



**Stantec Consulting Services Inc.**  
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May 10, 2023  
File: 193805972

**Attention: Planning Commission**  
City of Minnetonka Beach  
2945 Westwood Road  
Minnetonka Beach, MN 55361

Dear Planning Commission,

**Reference: Minnetonka Beach Water Treatment Plant Concept Site Plan**

## Background

City Council approved Stantec to proceed with final design services for the new water treatment plant at the December 2022 City Council Meeting with additional treatment alternatives in May 2023. Since then, the design team has been working the City Council and Staff to begin the design process for the new facility. The WTP will be a custom design and tailored to the unique site restrictions of the proposed site. When the new water tower location was determined and ultimately constructed, design considerations were made for the potential WTP site located east of Public Works and the new tower in Arcola Woods. It is understood that the WTP will require a Conditional Use Permit (CUP).

## Water Treatment Plant Concept Site Plan

A concept site plan has been developed based on access, current site conditions, utility locations, existing infrastructure, and conversations with City Staff regarding long term maintenance considerations. See attached "Figure 1".

- **Access:** Access is proposed via Woodbridge Rd and Arcola Lane as indicated by the blue line. The proposed WTP site is located between Woodbridge Rd to the south and west, Shoreline Dr to the south and Arcola Lane to the north. During construction, large delivery trucks will be required for construction materials. It is expected that these deliveries will come on semi – tractor trailer units which require additional space to manoeuvre. Long term, treatment plant maintenance and supplies will be delivered via large trucks as well. For those reasons and safe ongoing operation of the facility, access locations via Woodbridge and Arcola are required.
- **Site Conditions:** The site has limited space for construction. The changes in elevation, pond locations and existing trees all create constraints for building placement and access. The proposed plant location is shown in a general way and size. Final location and footprint will be confirmed as design progresses. Tree removals are shown in different shades of green. Every consideration is being made to save as many trees as possible. The only trees that will be removed are the ones required for construction and ultimate building site design.

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- **Utility Locations:** Watermain is located within Woodbridge Rd to the south of the site and on the north side of Arcola. Connection to the existing main will be made in Woodbridge Rd since a connection at Arcola would require additional tree removals and directional drilling to avoid street and trail repairs. Sanitary sewer is located within Woodbridge Rd and Arcola as well. Due to existing pipe elevations, the connection to Woodbridge Rd is preferred and provides additional flexibility for ultimate building design.
- **Existing Infrastructure:** Minnetonka Beach has two water wells located within the public works site. Well 1 is located inside the existing WTP, and Well 2 is located north of the water tower. The two wells will be connected to the new WTP via a raw water line underneath the public works pavement area. Since Well 1 is in the existing plant that will ultimately be demolished, a small well house will be required for frost protection. Well 2 is in a difficult location and limits the access abilities from the west through public works.
- **Long Term Plant Maintenance:** The proposed WTP will require periodic deliveries of various chemicals. With the addition of PFAS treatment, media replacements will require semi-truck access long term monthly or less often. The proposed driveway will be designed to accommodate the oversized vehicles required.

### Water Treatment Plant Next Steps

With direction and comments on the proposed site plan received in May, we will continue to proceed with the design of the facility and input from City Staff. The formal CUP submittal will follow once the design has progressed enough for review. The CUP submittal is estimated in August / September 2023. The project timeline is estimated below.

- |                       |                            |
|-----------------------|----------------------------|
| • Preliminary Design  | June 2023 - October 2023   |
| • Final Design        | November 2023 - March 2024 |
| • Bidding             | March 2024 – April 2024    |
| • Construction begins | May 2024                   |

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## Closing

On behalf of our Stantec team, we thank you for this opportunity to be of service to your community. We have enjoyed working with you and your staff through the design development process and we look forward to partnering with the City of Minnetonka Beach on delivering safe, reliable, and compliant water to your community.

Regards,

**Stantec Consulting Services Inc.**



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Attachment: Figure 1  
c. C.C.