

APPENDIX LIST

- A1. PROPOSED SITE PLAN
- A2. BUILDING RENDERINGS
- A3. BUILDING DIMENSIONS
- A4. BUILDING SECTION
- B1. NEIGHBORHOOD MEETING SUMMARY
- B2. NEIGHBOR LETTER
- B3. NEIGHBORHOOD MEETING COMMENT CARDS
- B4. NEIGHBORHOOD MEETING INVITATION LIST
- C. CONTEXT MAP
- D. SHERMAN SECTION-ELEVATION
- E. LUNDQUIST SECTION-ELEVATION
- F. CODUTE SECTION-ELEVATION
- G. PERSPECTIVE
- H1. ORONO WOODS FRONT ENTRANCE
- H2. ORONO WOODS REAR
- H3. ORONO WOODS GARAGE ENTRANCE
- H4. ORONO WOODS DISTANCES TO HOMES
- I1. STONE BAY CONDOS FRONT ENTRANCE
- I2. STONE BAY CONDOS GARAGE ENTRANCE 1
- I3. STONE BAY CONDOS GARAGE ENTRANCE 2
- I4. STONE BAY CONDOS WETLAND VIEW
- I5. STONE BAY CONDOS NEARBY RESIDENT
- I6. STONE BAY CONDOS DISTANCES TO HOMES
- J. TRAFFIC REVIEW



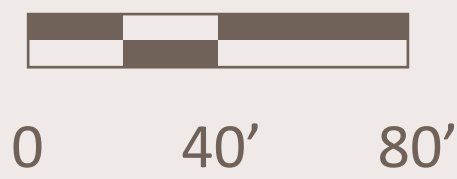
CONCEPT DATA

Proposed Property Area:	3.16 ac
Existing Wetlands (to remain):	0.60 ac
Net Developable Area:	2.56 ac
Proposed Units:	40 units
Overall Gross Density: 40 units/3.16 acres	12.66 un/ac
Overall Net Density: 40 units/2.56 acres	15.63 un/ac

2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 05/12/2016



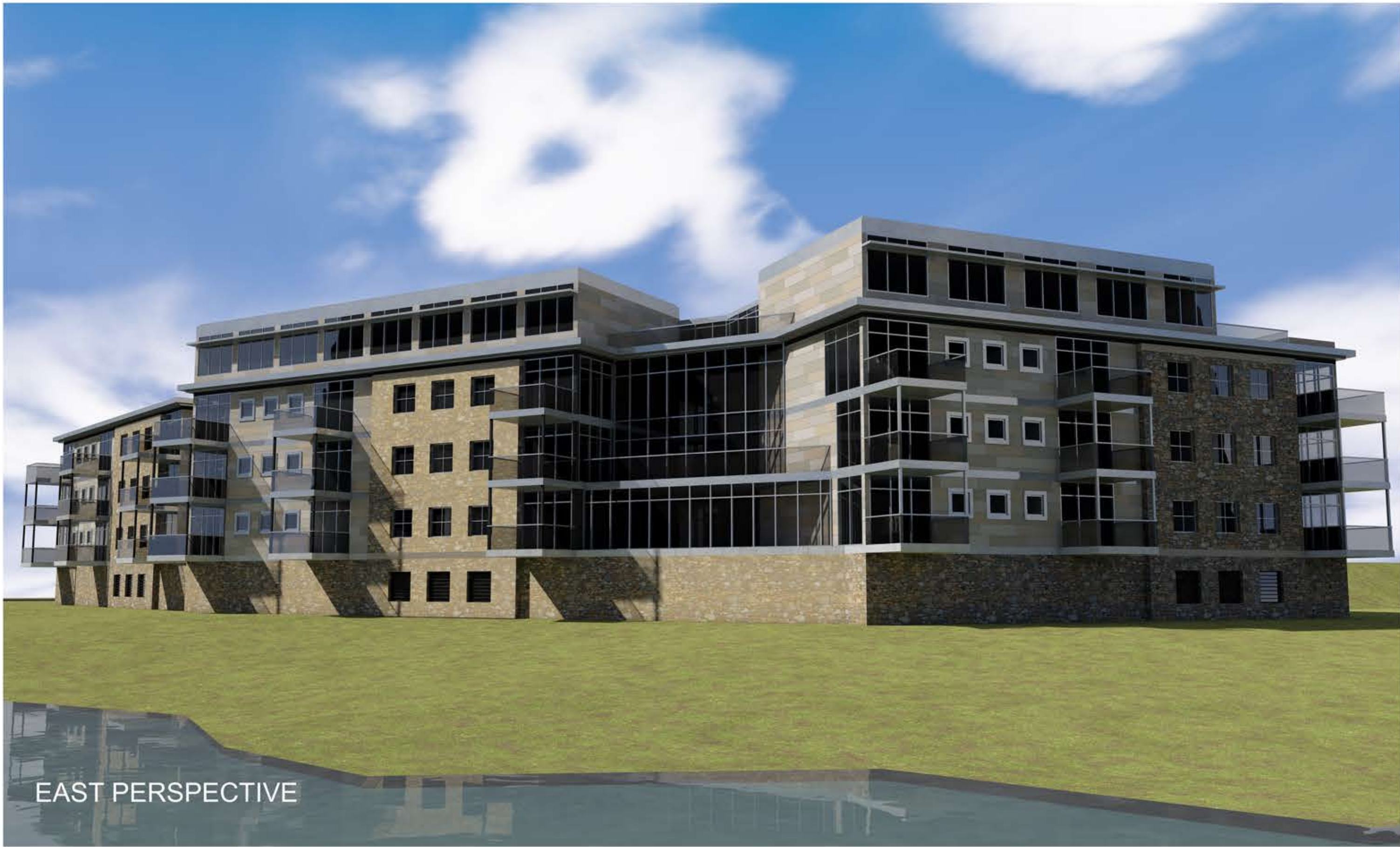
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WEST PERSPECTIVE



