

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: CHAD GENZ
MEMBER: JOE POLUNC
MEMBER: BRUCE PAULSEN
MEMBER: KEVIN KAMERUD
MEMBER: DARYL PETERSON
ALTERNATE MEMBER: JACOB WECKMAN

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) [September 5th, 2024 Planning Commission Meeting Minutes](#)
Motion to adopt the September 5th, 2024 Planning Commission Meeting Minutes
4. **New Business**
 - 1) [PUBLIC HEARING - Site Plan & Design Review and Variance – 80 8th Street](#)

Open the Public Hearing.

Motion to close the Public Hearing.

Motion recommending either approval of a Site Plan & Design Review and Variance to allow for the construction of a 24,640 industrial building and site improvements, which proposed to be located along the front of the building facing 8th Street.
 - 2) [PUBLIC HEARING - Variance - 241 Olive Street South](#)
Open the Public Hearing
Motion to Close the Public Hearing
Motion recommending either approval or denial of a variance to allow for the construction of site improvements up to 45.2% impervious surface versus the 35% maximum

into the rear yard accessory structure setbacks to 2 ft. (East yard) versus the 5 ft. minimum in the R-2, Single-Family District.

- 3) [PUBLIC HEARING - Amend Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1 Highway Business District and Section 900.11 - Above Ground, Portable Fuel Storage](#)
Open public hearing.

Motion to close the public hearing.

Recommend approval or denial of the proposed amendment to Sections 900.05 and 900.11, which would allow above ground, portable fuel storage as an interim use in the B-1, Highway Business District and remove the use from the R-2, Single-Family Residential District.

- 4) [PUBLIC HEARING - Holbrook Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment - 9550 Little Avenue, 9780 Little Avenue and 10080 Little Avenue](#)

Open the public hearing.

Motion to close the public hearing.

Recommend either approval or denial of the Preliminary Plat Application titled Holbrook, the proposed Comp Plan Amendment and the request to zone the properties PUD.

5. Old Business

6. Other - Staff Update

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		October 3, 2024					
Item Name:		September 5th, 2024 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission 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 September 5th, 2024 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. September 5 2024 Planning Commission Meeting Minutes.pdf							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required							

CITY OF WACONIA PLANNING COMMISSION
THURSDAY, SEPTEMBER 5, 2024

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

Pursuant to due call and notice thereof the regular meeting of Planning Commission of the City of Waconia was called to order by Commissioner Chair Genz at 6:30.

2) [Adopt Agenda](#)

No changes to the agenda.

Motion by Paulsen, seconded by Peterson to adopt the agenda. All in favor voted aye. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [August 8th, 2024, Planning Commission Meeting Minutes](#)

[Cover Page](#)

[August 8th, 2024, Planning Commission Meeting Minutes.docx](#)

Motion by Paulsen, seconded by Polunc to approve the minutes. All in favor voted aye. MOTION CARRIED.

4) [New Business](#)

4.1 [PUBLIC HEARING - Amend Section 900.04, Definitions and Section 900.05.7, B-1 Highway Business District - Rural Lifestyle Retail Use](#)

[Cover Page](#)

[Narrative for Text Amendment to Code Section 900.04 and 900.05.7.pdf](#)

[Proposed Text Amendment.pdf](#)

[Site Plan - Waconia TSC 11x17.pdf](#)

[Typical TSC Building Elevations11x17.pdf](#)

[Mobile Loading Ramp.pdf](#)

[Typical TSC Site Examples.pdf](#)

Braaten presented the proposed amendment to Section 900.04, Definitions and Section 900.05, B-1 Highway Business District – Rural Lifestyle Retail Use.

The public hearing is for an ordinance amendment to include what the applicants are defining as rural lifestyle retail which would allow outdoor storage and display within designated areas without screening, a movable loading dock, and to allow fencing to exceed the 8-foot height maximum allowed in the B-1 Highway Business District. This amendment is in association with a future application for Tractor Supply. Concept plan and imagery is included in the packet.

