

6:30 PM

A thriving, connected community with deep roots: a great place to live for a lifetime.

A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR: ROBERT GROHMANN
MEMBER: JIM SARCLETTI
MEMBER: DAN LESHER
MEMBER: MIKE SHERMAN
MEMBER: TINA ZELLMAN
ALTERNATE MEMBER: J.D. LUDFORD

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

1. **Call meeting to order and roll call**
2. **Adopt Agenda**
3. **Minutes Approval**
 - 1) [October 6, 2022 Planning Commission Minutes](#)
Motion to adopt the October 6, 2022 Planning Commission Minutes
4. **New Business**
 - 1) [PUBLIC HEARING - Interim Use Permit - 241 Olive Street South](#)
Open Public Hearing
Close the Public Hearing
Provide recommendation to the City Council regarding the Interim Use Permit (IUP) application submitted by Brad Kerber, on behalf of Waconia Investment Group, to allow temporary use of the property at 241 Olive Street South as a construction office while the new apartment building at 233 Olive Street South is being constructed.
 - 2) [SITE PLAN & DESIGN REVIEW - Laketown Storage - submitted by RAM General Contracting, Inc.](#)

Provide recommendation to the City Council regarding the Site Plan & Design Review application for the Laketown Storage proposal for the property located at 87 8th Street.
5. **Old Business**

6. **Other**
Staff Update

Adjourn



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		November 3, 2022					
Item Name:		October 6, 2022 Planning Commission Minutes					
Originating Department:		Community Development					
Presented by:		David Havlik					
Previous Council Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to adopt the October 6, 2022 Planning Commission Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u> 1. October 6 2022 Planning Commission Meeting Minutes.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

**CITY OF WACONIA
October 6, 2022**

1) [Call meeting to order and roll call](#)

Pursuant to due call and notice thereof, the regular meeting of the Planning Commission of Waconia was called to order by Robert Grohmann at 6:30 p.m.

Members Present: Zellman, Sarcletti, Grohmann, Sherman, Ludford

Members Absent: Leshner

Alternate: Ludford – Present

Staff Present: Braaten, Nelson, Stein, Havlik

2) [Adopt Agenda](#)

No changes to the agenda

Motion by Ludford, seconded by Sherman to approve the agenda as presented. All present voted aye. Motion carried.

3) [Minutes Approval](#)

September 1st, 2022 Planning Commission Meeting Minutes

Motion by Sarcletti, second by Ludford to approve the minutes from the September 1, 2022 Planning Commission Meeting. All present voted aye. Motion carried.

[Minutes for Sept 1, 2022.pdf](#)

4) [New Business](#)

4.1 [SITE PLAN & DESIGN REVIEW - 1301 Oak Avenue.](#)

Nelson displayed the location of 1301 Oak Avenue in the B-1 Business Highway District.

Nelson introduced the site plan and explained the parcel location and the proposed plan. Conversation took place regarding refrigeration equipment/fencing, parking plan and the remodel. Additional ideas for the fencing were mentioned.

The applicant summarized the parking spaces and indicated what materials are planned to be used for the enclosure of mechanical equipment.

Grohmann stated that his concerns were satisfied with the applicant's comments.

Ludford commented that a composite fence material may last longer and be more aesthetically pleasing versus the proposed wood fencing.

Comments and Concerns:

Skip Foyer, 1626 25th Avenue SW, Iowa. Applicant.

- Answered questions regarding fence materials.
- Addressed the entrance and exit doors.

Braaten wondered if the Planning Commission intended to recommend a condition requiring composite fencing versus wood.

All city requirements, height and setback requirements and parking have been met.

Motion by Ludford, seconded by Sherman to recommend approval of the Site Plan and Design Review for 1301 Oak Avenue as presented with the recommended condition of approval. All present voted aye. Motion carried.

[Location Map \(1 Page\).pdf](#)

[Existing and Proposed Site Plan and Elevations \(5 Pages\).pdf](#)

[Site Plan and Design Review Application \(3 Pages\).pdf](#)

5) **Old Business**

No old business.

6) **Other**

Braaten indicated that there would be no staff update as upon adjournment the Planning Commission would be meeting in a joint work session with the City Council to discuss the draft of the 10th Street small area plan.

[Adjourn](#)

Motion by Zellman, second by Sherman to adjourn at 7:16 p.m. All present voted aye. Motion carried.

Work Session

Joint Work Session Discussion - 10th Street Small Area Plan.

Respectfully submitted,
David Havlik
Office Assistant



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: November 3, 2022

Item Name: PUBLIC HEARING - Interim Use Permit - 241 Olive Street South

Originating Department: Community Development

Presented by: Lane Braaten

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Open Public Hearing

Close the Public Hearing

Provide recommendation to the City Council regarding the Interim Use Permit (IUP) application submitted by Brad Kerber, on behalf of Waconia Investment Group, to allow temporary use of the property at 241 Olive Street South as a construction office while the new apartment building at 233 Olive Street South is being constructed.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Brad Kerber

Owner: Waconia Investment Partners, LLC

Address(es): 241 Olive Street South

PID# 750242300

Existing Zoning Districts: R-2, Single Family Residential District

REQUEST

The applicant, Brad Kerber, has submitted an Interim Use Permit application to temporarily use the subject parcel as a construction office.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.B - R-2, Single-Family Residential District
2. Section 900.11 - Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)

APPLICABLE ORDINANCE DEFINITIONS:

Interim Use: A use, allowed on an interim or temporary basis, consistent with the zoning ordinance. An interim use shall have a known termination date.

INTERIM USE PERMIT REVIEW

Interim uses are similar to conditional uses except that they represent a temporary use of property and have a known termination date. All of the procedures established under Section 900.11 for CUP's shall apply to IUP's except as follows:

GENERAL REQUIREMENTS/FINDINGS

Before an IUP shall be issued, the City Council shall find that all of the following requirements are met:

1. *The date or event that will terminate the use can be identified with certainty.*
2. *Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.*
3. *The user agrees to any conditions that the City Council deems appropriate for permission of the use.*
4. *The use does not have an undue adverse impact on the public health, welfare or safety of the neighborhood or the City.*

5. *The use is consistent with the goals, objectives and policies of the City's Comprehensive Plan.*
6. *The use is consistent with the intent of the City Ordinances.*
7. *The use is adequately served by public facilities and services and will not create excessive demands for additional public services.*
8. *The use complies with the performance standards specified in Section 900.08 of this Ordinance.*
9. *The use will not result in the loss of solar access, significant natural, scenic, or historical features.*

ZONING

The subject parcel is zoned R-2, Single-Family Residential District. Interim use of non-residential buildings is a use permitted by Interim Use Permit in said zoning district subject to the requirements of Section 900.11, which are identified below in italics.

- a. *The proposed interim use must be specified.*
- b. *Detailed plans including hours of operation, number of employees, anticipated traffic estimates, parking, signage, and lights must be submitted. These items shall not disrupt or negatively affect surrounding residential areas to the extent the church, school or non-residential building did prior to the interim use request.*
- c. *No use shall be allowed that projects noise beyond the boundaries of the property on which the use is located.*
- d. *A building permit shall be applied for to verify that such use is in conformance with Uniform Building Code Standards.*

INTERIM USE PERMIT ANALYSIS:

1. The City Council approved the Site Plan for construction of what the applicant is calling the "Uptown apartment for the property located at 233 Olive Street South, which is directly adjacent to the subject parcel to the north. The applicant acquired the property at 241 Olive Street South and would like to use the primary structure as a construction office for the duration of the apartment construction project.
2. The applicant, in their written statement (see attached) identifies many of the general requirements stated above. The applicant does not indicate any additional lighting. If additional lighting is necessary, it shall be reviewed and approved by City staff in conformance with Section 900.08 of the City Code prior to installation.
3. The property shares a driveway with 249 Olive Street South, which is directly south of the subject parcel. If the Planning Commission and City Council ultimately approve the Interim Use Permit for use as a construction office the approval should include a condition prohibiting the parking of construction or personal vehicles within this access point and/or parking of construction or personal vehicles on the south side of the existing garage that would extend over the existing lot line and impede the ingress/egress access of the neighbor to the south.
4. The purpose and intent of Section 900.08 of the City Code states "The guiding of urban development so as to develop a compatible relationship of uses depends upon certain standards being maintained. Uses permitted in the various districts, conditional uses and accessory uses shall conform to the following standards:". The standards include noise, vibration, exterior lighting, smoke and particulate matter, odors and toxic/noxious matter. Additionally, this section includes standards for hazards such as explosives, radiation and electrical emissions and toxic material. Finally, the drainage standard section indicates that no land shall be developed or permitted that results in water run-off causing flooding, or erosion on adjacent properties. Based on the information submitted by the applicant it appears that the proposed office use of the property conforms to Section 900.08. A recommendation of approval should require a condition to submit any proposed lighting for review and approval by City staff prior to installation to ensure compliance with this section of the City Code.
5. The Planning Commission should review the application materials and determine if the interim use permit request is in conformance with the findings and requirements stated above.
6. The statement and site plan provided indicate two parking stalls on the rear (north) side of the existing garage. Additionally, the applicant states that no vehicles would be parked in the shared driveway and that the two parking spots on the north side of the garage would be the only parking allowed.
7. The applicant has stated that the property would be used for office purposes until the construction of the apartment building is complete at 233 Olive Street South. The Planning Commission may want the

applicant to further clarify a deadline by which time the property will be returned to a residential use conforming to the permitted uses identified in the R-2, Single-Family Residential District.

8. Staff has submitted the proposal to the Building Official to determine if a building permit is required to ensure compliance with the Uniform Building Code Standards. Any recommendation of approval should require review and approval by the Building Official prior to occupying the property as a construction office.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold the required public hearing, take all public comment, and make a recommendation to the City Council regarding the proposed Interim Use Permit to allow the temporary use of the property at 241 Olive Street South as a construction office. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for November 21st, 2022.

If the Planning Commission chooses to recommend approval of the IUP, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. The applicant shall submit a lighting plan for review and approval prior to installation of, or modification to, lighting on the subject parcel.
3. The applicant shall be allowed the two identified parking spaces on the rear side/north side of the existing garage and no additional parking shall be allowed on the property. The parking spaces shall be accessed via the property to the north. The applicant shall install no parking signage consistent with the proposed plan. No parking shall be allowed to block the shared access with the property to the south at 249 Olive Street South.
4. The construction fencing and site utilization plan for 233 Olive Street South shall be revised to include access to the proposed parking from the north side of the existing garage.
5. The main entrance to the construction office shall be via the back door and the applicant shall install job office signs consistent with the submitted plan.
6. The construction office hours shall be limited to 7 a.m. to 5 p.m., Monday through Friday, and 8 a.m. to 5 p.m. on Saturdays. If Sunday hours are necessary, the date shall be approved by the City a minimum of 48 hours prior to the date specified.
7. The use of the property as temporary office space shall require review and approval by the Building Official prior to occupying the property as a construction office.
8. The IUP shall become void one (1) year after being granted by the City Council if the applicant has not acted upon or made use of the approved use.
9. The IUP shall expire upon the issuance of the Certificate of Occupancy for the apartment building being constructed at 233 Olive Street South. Additionally, the IUP shall expire if the building permit for the property at 233 Olive Street South expires.

