wet and Dry			10
# Normal years & Equal Years Wet and Dry with wet signatures			10
			100%

WS – wetland signature AP – altered pattern CS – vegetation stress NV – normal vegetative cover DO – drowned out NC – not cropped SW – standing water

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MAY 12 2022

PLANNING DEPARTMENT

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DESIGN SUMMARY  
FOR  
INTERLACHEN COUNTRY CLUB  
Exterior Audio System

April 25, 2022

**Project Summary:**

Installation of audio system for exterior grounds of ICC clubhouse and new facilities. Audio system will be programed with a limiter and time of day scheduler to adhere to MN noise statues, with the exterior property line control zone having the stricter (quieter) limits placed on it at appropriate time of day. Audio control zones noted will be used to facilitate adherence to noise ordinances for strictest MN NAC zones at neighboring property lines (NAC 1: Residential housing). Audio system tuning will ensure that noise emitted from audio system under normal course of operation measured at property line adheres to Daytime & Nighttime dBA SPL L10 & L50 measurement ratings [below].

***A noise survey will be completed after tuning adjustments over the course of [2] hours, during daytime limits and nighttime limits between 9pm-10pm (daytime) and 10pm-11pm (nighttime) using Meyer M-Noise at the systems maximum programmed allowable limit to prove noise code adherence.*** Noise survey results will be furnished to owner at time of commissioning including: noise log (including impulse events/background noise for correction from reading), reading and SPL meter settings, meteorological conditions at time of measurement (including wind speed, humidity, etc.), measured background noise, microphone calibration documentation (from a meter adhering to ANSI S1.4-1983 specifications [A weighted, fast response]), name of surveyor, a depiction of the monitoring location, and final L10 / L 50 results for daytime and nighttime pursuant to MN 7030.0060 Subp 5 data collection standards and Subp 4 measurement procedures.

Exempt noise, such as lawnmowing, golf course maintenance/mechanical noises will not be factored into measurement or noted and removed from data, background noise will be noted and removed, noise from human activities not in-scope and will be noted and removed—measurement will apply to audio system tuning and programmed limitations under normal operation only to be exemplative of systems noise compliance.

MN 7030.0060:

Subp. 5. Data documentation. A summary sheet for all sound level measurements shall be completed and signed by the person making the measurements. At a minimum, the summary sheet shall include:

- §A. date;
- B. time;
- C. location;
- D. noise source;
- E. wind speed and direction;
- F. temperature;
- G. humidity;
- H. make, model, and serial number of measuring equipment;
- I. field calibration results;
- J. monitored levels; and
- K. site sketch indicating noise source, measurement location, directions, distances, and obstructions.

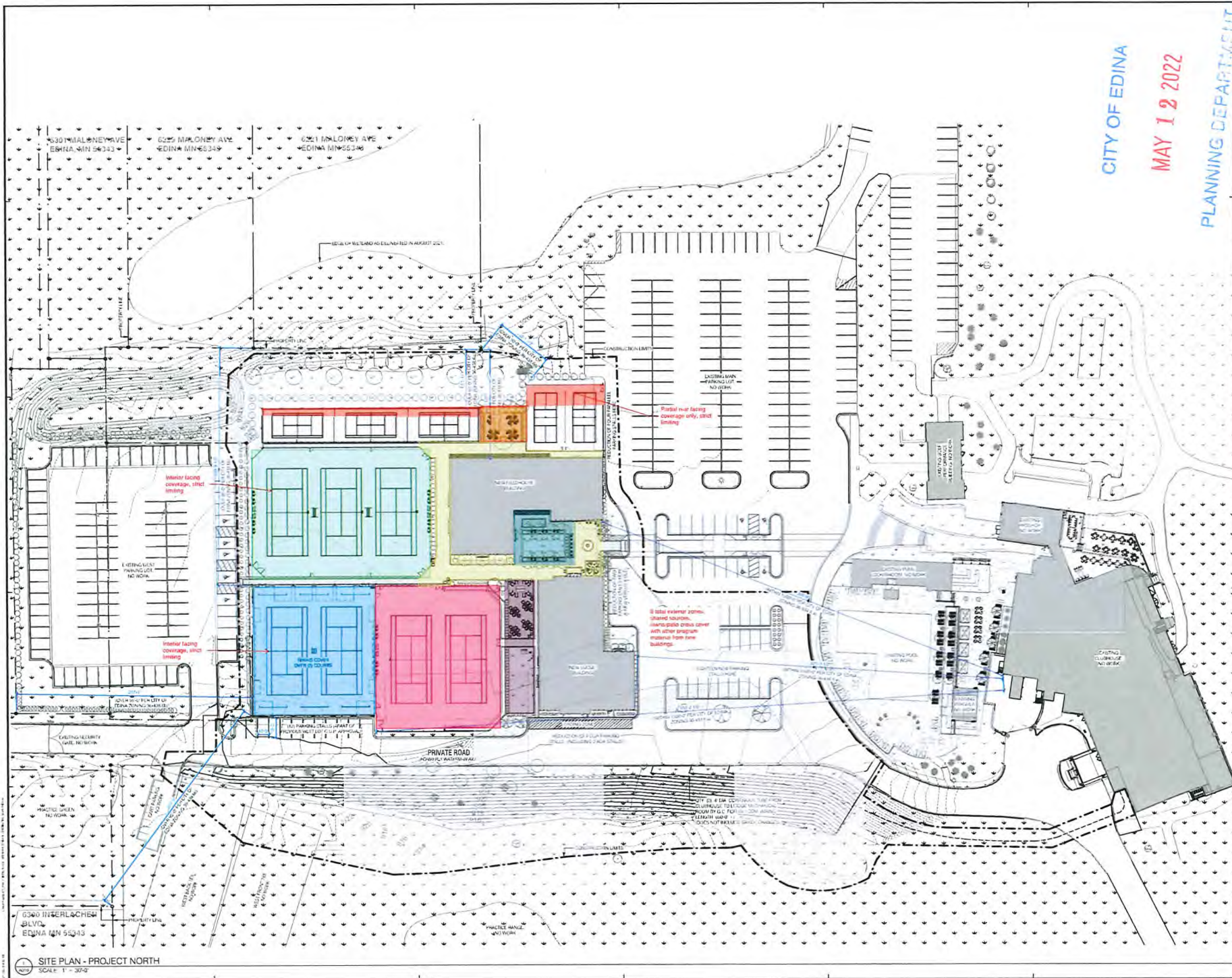
**Noise Area Classification for NAC 1:**

**Daytime:** [L10] = 65 dBA SPL; [L50] = 60 dBA SPL

**Nighttime:** [L10]= 55 dBA SPL; [L50] = 50 dBA SPL

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6200 INTERLACHEN  
BLVD.  
EDINA MN 55435

SITE PLAN - PROJECT NORTH  
SCALE: 1" = 30'-0"

CITY OF EDINA

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10 South Eighth Street  
Minneapolis, MN 55402

1612.338-2257  
1612.344-2500  
anaesign.com

PROJECT

INTERLACHEN - SITE WORK  
6200 RENOVATIONS  
6200 INTERLACHEN BLVD.  
EDINA, MN 55435



INTERLACHEN COUNTRY CLUB  
6200 INTERLACHEN BLVD.  
EDINA, MN 55435

PROJECT NO. 6200-01  
DATE: 05/12/22  
SCALE: 1" = 30'-0"

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

DATE: 05/12/22

SCALE: 1" = 30'-0"

PROJECT NO. 6200-01

DATE: 05/12/22

SCALE: 1" = 30'-0"

PROJECT NO. 6200-01

DATE: 05/12/22

SCALE: 1" = 30'-0"

A010

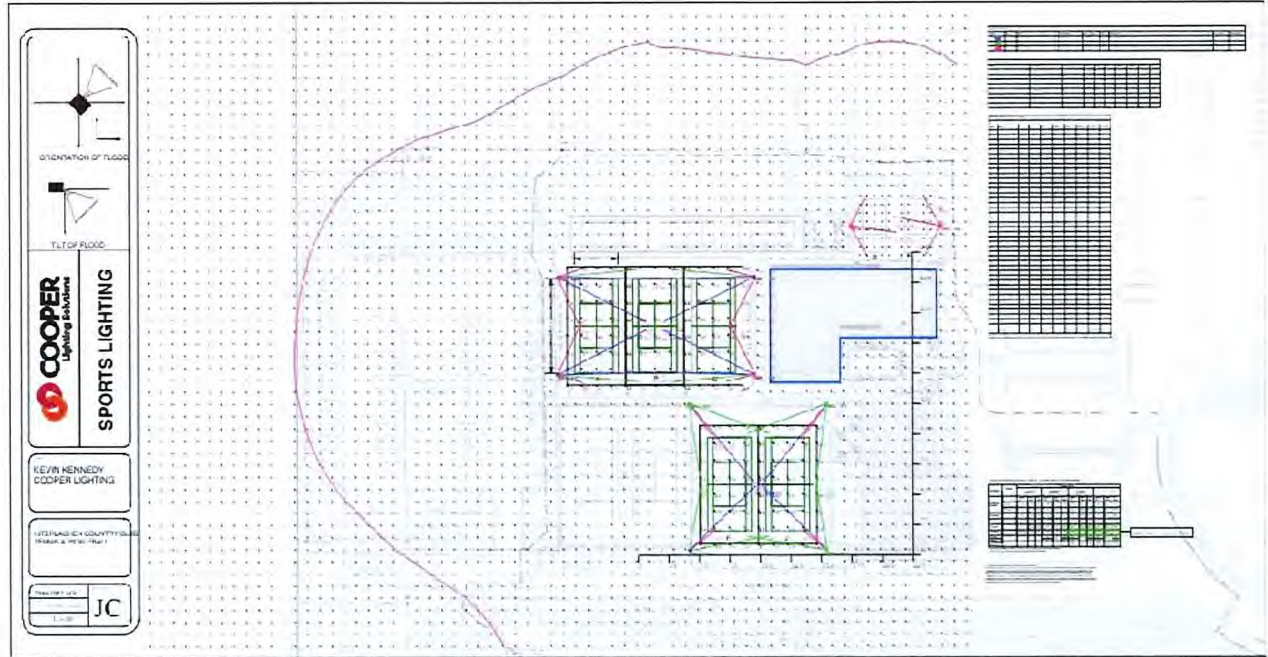
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## 0.1 FC Shown on Extended Scan (Fuchsia Line)