No public comments have been received.

Comments and Concerns:

Jacob Saufley, Larkin Hoffman (on behalf of the applicant) explained their definition of Rural Lifestyle Retail.

The definition use reflects only the B-1 Business District. This section also added performance standards and exceptions to certain uses allowed in the B-1 Business District. Outdoor storage and storage display is the main issue.

Mr. Soto, the applicant, displayed the location of the proposed business at Marketplace Drive and pointed out each area on the property. Additional slides were shown to identify the building, sidewalk, fenced area and display locations.

Other code changes proposed in the district:

- Sales of Rural lifestyle equipment/motorized vehicles.

- Moveable loading dock for flexibility.

- Fencing in the outdoor storage area for security.

Genz asked about the 4 items proposed under Rural Lifestyle. Braaten explained in detail and gave examples of how these changes apply to permitted use with special restrictions in the B-1 Highway Business District.

Polunc asked about the modification and revised language from the Attorney. Discussion followed.

Mr. Saufley commented on the City Attorney reframing and revising the Zoning Code given his expertise. Some clarity is needed on areas such as the movable loading dock, store front display, trailer display, and clarification regarding the fencing, but the applicant was generally in agreement with the proposed changes by the City Attorney.

Grenz stated that the 16 feet high chain link fence seemed excessive.

Comments and Concerns:

Karen Smith, District Manager of Tractor Supply.

One movable loading dock is proposed. Continued discussion regarding screening the loading dock.

Grenz opened the public hearing.

Comments and Concerns:

Steve Yetzer, Waconia, MN 55387.

Yetzer stated he would like to see Tractor Supply in Waconia and that the Planning Commission should work with the applicant.

Comments and Concerns:

David Soto, Atwater Group.

Reconfirming the size of the loading dock to be 4' high and 36' long.

Paulsen suggested to strike item number 6 in the proposed ordinance language as it seemed restrictive and unnecessary.

Motion by Paulsen, seconded by Kamerud to close the Public Hearing. All in favor voted aye. MOTION CARRIED.

Motion by Paulsen, to approve the amendment of sections 900.04 and 900.05.7, B-1 Highway Business District with the recommendation to strike item 6 in the proposed language, second by Peterson. Further discussion to amend item 4 to allow a 12-foot fence vs 16' high fence. All in favor voted aye. MOTION CARRIED.

City Council meeting on September 16th.

5) **Old Business**

No Old business

6) **Other**

Staff Update:

Single Family Home permit-68
Townhome permits-23
Epermits-332

-Braaten gave appreciation to Commissioners regarding the hard work, consideration, and and conversations regarding the Second and Olive Street project, which he informed the Commission that the City Council approved.

-October 3, 2024, is going to be a busy meeting. Council had passed an Extra Territorial Subdivision Review approval, which is reviewing a subdivision before annexation. This review is for the Falk property located along County 10 and Little Avenue.

Ordinance Amendment from Koch Bus Company.

Site Plan Review for the property on 8th Street and Industrial Blvd.

Motion by Polunc, second by Paulsen to adjourn. All in favor voted aye. MOTION CARRIED.

Adjourn

Work Session - Cannabis Regulation Discussion

ATTEST: _____

Brenda Stein, Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 3, 2024
Item Name:	PUBLIC HEARING - Site Plan & Design Review and Variance – 80 8th Street
Originating Department:	Community Development
Presented by:	Ethan Nelson
Previous Commission 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 the Public Hearing.

Motion to close the Public Hearing.

Motion recommending either approval of a Site Plan & Design Review and a Variance to construct a 24,640 industrial building and site improvements, which proposes loading berths to be located along the front of the building facing 8th Street.