Attachments:

1. [Location Map - 241 Olive Street South.pdf](#)
2. [Public Hearing_IUP_241 Olive Street South.pdf](#)
3. [Applicant Statement.pdf](#)
4. [Applicant Interim Use Permit Plan.pdf](#)

<i>FINANCIAL IMPLICATIONS:</i>		<i>ADVISORY BOARD RECOMMENDATIONS:</i>	
Funding Sources & Uses:			
Budget Information: ☐ Budgeted ☐ Non Budgeted ☐ Amendment Required		Planning Commission	
		Parks and Recreation Board	
		Safari Island Advisory Board	
		Other	

LOCATION MAP—241 OLIVE STREET SOUTH



CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on Thursday, November 3rd, 2022 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider an Interim Use Permit application submitted by Brad Kerber for the property located at 241 Olive Street South.

The applicant has requested an Interim Use Permit to temporarily use the property at 241 Olive Street South as a construction office while they construct the new apartment building at 233 Olive Street South.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on November 3rd, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387
Email: lbraaten@waconia.org

By: Waconia Planning Commission

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot on October 20th, 2022)

**Waconia Investment Partners LLC
10685 County Road 43
Chaska, MN 55318**

October 5, 2022

To Whom It May Concern:

Waconia Investment Group would like to use the house located at 241 Olive Street as a construction office while building the Uptown apartment. The home/office would not be open to the public. The house will only serve as the jobsite office for DDK Construction (general contractor) with two individuals (project manager and superintendent) officing out of this property. Once a week the property will serve as the meeting location for the weekly project meeting, these meetings typically consist of 4 – 10 individuals and last between 30 mins. to 1.5 hours. Office hours would be from 7 am to 5 pm, Monday thru Friday, and 8am to 5pm Saturday and Sunday if needed. No vehicles would be parked in the shared driveway. The two current parking spots on the north side of the garage with access from the apartment site would be the only parking allowed. The main entrance would be the back door located on the east side of the home. A job office sign would be placed by that door and the north side of the garage.

Thank you,



Brad Kerber
Vice-President/Secretary



12" x 24" sign that says Job office with arrow directing them to back door of house

two parking stalls

12" x 24" sign that says Job office on house

12" x 12" sign "no construction parking"



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: November 3, 2022

Item Name: SITE PLAN & DESIGN REVIEW - Laketown Storage -
submitted by RAM General Contracting, Inc.

Originating Department: Community Development

Presented by: Ethan Nelson

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Provide recommendation to the City Council regarding the Site Plan & Design Review application for the Laketown Storage proposal for the property located at 87 8th Street.

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

BACKGROUND

Applicant: RAM General Contracting, Inc.

Owner: S&C Properties

Address: 87 8th Street

PID# 753700020

Zoning: I-1, Industrial Park District

Design District: Industrial District

REQUEST

The applicant, RAM General Contracting, Inc., has submitted an application for Site Plan and Design Review for the property located at 87 8th Street. The applicant is proposing to construct four (4) new freestanding structures and site improvements in the I-1, Industrial Park District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.J – I-1, Industrial Park District
2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards
3. Section 900.07 – Landscaping and Fencing
4. Section 900.08 – Performance Standards
5. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 – Sign Regulations

7. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances & Subd. 10
- Site Plan Review

SITE PLAN REVIEW

City Ordinance requires Site Plan Review “*in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.*” City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

ZONING

The subject parcel is zoned I-1, Industrial Park District. The proposed Office/Warehousing building and Self Storage buildings are a permitted use in the I-1 district.

LOT REQUIREMENTS

The subject property is located in the I-1, Industrial Park District. Section 900.05, Subd. 2.F of the City Ordinance states “*The purpose of this district is to provide for higher quality employment areas within the City where light manufacturing and related compatible uses can be accommodated in a value enhancing park-like setting. Uses intended to be accommodated include those which generate a minimum of noise, glare, dust, odor, vibration, air and water pollution, fire and safety hazard, and obtrusive views.*” The Lot Requirements for the Industrial Park District are indicated in Table 1-1 below.

Table 1-1.

	I-1 – Lot Requirements	Proposed
Lot Area	43,560 sq. ft. min.	133,107 sq. ft.
Maximum Hardcover Surface	85% max.	70%*
Maximum Structure Height	50 ft. max.	Conforming*
Front Yard Setback	50 ft. min.	Conforming*
Side Interior Setback	20 ft. min.	24.93 ft.
Side Street Setback	50 ft. min.	50.54 ft.
Rear Yard Setback	30 ft. min.	30 ft.

*The front yard setback, proposed structure height and proposed hardcover appear to conform to City Code. The applicant shall submit updated information to staff confirming code compliance prior to City Council review.

SCREENING OF EQUIPMENT

No exterior mechanical equipment is proposed as part of the Laketown Storage project. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties

in compliance with the City Code.

OFF-STREET PARKING

The purpose of off-street parking regulation is to alleviate or prevent congestion of public streets, and to promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put.

City Ordinance requires the following parking requirements for a business office;

One (1) space per 200 square feet of gross floor area, but at least three (3) parking spaces.

AND

City Ordinance requires the following parking requirements for a warehousing use:

One (1) space for each 1, 000 square feet of floor area, plus one(1) space for each employee on maximum shift.

The applicant is proposing a 50' x 225' building totaling 11,250 sq. ft. The proposed floor plan notes warehousing with the option for future office. The applicant is contemplating approximately 960 sq. ft. of office use in the future leaving 10,290 sq. ft. of warehousing space. Staff is assuming a minimum of 1 employee per space. In a maximum buildout scenario, City Code would require 20 parking spaces. In a minimum buildout scenario, City Code would require 14 parking space.

The applicant is currently proposing 15 parking spaces for the site and indicated that the units may be built out for use that doesn't require an office. The Planning Commission should review and determine if the proposed parking meets the needs of the site.

All off-street parking spaces shall be no less than 9 feet in width and 20 feet in length, exclusive of access drives.

The applicant has submitted an initial parking plan detailing 15 stalls. 5 stalls are parallel parking on the east side of the site. 10 stalls are 90 degree parking in front of the southern building. 90 degree angle parking shall require 24 feet aisle width. The applicant currently has 20 feet proposed. Condition #6 has been included to reflect this portion of the review. The Planning Commission may wish to discuss alternatives that meet Code with the applicant.

LANDSCAPING

Section 900.07A states that for the I-1, Industrial Park District, the following plantings are required:

One (1) tree per 1,000 square feet of gross building floor area.

The gross building floor area of the proposed buildings are 31,930 sq. ft. Therefore the total number of trees required equals 32 trees. The applicant is currently proposing 17 trees. The applicant is required to revise their landscaping to meet City Code requirements.

Further, City code requires that the complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous. The applicant will need to maintain this ratio as the required number of trees are increased to code requirements.

SIGNS

The applicant is not proposing any signage as part of this application. Any future signage shall require a separate sign permit review.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have not yet submitted a lighting plan. There does not appear to be significant lighting proposed, however the applicant shall be required to submit a plan conforming to Section 900.08, Subd. 1.C.

VEHICULAR ACCESS

The subject property has access from 8th Street on the east side of the property. The applicant is proposing varying widths for drive aisles between the four (4) proposed structures. Staff has recommended bollards be installed near the corners of each building, further reducing drive aisles width and would impact turning movement of larger vehicles such as a box truck. Further, the proposed parking located in front of the southern building may reduce the existing drive aisle to less than code would allow. The Planning Commission should discuss these access items with the applicant to determine if the site is able to sufficiently handle traffic flow as proposed.

PEDESTRIAN ACCESS

A 6' wide concrete sidewalk (4" of aggregate with 6" of aggregate base) is required along 8th Street, consistent with the Trails & Sidewalk Plan included in the City's 2040 Comprehensive Plan. A boulevard width of 4' to 5' is also required. This design may require a retaining wall as well as the relocation of existing hydrants/utilities. The proposed hydrant located near the entrance will also need to be relocated so as not to be in conflict with the sidewalk.

TRASH

City Ordinance requires *"All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure."*

The plans do not show any exterior trash handling equipment. City code requires any future trash equipment to be fully enclosed by a trash enclosure, constructed with material that matches

existing/proposed structures, or stored within the principal structure.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities based upon the Site Plan dated October 24, 2022. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility and grading information to the satisfaction of the City prior to any work commencing on site.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2022 SAC and City trunk fees are included below for convenience. Please note that the current 2022 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$10,485 plus any applicable hook-up and stormwater connection fees.

Additionally, as the City continues to work through the 2023 budgeting process, it is staff's understanding that the City trunk fees noted below may be increased. The fees adopted by the City Council will be applicable to any building permits issued in 2023.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,000 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,000 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,050 per acre
Stormwater Access Fee	\$1,600 per acre

DESIGN REVIEW - INDUSTRIAL DISTRICT

City Ordinance requires Design Review with the understanding that *“the visual character and historic resources of the City are important attributes of its quality of life.”* City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the proposed Laketown Storage, staff indicates the applicant meets most of the design review requirements. The outstanding items are noted below:

Exterior Materials. Exterior wall surfaces of all buildings shall be faced with brick, natural stone, architectural concrete cast in place or precast concrete panels, glass curtain wall panels or an equivalent or better. Up to 15% of any wall surface may be wood or metal used as an architectural trim, as approved by the Planning Commission. The Planning Commission may also approve other materials that the Commission, in its discretion, determines are compatible with these materials if it finds that: 1) The quality and appearance of the proposed materials is consistent with the standard that has been set within the District; and 2) The use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Design Response: Staff notes that the proposed LP Smart Siding material proposed on the north and south facades of the self storage buildings, and the east and west facades of the office/warehouse building appear to exceed the maximum 15% allowed as an accent material. Staff has included condition #7 as a requirement that the applicant show they meet this requirement prior to City Council review.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by RAM General Contracting, Inc, on behalf of S&C Properties, for Site Plan & Design Review approval for construction of four (4) new freestanding structures and site improvements for the property located at 87 8th Street. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for November 21st, 2022

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall provide the City with an escrow or letter of credit to guarantee the proper installation and growth of the approved landscape plan. The escrow/letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The escrow/letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
4. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant shall comply with Section 900.09 Subd. 1.E - Off-Street Parking, Loading, and Access Regulations
7. The applicant shall revise the exterior facades to comply with Section 900.06.9 Architectural Materials Regulations, Industrial Design District requirements.
8. The applicant/owner shall comply with staff review comments dated October 24, 2022 and any subsequent revisions to those comments thereafter.
9. The applicant shall revised the landscape plan to meet City Code requirements, which shall be reviewed and approved by City staff prior to the issuance of a building permit.

