



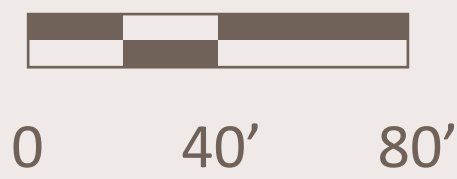
**CONCEPT DATA**

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



**Westwood**

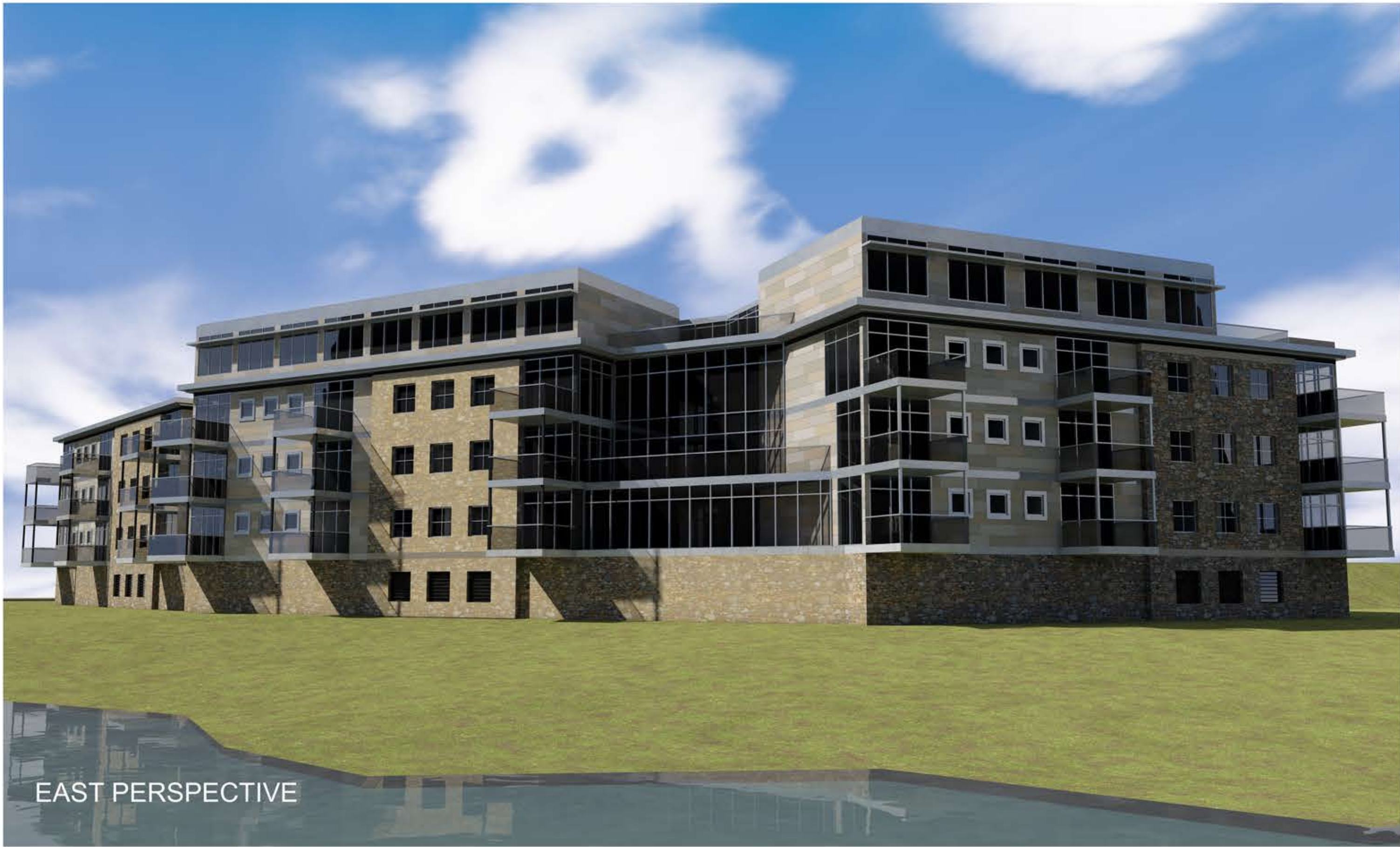
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WEST PERSPECTIVE