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

BACKGROUND

Applicant: Saltire, LLC

Owner: 1 Micro, LLC

Address: 80 8th Street

PID# 753700040 & 753050051

Zoning: I-1, Industrial Park District

REQUEST:

The City has received Site Plan & Design Review and Variance Request applications from Saltire, LLC for the property located at 80 8th Street to construct a 24,640 sq. ft. industrial building and site improvements which proposes a loading dock to be located along the front of the building facing 8th Street. The applicants have indicated that the variance is necessary due to steep slopes and extreme elevations that exist on the property.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations - 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. 10 - Site Plan Review
8. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in *harmony* with the purposes and intent of the ordinance?
2. Is the Variance *consistent* with the Comprehensive Plan?
3. Does the proposal put the property to use in a *reasonable* manner?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the Variance, if granted, alter the *essential character* of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

VARIANCE ANALYSIS AND PLANNING CONSIDERATIONS:

The subject property currently is currently undeveloped. The applicant is proposing to construct the 24,640 industrial facility with a front facing loading dock due to challenging elevations on the property. All properties facing the proposed industrial building are also zoned I-1, Industrial Park District. The applicant is proposing some landscaping on the opposite side of the parking lot that would screen some of the loading dock area from 8th Street. The Planning Commission should discuss the proposed design and layout and determine if the proposed variance meets the review criteria noted above.

Table 1.1 below indicates the existing, required and proposed lot requirements for the property as indicated in the I-1, Industrial Park District. The analysis of this variance submittal is based on the information provided on the attached survey.

Table 1.1

LOT REQUIREMENTS	I-1 INDUSTRIAL PARK DISTRICT	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT SIZE	43,560 sq. ft.	103,814 sq. ft.	103,814 sq. ft.

MAXIMUM IMPERVIOUS SURFACE	85%	0%	53.86%
FRONT YARD SETBACK	50 ft.	N/A	128 ft.
WEST SIDE YARD SETBACK	20 ft.	N/A	103.87 ft.
EAST SIDE YARD SETBACK	20 ft.	N/A	40 ft.
REAR YARD SETBACK	30 ft.	N/A	31.54 ft.
BUILDING HEIGHT	50 ft.	N/A	26 ft.

SCREENING OF EQUIPMENT

The applicant indicates one ground mounted unit on the proposed site plan. There does not appear to be proposed rooftop mechanical equipment on the roof plan or elevation plans A3-A4. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties and public road right-of-way in compliance with the City Code.

OFF-STREET PARKING

The proposed 24,640 industrial building indicates 2,464 sq. ft. of office space and 22,176 sq. ft. of warehousing. Below, applicable code requirements are noted.

Professional, personal and business offices: One(1) space per two hundred (200) square feet of gross floor area but at least three(3) parking spaces.

And

Warehousing, storage or handling of build goods: That space with is solely used as office space shall comply with the office use requirement and one(1) space for each one thousand (1,000) square feet of floor area, plus one(1) space for each employee on maximum shift.

The applicant is proposing to construct 34 parking spaces as part of their site improvements to service the 24,640 sq. ft. building. 2 of those spaces are ADA compliant. The minimum parking required is 36 spaces (13 spaces required for office, and 23 required for warehousing). The applicant shall be required to add two (2) additional parking spaces.

LANDSCAPING

Section 900.07B states that for the I-1, Industrial Park District, the following plantings are required: One (1) tree for every one thousand (1,000) square feet of total building floor area.

The gross building floor area of the proposed building is 24,640 sq. ft. The applicant is proposing 37 trees. 22 trees meet the minimum size requirements. City code requires One (1) tree meeting minimum planting size (2.5 Cal. Inches for deciduous or 6 ft. in height for coniferous) is required per one thousand (1,000) square feet of gross building floor area. 25 trees are required and currently 22 trees meet minimum size standards. Further, the complement of trees fulfilling the requirements of this policy shall be not less than twenty-five (25) percent deciduous and not less than thirty-three (33) percent coniferous.