EAST PERSPECTIVE



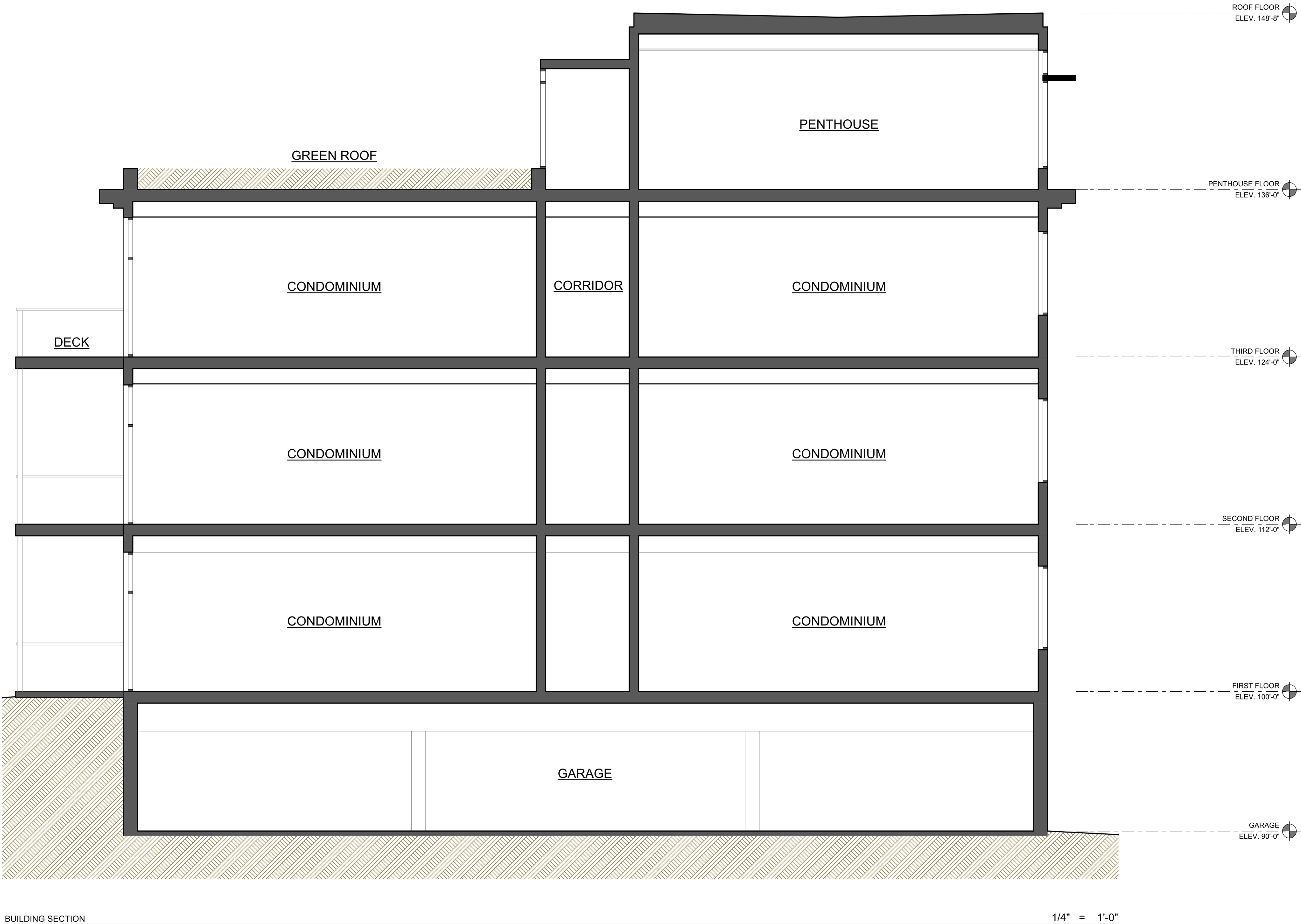
AERIAL



SOUTHWEST PERSPECTIVE - VIEW FROM ROAD



Exhibit A3: Building Dimensions



2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 05/16/2017

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Thursday April 13, 2017

Jeremy Barnhart
Community Development Director
2750 Kelley Parkway
City of Orono, MN 55356

Re: Freshwater Condominiums

Dear Jeremy:

We held our neighborhood meeting on Wednesday April 12th from 7:30 to 8:30. Below is the breakdown of who we invited, attendance and their comments. We believe it was a very successful and productive meeting with very good dialogue between us and the neighbors. As expected the biggest concern was traffic followed by a preference of condos over apartments. The concern of density was a much smaller concern, with density largely related to traffic than the number of people. What was difficult to take from the meeting was the concern of height. As you can see we only received 5 comments regarding height.

Per this meeting we believe that we can satisfy concerns by reducing the number of units and creating larger and more expensive condominium units to capture the needed costs. We wish to meet with you to discuss the meeting and next steps. Are you available next week either; Monday morning, Thursday morning, Friday morning or afternoon?

Invites: 59
Attendance: 25-30 neighbors
Council member: Richard Crosby II
Comments Card received: 12

Areas of concern noted in comments

Density:	3
Wetland impact:	3
Height:	5
Traffic:	9
Condo preference:	6
Safety on 19:	4

March 14, 2017

Jeremy Barnhart
Community Development Director
City of Orono
PO BOX 66
Crystal, MN 55323

Dear Jeremy:

We just had a long talk and visit with Alex Ugorets. From what Alex showed us today, he assuaged our concerns for his apartment/condo project at Freshwater. We were impressed with the quality of the update of the Freshwater building.

Regarding the proposed project, we definitely would prefer condos to apartments as owners obviously have a financial investment to protect. We fully understand Alex's logic/need for the new construction to be a three-story structure.

Sincerely,

John and Linda Freivalds

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Karen O'Malley

*CONTACT INFORMATION _____

(*indicates optional) _____

COMMENTS: lights on south side are blocking view in my living room!
too close to road!
stop @ 30' height!
limit to 30 units

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Karen Thuermer*CONTACT INFORMATION Thanks for an opportunity to view

(*indicates optional) _____

COMMENTS: Concern: Too many apartments, not great
for our property values (transient folks) &
condos where people are invested
↑ Traffic, too traffic going down Kelly Ave
lots of cement up front - need trees, green
Also - TOO high!

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Sherry White

*CONTACT INFORMATION sherrywhite@mediacombl.net

(*indicates optional)

COMMENTS: ① There should be a wider street set back to allow for future county work on CR19 with possible (I hope!) trail.

② Traffic is already very heavy on CR19 at rush hour. This looks like too much more.

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME BRUCE BAUER

*CONTACT INFORMATION _____

(*indicates optional)

COMMENTS: SO - too many - TRAFFIC WILL BE NOISY AND RIDICULOUS - SAY GOODBYE TO THE MARSH AREAS - THREE MILES HIGH IS TOO MUCH! etc etc etc

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME BONNIE & MARK HECTOR

*CONTACT INFORMATION 1212-382-7880 BBOHN@CJBURNET.COM

(*indicates optional) DMARK HECTOR@GMAIL.COM

COMMENTS: WE WOULD LIKE TO KNOW IF

THIS PROJECT IS APTS OR CONDOS & WHAT

PRICE RANGE CONDOS OR RENT WILL BE.