Attachments:

1. [Location Map \(1 Page\).pdf](#)
2. [Application and Narrative \(4 Pages\).pdf](#)
3. [Staff Review Comments \(3 Pages\).pdf](#)
4. [Laketown Storage Site Plan \(15 Pages\).pdf](#)
5. [Laketown Storage Parking Plan \(1 Page\).pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other



Carver County GIS, City of Waconia

0 25 50 100 150 200
ft

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere

N
October 2022

 **City of Waconia**
201 Vine Street South, Waconia, MN 55387

Waconia GIS

To Whom It May Concern,

Proposed development of Pine Business Park, Block 1, Lot 2 is to be a mini storage and small business unit complex. These are leased units utilized for indoor storage or operating a small business.

The complex will be a secured area with fencing and be managed by S&C Properties LLC. This includes landscaping, lawn care, snow removal, and routine building maintenance.

Small business units will be assigned an individual address; similar to an apartment building. Each unit will have parking in front the unit, its own water meter and electric/gas hookups as well as the ability to connect to internet. Trash/recycling service is the responsibility of the party leasing the unit(s).

Rawelin J. Radtke
RAM General Contracting, Inc.



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

APPLICANT INFORMATION

1. Owner's Name: Steve & Cathy Ziegenhagen
2. Address of Property: 87 8th Street, Waconia, MN 55387
3. Legal Description: Pine Business Park, Block 1, Lot 2
4. PID#: 753700020
5. Applicant's Name: RAM General Contracting, Inc.
6. Mailing Address: 592 Industrial Drive, Winsted, MN 55395
7. Daytime Phone(s): 320-485-5572
8. Email Address: jamiec@rambuildings.com

The City will distribute copies & appropriate information to applicant via email

Site Plan and Design Review Application Fees

1. Payment of application fee (\$350).
2. Escrow Payment
 - a. 0-5 Acres \$2,500.00 each
 - b. 6-20 Acres \$3,500.00 each
 - c. 21 + Acres \$4,500.00 each
3. Additional consulting review fees may apply, such as civil engineering and legal counsel

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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SITE PLAN AND DESIGN REVIEW REQUIREMENTS

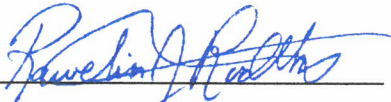
THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE

(Check with Planning Office for specific requirements in each category)

1. Name of Site Plan: Laketown Storage
2. Present Zoning Classification: I-1
3. Existing use of Property: No Use
4. Payment of application and escrow fees. Additional consulting review fees may apply, such as civil engineering and legal counsel.
5. **1 full size, 6 11 x 17, and 1 Electronic Copy** (include color where possible) survey copies, drawn to scale and dimensioned, with north arrow showing:
 - a. Complete legal description and address of site plan location.
 - b. Lot dimensions.
 - c. All proposed and existing buildings and structures showing setbacks to property lines.
 - d. Yards and space between buildings and property lines.
 - e. Buildings, walls and fences showing height, type of building materials and building elevations for each side of the building.
 - f. Off-street parking showing location, layout, dimensions, circulation, landscaped areas, total number of stalls, surfacing of parking area with cross-section of construction materials, elevation, curb and gutter.
 - g. Access to public streets and trails showing pedestrian and vehicular access points of ingress and egress.
 - h. Outdoor signs showing location, size and height.
 - i. Loading docks showing location, dimensions, number of docks and internal circulation.
 - j. Site lighting showing location, height of poles or fixtures, design and detail (illumination plan showing foot candle measurements).
 - k. Street dedications and improvements, existing and required by City right-of-way standards (inquire with City Engineer if applicable).
 - l. Landscaping with a schedule of the plantings showing quantities, botanical and common names and sizes. Also show size and location of any existing trees.
 - m. Any outdoor storage activities where allowed by zoning codes. Show type, location and height of screening devices.
 - n. Conceptual drainage and grading plan for the site showing proposed finished floor elevation of each building, street elevation and drainage flow elevations. Hydrologic and drainage calculations shall also be submitted.
 - o. Show plans for the waste disposal facilities. Indicate location, access and screening for such facilities.
 - p. Show any easements and location of utilities servicing development.
 - q. Statement of use, including type of business with number of employees by shift.

6. City Ordinance requires design/architectural review to be conducted as part of the Site Plan Review process. The Submittal requirements for Design Review include the following:
- a. Complete exterior elevations of all proposed buildings and existing buildings if they are joined to a new development. Elevations should be drawn at an appropriate scale and should show:
 - i. All signs to be mounted on the building(s) or erected on site.
 - ii. Designations of materials and colors to be used on all exterior facades.
 - iii. Materials shall be identified on each building façade and the percentage of each material on each façade shall be identified.
 - b. Material samples shall be presented, including color and material type of walls and roofs.
 - c. Color samples shall be provided of all principal and secondary colors to be used.
 - d. Photographs of surrounding buildings shall be submitted on the same block or street to address issues of design context.

Signature of Applicant: _____



Date: _____

9/1/2022

Printed Name: _____

Rawelin J. Radtke

Laketown Storage Review #1

October 24, 2022

This review is based on the plans dated 10/6/2022 and supplemental information provided on 10/17/2022.

General Comments

1. Stormwater management for the site to meet City requirements was provided with the original development of the Pine Business Park Addition. All site runoff is directed to the wet retention pond located northeast of the property on the other side of 8th Street.
2. The applicant will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.
3. The applicant will be required to obtain a General Construction Permit for Stormwater associated with Construction Activity (NPDES). A copy of the permit should be submitted conditional to Final Site Plan approval.
4. The Storm Water Pollution Prevention Plan (SWPPP) generally meets all NPDES requirements (see attached SWPPP review checklist). Once the Contractor is selected, the SWPPP must be updated to indicate the party responsible for on-site SWPPP management.
5. The condition of adjacent street should be reviewed by the City and Contractor prior to any work and verified with video or pictures. Any damage to the street or sidewalk after work commences shall be deemed to be caused by the Contractor and the Owner's responsibility to repair.
6. The condition of the existing storm sewer in 8th Street should be documented prior to any work. Any sediment deposited in the sewer after construction begins shall be deemed to be the responsibility of the Contractor and shall be removed at the Contractor's expense prior to final site approval.
7. Work within public right-of-way must be coordinated with the Waconia Public Services Department. Contractor must provide a minimum 48-hour notice prior to any work being performed.
8. Retaining walls 4' or greater in height must be designed by a licensed Professional Engineer. Wall plans must be provided for review and approval prior to construction. A building permit from the City is also required.
9. Drainage and Utility easements should be provided to cover all watermain and hydrants, except for service lines.
10. A detail for the proposed fence should be included with the plans.
11. Perimeter erosion control measures should be installed by the contractor and inspected by the City prior to any other work. Contractor must provide 24-hour notice prior to inspection.
12. Silt fence installation within public right-of-way adjacent to 8th Street is acceptable as indicated.
13. Proposed spot elevations should be included on the Grading Plan to allow for adequate review and ensure improvements are constructed as proposed.
14. A 6' wide concrete sidewalk (4" of aggregate with 6" of aggregate base) is required along 8th Street. A boulevard width of 4' to 5' is also required. This design may require a retaining wall as well as the

relocation of existing hydrants / utilities. The proposed hydrant located near the entrance will also need to be relocated to not conflict with this proposed walk.

15. The 8th Street Sidewalk shall require a Sidewalk Agreement with the City
16. Concrete pedestrian ramps meeting ADA requirements are required at all driveway entrances.
17. A concrete entrance is indicated on the Site Plan but the Construction Plans indicate asphalt. A concrete apron shall be required from the curb line to the back of the proposed sidewalk.
18. Pavement sections should be included on the plans. Due to the heavy clay soils, a minimum section of 4" of bituminous with 8" of aggregate base is recommended.
19. Bollards are recommended to be installed near the corners of each building.
20. Confirmation is needed that the 20' drive aisles (less than 20' if bollards are installed) can accommodate the turning movement of a box truck / moving truck.
21. Hydrants must be Waterous Improved Pacer Style, Model WB-67, with safety flange and stem coupling, or approved equal. The standard detail should be added accordingly.
22. All exposed gate valve bolts shall be 304 stainless steel, and all watermain bolts shall be "Cor Blue T-Bolts" or approved equal. Notes should be revised accordingly.
23. All DIP watermain pipe shall be wrapped with polyethylene encasement material.
24. The locations of hydrants, valves, and site fire suppression facilities shall be reviewed and approved by the Fire Chief and the Public Services Department prior to final approval.
25. The sanitary sewer is a private line. However, it is recommended to move the main 15+ feet away from the proposed buildings to allow for future maintenance and replacement of the line.
26. Due to heavy soils in the area, the applicant should consider installing drain tile at low point inlets, and a detail should be included accordingly.
27. Due to the large impervious area and the proposed drainage utilizing the drive lanes, the applicant should consider tying the roof drainage directly into the storm sewer system.
28. Due to the flat curb grades and the large area of sheet flow being directed to CB 1, it is recommended to extend the proposed storm sewer and add a catchbasin or catchbasins on or near the west curb line.
29. A schedule should be provided for the proposed storm sewer, including manhole diameter/size, casting/grate type, and unique number.
30. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.
31. Applicant must conduct televising of the sanitary sewer system and provide two copies of the report and televising data for review by the City staff.
32. 32 Trees are required to be planted on site. The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.
33. No trash enclosure appears to be proposed. All trash and trash handling equipment shall be stored within the principal structure, in an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If

accessory structures are proposed, they shall be constructed of the same building material as the principal structures.

34. Exterior wall surfaces of all buildings shall be faced with brick, natural stone, architectural concrete cast in place or precast concrete panels, glass curtain wall panels or an equivalent or better. Up to 15% of any wall surface may be wood or metal used as an architectural trim, as approved by the Planning Commission. The Planning Commission may also approve other materials that the Commission, in its discretion, determines are compatible with these materials if it finds that: 1) The quality and appearance of the proposed materials is consistent with the standard that has been set within the District; and 2) The use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.
35. A lighting plan meeting Section 900.08 Subd 1.C. requirements shall be submitted for staff review.
36. The Site Plan shall show the following items: Lot Size in Sq. Ft., Proposed Hardcover, Proposed Setbacks of all structures, relevant to adjacent property lines and Height of all proposed structures.
37. Any/All Signage shall require a separate sign permit application and review.