SIGNS

The applicant is proposing wall signage on the south face of the building, facing 8th Street. Although all signage shall require a separate sign permit application and review, it should be noted that only one wall sign is permitted per façade.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have noted lighting on Sheet A-1 and A-4 that generally appears to meet City code requirements. The applicants shall submit lighting specifications for the proposed fixtures at the time of permit submission.

VEHICULAR ACCESS

One full access entrance is proposed off 8th Street. Vehicle loading is located off the front of the building facing the parking lot. This access location and configuration is acceptable as proposed.

PEDESTRIAN ACCESS

There is a proposed sidewalk along the north, east and portions of the south side of the building. There is also a planned sidewalk running along the south side of 8th Street that will be installed at a future date. The proposed design is in conformance with City Standards.

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 show an exterior trash enclosure on the south-west side of the property. The elevations shown on the plan page A1 appear to propose material consistent with the principal structure as noted in the code language above.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted their initial review of the grading, drainage and utilities based upon the plans dated 9/3/2024. The applicants have received staff comments and have indicated they accept all staff comments and intend to submit revisions when they are complete. Staff has attached condition #7, requiring staff review comment revisions to be completed 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 2024 SAC and City trunk fees are included below for convenience. Please note that the current 2024 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$11,185 plus any applicable hook-up and stormwater connection fees.

SAC CHARGE	\$2,485 per SAC unit determined by the Metropolitan Council
SEWER TRUNK FEE	\$3,600 per SAC unit determined by the Metropolitan Council
WATER TRUNK FEE	\$5,100 per SAC unit determined by the Metropolitan Council
STORMWATER TRUNK FEE	\$11,200 per acre
STORMWATER ACCESS FEE	\$1,600

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 for the proposed Transportation Security industrial facility, staff indicates the applicant meets all design review requirements.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on September 19th, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date and time of this report the City has received no public comment regarding the

proposed variance.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold the public hearing, review the Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on October 21st, 2024.

If the Planning Commission chooses to recommend approval, staff recommends including 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 make revisions based upon staff review comments dated September 18, 2024 to the satisfaction of the City Engineer, Community Development Director and Public Services Director prior to any work commencing on site.
7. The applicant shall submit a Lot Combination application to Carver County to combine PID#s 753700040 & 753050051 within 6 months from the date of approval.
8. The applicant shall submit a revised landscaping plan, meeting the 25 tree requirement.
9. The applicant shall submit lighting specifications for the proposed fixtures at the time of permit submission.
10. The applicant will be required to obtain a General Construction Permit for Stormwater associated with Construction Activity (NPDES) since this is part of an ultimate development greater than 1 acre. A copy of the permit should be submitted conditional to Final Site Plan approval.
11. Any/all exterior rooftop or ground mounted mechanical equipment shall be screened from public streets.
12. 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 permits/approvals should be submitted conditional to Final Site Plan approval.
13. The applicant shall revise the off-street parking to meet the required 36 parking stalls.

Attachments:

1. Location Map (1 Page)
2. Applications & Variance Letter (8 Pages)
3. Public Hearing Notice (1 Page)
4. Site Plan (16 Pages)
5. Staff Review Comments (4 Pages)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



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: | 1 MICRO, LLC |
| 2. | Address of Property: | 820 S Pine Street, Waconia, MN, 55387 |
| 3. | Legal Description: | Lot 001, Block 002, Twp 116, Rng 025, Sec 24 PINE BUSINESS PARK |
| 4. | PID#: | Carver County PID: 75370040 & 753050051. |
| 5. | Applicant's Name: | SALTIRE, LLC Attn: Brian Falk c/o Copperwood Real Estate Attn: Justin Stueve |
| 6. | Mailing Address: | 820 S Pine Street, Waconia, MN, 55387 |
| 7. | Daytime Phone(s): | 612-360-8104 |
| 8. | Email Address: | justin@copperwoodmn.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: Transport Security Inc.
2. Present Zoning Classification: I-1 Industrial Park District
3. Existing use of Property: Vacant Land
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.