EAST PERSPECTIVE



AERIAL



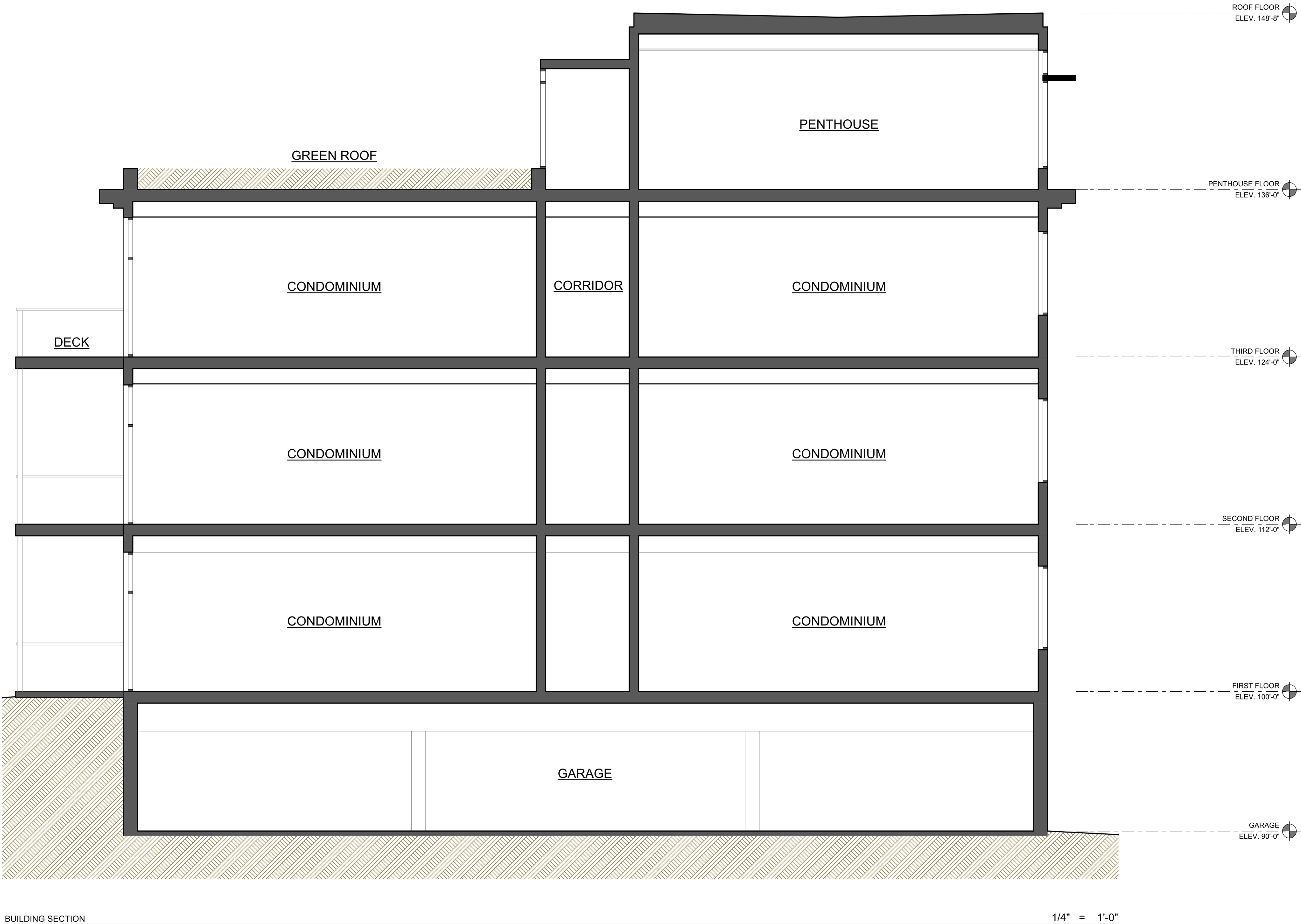
SOUTHWEST PERSPECTIVE - VIEW FROM ROAD





Exhibit A3: Building Dimensions





2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 05/16/2017

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7699 Anagram Drive  
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(888) 937-5150

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 12<sup>th</sup> 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 &amp; 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](mailto:tom.goodrum@westwoodps.com) or by phone at 952.906.7425

## 2520 Shadywood Road – Freshwater Apartments

## COMMENTS &amp; 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](mailto: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](mailto: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 WALKS 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](mailto: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.