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MAY 12 2022

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# Interlachen Country Club Light Scan Summary



Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	14	SS-320	SINGLE	13200	0.85	SPR=SS-320L-S1-T0-S1-0-00	344	4816
	11	SS-320	SINGLE	13375	0.85	SPR=SS-320L-S1-T0-S1-0-00	344	4129
	14	SS-320	SINGLE	13294	0.85	SPR=SS-320L-S1-T0-S1-0-00	344	4816

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid 2	CV
A	ILLUMINANCE	FC	42.80	50	35	1.16	1.43	1	0.15
B	ILLUMINANCE	FC	41.23	50	35	1.29	1.43	1	0.15
C	ILLUMINANCE	FC	43.48	50	34	1.28	1.47	1	0.14
D	ILLUMINANCE	FC	40.95	50	26	1.54	1.92	1	0.24
E	ILLUMINANCE	FC	41.15	50	29	1.42	1.72	1	0.20
ENTRANCE PROPERTY'S GRACE	ILLUMINANCE	FC	44.37	50	34	1.42	1.47	1	0.14
F	ILLUMINANCE	FC	45.08	54	33	1.37	1.64	1	0.21
J	ILLUMINANCE	FC	44.43	54	31	1.43	1.74	1	0.24

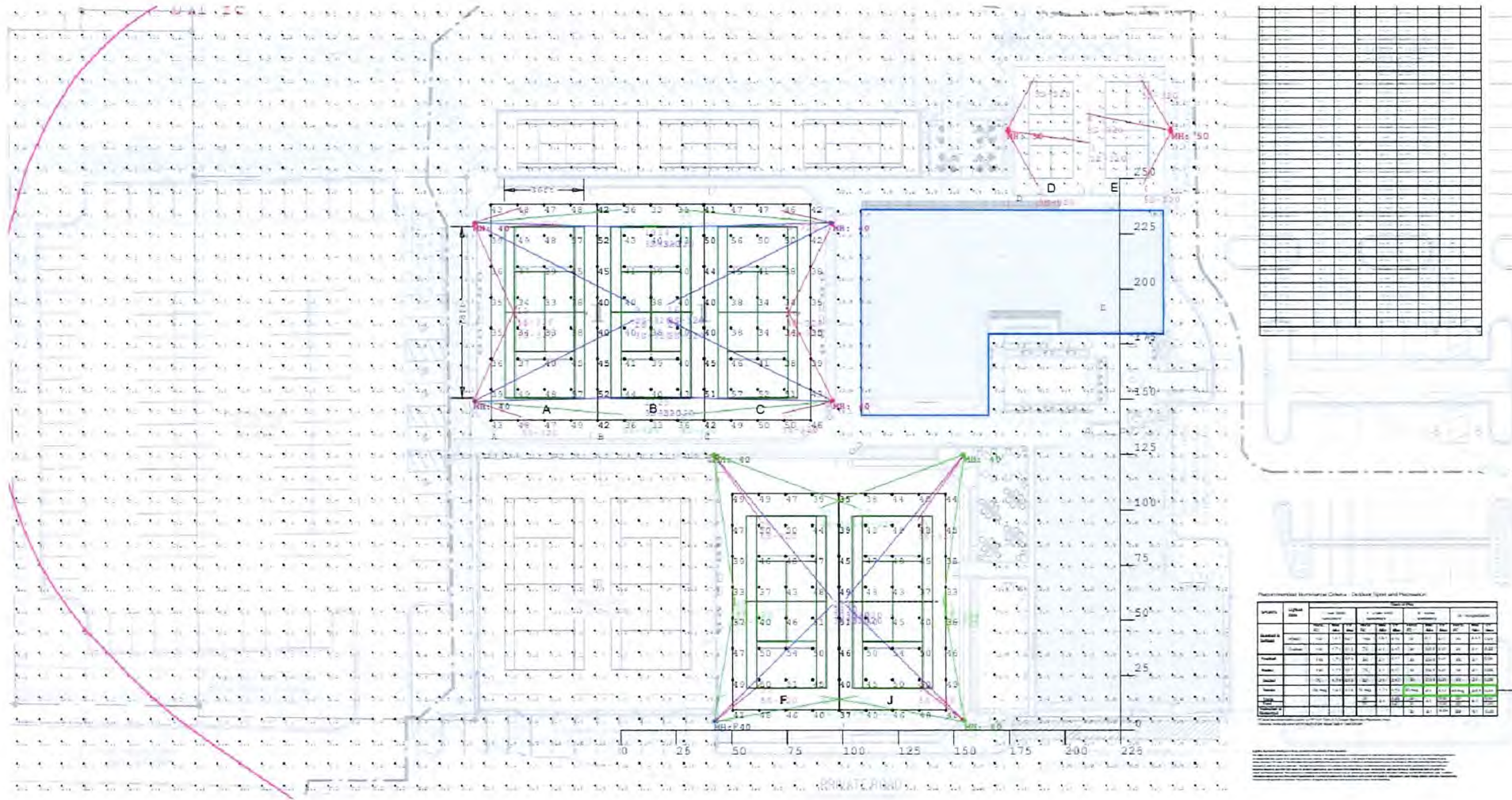
Lumino	Label	X	Y	Z	Orient	Tilt	X-Aimpt	Y-Aimpt	Z-Aimpt
1	SS-320	75.9	213.5	50	62.157	24.202	99.1	137.4	0
2	SS-320	76.0	213.5	50	286.977	23.849	99.0	149.4	0
3	SS-320	75.9	213.5	50	352.742	27.059	113.5	189.1	0
4	SS-320	146.9	213.5	50	346.454	27.942	114.7	222.2	0
5	SS-320	147.9	213.5	50	220.489	28.489	128.2	236.4	0
6	SS-320	147.7	213.5	50	221.828	28.459	127.1	189.6	0

Three Tennis Courts Side by Side: A, B, C  
Two Tennis Courts Side by Side: F, J  
Two Pickleball Courts Side by Side: D, E

Court A: 42.80 FC Avg; 1.73 Max to Min. Court B: 41.23 FC Avg; 1.58 Max to Min. Court C: 43.48 FC Avg; 1.68 Max to Min.  
Court F: 45.08 FC Avg; 1.64 Max to Min. Court J: 44.43 FC Avg; 1.64 Max to Min.  
Court D: 40.95 FC Avg; 1.83 Max to Min. Court E: 41.15 FC Avg; 1.86 Max to Min.

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## Court Layout with Corresponding Label



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# ICC



1 in = 175 ft



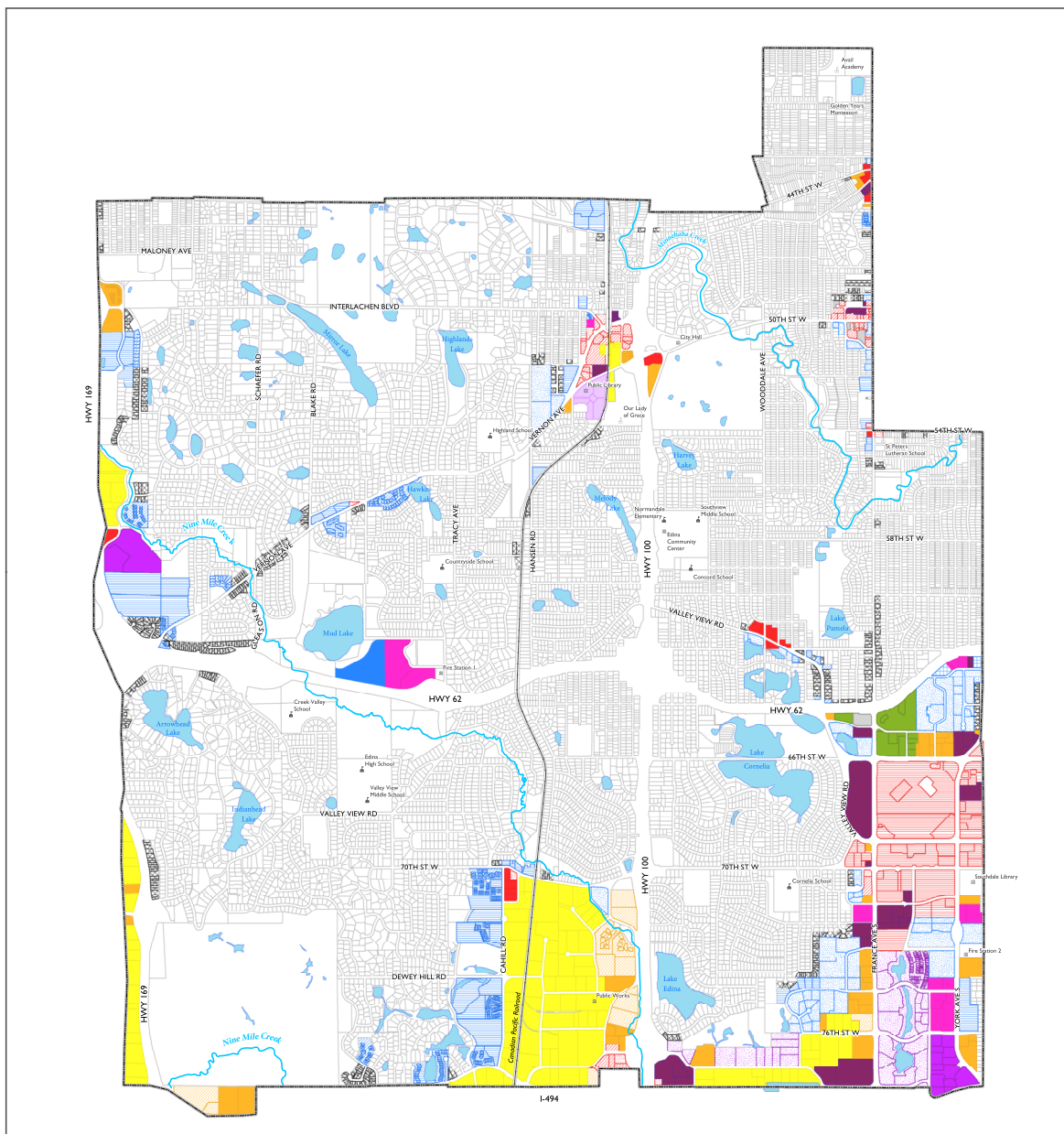
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June 8, 2022