DocuSigned by:
Brian Falk
0606E58E7026402...

Signature of Applicant: _____

Printed Name: Brian Falk

Date: 9/4/2024



CITY OF WACONIA
201 South Vine Street
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VARIANCE

APPLICANT INFORMATION

1. Owner's Name: 1 MICRO, LLC Attn: J. Kristian Terp
2. Address of Property: 80 8th STREET, WACONIA, MN 55387
3. Legal Description: Carver County PID: 75370040 & 753050051. Lot 001, Block 002, Twp 116, Rng 025, Sec 24 PINE BUSINESS PARK
4. Applicant's Name: SALTIRE, LLC Attn: Brian Falk
c/o Copperwood Real Estate Attn: Justin Stueve
5. Mailing Address: 820 S Pine Street, Waconia, MN, 55387
6. Daytime Phone(s): 612-360-8104
7. Email Address: justin@copperwoodmn.com

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

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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VARIANCE APPLICATION

1. Present Zoning: I-1 Industrial Park District
2. Existing use of Property: Vacant Land
3. Has request for a variance on this property been sought previously? If so, when? Unclear if a formal variance request was submitted previously. J. Carver Distillery may have submitted one prior to this formal request.

IMPORTANT

Subd. 4. Variances

- A. No variance shall be granted to allow a use not permitted under the terms of this Ordinance in the district involved. In granting a variance the Board may prescribe appropriate conditions in conformity with this Ordinance. When such conditions are made part of the terms under which the variance is granted, violation of the conditions is a violation of this Ordinance. A variance shall not be granted by the Board unless it conforms to the following standards:
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the actions of the petitioner.
 2. Literal interpretation of the provisions of this Ordinance would deprive the petitioner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.
 5. FINANCIAL SAVINGS WILL NOT CONSTITUTE A HARDSHIP.

THE FOLLOWING INFORMATION MUST BE FURNISHED IN ORDER TO PROCESS THE APPLICATION

1. A letter from the applicant(s) which should address the following:
 - Explain (in detail) the variance you are requesting (giving distances where appropriate).
 - Conditions or peculiar difficulties to the structure or land, which makes a variance necessary.
 - Why do you feel a variance should be granted in this instance?
2. Payment of application fee (**\$250 residential; \$350 non-residential**)
 - After-the-fact application fee (**\$750 residential; \$1,050 non-residential**)
3. **Residential applications requiring the submittal of a stormwater plan shall submit a \$150 non-refundable stormwater plan review fee.**
4. **Non-residential variance requests are required to submit an escrow payment in the amount of \$1,000.00. X**

****Additional information may be requested by staff, based on the proposal. Additional consulting review fees may apply, such as civil engineering and legal counsel.**

5. Certificate of Survey with north arrow indicating existing structures and proposed additions or modification to structures.
6. Show all distances of buildings and structures from property lines.
7. Show any unique features to property associated with variance request (i.e. trees, ravines, steep slopes, etc.).
8. Stormwater Plan for all properties located within the Shoreland Overlay District and for all properties that currently exceed, or propose to exceed, the hardcover maximum identified in the applicable zoning district.

The Planning Commission may or may not hold a public hearing on the request (based on the amount of the variance requested). The Planning Commission should make a recommendation to the City Council within sixty (60) days. If they do not, the City Council may proceed without the Planning Commission's recommendation.

The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

A violation of any condition set forth in the granting of the variance shall be a violation of the zoning ordinance and automatically terminate the variance.