Comments may also be directed to Tom Goodrum, Senior Planner by email at [tom.goodrum@westwoodps.com](mailto:tom.goodrum@westwoodps.com) or by phone at 952.906.7425  
HOMEOWNER GOING DOWNTOWN WILL USE 19 & 15.



# 2520 Shadywood Road – Freshwater Apartments

## COMMENTS & FEEDBACK

\*NAME

BONNIE LERIK

\*CONTACT INFORMATION

lerik@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 properly - 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](mailto: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 <sup>Ct.</sup> Rd 19, drivers will use Kelly Ave or Lyndard 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](mailto: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](mailto: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](mailto: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 condos over apartments /  
49 units is too dense / lower than 3  
floors / condos 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](mailto: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 area  
but must be impacted. residents in area  
are in the way of the development & its  
own 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](mailto: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

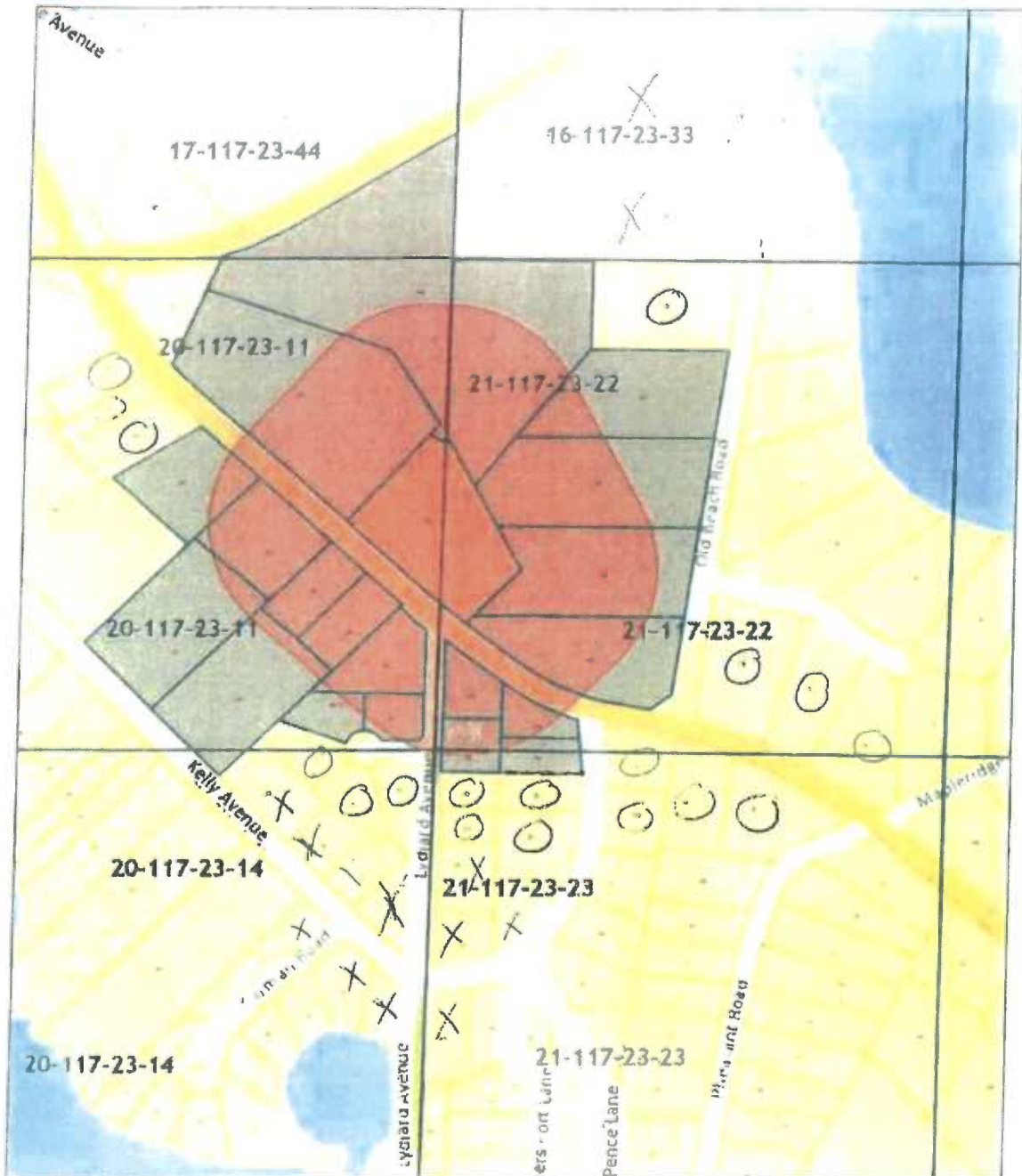




# Hennepin County Locate & Notify Map

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  
|-----|-----|-----|

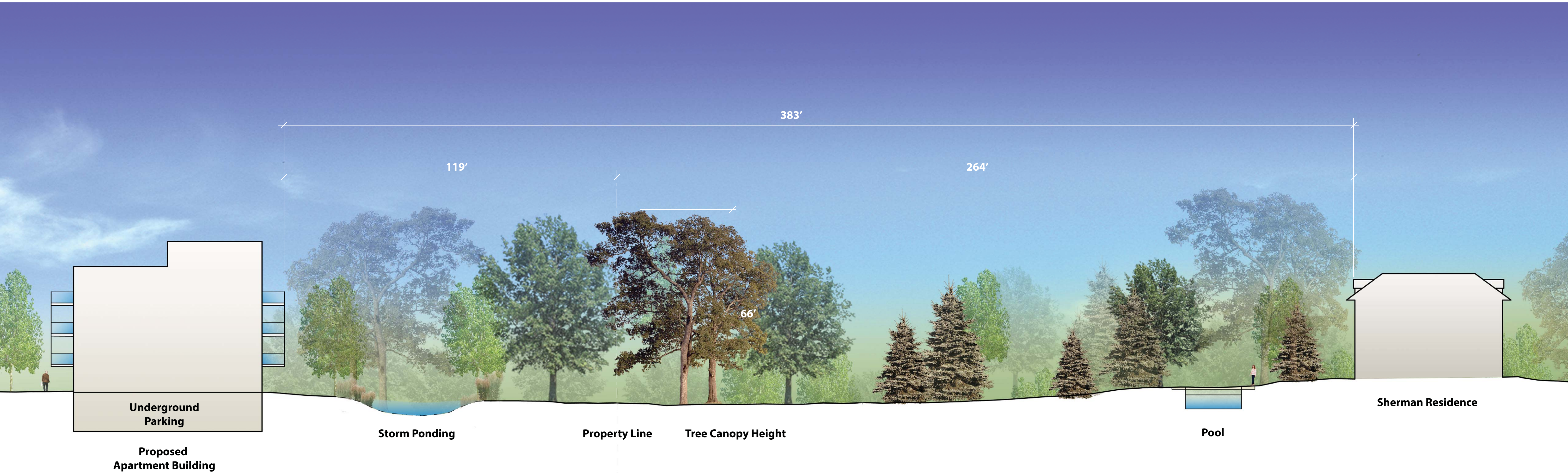
For more information contact:  
Hennepin County GIS Office  
300 6th Street South  
Minneapolis, MN 55487  
[gis.info@hennepin.us](mailto:gis.info@hennepin.us)