A map of the area around the intersection of Highway 100 and Highway 101. The map shows several streets: INTERLACHEN BLVD at the top, DUNDAS AVE on the left, BUCHANAN AVE, W 101ST ST, COLLINS AVE, VERNON AVE, and PARKWAY AVE. Highway 100 runs vertically on the right, and Highway 101 runs diagonally from the bottom left towards the top right. Various colored zones are marked: a large yellow area in the center, a purple area to the right of the yellow area, a blue area to the left of the yellow area, and several smaller colored areas (pink, orange, green, and grey) scattered throughout. The map also shows a grid of smaller streets and a network of roads.

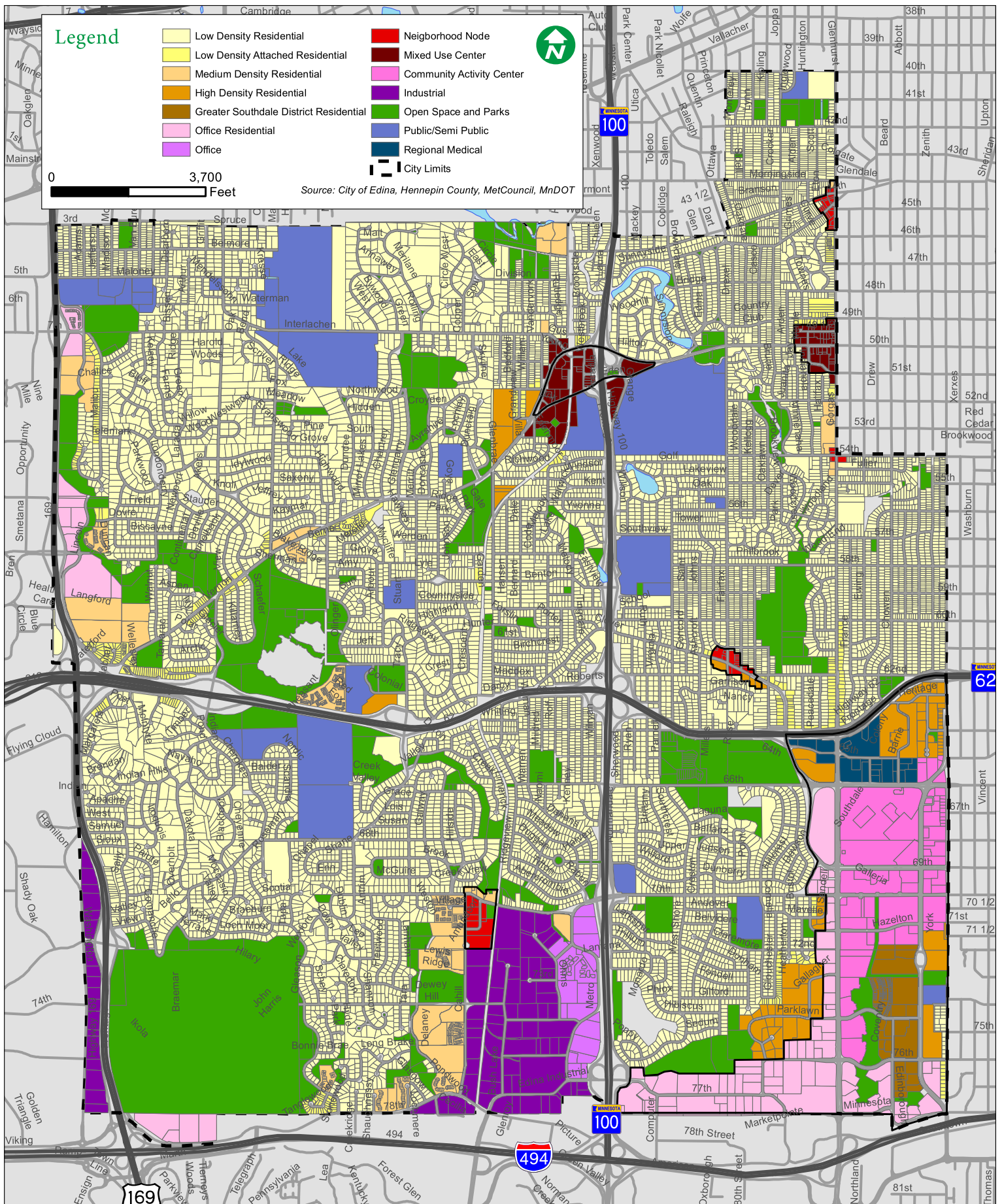
Map of the Village Dr area showing the proposed development site in red. The map includes labels for W 70th St, Village Dr, Calkins Rd, Arundson Ave, Limerick Ln, and Creek View Ln. A yellow area to the east is labeled "Crestline Property Boundary".

[illegible]

# Zoning Map

-  R-1 - Single Dwelling Unit
-  R-2 - Double Dwelling Unit
-  PRD-1 - Planned Residence
-  PRD-2 - Planned Residence
-  PRD-3 - Planned Residence
-  PRD-4 - Planned Residence
-  PRD-5 - Planned Residence
-  PCD-1 - Planned Commercial
-  PCD-2 - Planned Commercial
-  PCD-3 - Planned Commercial
-  PCD-4 - Planned Commercial
-  POD-1 - Planned Office
-  POD-2 - Planned Office
-  RMD - Regional Medical
-  PID - Planned Industrial
-  PUD - Planned Unit Development
-  APD - Automotive Parking
-  PSR-4 - Planned Residence
-  MDD-4 - Mixed Development
-  MDD-5 - Mixed Development
-  MDD-6 - Mixed Development
-  Lakes
-  Creeks
-  Edina Boundary
-  Railroad
-  Public Building
-  Public School
-  Private School