ALSO WE THINK THERE SHOULD BE A

SIDEWALK ON 19 FOR PEOPLE TO WALK ON.

THE TRAFFIC DENSITY WILL BE IMMENSE, ESPECIALLY

W/ THE ADDITION OF MTKA COUNTRY CLUB PROJECT. THOSE

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record.

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HOMEOWNER GOING DOWNTOWN WILL USE 19 & 15.

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME

BONNIE LERVIK

*CONTACT INFORMATION

lervik@mnmicro.net

(*indicates optional)

COMMENTS:

① Traffic flow = at some point turn lanes & larger bike paths need to be considered for Ct. Rd 19. The proposed building is too close to Ct. Rd. 19.
② Rental property - This area is predominantly private homes. Rental units do not fit the demographic of the neighborhood.
③ Safety on Ct Rd 19 - Summer cover,

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

Boat traffic, motorcycles + buses need to be considered. Ct. Rd. 19 is already a safety hazard.

④ If traffic backs up on ^{Ct.} Rd 19, drivers will use Kelly Ave or Lyndale as a shortcut to Ct. Rd 15 West. Neither of these streets are wide enough.

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Andy & Pam Whitehead

*CONTACT INFORMATION PLDickman@gmail.com

(*indicates optional) _____

COMMENTS: ① Too many units

② With the high number of units, too many additional cars will be introduced to the area, significantly impacting traffic

③ Too tall of a structure. The scale does not fit in with Navarre

④ Too much black top cover. Where will the water go? Decreasing the black top space will allow more green cover

⑤ Prefer condos for purchase and NOT rental units

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record.

Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Wendy Roal Warner

*CONTACT INFORMATION WRWB2@msn.com

(*indicates optional) _____

COMMENTS: Major concerns with traffic - it is already a problem now and this will have a significant impact and cause accidents.

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Jim Warner

*CONTACT INFORMATION warnerelli@msn.com

(*indicates optional) _____

COMMENTS: MY INITIAL CONCERN IS TRAFFIC FLOW. HWY 19
during the evening hours will back up to the Narrows
Bridge, especially in the Summer Months. Folks Turning
South on 19 in the Mornings will find it difficult to
turn left in the Mornings

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Randy Alonso

*CONTACT INFORMATION Randy.Alonso1@gmail.com

(*indicates optional) _____

COMMENTS: Looking forward to prices \$.

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Linda Sallee

*CONTACT INFORMATION lsallee100@gmail.com

(*indicates optional) _____

COMMENTS: would prefer Condo's over apartments /
49 units is too dense / lower than 3
floors / condo's could be high-end
thank you for having this meeting

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

2520 Shadywood Road – Freshwater Apartments

COMMENTS & FEEDBACK

*NAME Jill Bauer

*CONTACT INFORMATION bandjbauser@msn.com

(*indicates optional) _____

COMMENTS: major concerns with respect of wetlands in
that area will be impacted. residents in the area
are in the same area. they determine it's
our community.

Please leave your feedback in the comment box. Your feedback will be shared with project staff and included in the project record. Comments may also be directed to Tom Goodrum, Senior Planner by email at tom.goodrum@westwoodps.com or by phone at 952.906.7425

Condo Neighborhood Meeting Invite

Old Beach Road

Francis & Denise Frangipane
2312 Old Beach Rd.
Wayzata, MN 55391

J.J. Baumer & T.E. Baumer
2314 Old Beach Rd.
Wayzata, MN 55391

Eric C Walcher
2425 Old Beach Rd.
Wayzata, MN 55391

Larry & Donna Lundquist
2455 Old Beach Rd.
Wayzata, MN 55391

Kirk & Jacqueline Sherman
2505 Old Beach Rd.
Wayzata, MN 55391

Thomas & Alicia Codute
2535 Old Beach Rd.
Wayzata, MN 55391

John & Linda Freivalds
2585 Old Beach Rd.
Wayzata, MN 55391

James R Krey
2560 Old Beach Rd.
Wayzata, MN 55391

David Mathias Schneider
2540 Old Beach Rd.
Wayzata, MN 55391

Milan & Melanie Schwendeman
2530 Old Beach Rd.
Wayzata, MN 55391

Lydiard Avenue

James T Wilson
2565 Lydiard Ave.
Excelsior, MN 55331

Mary & John Langlas
2585 Lydiard Ave.
Excelsior, MN 55331

John R Lupke
2595 Lydiard Circle
Excelsior, MN 55331

Bonnie J Lervik
2605 Lydiard Circle
Excelsior, MN 55331

Karen J O'Malley
2615 Lydiard Circle
Excelsior, MN 55331

Michael & Cynthia Tsypis
2625 Lydiard Ave.
Excelsior, MN 55331

James Berg
2655 Lydiard Ave.
Excelsior, MN 55331

Michael Finken
2684 Lydiard Ave.
Excelsior, MN 55331

Bruce J Bauer
2660 Lydiard Ave.
Excelsior, MN 55331

Joshua R Hadrava
2636 Lydiard Ave.
Excelsior, MN 55331

Kelly Ave

Alexander L Johnston
2700 Kelly Ave.
Excelsior, MN 55331

Charles Morin
2699 Kelly Ave.

Excelsior, MN 55331

Garry & Patty Morris
2697 Kelly Ave.
Excelsior, MN 55331

Mark & Polly Kieper
2695 Kelly Ave.
Excelsior, MN 55331

Marilyn H McClaskey
P.O. Box 6
Minnetonka Beach, MN 55361

John & Sherry Volkmar
2640 Kelly Ave.
Excelsior, MN 55331

Steven & Doree Wendling
2650 Kelly Ave.
Excelsior, MN 55331

Andrew & Pamela Whitehead
2620 Kelly Ave.
Excelsior, MN 55331

John L Kozar
2750 Kelly Ave
Excelsior, MN 55331

Jessica A Atkinson
2740 Kelly Ave.
Excelsior, MN 55331

Gregory T Quirk
5585 Harding La
Shorewood, MN 55331

D & T Steinbach/Premium Property Group
215 Walker Ave. S.
Wayzata, MN 55391

Pheasant Rd.

