

Memo

To: Honorable Mayor and City Council
From: Joe Kohlmann, City Administrator
Date: December 11, 2012
Re: Parade of Homes

Staff has received a proposal from Mark Erickson of Landsted. The proposal is to use the frontage road in front of City Hall for parking. The request is to use the frontage road for parking Thursday – Sunday beginning on March 2nd and ending on March 24th - from 12:00 p.m. – 6:00 p.m. The parking request comes as a result of the home at 4384 Manitou being entered in the Parade of Homes.

The proposal states that there is not sufficient parking at the home to accommodate the anticipated 20-50 visitors on weekdays and 100-200 visitors on weekends. It is anticipated that approximately six spaces will be needed on weekdays and up to 24 spaces needed on weekends.

Staff has determined this does not create a conflict for public works.

Mark will be in attendance to answer any questions.

Attached are a proposal letter and information on the home at 4384 Manitou.

Council Action to be considered:

Motion to approve the use of the frontage road for the Parade of homes Thursdays – Sundays from March 2nd to March 24th.



Joe Kohlmann, City Administrator
City of Tonka Bay, MN
4901 Manitou Road
Tonka Bay, MN 55331

November 30, 2012

Re: 2013 BATC Spring Preview Parking Request

Dear Mr. Kohlmann:

As you are aware per our conversation earlier this week, we have entered the home located at 4384 Manitou Road in the 2013 BATC Spring Preview.

This successful event has been popular for many years and showcases the finest in new home design and construction throughout the Twin Cities area. This year, the Spring Preview starts Saturday, March 2 and runs from 12-6PM Thursdays through Sundays, ending Sunday, March 24.

We are very excited about this opportunity to attract visitors to the area. There is limited parking on-site, and the traffic volume on Manitou Road is high. This event could attract considerable traffic, and we certainly want to avoid safety issues, as well as minimize inconvenience to neighbors.

This property is located approximately six blocks from City Hall. Would it be possible for us to use the City parking lot as a staging area, from which we could transport visitors to the event via limo or shuttle bus? I spoke with Wendy Danks of the Builders' Association, and she estimates the traffic at our entry could approach 20-50 visitors per day on week-days, and 100-200 visitors per day on week-ends. Visitors typically stay for less than 30 minutes, and usually average 2 per vehicle. If these figures are correct, we could possibly tie up as many as 6 parking spots during the week and 24 spots on week-ends during the hours we are open.

Attached please find some material on the home, for your information. We would greatly appreciate your approval of the above request.

I am planning on attending the Council Meeting at 7 PM on December 11 to answer any questions the Mayor, Council, or you may have. Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Mark Erickson".