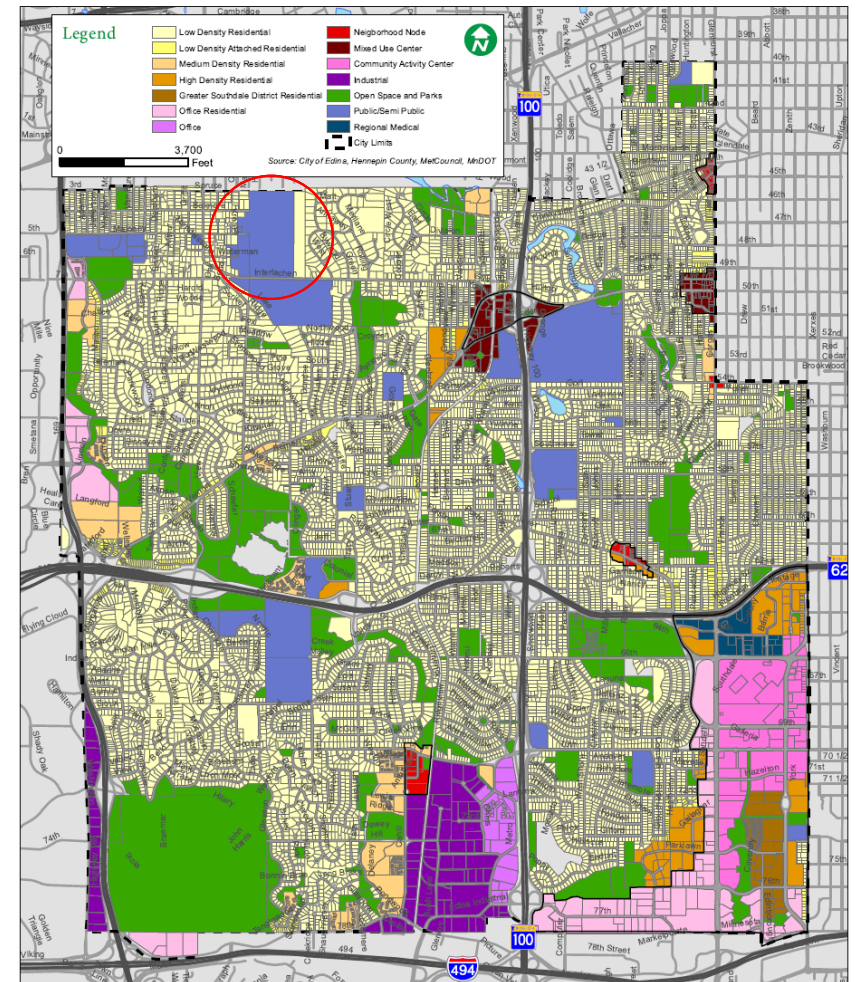
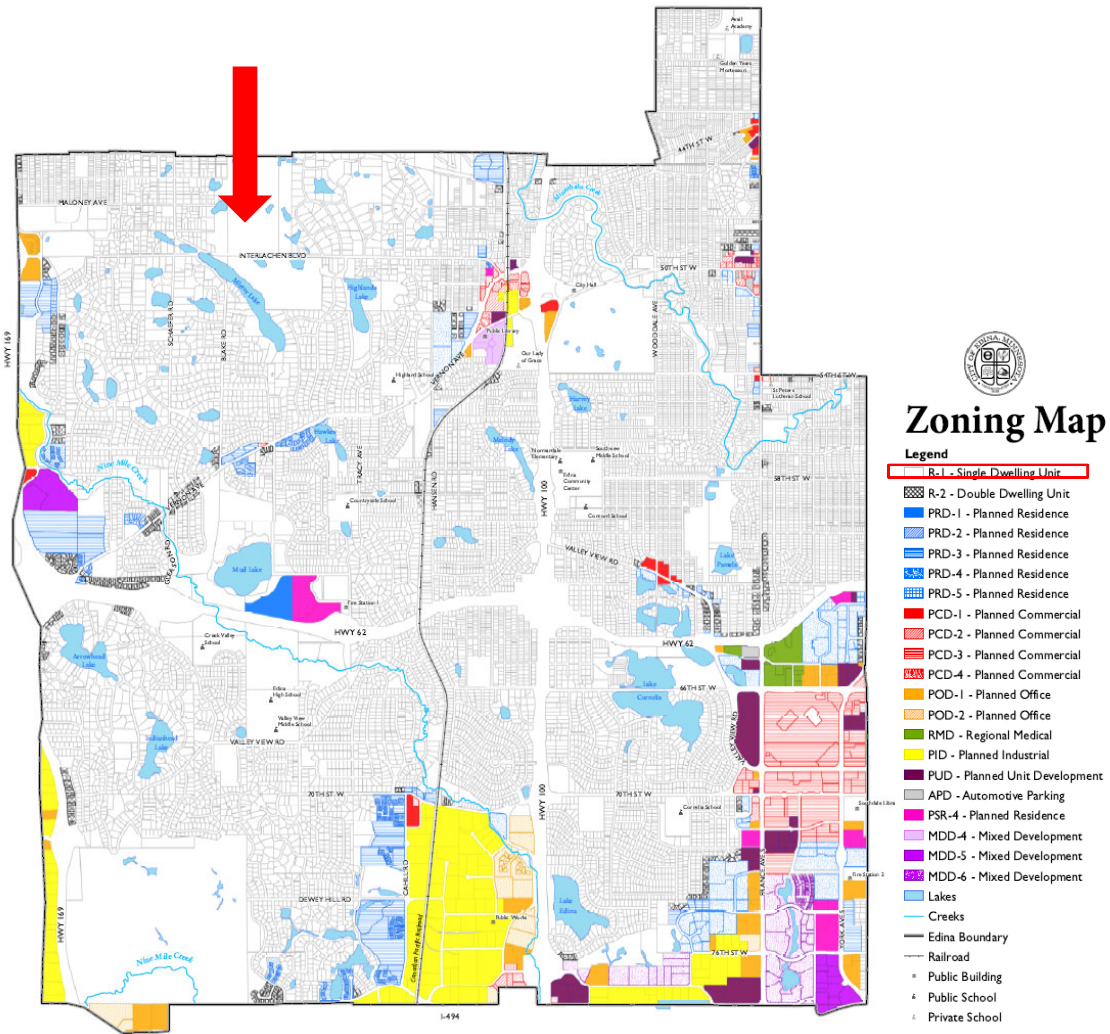


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# Conditional Use Permit & Variance – Interlachen Country Club



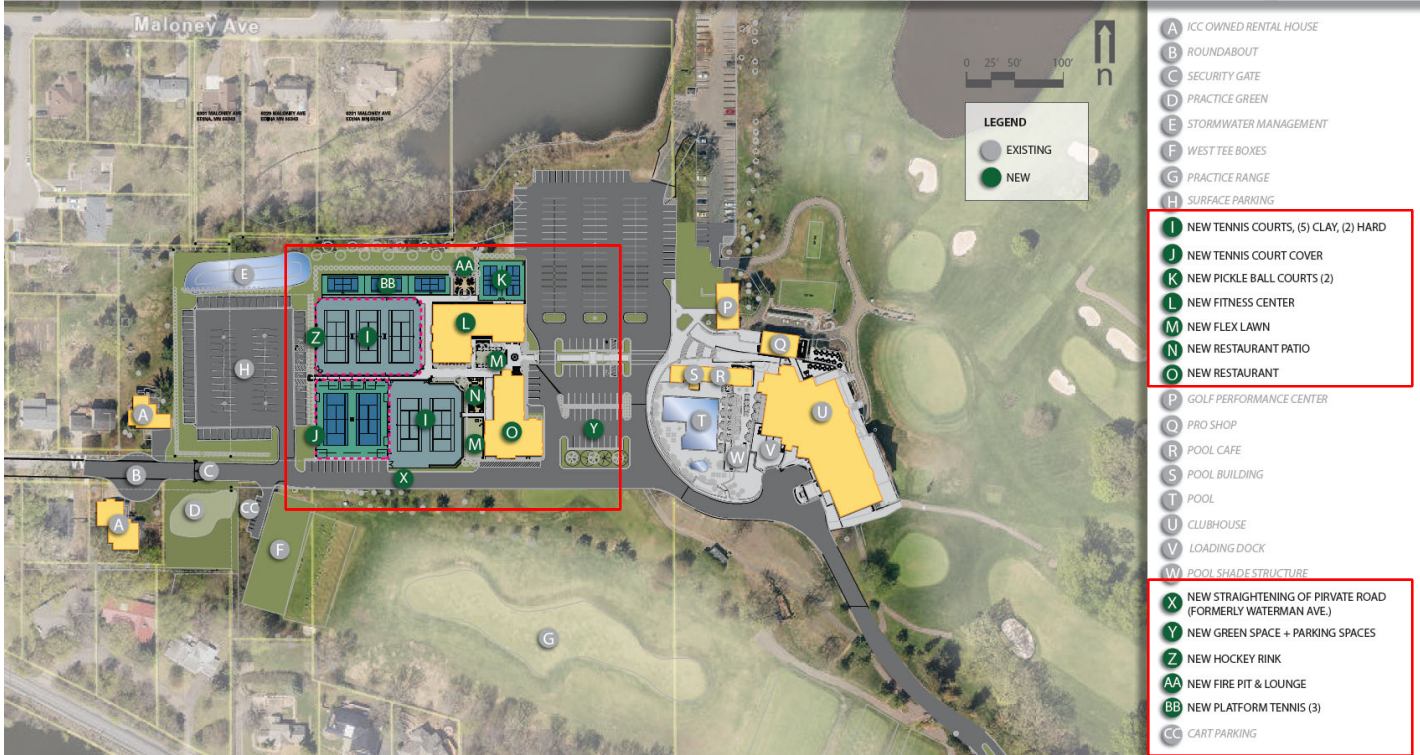
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# INTERLACHEN COUNTRY CLUB 2022 CAMPUS MASTER PLAN | SITE PLAN



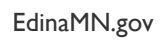
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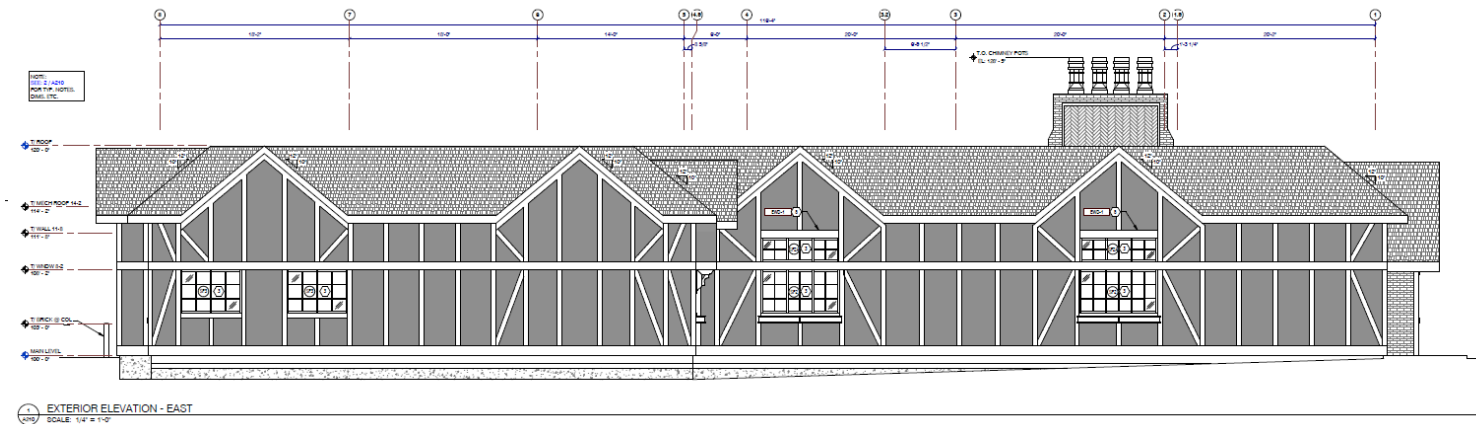
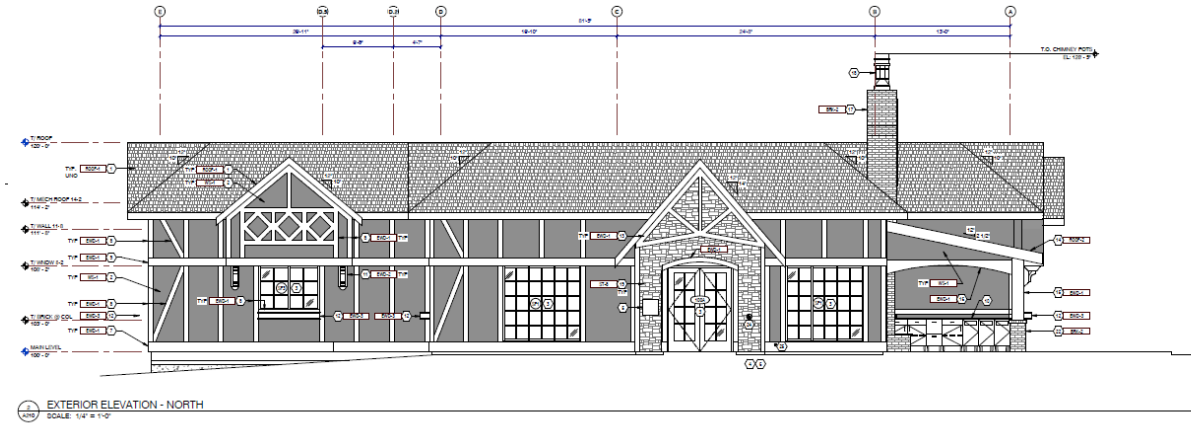