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



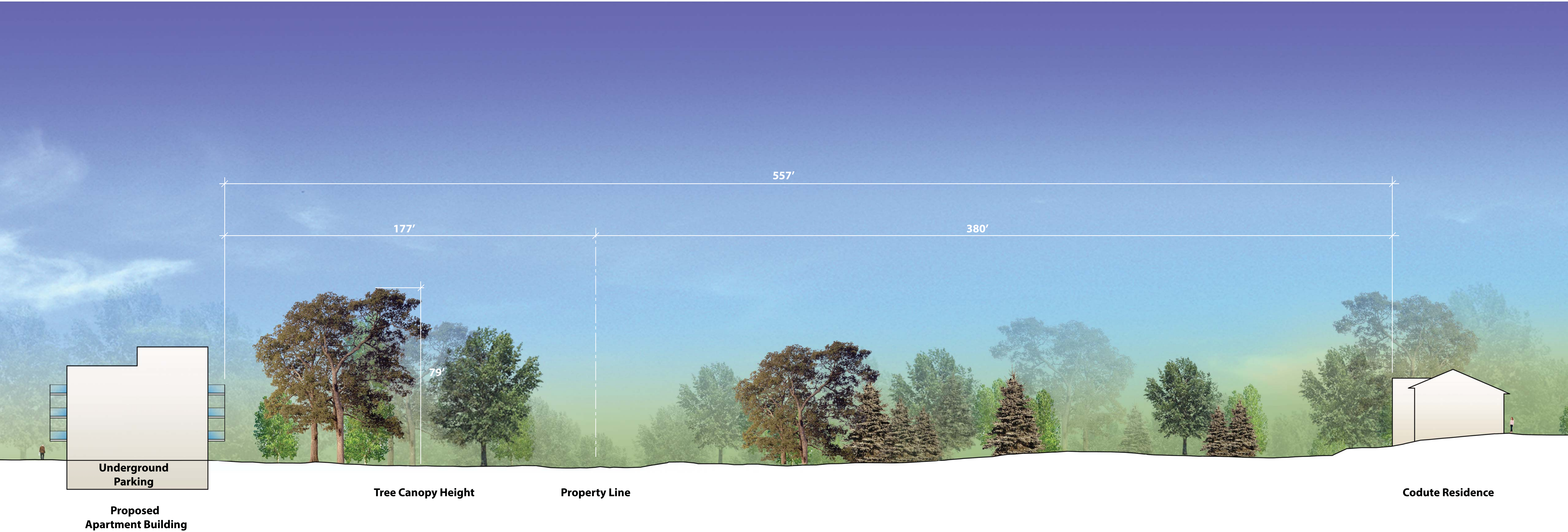
SECTION/ELEVATION B



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

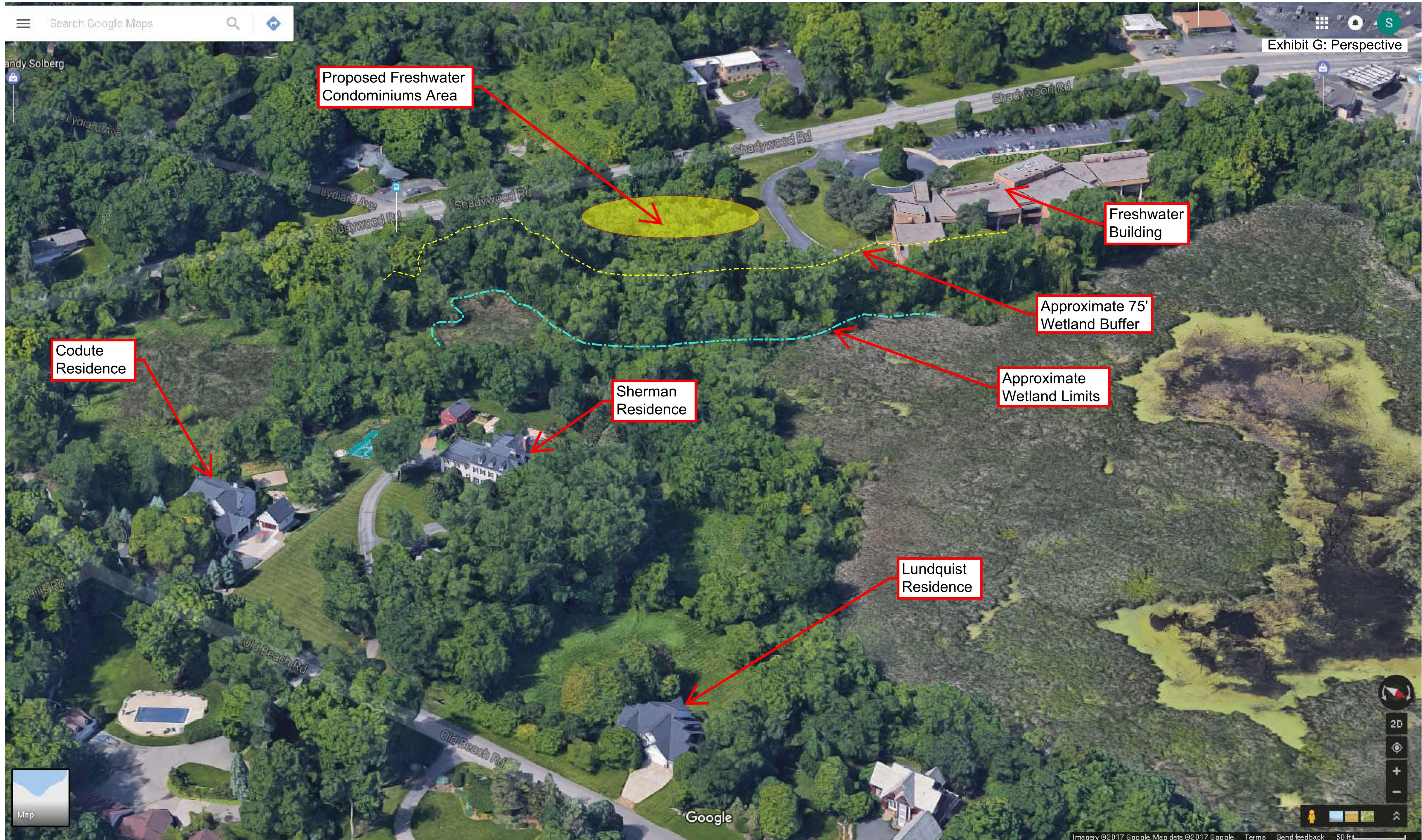


SECTION/ELEVATION C



*\* 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

Project # 0010413.00    04/12/2017

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Exhibit H1: Orono Woods Front Entrance