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	DETAILS
5	SITE PLAN
6	PROPOSED UTILITIES
7	GRADING PLAN
8	LANDSCAPING PLAN
9	SURVEY LAYOUT
10	EROSION CONTROL PLAN
11-12	SWPPP

THIS PLAN CONTAINS 12 SHEETS.

PROJECT LOCATION

CITY OF WACONIA,
CARVER COUNTY

WACONIA, MINNESOTA

PHONE: 800.838.8666
1390 HWY. 15 S.
SUITE 200, PO BOX 308
HUTCHINSON, MN 55350
www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature
BRYAN REMER

Date: 10/06/2022 Lc. No. 47588

PROJECT NO.
RAMGC169559

1 of 12

RAM GENERAL
CONTRACTING INC.

CONSTRUCTION
PLANS FOR
GRADING, EROSION & LANDSCAPING
LAKETOWN STORAGE

PROJECT LOCATION

LAKE WACONIA

BURANDT LAKE

MAIN ST.

COUNTY RD 10 E

REITZ LAKE

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

EXISTING

RIGHT OF WAY

PERMANENT EASEMENT

PROPERTY LINE

HORIZONTAL CONTROL POINT

BENCHMARK

SURVEY MARKER

SOIL BORING

SANITARY SEWER AND MANHOLE

FORCE MAIN AND LIFT STATION

SANITARY SEWER SERVICE & CLEANOUT

WATER MAIN, HYDRANT, VALVE AND MANHOLE

WATER SERVICE AND CURB STOP BOX

STORM SEWER, MANHOLE AND CATCH BASIN

CULVERT AND APRON ENDWALL

GAS MAIN, VALVE, VENT AND METER

HANDHOLE

BURIED FIBER OPTIC CABLE AND MANHOLE

BURIED PHONE CABLE, PEDESTAL AND MANHOLE

BURIED TV CABLE, PEDESTAL AND MANHOLE

BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER

OVERHEAD WIRE, POLE AND GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL

STREET NAME SIGN

SIGN (NON STREET NAME)

RAILROAD TRACKS

DECIDUOUS AND CONIFEROUS TREE

BUSH / SHRUB AND STUMP

EDGE OF WOODED AREA

WETLAND

BUILDING

FENCE (UNIDENTIFIED)

BARBED WIRE FENCE

CHAIN LINK FENCE

ELECTRIC WIRE FENCE

WOOD FENCE

WOVEN WIRE FENCE

PLATE BEAM GUARDRAIL

CABLE GUARDRAIL

POST / BOLLARD

RETAINING WALL

PROPOSED

STREET CENTERLINE

RIGHT-OF-WAY

PERMANENT EASEMENT

TEMPORARY EASEMENT

CONSTRUCTION LIMITS

SANITARY SEWER, BULKHEAD AND MANHOLE

FORCE MAIN

SANITARY SERVICE AND CLEANOUT

WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE

WATER VALVE MANHOLE, REDUCER, BEND AND CROSS

WATER SERVICE AND CURB STOP BOX

STORM SEWER, MANHOLE AND CATCH BASIN

CULVERT AND APRON ENDWALL

DRAIN TILE

DITCH / SWALE

RIPRAP

STREET NAME SIGN

SIGN (NON STREET NAME)

RETAINING WALL

NO.

BY

DATE

REVISIONS

A

SJP

10/6/2022

ISSUED FOR PERMIT

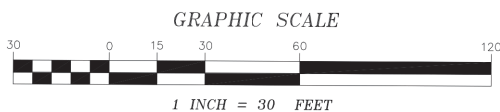
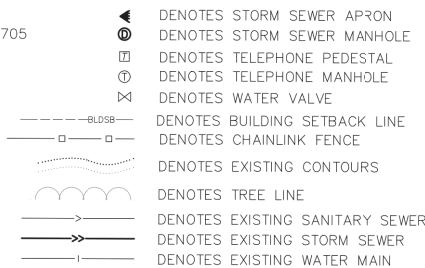
Know what's below.
Call before you dig.

Save: 10/6/2022 11:39 AM kwlheimit Plot: 10/6/2022 11:41 AM X:\P\TR\RAM\GC\169559\5-final-dsgn\51-drawings\10-Civil\dwg\shgsheefR\A169559T.L.dwg

29

~for~ **RAM GENERAL CONTRACTING**
~of~ **Lot 2, Block 1, PINE BUSINESS PARK, Waconia, Carver Co., MN**

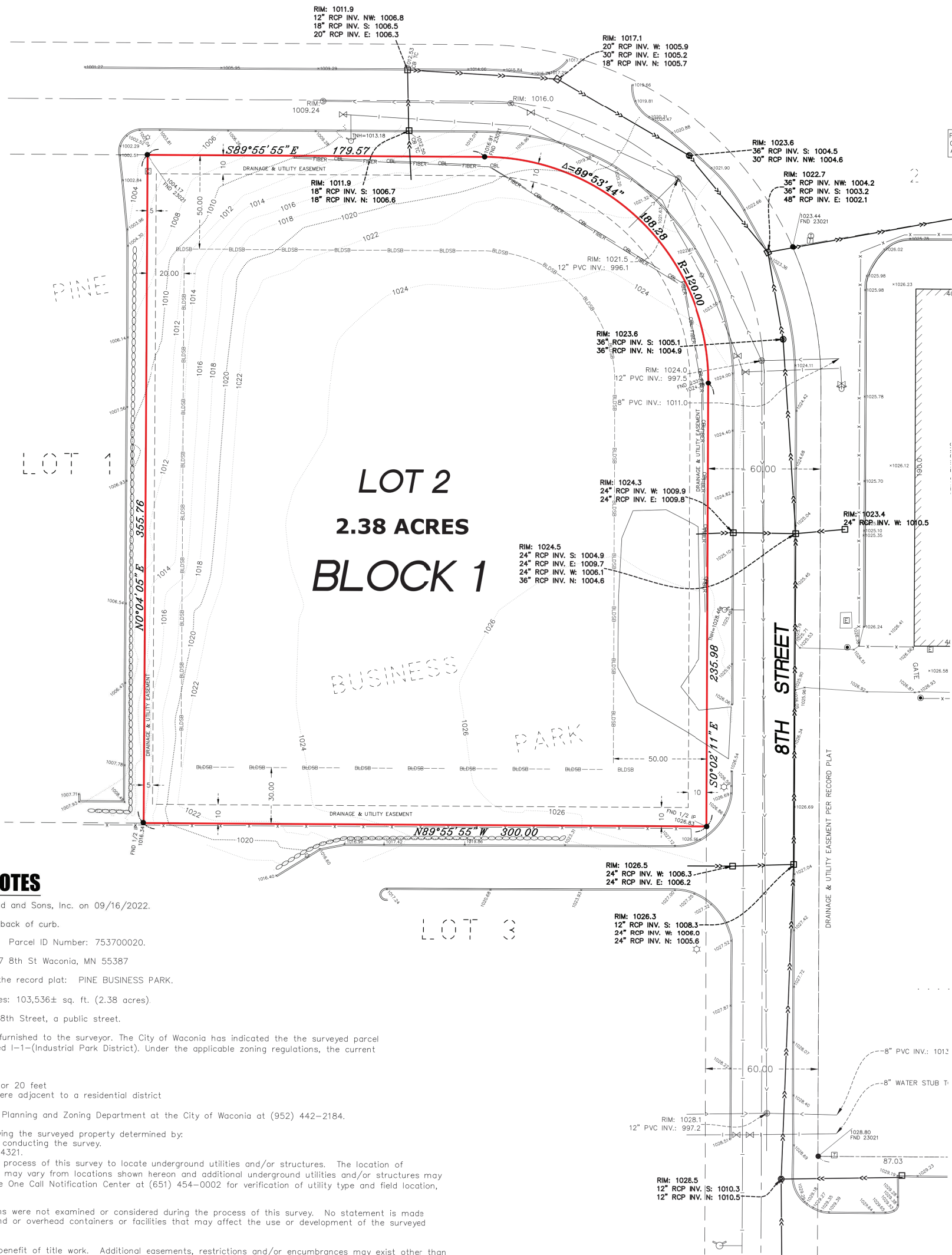
○ DENOTES IRON MONUMENT FOUND AS LABELED
 ○ DENOTES IRON MONUMENT SET, MARKED RLS# 45356 & 52705
 ● DENOTES BOLLARD
 □ DENOTES CATCH BASIN
 ● DENOTES CATCH BASIN MANHOLE
 □ DENOTES CABLE PEDESTAL
 □ DENOTES ELECTRICAL BOX
 □ DENOTES ELECTRICAL MANHOLE
 x 952-36 DENOTES EXISTING SPOT ELEVATION
 □ DENOTES FIBER OPTIC BOX
 □ DENOTES GAS METER
 □ DENOTES GAS VALVE
 □ DENOTES HYDRANT
 ☆ DENOTES LIGHT POLE
 □ DENOTES POWER POLE
 □ DENOTES SANITARY SEWER MANHOLE
 ■ DENOTES WET LAND
 □ DENOTES SIGN



Lot 2, Block 1, PINE BUSINESS PARK, Carver County, Minnesota.



9
LAKETOWN STORAGE
WACONIA, MN



Field survey was completed by E.G. Rud and Sons, Inc. on 09/16/2022.

- Curb shots are taken at the top and back of curb.
- Taxpayer: S & C PROPERTIES LLC Parcel ID Number: 753700020.
- Address of the surveyed premises: 87 8th St Waconia, MN 55387
- Bearings shown hereon are based on the record plat: PINE BUSINESS PARK.
- Boundary area of the surveyed premises: 103,536± sq. ft. (2.38 acres).
- The surveyed premises has access to 8th Street, a public street.
- A zoning endorsement letter was not furnished to the surveyor. The City of Waconia has indicated the the surveyed parcel shown on this survey is currently zoned I-1-(Industrial Park District). Under the applicable zoning regulations, the current setbacks are:

Building: Front = 50 feet
Side = Street 50 feet, Interior 20 feet
Rear = 30 feet *50 feet where adjacent to a residential district

For additional information contact the Planning and Zoning Department at the City of Waconia at (952) 442-2184.

- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected while conducting the survey.
 - Gopher One Call Ticket No. 222514321.Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.