# Lodge Building



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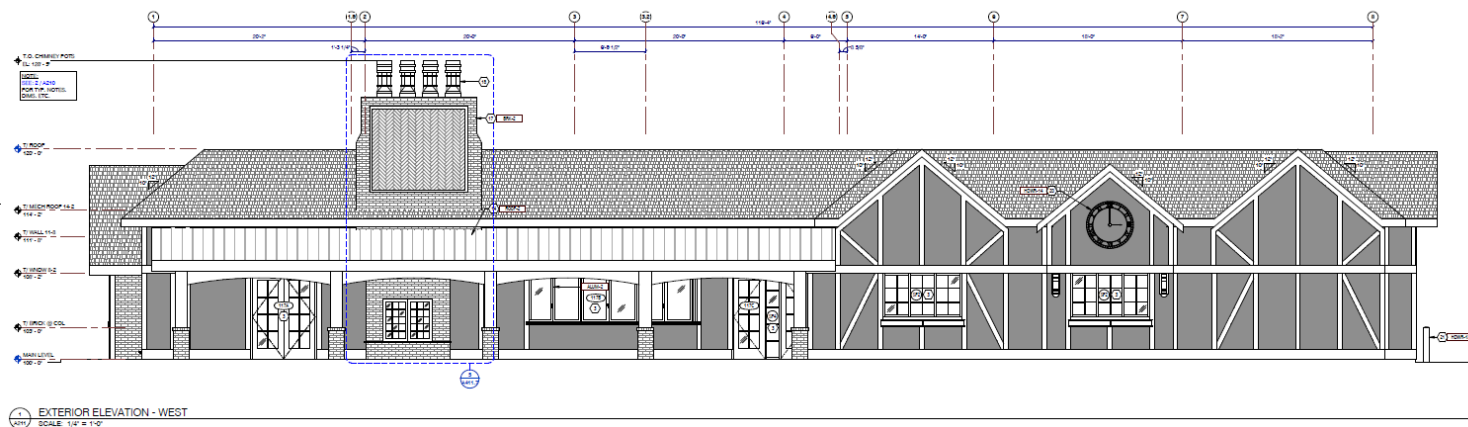
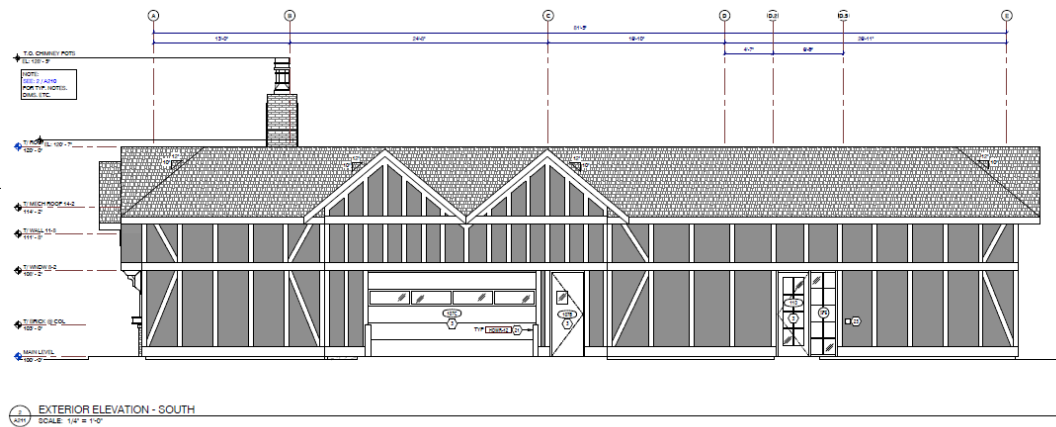
Accessory Building Height		
Tennis Structure	20 feet	<b>*39 Feet</b>
Lodge Building	20 feet	20 feet
Field House Building	20 feet	20 feet



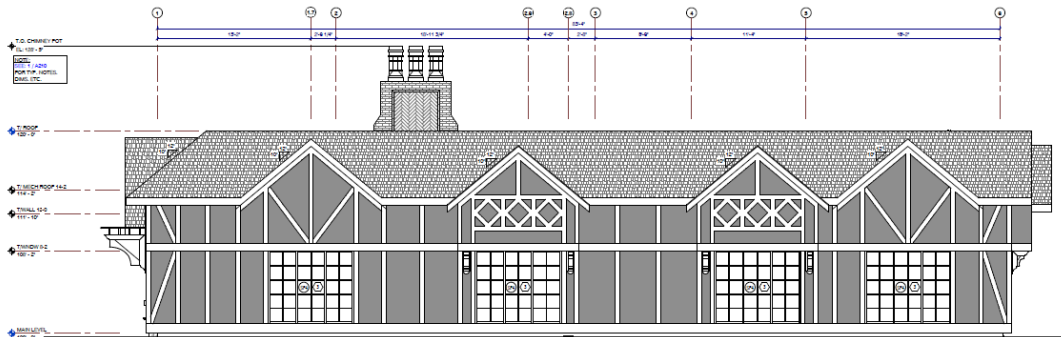
## Lodge Building



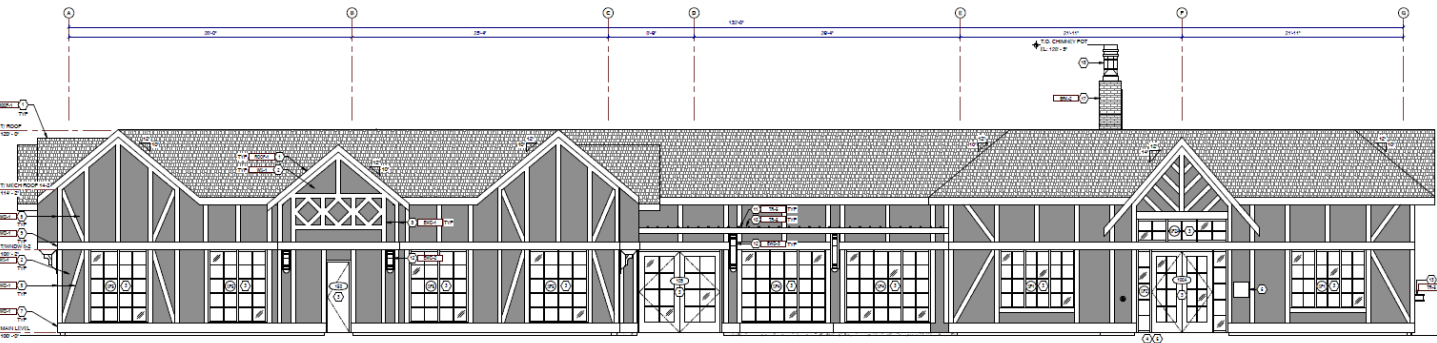
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# Field House Structure



EXTERIOR ELEVATION - WEST  
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"