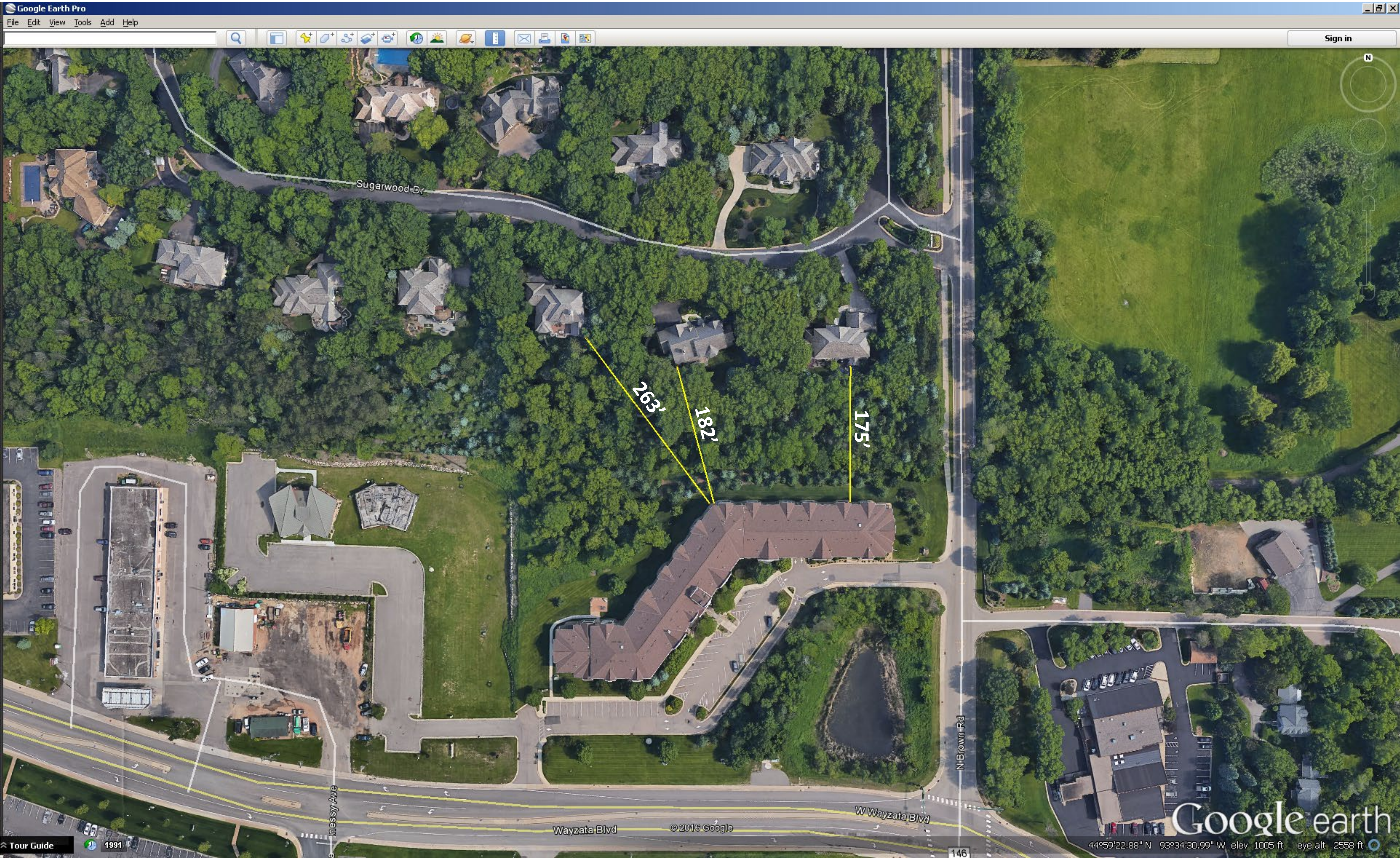




Exhibit H3: Orono Woods Garage Entrance







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