Todd Realty LLC
206 N. Chestnut
Chaska, MN 55318

James & Cheryl Johnson
2655 Pheasant Rd.
Excelsior, MN 55331

Council Members

Dennis Walsh
P.O. Box 53
Crystal Bay, MN 55323

Richard Crosby II
P.O. Box 66
Crystal Bay, MN 55323

Wendy Dankey
P.O. Box 66
Crystal Bay, MN 55323

Aaron H. Printup
P.O. Box 104
Crystal Bay, MN 55323

Victoria Seals
P.O. Box 66
Crystal Bay, MN 55323

Planning Commission

Catherine Hanson Meagher
2720 Kelly Ave.
Excelsior, MN 55331

Peter & Rachel Pluimer
2710 Kelly Ave.
Excelsior, MN 55331

Hoopland LLC
17930 Tioga Trail
Wayzata, MN 55391

Karen Marie Kaverman
2755 Kelly Ave.
Excelsior, MN 55331

Denise Leskinen
1125 Willow Drive N.
Long Lake, MN 55356

Kevin Landgraver
2570 Thoroughbred Lane
Long Lake, MN 55356

Bruce Lemke
565 Old Crystal Bay Road
Long Lake, MN 55356

Chad Olson
116 Chevy Chase Drive
Wayzata, MN 55391

Shadywood Road

Intl Ministerial Fellowship
P.O. Box 100
Navarre, MN 55392

Casco Ventures LLC
16192 State Hwy 7
Minnetonka, MN 55345

David J Delany
P.O. Box 721
Long Lake, MN 55356