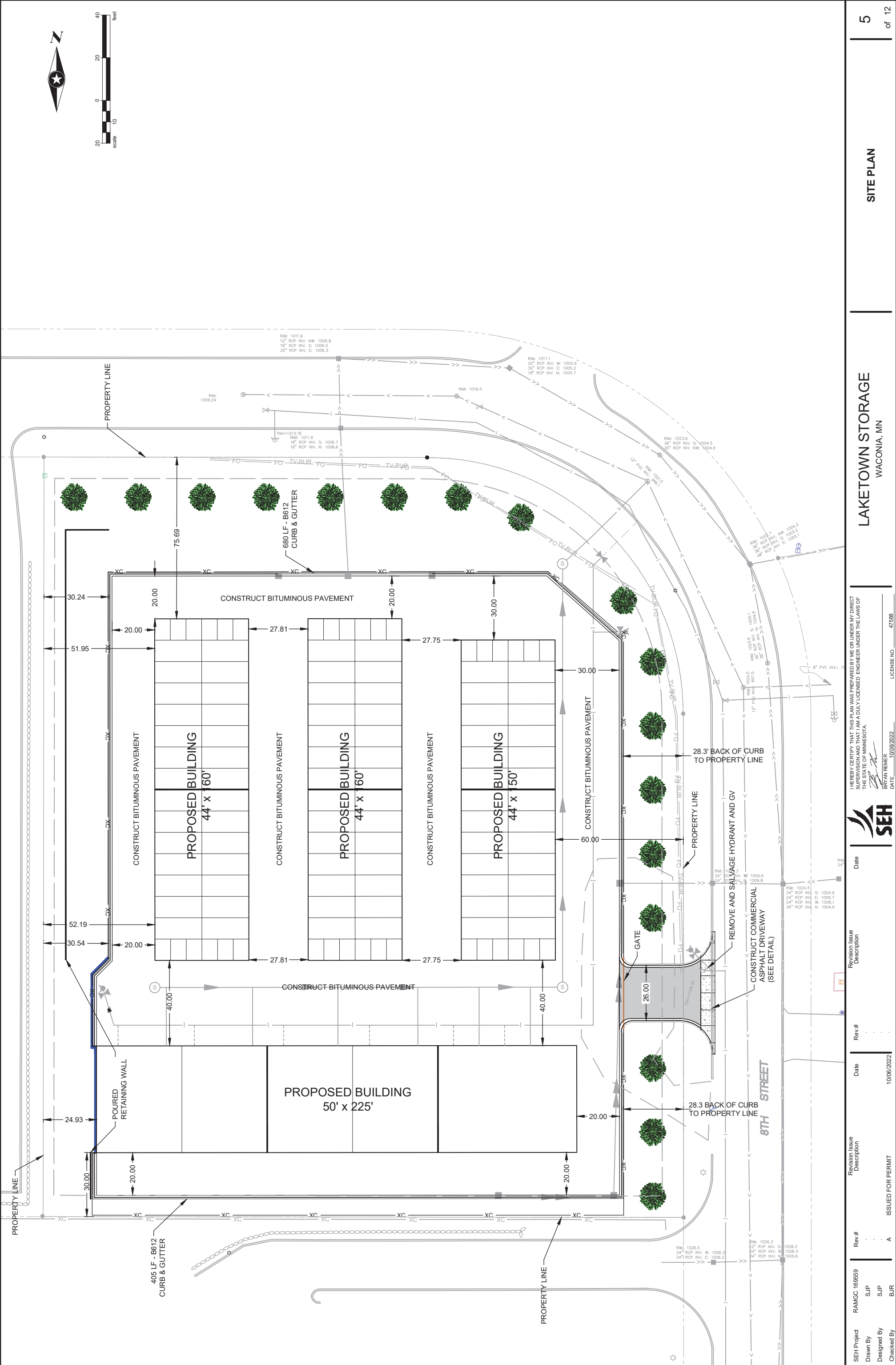
E. G. RUD & SONS, INC.
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON

Date: 20SEP22 License No. 45356

DRAWN BY: KDN		JOB NO: 22.1006	DATE: 9/20/22
CHECK BY: KDN		FIELD CREW: BCK & JWM	
1			
2			
3			
NO.	DATE	DESCRIPTION	B



SEH Project		RAMGC 169559	Rev#		Revision Issue Description	Date	Rev#		Revision Issue Description	Date	LAKETOWN STORAGE WACONIA, MN		SITE PLAN		5	of 12
Drawn By	SJP															
Designed By	SJP															
Checked By	BJR		A		ISSUED FOR PERMIT	10/06/2022										
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.																
BRYAN REMER																
DATE																
10/06/2022															47598	
LICENSE NO.																

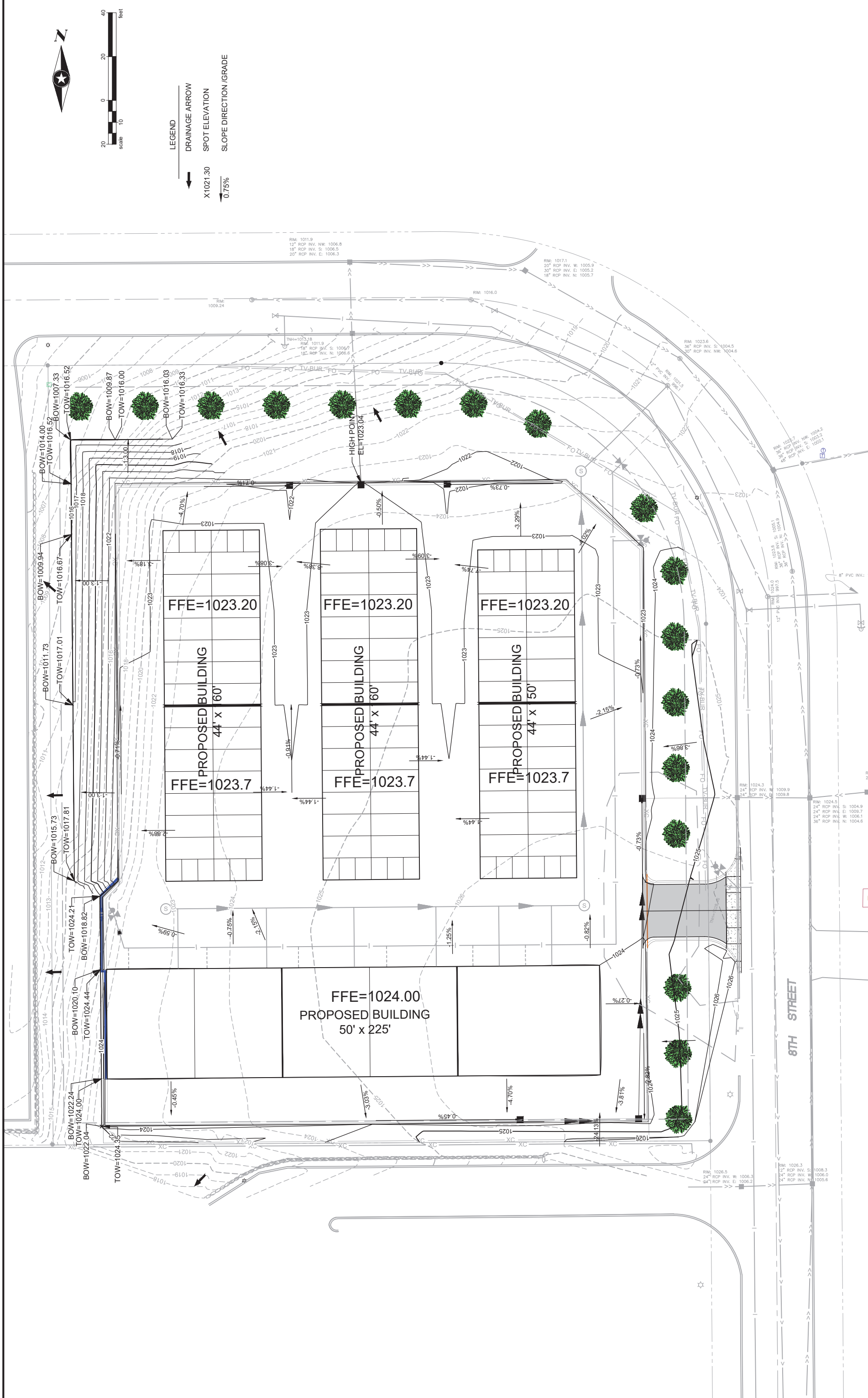


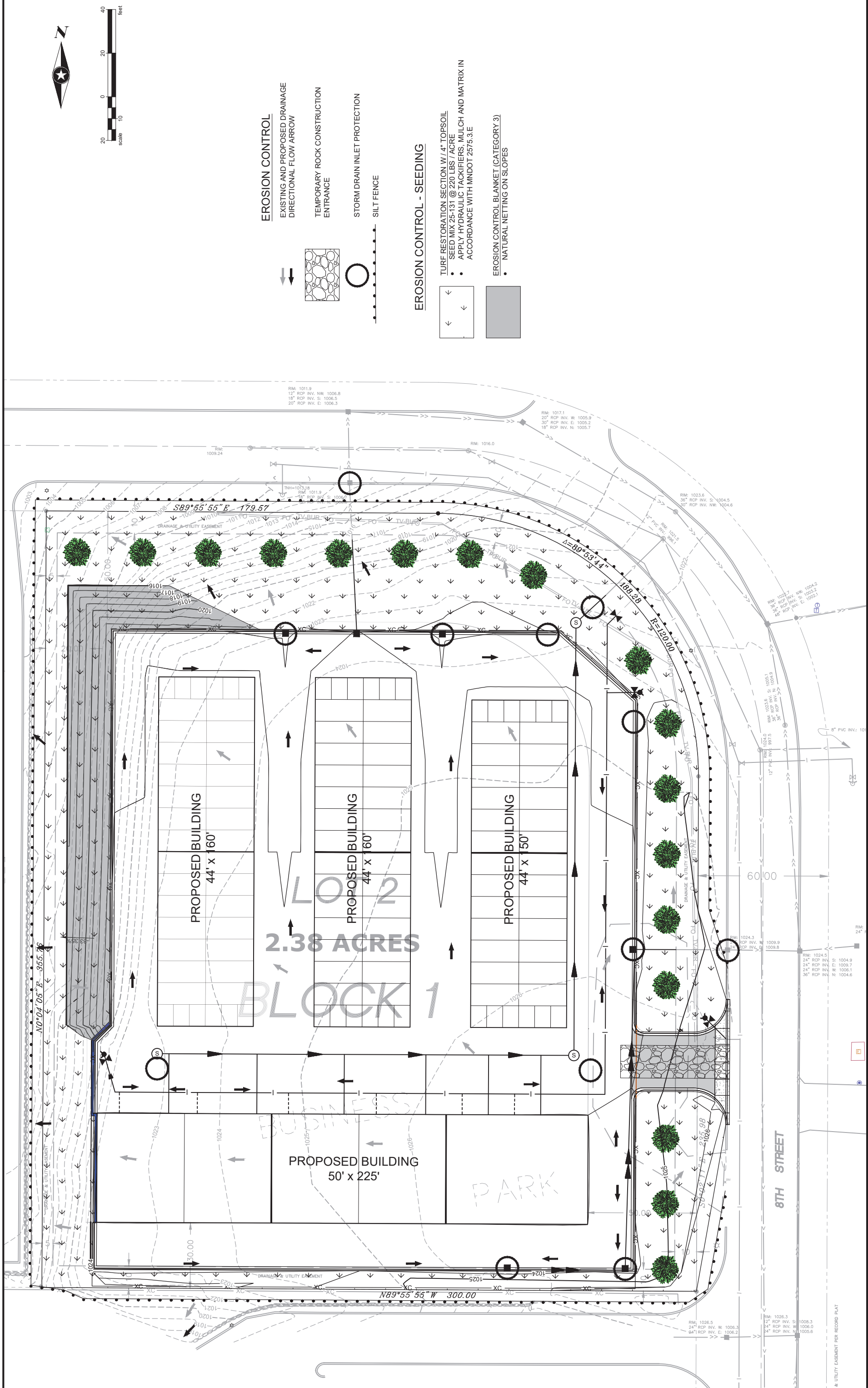
SEH Project
Drawn By
Designed By
Checked By