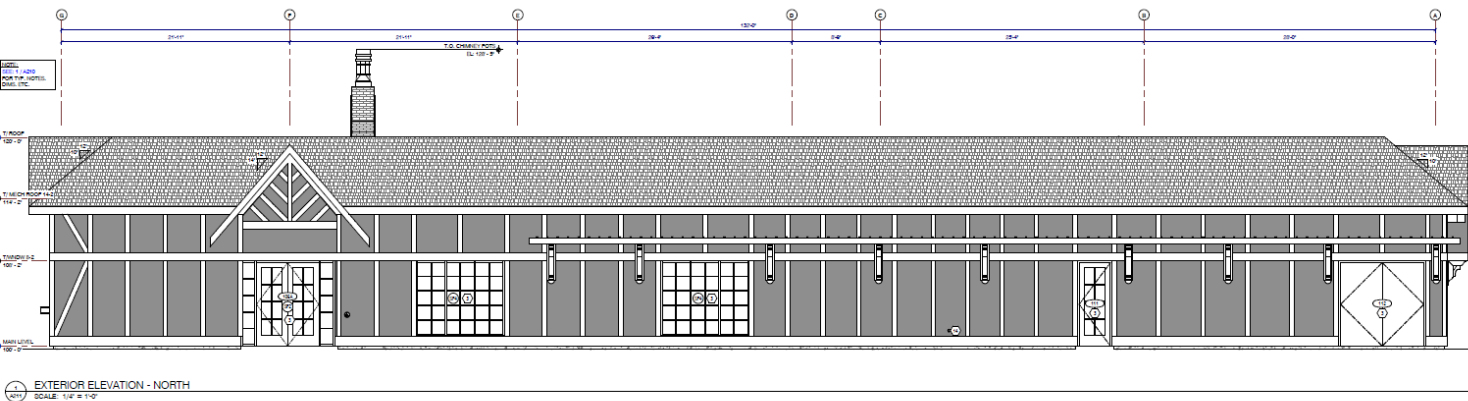
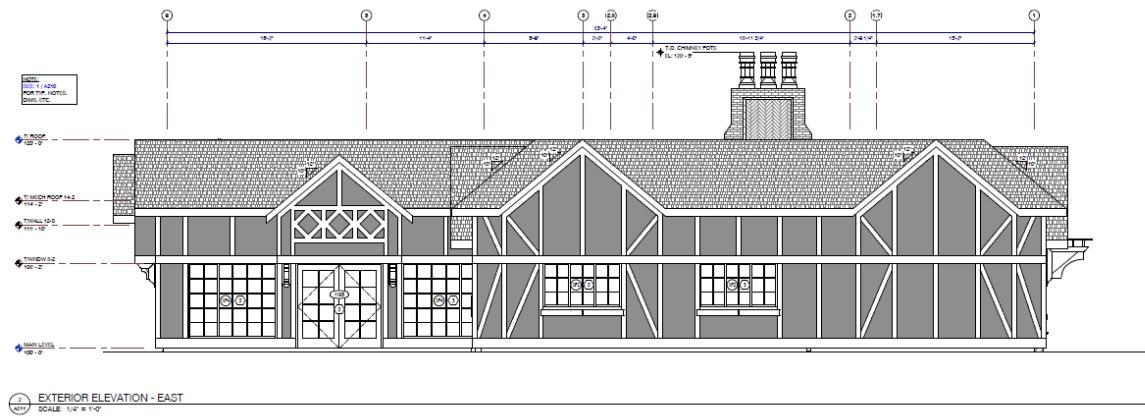
Accessory Building Height		
Tennis Structure	20 feet	<b>*39 Feet</b>
Lodge Building	20 feet	20 feet
Field House Building	20 feet	20 feet



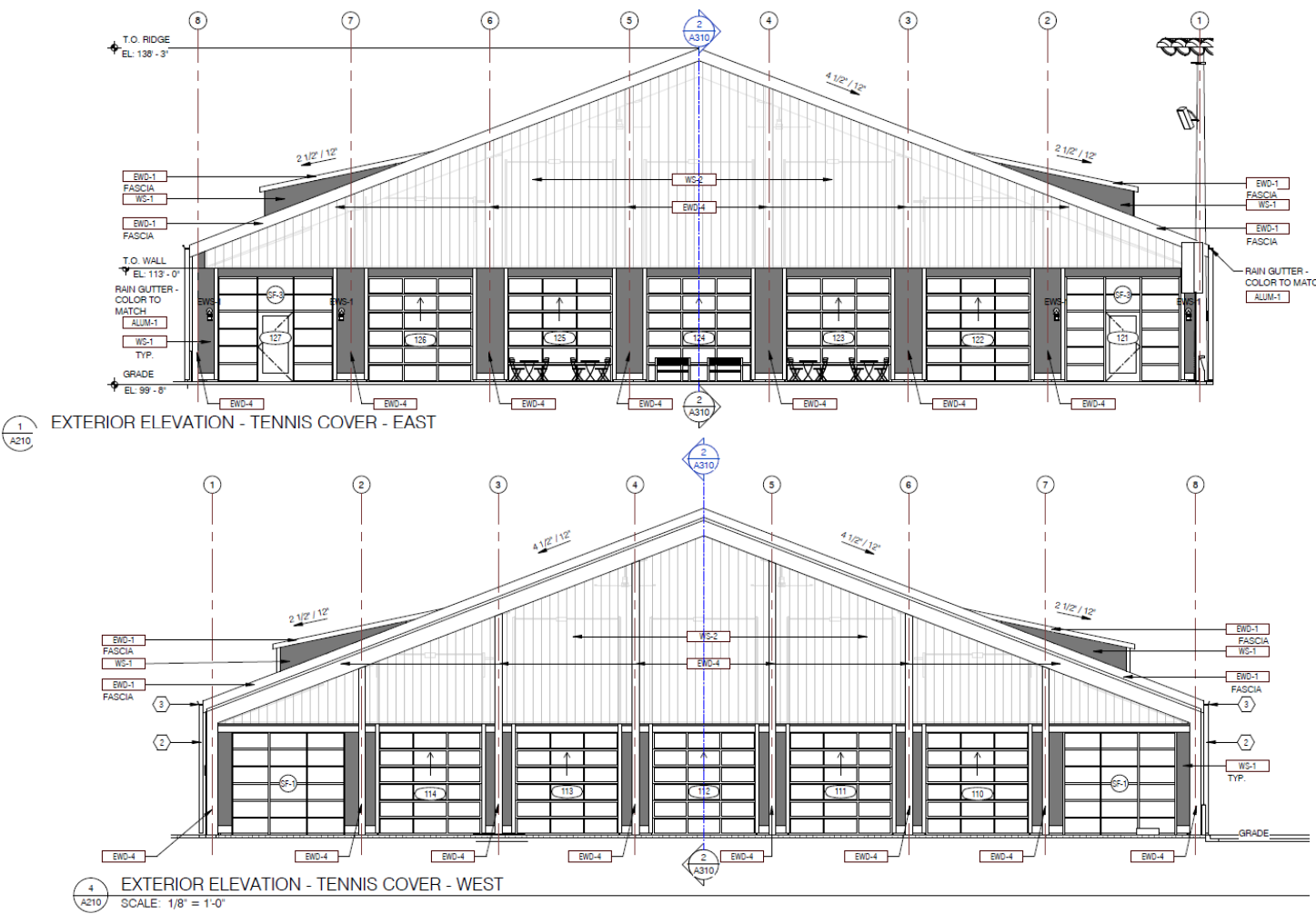
## Field House Structure



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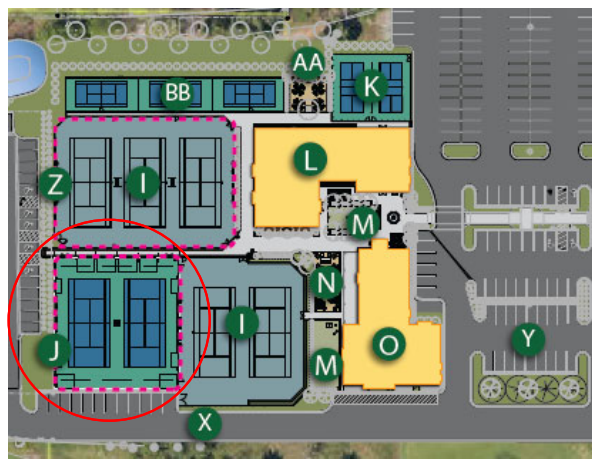


# Tennis Structure



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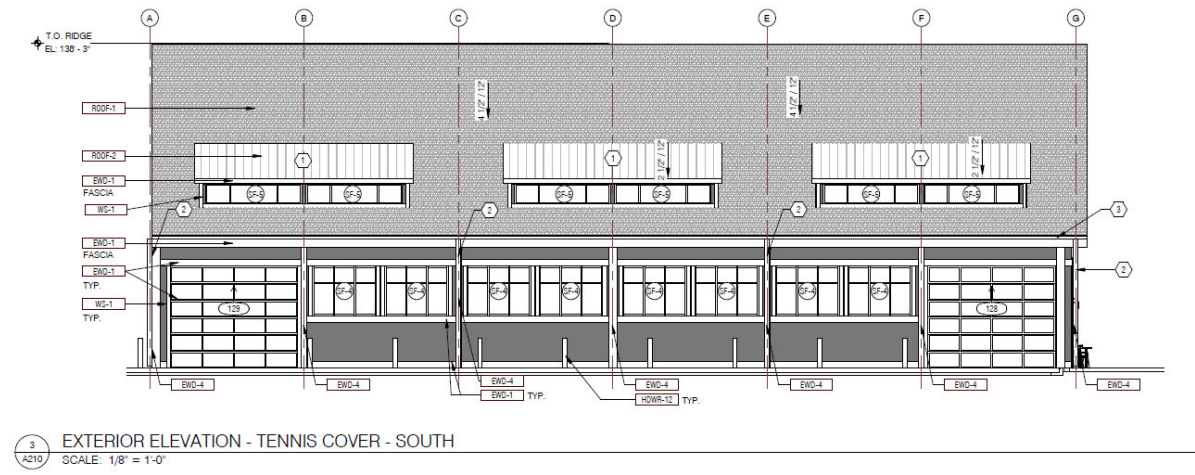
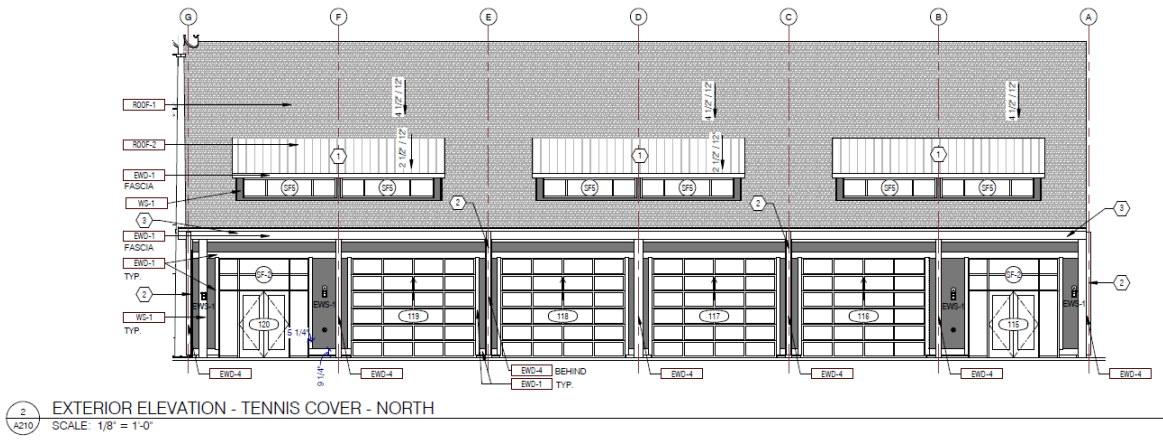
Accessory Building Height		
Tennis Structure	20 feet	*39 Feet
Lodge Building	20 feet	20 feet
Field House Building	20 feet	20 feet



Tennis Structure



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# Primary Issues



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## Is the Conditional Use Permit (CUP) criteria met?

