

CITY OF SHOREWOOD  
CITY COUNCIL WORK SESSION  
TUESDAY, OCTOBER 15, 2019

5755 COUNTRY CLUB ROAD  
COUNCIL CHAMBERS  
6:00 P.M.

**AGENDA**

**1. CONVENE CITY COUNCIL WORK SESSION**

**A. Roll Call**

Mayor Zerby \_\_\_\_\_  
Johnson \_\_\_\_\_  
Labadie \_\_\_\_\_  
Siakel \_\_\_\_\_  
Sundberg \_\_\_\_\_

**B. Review and Adopt Agenda**

**2. Cody Dietrich, Doran Companies,  
Easement Vacation Request**

**City Administrator Memo**

**3. Bev Mathiasen, Republic Services Recycling Contract**

**Recycling Coordinator Memo**

**4. ADJOURN**



# City of Shorewood Council Meeting Item

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**Title/Subject:** Easement Vacation Request, Doran Development  
Meeting Date: October 15, 2019  
Prepared By: Greg Lerud, City Administrator  
Reviewed By: Larry Brown, Director of Public Works; Marie Darling,  
Director of Planning; Tim Keane, City Attorney

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MEETING TYPE WORK SESSION

**Attachments:** Initial concept, revised concept, Doran Development letter  
Requesting easement vacation

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## Background:

In October 2018, Doran Development had the Tonka Village Shopping Center property surveyed for a plan to construct an apartment complex on a site that includes the vacant land near the Tonka Bay water tower, as well as over part of the existing mall that would be demolished. Tonka Bay received an initial plan concept in November 2018.

In April 2019, the Tonka Bay City Administrator and I discussed an easement in favor of the City of Shorewood that runs through the proposed development area. The easement is for water and sewer service to the Shorewood public works building as well as the public safety building. The Administrator and I agreed that a request to vacate it should come from the developer, and he communicated that to all parties.

At their June 25, 2019 meeting, the Tonka Bay City Council approved the concept plan and PUD for the project. (fig.1) On July 12, Cody Dietrich sent an email requesting a meeting regarding the easement. That meeting was held on August 15 and included representatives from Doran Development and their engineer, the city of Tonka Bay and their engineer, and Larry Brown and me from Shorewood. As a part of the project they proposed to construct watermain around the apartment building and then connect the public works and public safety buildings to that new main.

We said that it was Shorewood’s preference to not be involved in the project and to leave the easement in place and design the project around it. We expressed concern about the closeness of the apartment building to the public works shop, and if these parcels were in one city, the zoning code would never allow these two uses to be adjacent to each other. Regardless, we said any request to vacate the easement would have to be made to the Shorewood City Council. The developer decided to go back to the Tonka Bay City Council with a new concept design that worked around the easement. (fig. 2) At the September 10 Tonka Bay council meeting, the Council rejected the revised concept design and directed Doran to make a request to the Shorewood City Council to vacate the easement.

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**Mission Statement:** *The City of Shorewood is committed to providing residents quality public services, a healthy environment, a variety of attractive amenities, a sustainable tax base, and sound financial management through effective, efficient, and visionary leadership.*

**Options:** The decision to vacate is entirely the Shorewood City Council's decision even though the easement is in Tonka Bay.

**Next Steps and Timeline:** The decision to vacate the easement would have to be at a future council meeting. The decision tonight is whether to call for a public hearing to consider the vacation. If the Council provides direction to staff to call for a public hearing, staff will prepare the proper notices and schedule the hearing at a future council meeting.

Figure 1

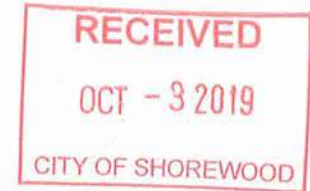


5/8/2019 11:53:20 AM

Figure 2



PARKING OVERVIEW: 457 TOTAL SPACES REQUIRED, 457 TOTAL SPACES SHOWN



October 3, 2019

Marie Darling  
Planning Director  
City of Shorewood  
5755 Country Club Road  
Shorewood, MN 55331

**Re: Tonka Village Shopping Center – Vacation of Utility Easement**

Dear Marie,

In addition to our vacation of utility easement application and subsequent documents for the Tonka Bay Shopping Center at 5609 Manitou Road, Tonka Bay, MN, please find this letter addressing the public benefits of vacating the utility easement and relocating the utilities.

- **Replacement of Lines** – As part of vacating the easement, the current water and sewer lines would be removed, and new water and sewer lines would be put in place. These new lines would replace lines from 15+ years ago, extending the need to excavate and replace the older lines and restart their life cycle.
- **Product Type that Doesn't Exist** – There currently is very little luxury multifamily housing as proposed in this area and no options in the near vicinity that will be of this quality. The new project will add a luxury multifamily community with two-story townhomes and apartments above. This will provide options for people living throughout the community to stay in the community if they determine to downsize from their current homes or an opportunity to stay in the community as they remodel their existing homes.
- **Added Vitality to the Shopping Center and Community** – The redevelopment will replace unsustainable retail space with new homes, helping the community grow while enhancing the existing retail. These households will support the local restaurants and shops in a time where retail is becoming less sustainable all within a walkable community.
- **Alternative Plan Would Create Difficulties** – An alternative project can work on the site if the utility easement is not vacated. This alternative plan could provide difficulties in access and maintenance to the current water and sewer lines due to proximities to new foundations flanking the easement area. Replacing the lines at a later date will also be costlier due to limited access creating additional cost implications.

We look forward to working with the City Council and City Staff at the October 15<sup>th</sup> City Council Work Session.

Sincerely,

Tony Kuechle  
President of Development  
Doran Development, LLC



## City of Shorewood Council Meeting Item

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**Title/Subject:** Republic Services Recycling Contract  
**Meeting Date:** Tuesday, October 15, 2019  
**Prepared by:** Julie Moore, Communications/Recycling Coordinator  
**Reviewed by:** Greg Lerud, City Administrator

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MEETING  
TYPE  
WORK  
SESSION

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The city recycling contract with Republic Services for residential collection is scheduled for renewal December 31, 2019. Staff has met with Republic Services to consider taking the contract option of automatically renewing with the current provider. With the current recycling economy the pricing we are offered with Republic Services is very competitive and it would require no interruption of service.

Bev Mathiasen of Republic Services will offer the presentation to council that was previously shared with staff and answer any questions you might have at the October 15 work session.

**Connection to Vision/Mission:** Consistency in providing residents quality public services, a healthy environment, a variety of attractive amenities, a sustainable tax base, and sound financial management through effective, efficient, and visionary leadership.