Jeanne M Englund
2117 Penn Ave. S
Mpls, MN 55405

Bridgewater Bank
3800 American Blvd. W. #100
Bloomington, MN 55431

Ashley E Samler
2585 Shadywood Rd.
Excelsior, MN 55331

Loren Schoenzeit
4480 Forest Lake Landing
Mound, MN 55364

Jon Schwingler
1550 County Road 6
Long Lake, MN 55356

John Thiesse
3845 Bayside Road
Long Lake, MN 55356

Janice Berg
2655 Lydiard Ave.
Excelsior, MN 55331

Christopher McGrann
2120 Fox St.
Long Lake, MN 55356

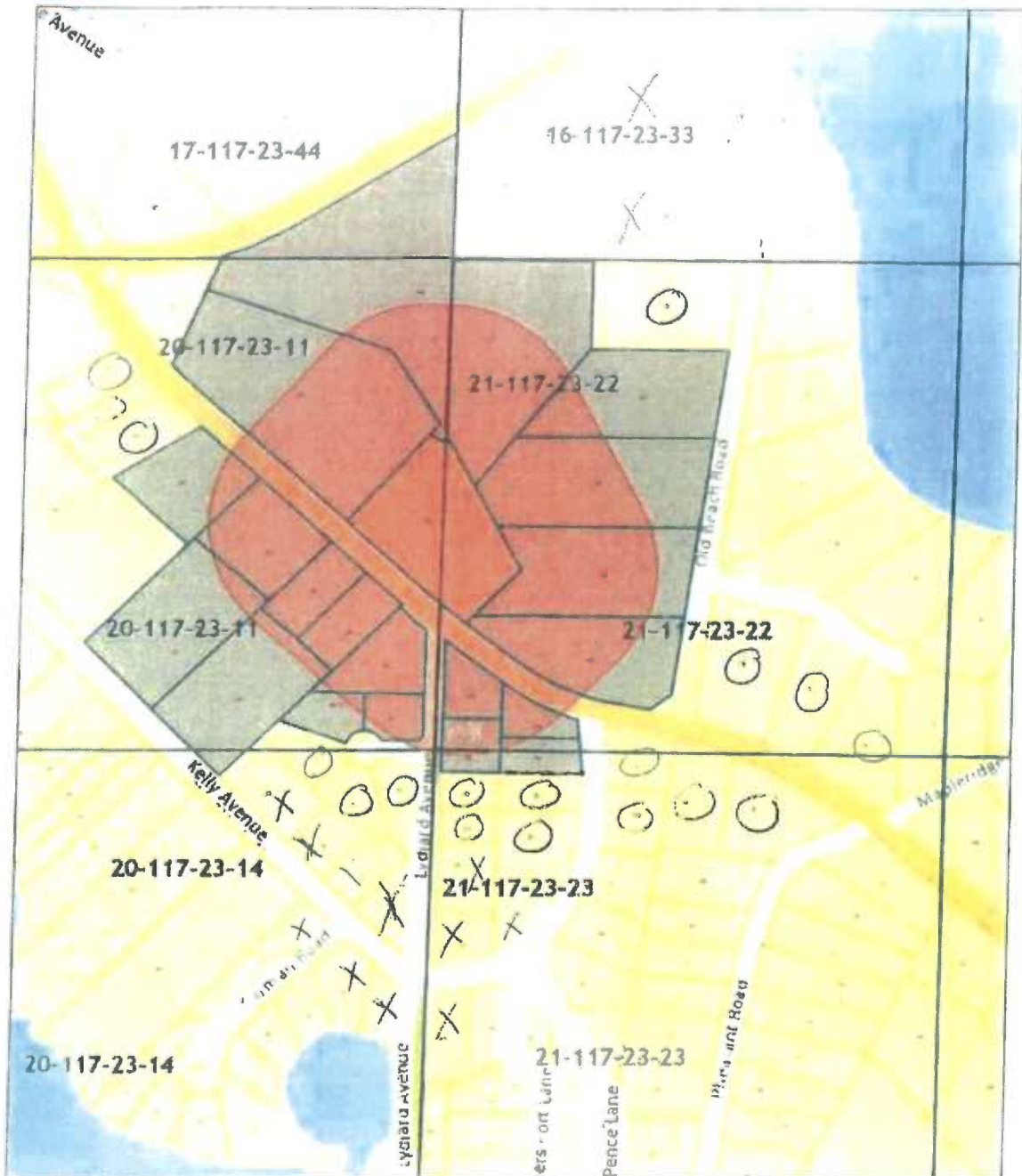
Jeremy Barnhardt



Hennepin County Locate & Notify Map

Provided By: Resident and Real Estate Services

Date: 2/13/2017



Buffer Size: 350 feet

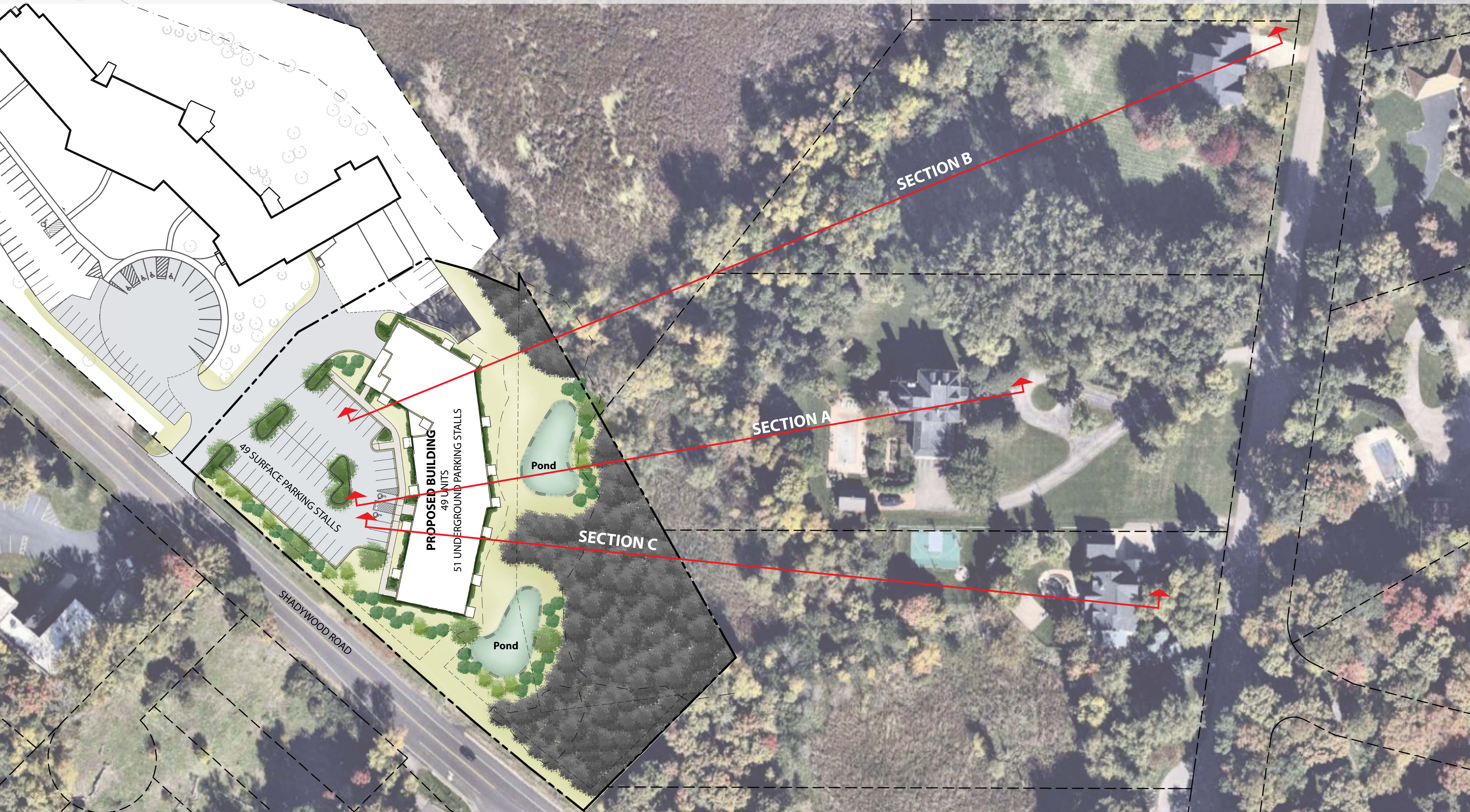
Map Comments:

2011723110038
UGORETS 8098 LLC
2520 Shadywood Road
Orono, MN 55331

0 120 240 480 ft

For more information contact:
Hennepin County GIS Office
300 6th Street South
Minneapolis, MN 55487
gis.info@hennepin.us

CONTEXT MAP



Westwood

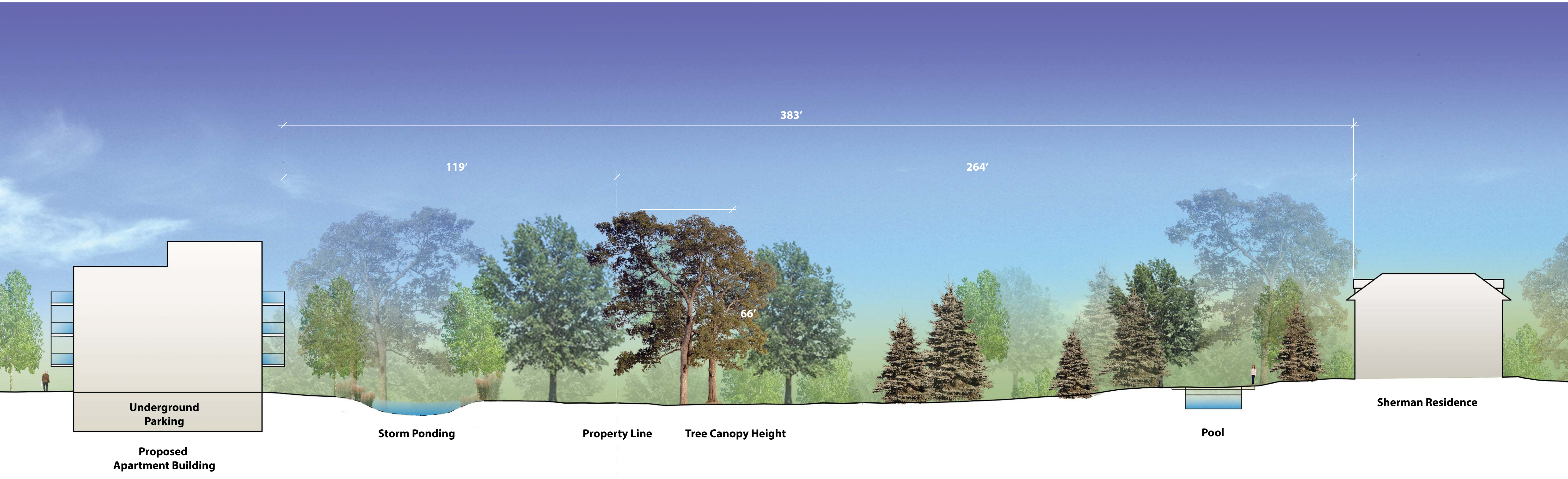
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03.13.2017
0010413