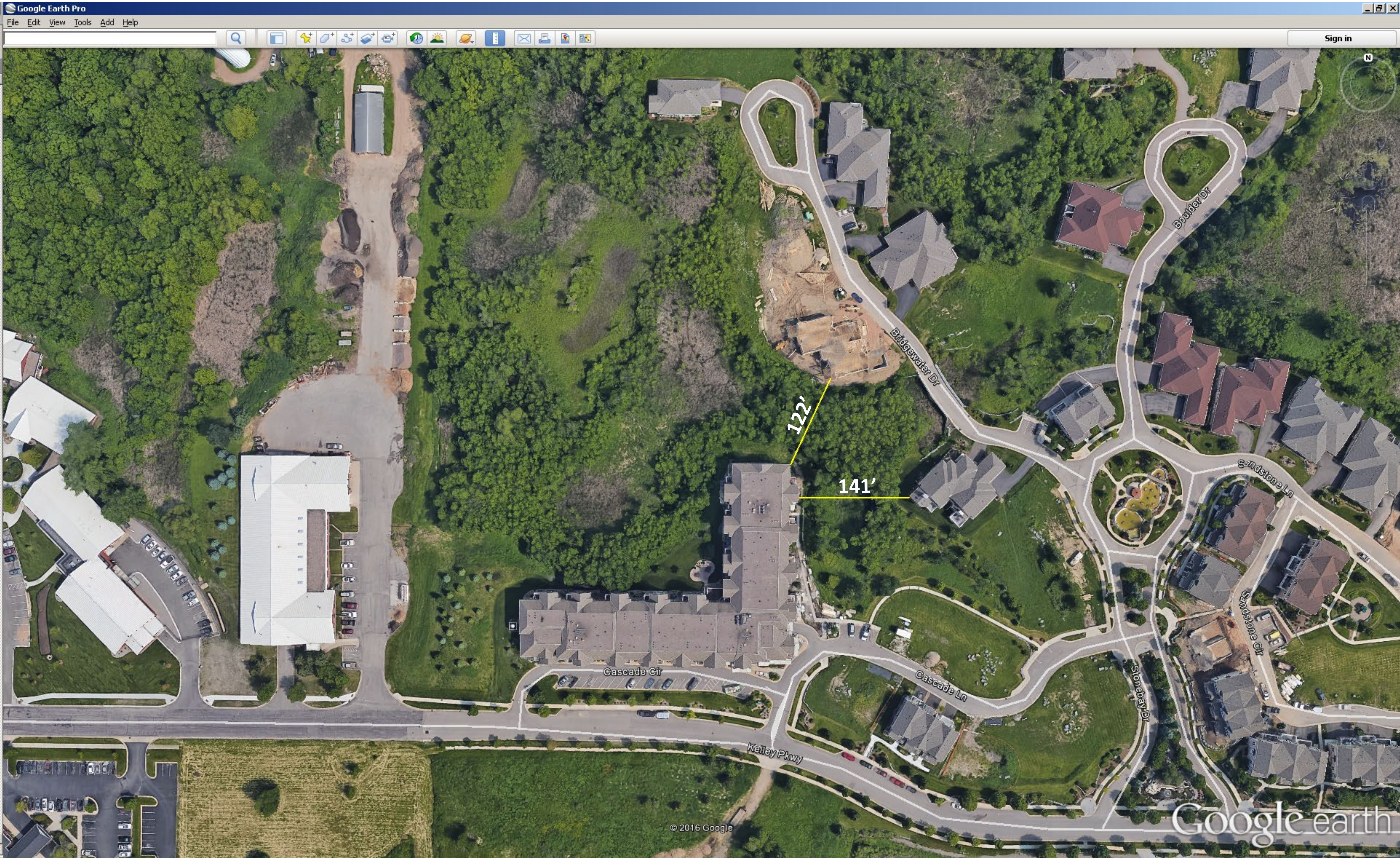
Exhibit I4: Stone Bay Condos Wetland View