Yes, Staff believes the criteria is met.

- The proposed project is consistent with the Comprehensive Plan and meets all city code provisions with the exception of the height of the tennis structure. Golf courses are a permitted use within the R-I Zoning District. Uses accessory to a golf course are also permitted. Accessory Buildings totaling 1000 square feet, or more are conditionally permitted use within the R-I zoning district.

## Is the proposed variance justified?

Yes, staff believes the variance criteria is met.

- The height of the covered tennis structure is the reason a variance is required. The proposed height of 39 feet is greater than the allowed 20 feet, but remains shorter than the primary structure, the clubhouse and is similar to other buildings on site. The additional height is required for the tennis court/tennis structure to be functional. Granting the height variance will not alter the character of the neighborhood.

# Staff Recommendation



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Recommend City Council approve the Conditional Use Permit for the expanded facilities and building height variance from 20 feet to 39 feet at 6200 Interlachen Boulevard.

Approval is subject to the following findings:

1. The proposed project meets the conditional use permit standards of Chapter 36.
2. The proposed project meets the criteria to grant a variance.
3. The height of the structure over the tennis court is required for the functionality of the tennis court.
4. The height of the tennis court structure would be 13 feet shorter than the tallest structure on the site.
5. The proposed project will not alter the essential character of the neighborhood.

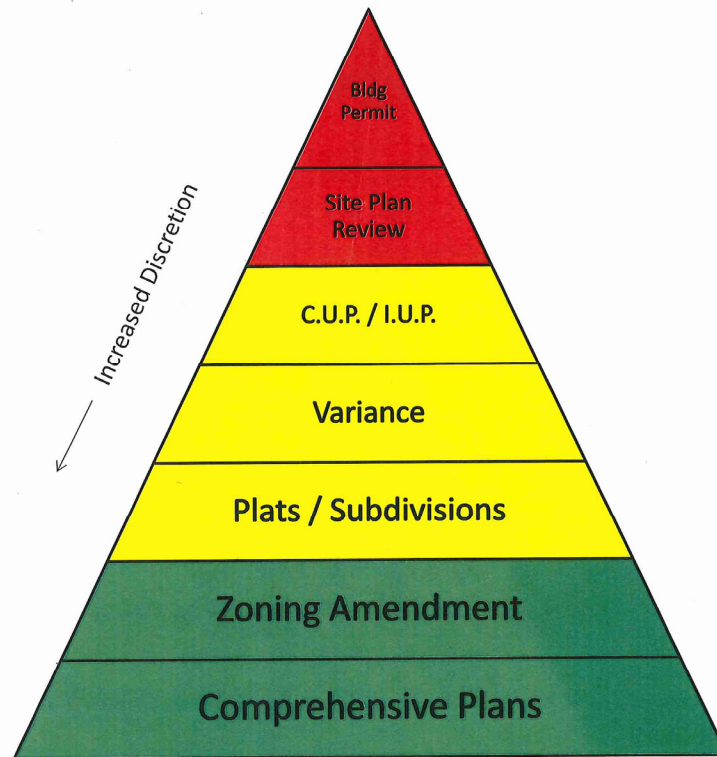
Approval is subject to the following Conditions:

1. The Construction Plans must be consistent with the proposed Development Plans date stamped May 12, 2022.
2. Compliance with all the conditions outlined in the city engineer's memo dated June 6, 2022.
3. Compliance with all the conditions outlined in the building official and fire marshal memo dated June 8, 2022.
4. Hours of operation are limited to the following times:
  - Fitness Center: 5:30 AM – 10:00 PM
  - Food Service: 7:00 AM – 12:00 AM
  - Tennis/Hockey: 7:00 AM – 10:00 PM



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## Public Discretion in the Land Use Process



Roger N. Knutson  
Campbell Knutson, P.A.  
317 Eagandale Office Center  
1380 Corporate Center Curve  
Eagan, Minnesota 55121



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## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 15, 2022

**Agenda Item #:** VIII.A.

**To:** Planning Commission

**Item Type:**  
Report and Recommendation

**From:** Bill Neuendorf, Economic Development Manager

**Item Activity:**

**Subject:** Resolution B-22-09 Proposed Uses and the Purchase  
of Land at 4401 West 76th Street

Action

---

### ACTION REQUESTED:

Approve Resolution B-22-09.

### INTRODUCTION:

This item pertains to acquisition of property for a new Fire Station #2 that includes a community health facility.

A replacement for Fire Station #2 is referenced on Page 9-13 of the Comprehensive Plan and City staff has considered many different sites to identify the best potential locations for this new public facility. The Comprehensive Plan also noted the recommendation for a future Fire Station #3 located in the northeast quadrant of the City. This future Fire Station will be addressed in a separate site selection process that is informed by the final location of Fire Station #2.

Minnesota statute requires that the Planning Commission review potential property sales and purchases to confirm compliance with the future land use provisions of the Comprehensive Plan.

Staff recommends approval of this Resolution.

### ATTACHMENTS:

Resolution B-22-09

Staff Report



---

**PLANNING COMMISSION  
CITY OF EDINA  
HENNEPIN COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. B-22-09**

**PURCHASE OF PROPERTY AT 4401 WEST 76<sup>TH</sup> STREET COMPLIES WITH  
COMPREHENSIVE PLAN**

**WHEREAS**, the City of Edina has received the December 5, 2018 report from Wendel / Five Bugles Design which included recommendations to relocate and expand Fire Station #2 located within the southeast quadrant of Edina in approximately three to five years and to consider adding Fire Station #3 to better serve the northeast quadrant in approximately five to ten years; and

**WHEREAS**, the City Council directed staff to identify a site approximately 2 to 4 acres in area and (if necessary) negotiate terms of a potential purchase of land in order to construct a new Fire Station #2 that includes an expanded community health and safety facility; and

**WHEREAS**, City staff initiated the first site study in 2020 and conducted a thorough site selection process in 2021-2022 eventually considering more than thirty sites in the southeast quadrant of the City that could be an effective location for a new Fire Station #2; and

**WHEREAS**, City staff narrowed the possible sites to the three best performing sites that are currently available and the City Council selected property at 4401 West 76<sup>th</sup> Street and assigned PID Number 31-028-24-44-0001 (the "Property") as the preferred site to relocate Fire Station #2; and

**WHEREAS**, the Property has been vacant for several years and can be available for purchase; and

**WHEREAS**, the City Attorney has prepared a Purchase Agreement with the property owner based on the negotiated terms which is anticipated to be considered by the City Council on June 21, 2022; and

**WHEREAS**, Minnesota Statutes 462.356 Subd. 2 requires that the Planning Commission review the proposed purchase of property by the City of Edina or the Edina Housing and Redevelopment Authority to determine compliance with the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan guides the Property to be transitioned from its current industrial use to "Office - Residential" (Figure 3.12) with future uses intended to include: offices, multifamily housing, limited retail and service uses, limited industrial, institutional uses, parks and open space. (Table 3.6).



**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission finds that the purchase of property at 4401 West 76<sup>th</sup> Street to be used as mixed-use fire station and community health and safety facility is consistent with the City's Comprehensive Plan.

Dated: June 15, 2022

\_\_\_\_\_  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary



Housing and Redevelopment Authority  
Established 1974

**Date:** June 15, 2022

**To:** Chair and Commissioners of Edina Planning Commission

**From:** Bill Neuendorf, Economic Development Manager

**Subject:** Resolution B-22-09: Proposed Uses and the Purchase of Property at 4401 West 76<sup>th</sup> Street  
Complies with Comprehensive Plan

## **Information / Background:**

The City of Edina anticipates acquiring property to construct a new Fire Station #2 in the southeastern quadrant of the City. This action stems from a 2018 recommendation from Five Bugles/Wendel to improve future emergency response services in the City based on anticipated growth. This recommendation is noted on Page 9-13 of the Comprehensive Plan. The existing Fire Station #2 at 7335 York Avenue remains functional but the site is not large enough and not well located for future growth.

The new Fire Station #2 is also anticipated to include expanded Community Health facilities which are currently anticipated to include office space as well as community meeting space. Details of the exact scope, layout and design have not yet been determined.

Since 2020, staff has sought a site at least 2 to 4 acres in size to accommodate the new institutional uses. More than thirty sites were considered. They were evaluated by staff using several criteria including: location, size, roadway access, response time, environmental conditions, availability and price. The sites were narrowed to three finalist and the City Council selected the 8-acre parcel at 4401 West 76<sup>th</sup> Street as the preferred site.

The City Attorney has prepared a Purchase Contract to acquire the site. The acquisition and bond financing will be considered by the City Council on June 21, 2022.

After the site is under contract, the City of Edina will hire a team of consultants to prepare development plans for future Rezoning and Site Plan Review by the Planning Commission and City Council in accordance with the City's standard site plan and zoning review process. The large site is anticipated to be subdivided and designed in accordance with the Greater Southdale Design Experience Guidelines. While the site will likely be rezoned, no changes to the Comprehensive Plan are anticipated.