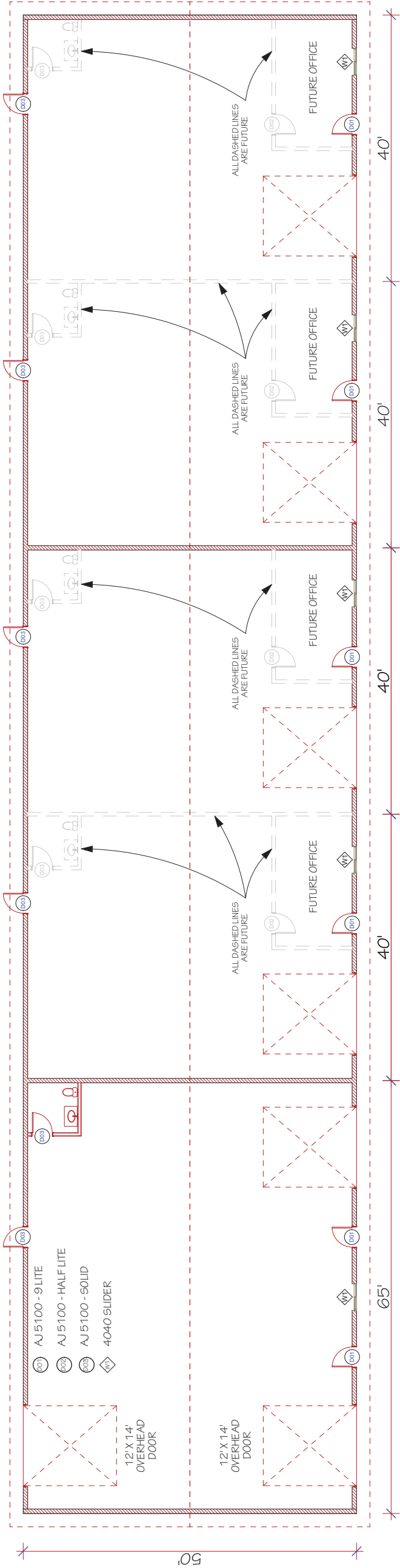
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LAKETOWN STORAGE
WACONIA, MN

5
of 12

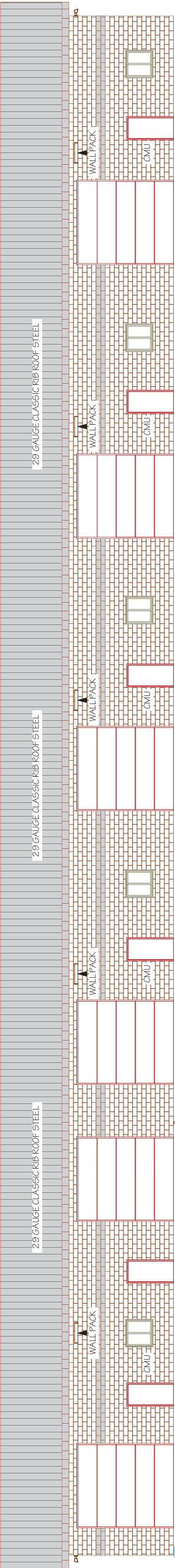




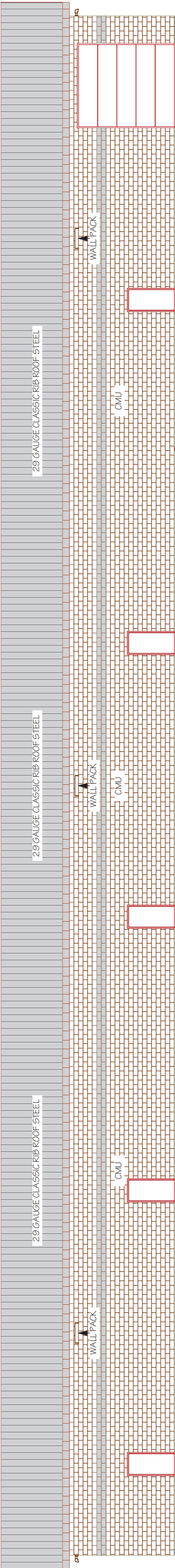


1 1st FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

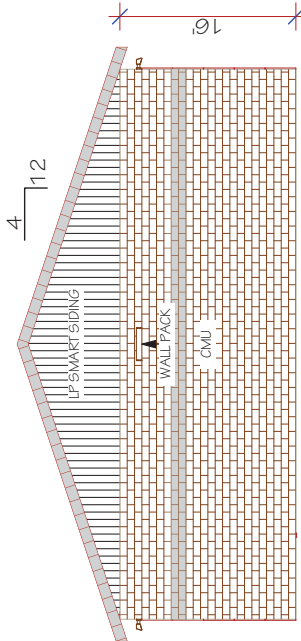
ROOM FINISH SCHEDULE				
ROOM	FLOOR	WALLS	CEILING	CEILING HGT.
SHOP	CONCRETE SLAB	LINER STEEL	LINER STEEL	16'-0"
OFFICE	CONCRETE SLAB	GYP. BD.	GYP. BD.	9'-0"
BATHROOM	CONCRETE SLAB	GYP. BD.	GYP. BD.	9'-0"
MEZ ABOVE BATHROOM & OFFICE	PLYWOOD	OPEN	OPEN	



66% CMU (8% ROUGH AMCON CONCRETE BLOCK & 58% SMOOTH AMCON CONCRETE BLOCK) & 34 % WINDOWS AND DOORS

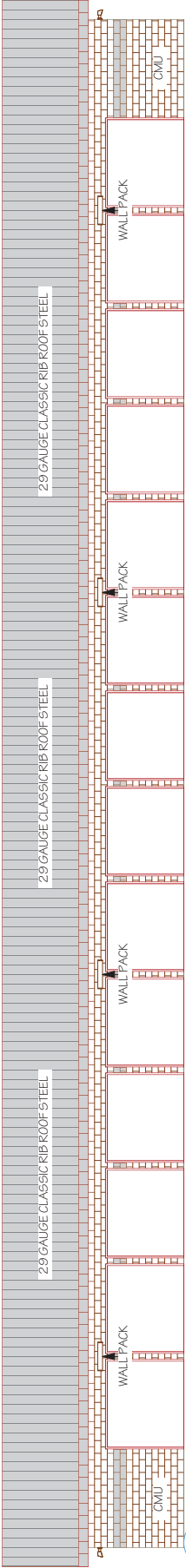


93% CMU (9% ROUGH AMCON CONCRETE BLOCK & 84% SMOOTH AMCON CONCRETE BLOCK) & 7 % WINDOWS AND DOORS

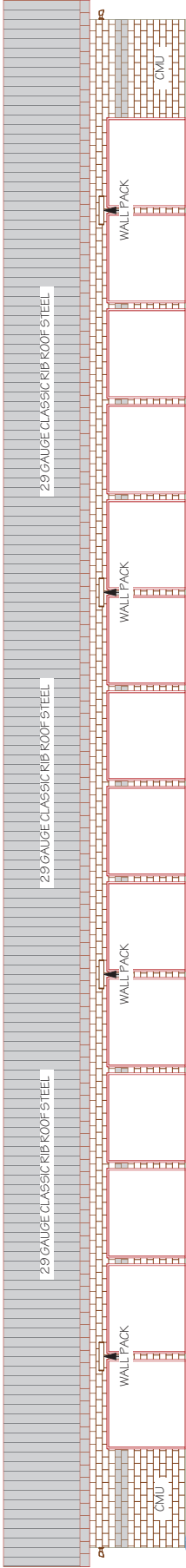


3 West and East Elevations (50' X 225')
A2 SCALE: 1/8" = 1'-0"

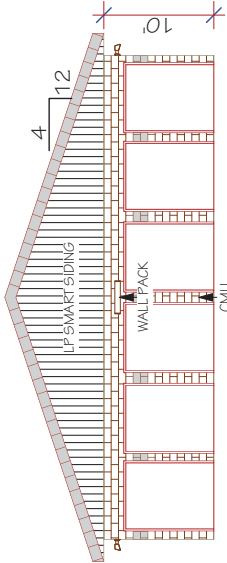
79% CMU (8% ROUGH AMCON CONCRETE BLOCK & 71% SMOOTH AMCON CONCRETE BLOCK) & 21% LP SMART SIDING



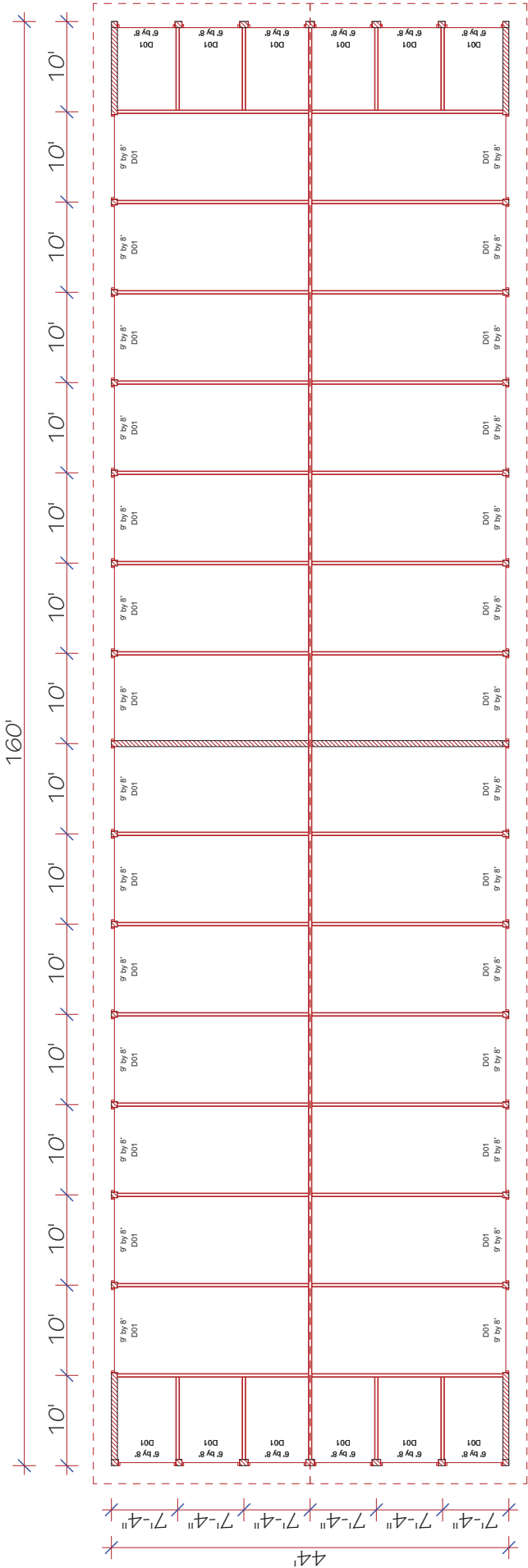
1 West Elevation (44' X 160')
SCALE: 1/8" = 1'-0" 37% CMU (6% ROUGH AMCON CONCRETE BLOCK & 31% SMOOTH AMCON CONCRETE BLOCK) & 63 % DOORS