Mark Erickson
Landsted, LLC
Cell: 651.248.7343

cc: Conrad Roal

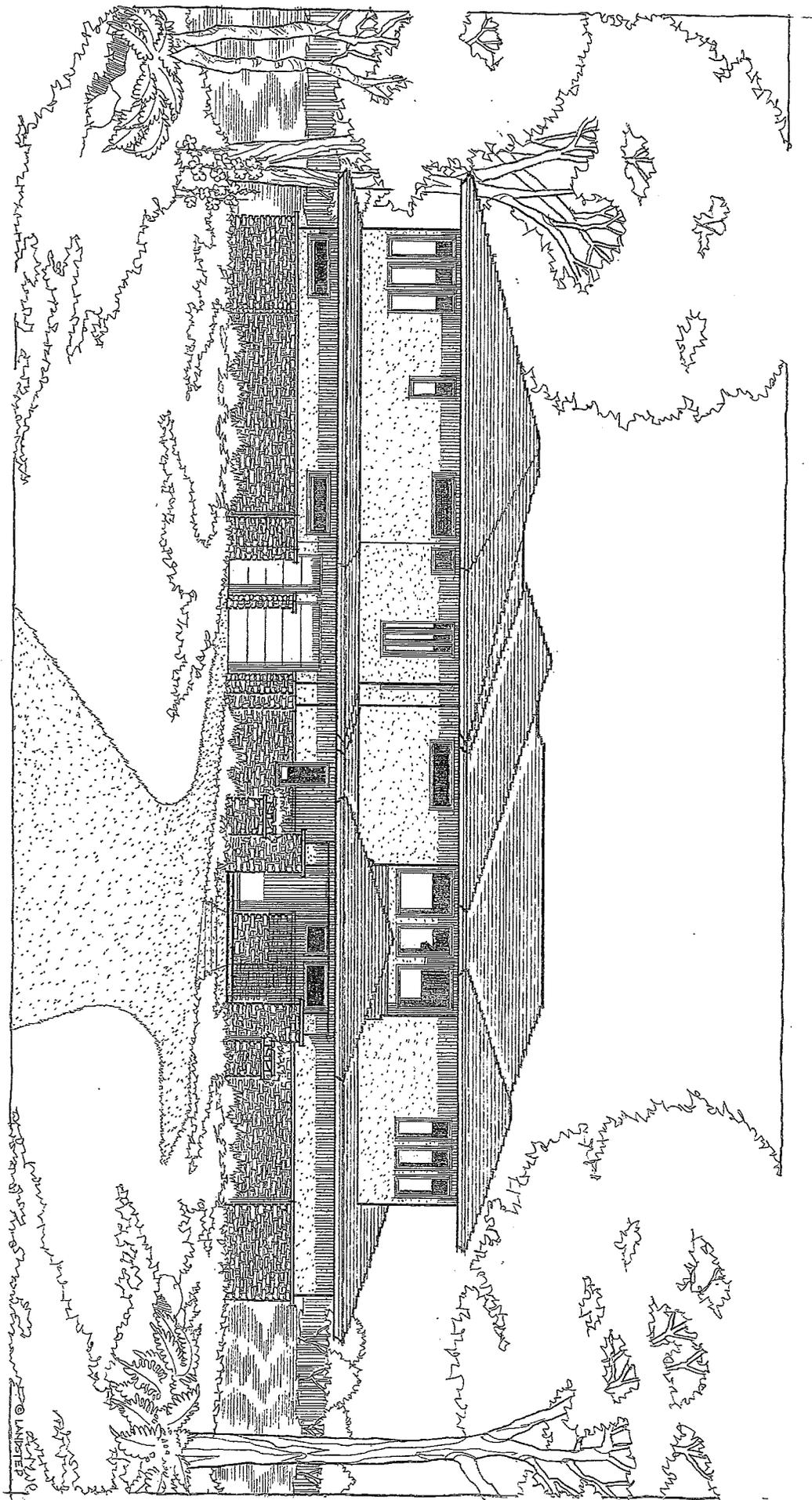


Thanks for visiting our newest project at 4384 Manitou Road, on Lake Minnetonka. This fabulous 6,000 square foot home was custom designed by the Landsted design team to meet the requirements of our clients, who will be moving here from Asia early next year. The architectural design, interior appointments, features and furnishings will truly be unique.

Some of the notable features of this home include:

- Amazing lake views over Old Channel Bay
- Wonderful sandy lake-front
- Contemporary Stucco and natural stone exterior
- Marvin Ultimate Series windows
- Clean, uncluttered, open floor-plan
- High end contemporary detailing and fixtures
- Corian window sills throughout
- Icynene closed-cell insulation
- In-floor radiant heating throughout
- Custom laquered high-end European cabinetry
- High end appliances
- Enameled millwork, with stained alder door slabs and jambs
- Extensive use of hand-scraped hickory flooring on both levels
- Smooth ceilings throughout
- Large custom wine vault
- 3D home theatre with 110" screen
- Whole house distributed A/V system controllable by mobile devices
- Central cleaning system utilizing the latest hide-a-hose vacuum systems
- Energy-saving computerized lighting system which can be monitored and controlled by remote devices
- LED lighting throughout
- Remote-controlled Lutron shade control system
- Unique floating stair with glass panels
- Amazing owner's suite with breakfast bar, two-sided fireplace, sitting area, and private balcony overlooking the lake
- Owner's bath with lake view, Kohler Riverbath tub, walk-in shower with recessed rain-shower heads and stone-panel walls
- 15 x 16 foot owner's closet
- Guest Suite above garage
- Huge exercise room
- Screened porch with fireplace
- Outdoor shower
- Extensive patios

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