**Evaluation:**

The property is currently zoned PID – Planned Industrial District. Maps that show the location, zoning and future land use are attached.

The Comprehensive Plan approved August 18, 2020, includes the following provisions related to land use that are applicable to the purchase of this property:

Figure 3.12 Future Land Use indicates this property is guided for Office-Residential (20-75 u/a) designation. Map included in Exhibits section.

Table 3.6 Future Land Use Categories includes the following description for the types of uses and general intensity of development intended for this property. The purchase documents presume that the new construction abides by these provisions. Changes to the Comprehensive Plan are not expected.

<b>Table 3.6: Future Land Use Categories</b>			
<b>Categories</b>	<b>Description, Land Uses</b>	<b>Development Character and Guidelines</b>	<b>Density and Intensity Guidance**</b>
OR  Office Residential	Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed -use character.	Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.	20 – 75 residential dwelling units/acre
	Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including “big box” retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed-use should be encouraged and may be required on larger sites.	Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	50%/50% estimated residential/commercial mixed-use

\*\*For mixed use categories, estimated percentage of residential/commercial use split is included for the purposes of calculating capacity for growth. These are not binding requirements for specific development projects.

In conclusion, the proposed uses are consistent with the uses identified for this site in the Comprehensive Plan. The redevelopment of the site will require Rezoning. In the future, the Planning Commission will be required to make a recommendation to the City Council in regard to the site plan and rezoning for the development. Future applications would not include a comprehensive plan amendment, as the uses and density are consistent with the Comprehensive Plan.

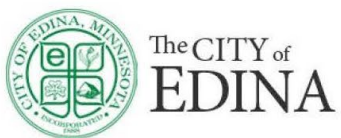
**Staff Recommendation:**

Staff recommends approval of Resolution B-22-09.

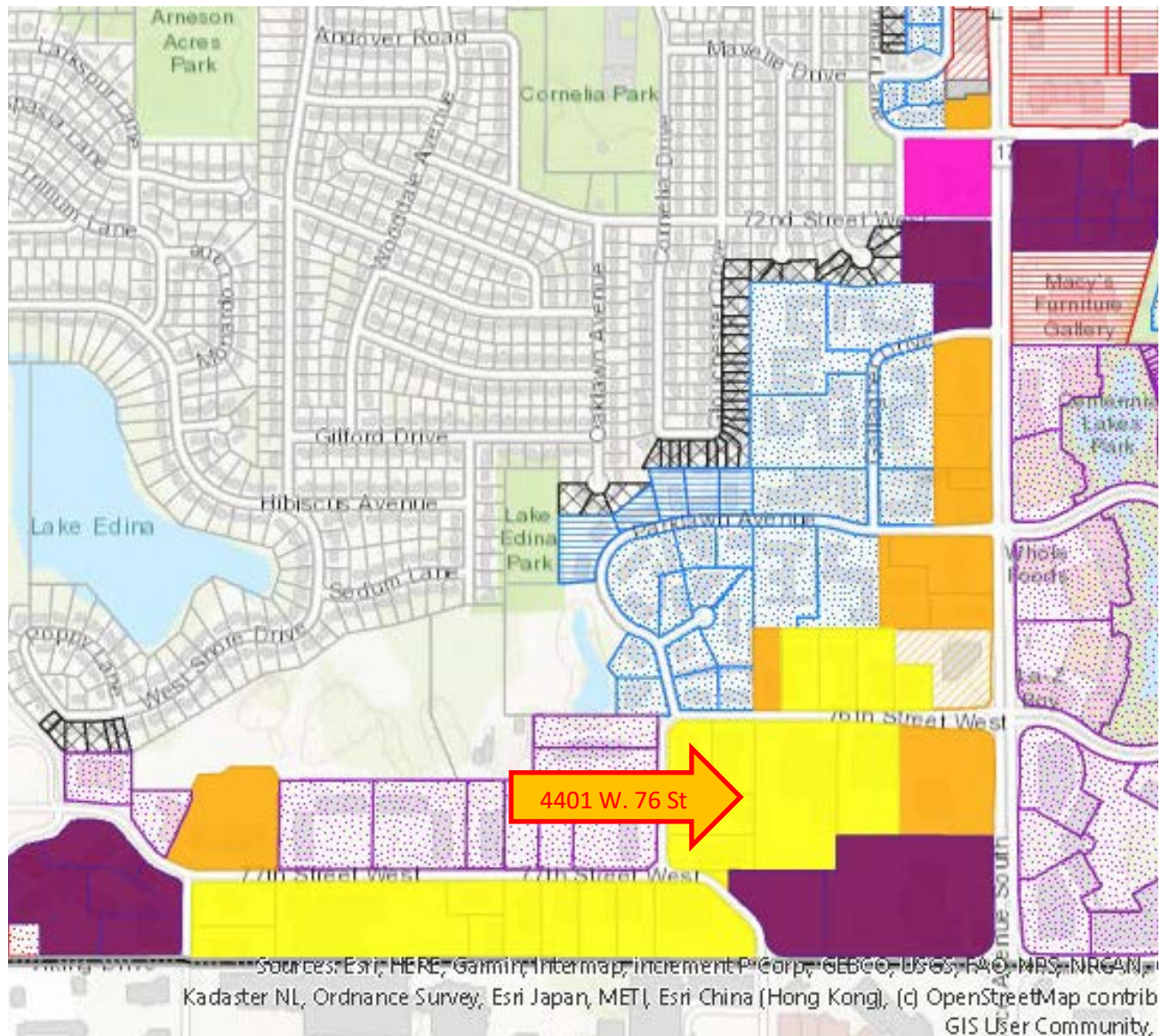
## Location Map



1 in = 376 ft



## Zoning Map



## Future Land Use Map

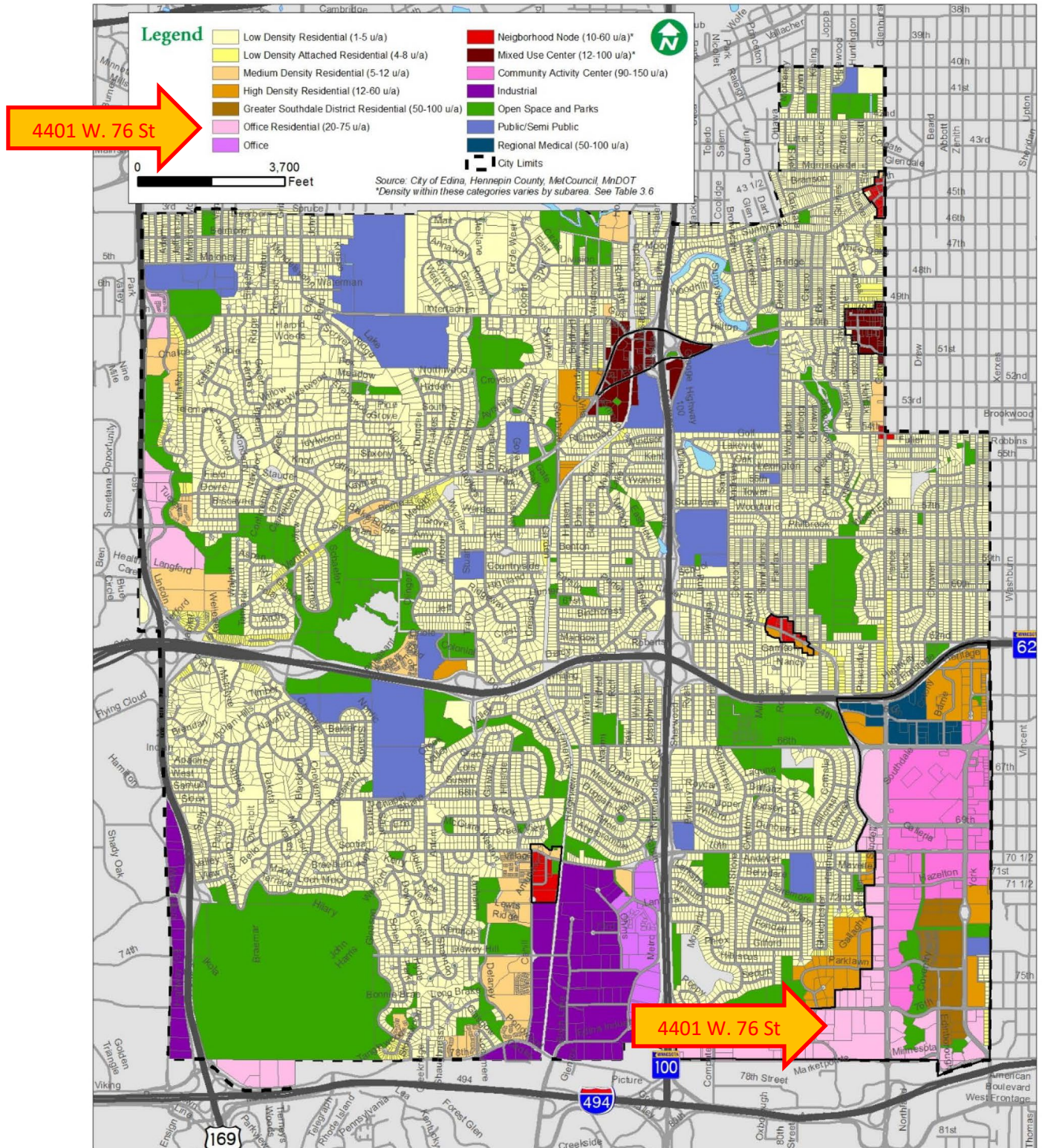


Figure 3.12: Future Land Use