2520 SHADYWOOD ROAD
ORONO, MN

Exhibit C: Context Map

SECTION/ELEVATION A



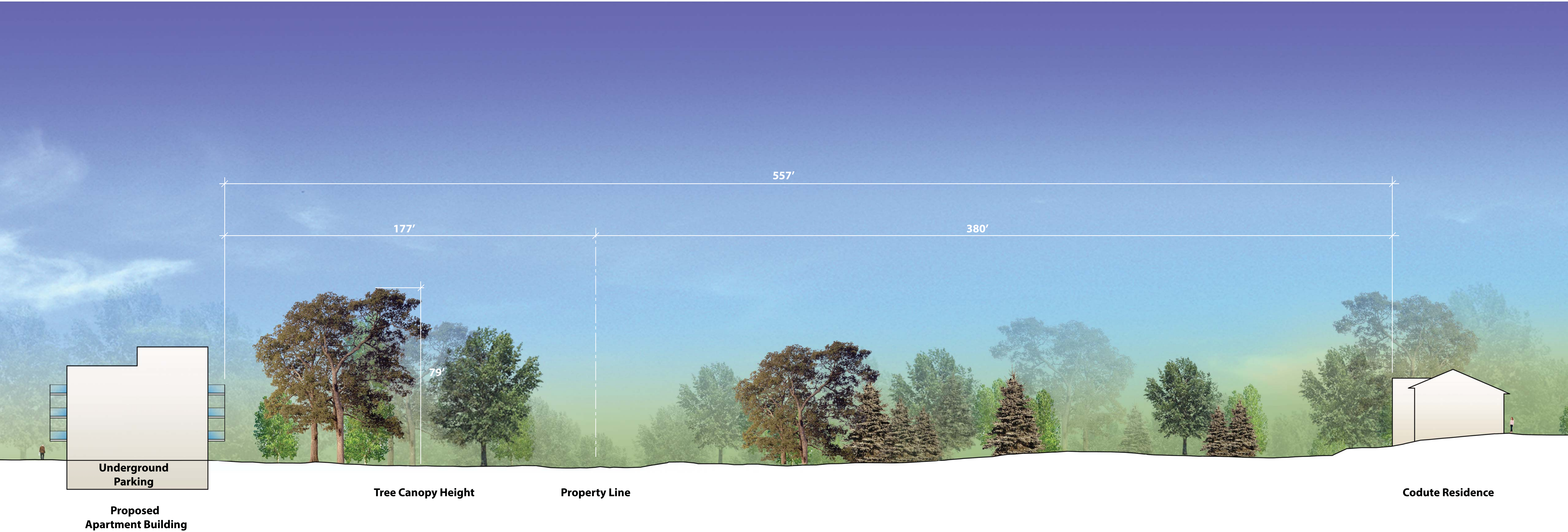
* Foreground trees depicted are actual tree height and type while background tree heights and types are based on aerial photography and subject to change

SECTION/ELEVATION B

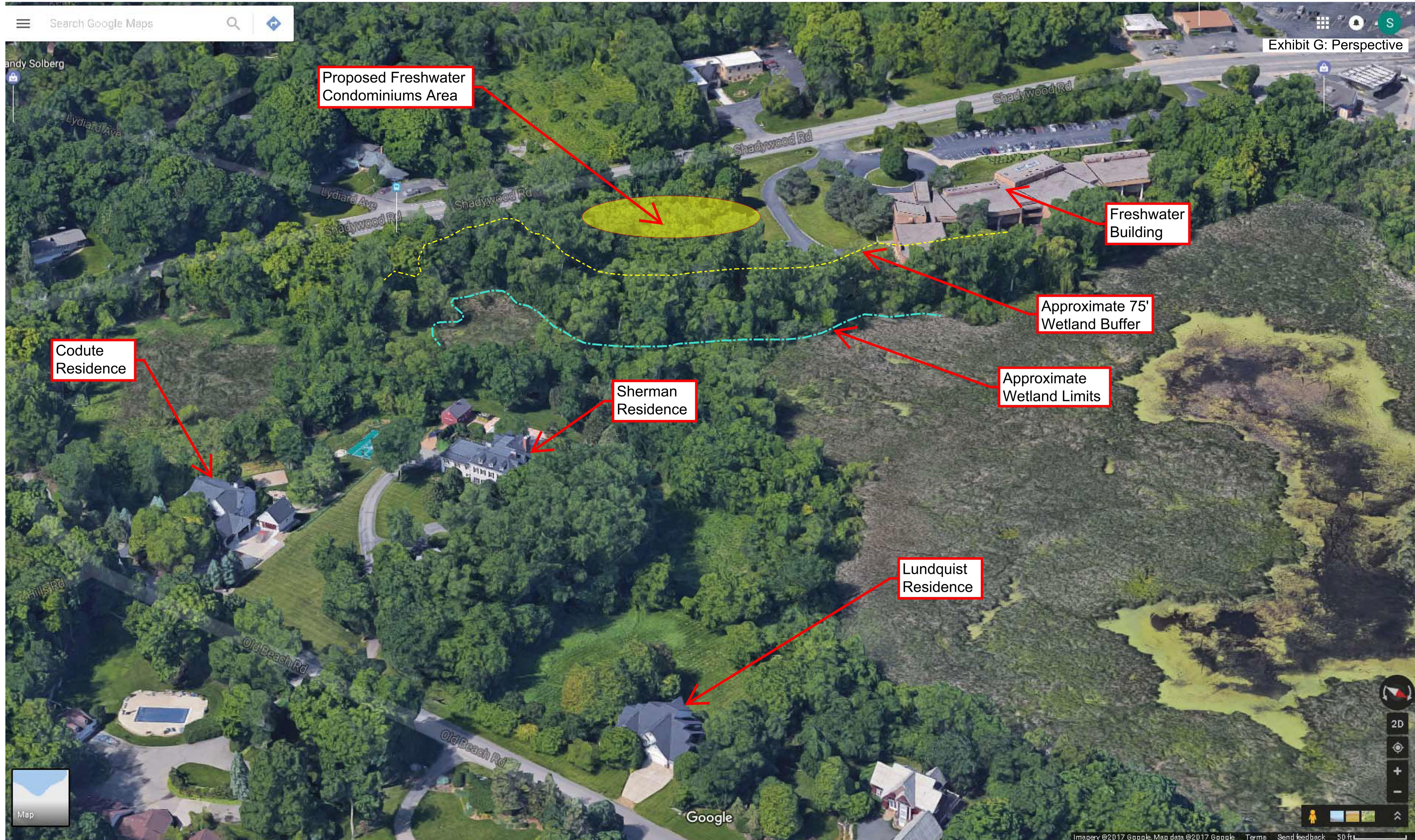


** Foreground trees depicted are actual tree height and type while background tree heights and types are based on aerial photography and subject to change*

SECTION/ELEVATION C



** Foreground trees depicted are actual tree height and type while background tree heights and types are based on aerial photography and subject to change*