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:

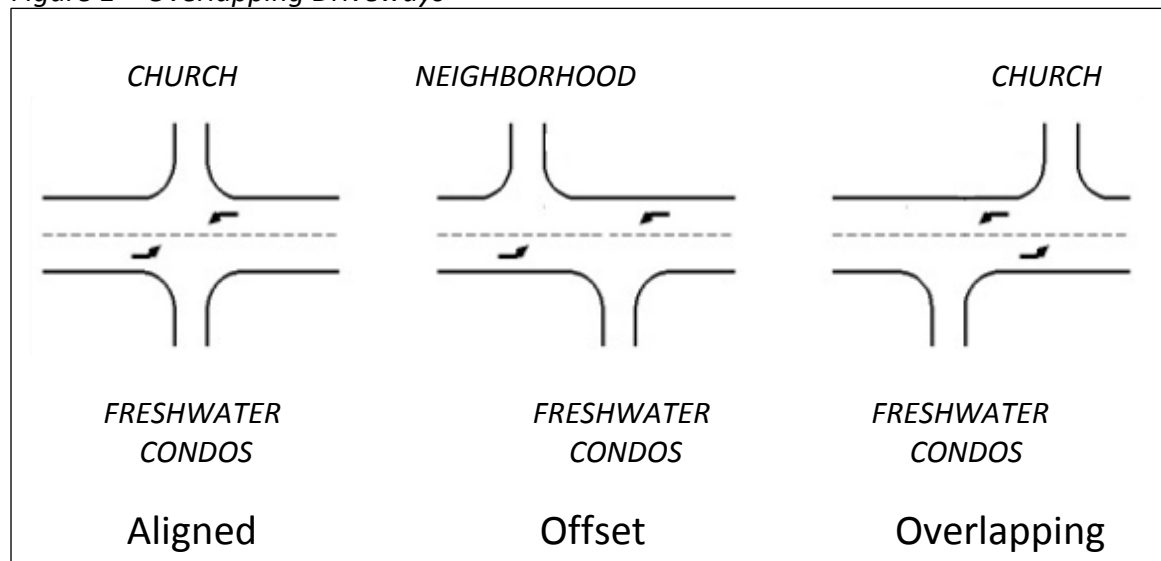
- The posted speed limit on Shadywood Road south of Shoreline Drive (Co. Rd. 15) is 40 mph.
- Shadywood Road is functionally classified as an “A-Minor Expander” roadway by the Metropolitan Council.
- The 2015 MnDOT Metro Traffic Volume Map does not provide a specific Annual Average Daily Traffic (AADT) 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.”<sup>1</sup>
  - 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)

<sup>1</sup> 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.