2 East Elevation (44' X 160')
SCALE: 1/8" = 1'-0" 37% CMU (6% ROUGH AMCON CONCRETE BLOCK & 31% SMOOTH AMCON CONCRETE BLOCK) & 63 % DOORS



3 North and South Elevations (44' X 160')
SCALE: 1/8" = 1'-0" 25% CMU(5% ROUGH AMCON CONCRETE BLOCK & 20% SMOOTH AMCON CONCRETE BLOCK), 27% LP SMART SIDING & 48 % DOORS



4 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

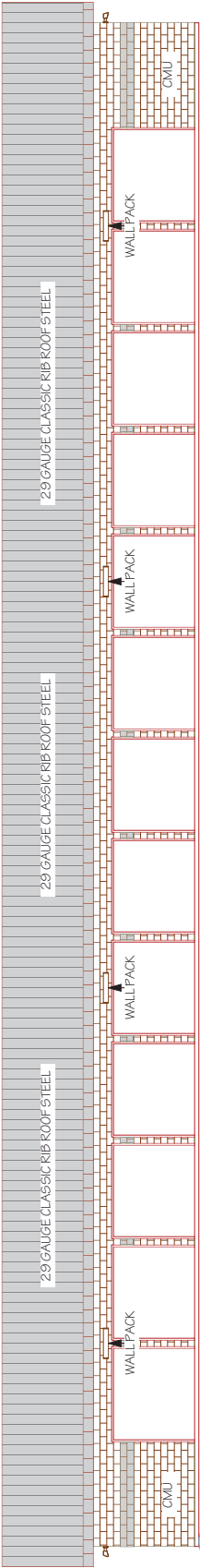
PROJECT: #P1
DATE: 10/6/2022
DRAWN: SK

NO	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

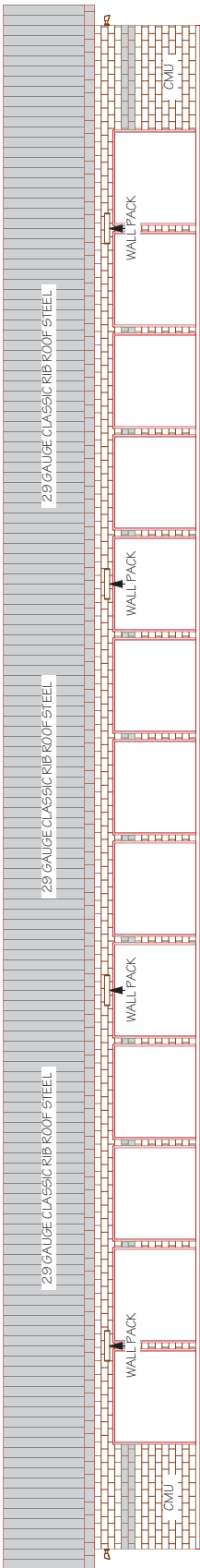
LAKE TOWN STORAGE
87 8TH ST. WACONIA, MN 55387
50'-0" X 225'-0" X 16'-0"
(2) 44'-0" X 160'-0" X 10'-0"
44'-0" X 150'-0" X 10'-0"

592 Industrial Drive
Winnetka, Minnesota 55395
800-770-4726
320-485-2844
Fax 320-485-2625
www.rambuildings.com

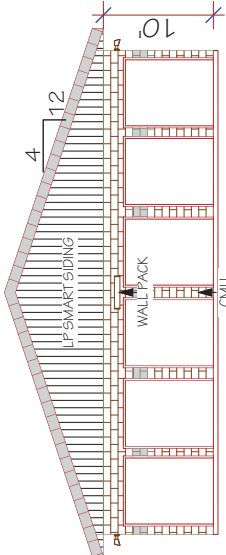




1 West Elevation (44' X 150')
A4 SCALE: 1/8" = 1'-0" 38% CMU (7% ROUGH AMCON CONCRETE BLOCK & 31% SMOOTH AMCON CONCRETE BLOCK) & 62 % DOORS

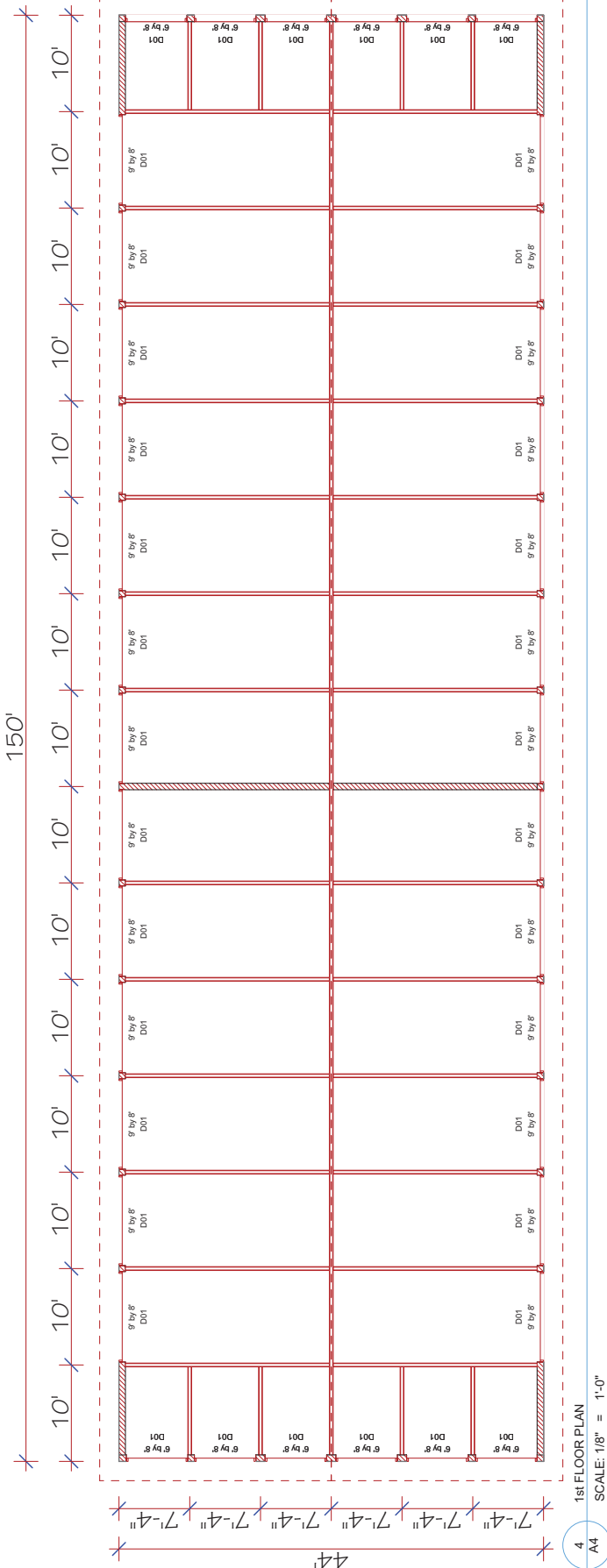


2 East Elevation (44' X 150')
A4 SCALE: 1/8" = 1'-0" 38% CMU (7% ROUGH AMCON CONCRETE BLOCK & 31% SMOOTH AMCON CONCRETE BLOCK) & 62 % DOORS