2520 Shadywood Road

Orono, Minnesota

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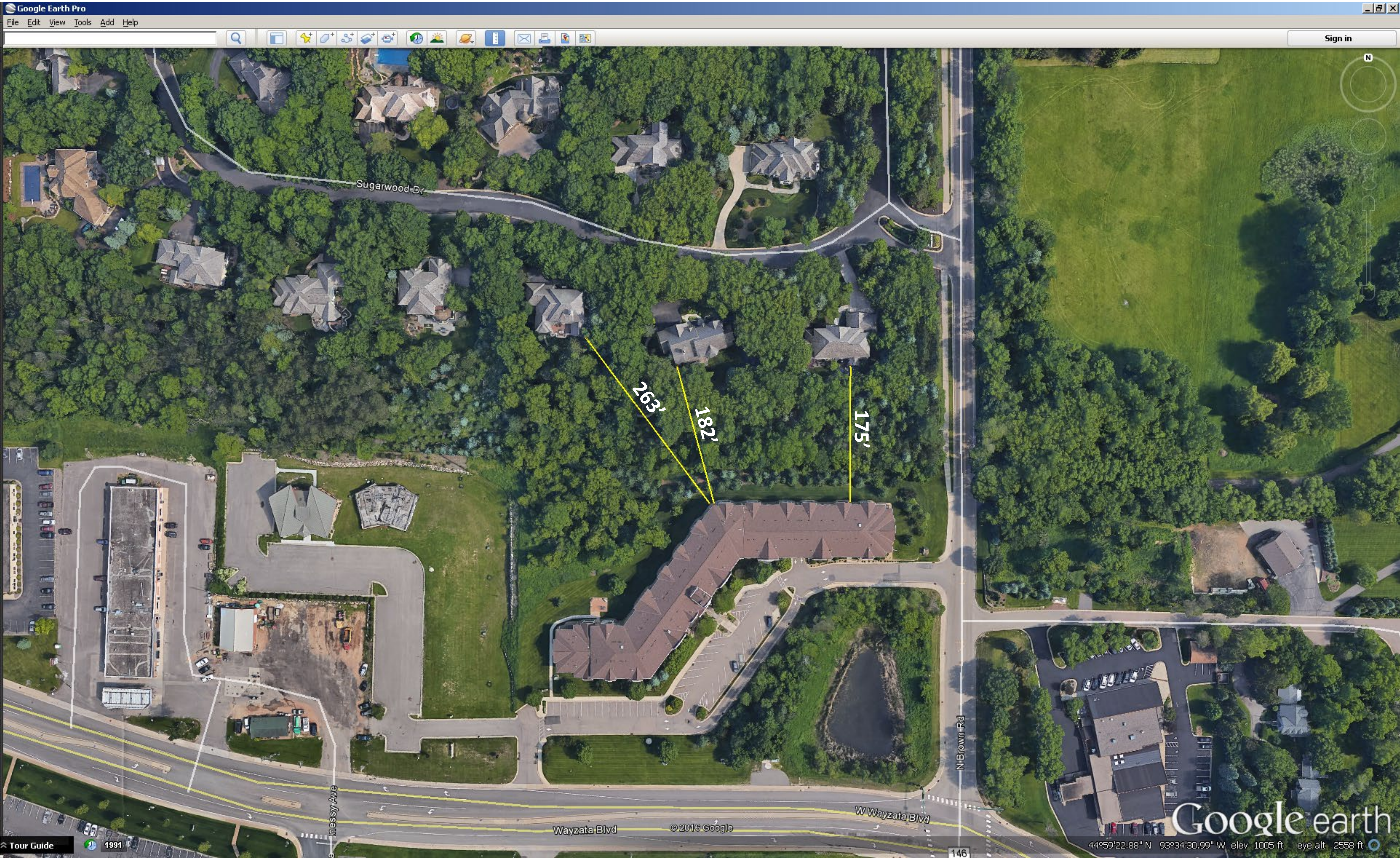
Exhibit H1: Orono Woods Front Entrance





Exhibit H3: Orono Woods Garage Entrance





ORONO WOODS SURROUNDING HOMES DISTANCES EXHIBIT

2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 05/12/2017

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Exhibit I1: Stone Bay Condos Front Entrance



