

**ADDENDA**  
**Minnetonka City Council**  
**Meeting of September 12, 2011**

***13A. Resolutions for special assessment of 2010-2011 projects***

Attached is a memo from the finance director with updated special assessment information.

***14A. Items concerning Hillside Memory Care at 5431 and 5439***

Attached is a letter that was received after the council packet was distributed.

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**MEMORANDUM**

**Date:** September 12, 2011  
**To:** Mayor Terry Schneider  
City Council Members  
**From:** Merrill King  
Finance Director  
**Re:** Addendum to 9/12/2011 Council Agenda Item13A

The following have paid prior to this meeting and will not be special assessed:

2011 Nuisance Abatements – Project No. 4894 (3-year term)				
Project No.	Street No.	Street Name	PID	Assessment Amount
N-263	10600	Wayzata Blvd	01-117-22-24-0030	\$2,906.87

2011 Diseased Tree Removal– Project No. 4902 (1-year term)				
No.	Street No.	Street Name	PID	Assessment Amount
T-20	13510	Bellevue Dr	27-117-22-13-0011	\$242.95

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**Memorandum**

**To:** City Council

**From:** Loren Gordon, AICP, City Planner  
Julie Wischnack, AICP, Community Development Director

**Date:** September 12, 2011

**Subject:** Change Memo for the September 12, 2011 City Council Agenda

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**14A. Items concerning Hillside Memory Care at 5431 and 5439 Williston Road:**

The attached letter was provided after the packet was prepared (see pages 2-3).

**David and Deborah Peteler  
15124 Peteler Lane  
Minnetonka, MN 55345**

September 9, 2011

Minnetonka City Council  
City of Minnetonka  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

Re: Proposed Development - Hillside Estates

Dear Council Members:

This letter is to once again voice our opposition to the proposed Hillside Estates project, to be located at 5431 and 5439 Williston Road.

My wife and I live on Peteler Lane, which as you know is just opposite the proposed new project. My family has lived on Peteler Lane since the 1930s. We have neighbors who have lived there since the 1980s. For years we all have enjoyed the quality of life of the quiet, safe, pleasant residential area.

We believe that the proposed project would have a severe negative impact on the neighborhood, quality of life, and character of the Glen Lake area. All the residents of Peteler Lane and neighboring streets, and many other people in the area with whom we have spoken are unanimous in opposing the project.

Several specific problems (although not an exhaustive list) would include:

1. Change of Zoning. Approval of the project would mean a change in the zoning and the Comprehensive Plan of the area, from residential to commercial.

Currently, the only commercial building on Williston Road and Highway 3 is the Kraemer's hardware store. Going north from Kraemer's store on Williston, there are only residential buildings until you reach Highway 7. There is a small piece of property just north of where the proposed project would go that is zoned commercial; that is, however, a steep hill overlooking a run-off pond, behind Presbyterian Homes, which is unbuildable. The look and feel of the entire stretch of Williston Road north of Kraemer's for over a mile is residential. Inserting a commercial building would change the look and feel significantly.

A comment has been made that the whole side of Williston, from Kraemer's up to the Presbyterian Homes slope side, should be re-zoned. That is a good question for discussion. But the whole piece should be discussed formally. The move to change one piece for Hillside Estates, and then potentially change another piece later, in a "creeping" fashion, essentially assumes that the decision has been made to re-zone the whole piece. This "creeping" change approach is not the right way to deal with the question.

2. Change of Character of Neighborhood. A related concern is that constructing a commercial building in what is now a low-density residential area will change the character and feel of the neighborhood.

There has been a lot of discussion about how the building is a nice building, well-architected, etc. The real question is, are we focused on the building, or on the character of the neighborhood, and how this building will change that character?

3. Assisted Care Use. The project is for an assisted care / memory care facility for the elderly. An important question is whether the city should have more elderly care facilities. There is already a significant amount of high-density housing in the Glen Lake area.

It may be that a better use of the space is to create something that will draw in young people and new families, to enliven the city and the area. This is a question that would properly be discussed in the context of re-zoning the entire piece of property, as discussed above.

4. Traffic and Congestion. Williston Road is an important street running north and south. It bears a lot of residential traffic. Due to the hilly nature, it is already an area of elevated risk for auto accidents and for pedestrians. Williston Road has essentially a natural limit to the number of cars it can bear without significantly increasing the risk of accidents. We are near that limit at this time.

A large senior residential memory unit project will mean that there will be traffic related to:

- a. Full time medical, administrative and support staff
- b. Part-time service personnel
- c. Metro Mobility vans to transport residents
- d. Visitors
- e. Ambulances. Many assisted living facilities don't have full time medical personnel, so if a resident falls or has a medical problem, an ambulance is called.
- f. Deliver trucks
- g. Sanitation trucks

All of these will add stress to the already burdened traffic situation, and increase the risk of traffic accidents. It will also bring increased noise, as well as littering and other pollution to the area.

Allowing this project would be to change the Comprehensive Plan and negatively impact the neighborhood, without a comprehensive discussion about a comprehensive solution to the problem. I urge you not to allow this project to be built.

Best regards,

*David Kern Peteler*