3 North and South Elevation (44' X 150')
A4 SCALE: 1/8" = 1'-0"

25% CMU(5% ROUGH AMCON CONCRETE BLOCK & 20% SMOOTH AMCON CONCRETE BLOCK), 27% LP SMART SIDING & 48 % DOORS

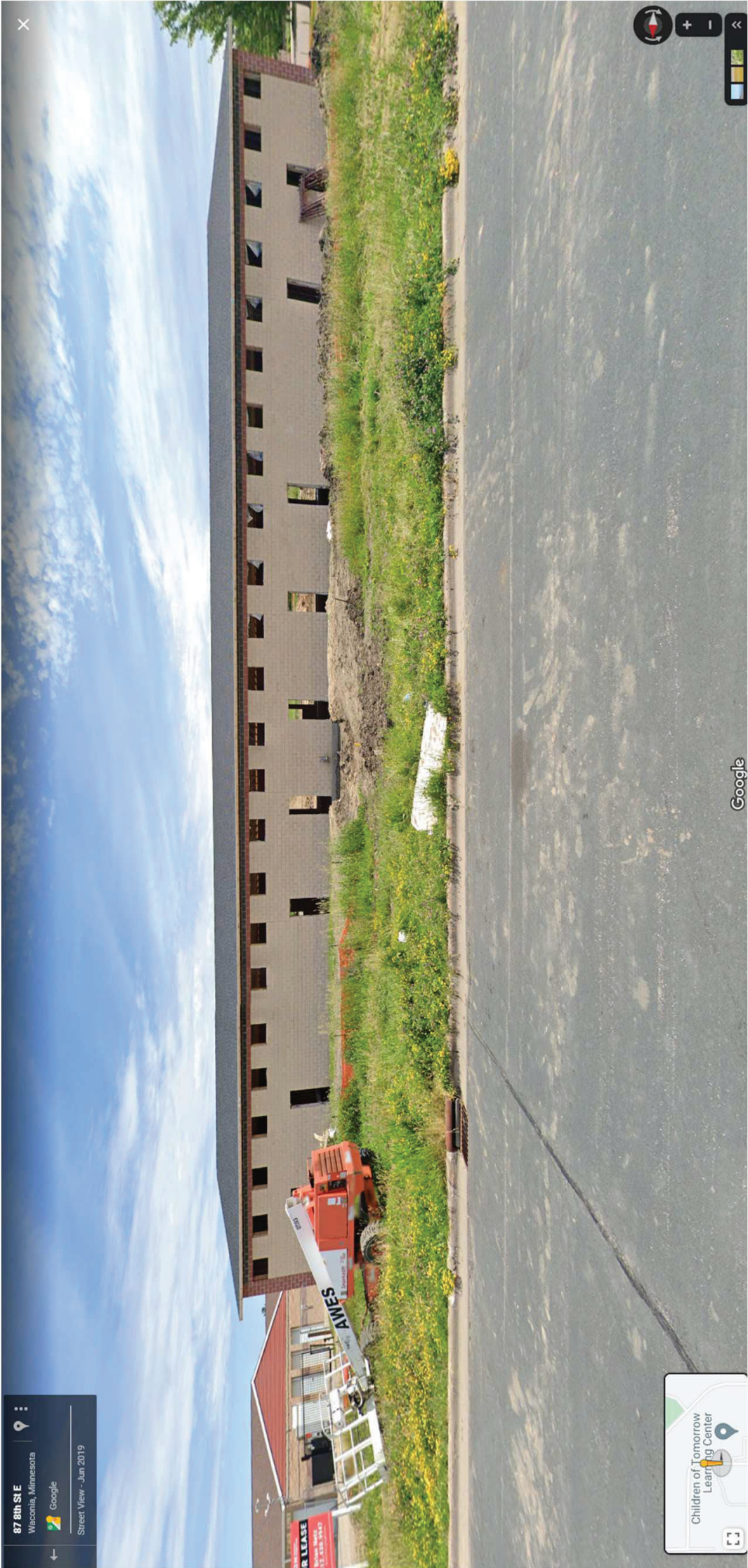


4 1st FLOOR PLAN
A4 SCALE: 1/8" = 1'-0"

NEIGHBOR PROPERTIES – LAKETOWN STORAGE



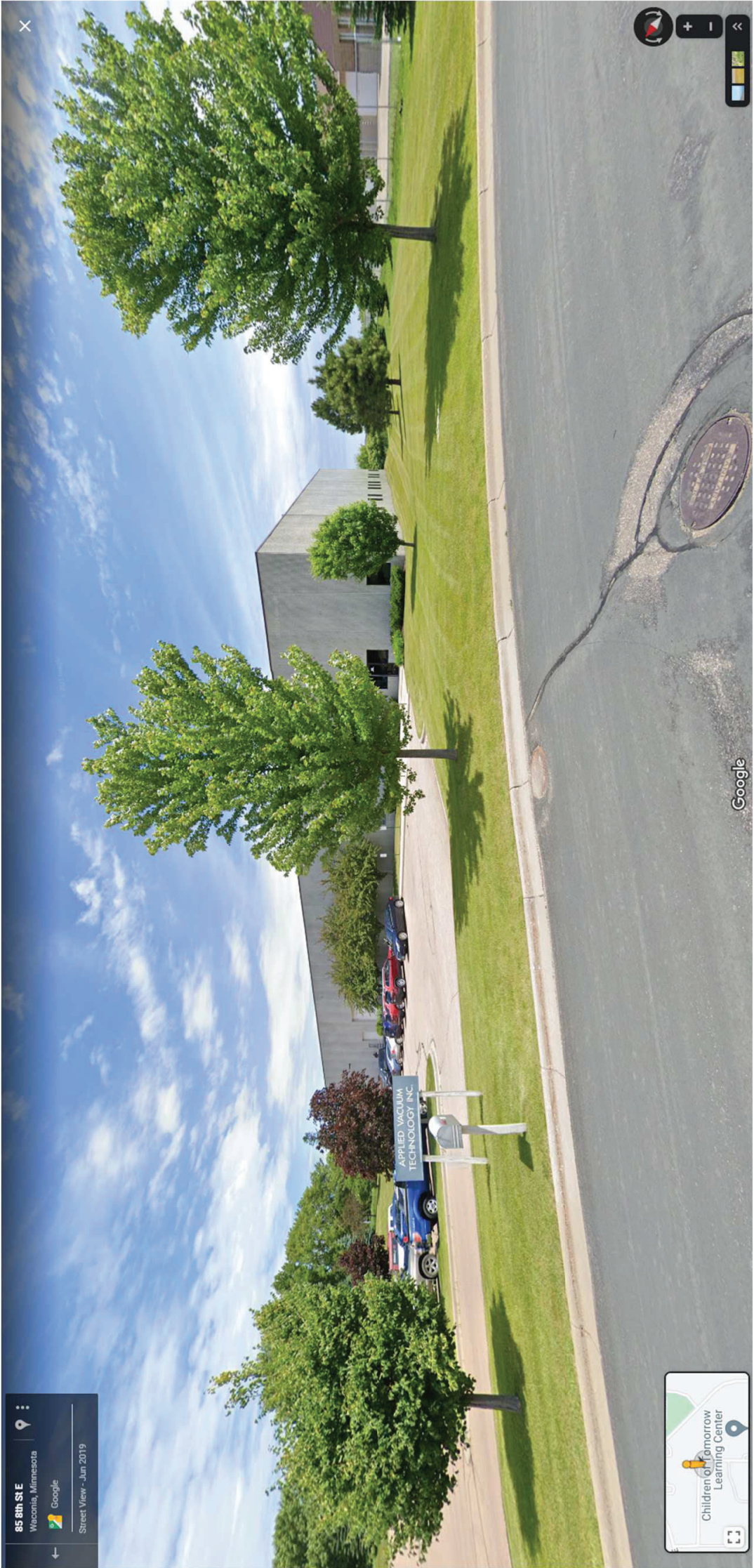
NEIGHBOR PROPERTIES – LAKETOWN STORAGE



NEIGHBOR PROPERTIES – LAKETOWN STORAGE

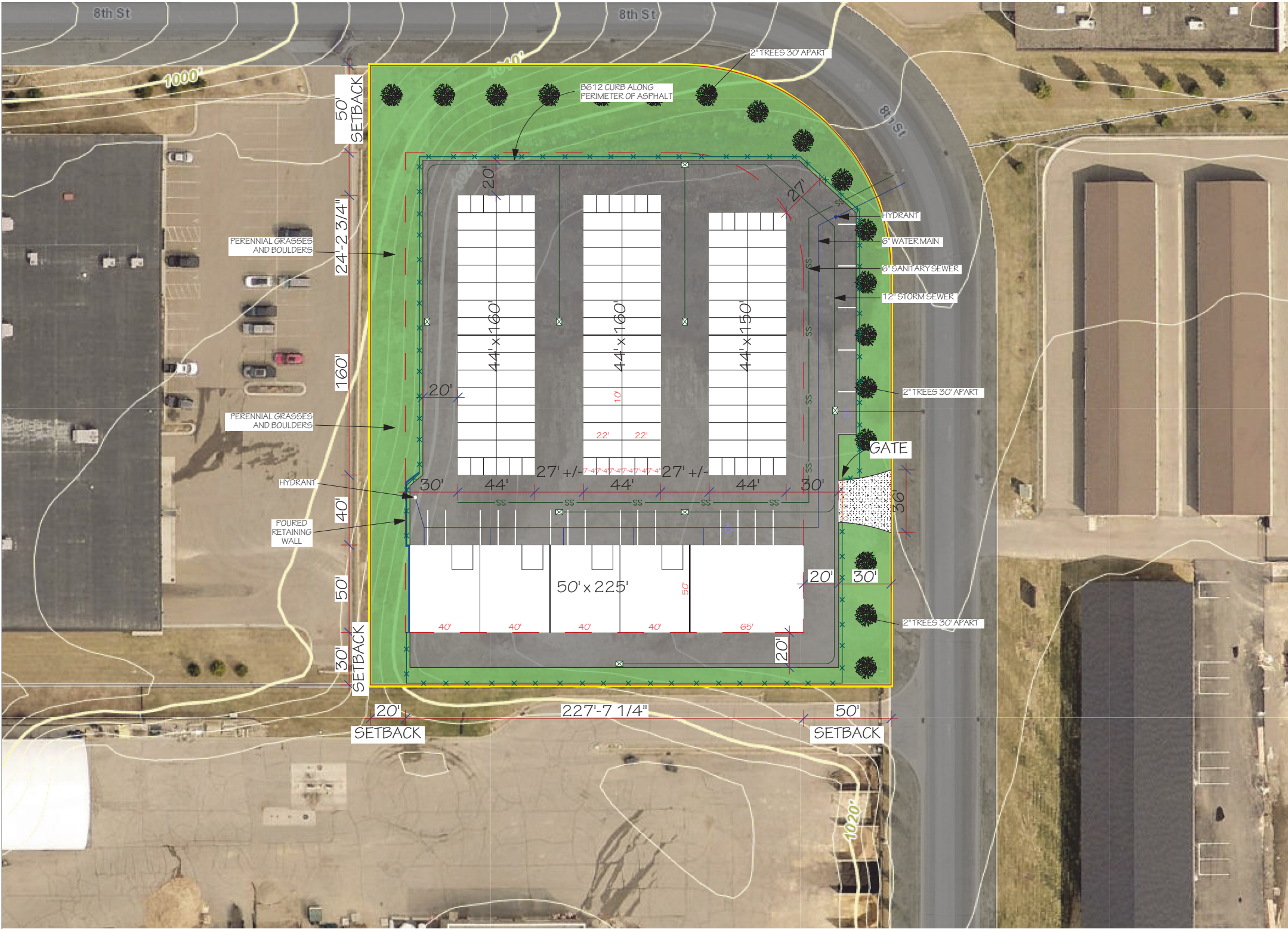


NEIGHBOR PROPERTIES – LAKETOWN STORAGE



NEIGHBOR PROPERTIES – LAKETOWN STORAGE





- CONCRETE (852 SQ. FT.)
- GRASS (32,330 SQ. FT.)
- ASPHALT (37,255 SQ. FT.)
- 6' TALL CHAINLINK FENCE(1,007 LF)
- CURB (1,035 LF)
- (4) 50' X 40'
- (1) 50' X 65'
- (36) 7'-4" X 10'
- (82) 10' X 22'
- 12" STORM SEWER (1,081 LF)
- 6" WATER MAIN (521 LF)
- 6" SANITARY SEWER (420 LF)
- CATCH BASIN

15 TOTAL PARKING SPACES

1" = 30'-0"



PROJECT: #P11
DATE: 10/14/2022
DRAWN: SK

NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

LAKETOWN STORAGE
87 8TH ST. WACONIA, MN 55397

50'-0" X 225'-0" X 16'-0"
(2) 44'-0" X 160'-0" X 10'-0"
44'-0" X 160'-0" X 10'-0"

592 Industrial Drive
Winsted, Minnesota 55395
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General Contracting, Inc.

SHEET

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