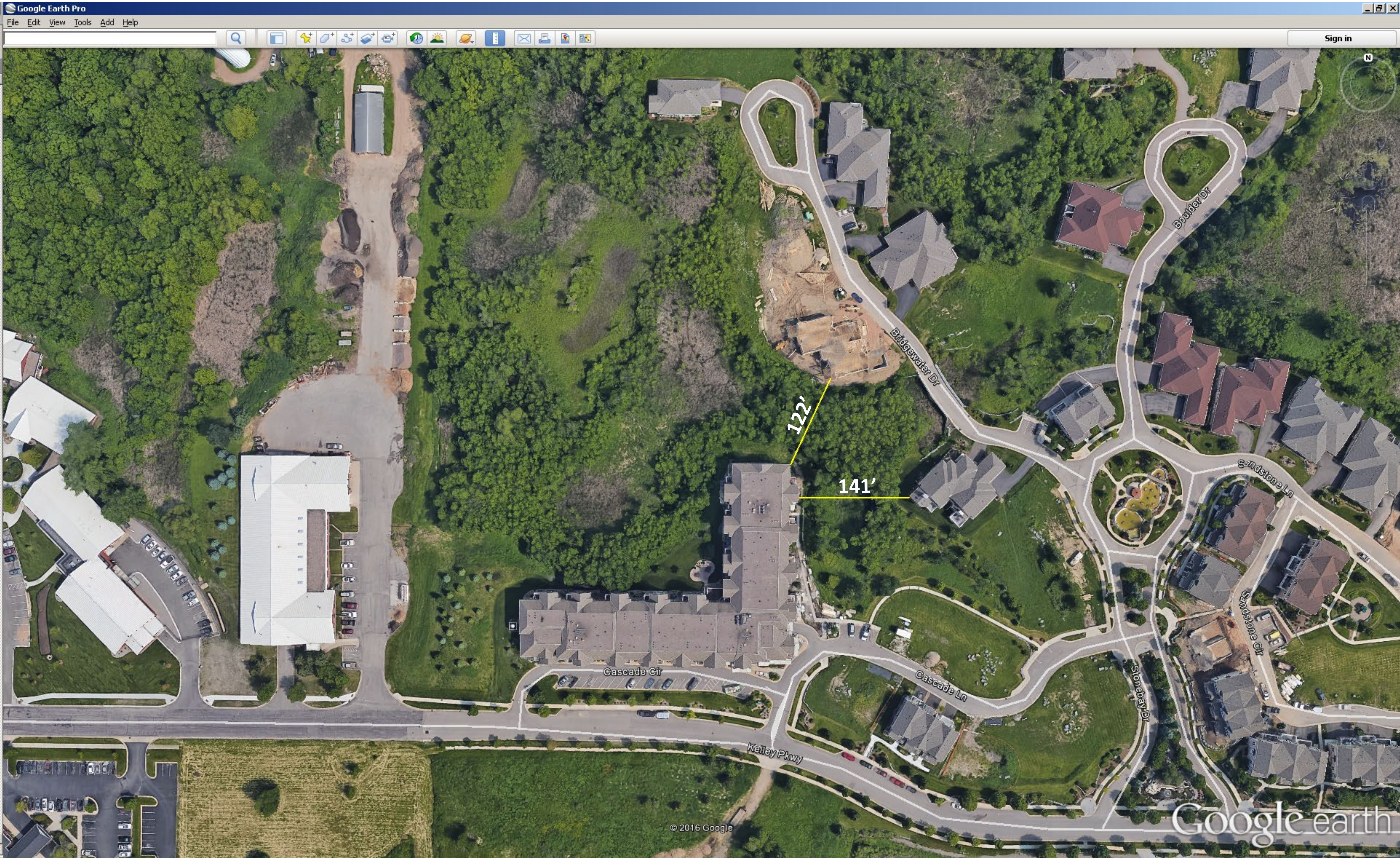




Exhibit I4: Stone Bay Condos Wetland View







STONE BAY CONDOS SURROUNDING HOMES DISTANCES EXHIBIT

2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 05/12/2017

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MEMORANDUM

Date: May 17, 2017

Re: **2520 Shadywood Rd., Orono, MN – Access Considerations**
File R0010413.00

To: Tom Goodrum, Westwood

From: Steve Manhart, P.E. PTOE, PTP

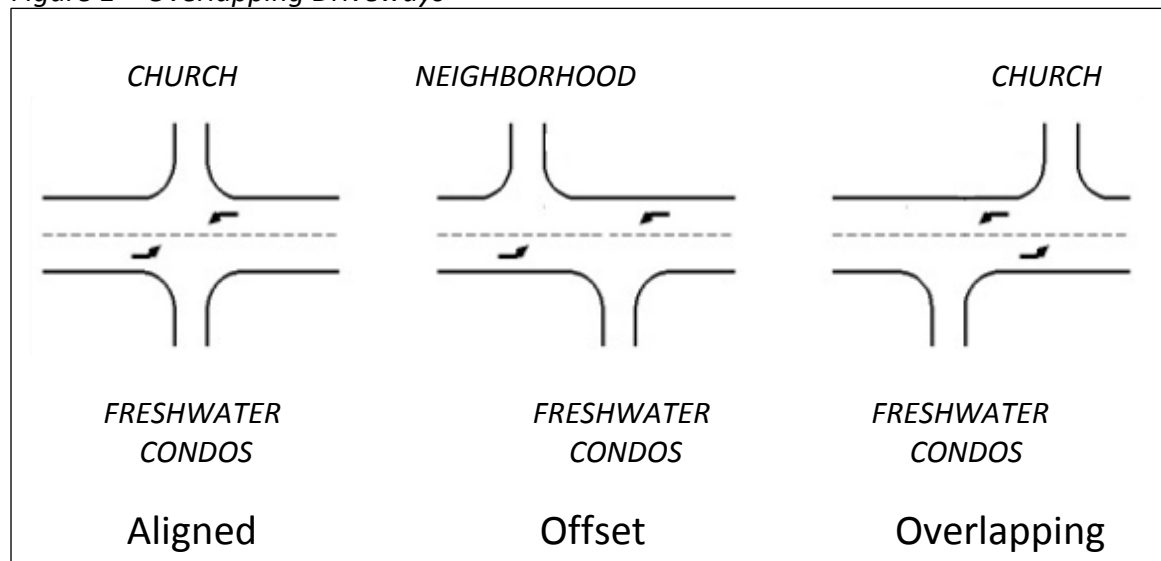
Per your request, I have reviewed the access considerations for the proposed 40-unit apartment use at 2520 Shadywood Road in Orono. The following are some of my observations and reactions:

- The posted speed limit on Shadywood Road south of Shoreline Drive (Co. Rd. 15) is 40 mph.
- Shadywood Road is functionally classified as an “A-Minor Expander” roadway by the Metropolitan Council.
- The 2015 MnDOT Metro Traffic Volume Map does not provide a specific Annual Average Daily Traffic (AADT) for this segment of Shadywood Road. Nevertheless, one may estimate the daily volume by averaging the given volumes to the north and south of this site. Therefore, one may assume the AADT for this segment of Shadywood Road is approximately 7,950 veh/day.
- According Land Use Code 230 of the ITE Trip Generation Manual, Ninth Edition, the 40-unit condominiums will generate approximately 232 trips per weekday (116 entering and 116 exiting); 18 trips in the a.m. peak hour (3 entering and 15 exiting), and 21 trips in the p.m. peak hour (14 entering and 7 exiting).
- According Land Use Code 230 of the ITE Trip Generation Manual, Ninth Edition, the 40-unit condominiums will generate approximately 226 trips per day on a Saturday (113 entering and 113 exiting), and approximately 194 trips per day on a Sunday (97 entering and 97 exiting). The Saturday peak hour will

generate 19 trips (10 entering and 9 exiting), while the Sunday peak hour will generate 18 trips (9 entering and 9 exiting).

- The MnDOT Access Management Manual provides guidance on offset driveways and streets. According to the manual, “On undivided highways, high-volume (Type 3) driveways and public street connections on opposite sides of the a highway should be aligned with one another to the extent practicable, or they should be offset to minimize overlapping left turns and other maneuvers that could result in safety or operational problems.”¹
 - A Type 3 driveway is a driveway designed to provide access to a large development area encompassing multiple properties or structures served by a clearly-defined system of internal streets.
 - The access driveway proposed for this apartment use does not measure up to the scale of a Type 3 driveway. This would be a minor driveway.
 - It is advisable to provide an offset driveway across from the Baywind Christian Church driveway on the west side of Shadywood Road, as illustrated below. Overlapping driveways with the church should be avoided, due to back-to-back left-turn lanes.

Figure 1 – Overlapping Driveways



(Source: MnDOT Access Management Manual, 2008, and Westwood Professional Services, 2017)

¹ Section 3.4.5., Offset Driveways and Streets, MnDOT Access Management Manual, Minnesota Department of Transportation, Saint Paul, MN, January 2, 2008, p., 35.

- Conclusion
 - Given the modest trip generation during peak hours, the apartment use will increase AADT along Shadywood Road by approximately 3%.
 - Either an aligned or offset driveway between the apartment use and the church will operate safely and efficiently. An overlapping driveway should be avoided, regardless of the low turning volumes.
 - It is my engineering judgment that the potential vehicular turning conflicts between the proposed apartment use and the Baywind Christian Church will be relegated to Sunday mornings and possibly one evening a week.

Please contact me if you have further questions or comments regarding this review.