DocuSigned by:
Applicant's Signature: Brian Falk Date: 9/4/2024
BRIAN FALK

Printed Name: Brilliant Park

Property Owner Signature: _____

Printed Name: _____

September 5, 2024

City of Waconia
201 South Vine Street
Waconia, MN 55387

RE: Variance Application – 80 8th Street, Waconia, MN 55387

Dear City Staff,

My name is Justin Stueve, I am the broker/owner for Copperwood Real Estate LLC, and I represent Brian Falk who is the owner of Transport Security Inc. and Saltire, LLC the applicant for the variance request. Transport Security Inc. has operated in the City of Waconia for over 30 years and the owner Brian, and his family have been deeply rooted in the community for Brian's entire life. Transport Security Inc. is currently in need of a larger facility due to the increased demands of their business and greatly desires to expand their footprint and stay in the City of Waconia. We have identified a site to build a new facility for Transport Security Inc, which would allow them to achieve the desired square footage needed for expansion, but the site presents challenges forcing us to modify the design to the building.

Please let this letter serve as a supplement to our formal request and application for a building design variance of the I-1 Industrial Park District City ordinance. Sec. 900.05.11 Sub Section 4 in the I-1 Industrial Park District ordinance states "Off-street loading shall not be located on the side of a building which faces a public street or a residential district. Docks shall be screened so as not to be visible from streets or residential areas." We are requesting the City grant us a variance to allow the design of our loading dock area on the side of the building and loading doors on the front of the structure. The subject site, which happens to be the last parcel in the Pine Industrial Park, is an overall tricky and compromised site due to the existing conditions of the steep slopes and extreme grades that encumber it. From one side of the site to the other there is over 25' of elevation change within the parcel. This provides a severe obstacle with site design restricting loading, truck traffic, drive entrance and parking while still trying to maintain a usable and serviceable flat area to achieve the correct size for a building. In my professional opinion, any business or individual with a desire to build or develop this site will be obstructed by, and ultimately deterred from building on the site. Specific examples include former prospect J. Carver Distillery and current owner 1 Micro, LLC.

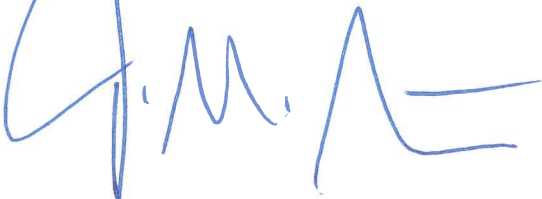
Transport Security Inc. and our development team were able to design a plan that not only allows Transport Security Inc. to construct a serviceable sized building to suit their needs allowing them to expand within Waconia, but also effectively address the concerns that the City ordinance is designed to protect. All of this can still be accomplished by constructing a loading dock on the side of the building thus eliminating

the limitations of this vacant site. With guidance from our architect, we understand that loading berths shall not occupy a front yard. Per design, the first loading berth must be 60 ft in length (dock door). Additional loading berths must be 30 ft in length (drive-in doors). Also, per our design, the 60 ft loading berth will be 128 ft from the front property line and tucked beside the building. The 30 ft loading berths will be almost 100 ft from the front property line. With this design there will be ample room between the curb and the front property line to effectively screen these loading berths and help protect them from the public roadways.

The spirit of the ordinance is to protect a potential eyesore in the industrial park from public view. Some items of note, there is no residential area adjacent to our site which helps alleviate part of the side and front-loading concerns. Second, all the existing industrial properties neighboring the site along the same roadway to the west have their loading facing the public roadway. Our plan design will bring an updated modern design concept to the park with a brand-new, state of the art industrial building constructed with the newest materials offering incredible curb appeal to an otherwise vacant mountain of weeds. With the City's help we have a great opportunity to not only add a new property to the tax role, but to improve and fill the Pine Industrial Park while keeping a 30+ year business resident within the city limits of Waconia.

My team is available for any questions or concerns. Please don't hesitate to reach out, 612-360-8104.

Respectfully submitted,



Justin M. Stueve
Broker/Owner
Copperwood Real Estate LLC
As agent for Transport Security Inc./Saltire, LLC

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 October 3rd, 2024, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 80 8th Street (PID# 753700040 & 753050051).

The City is considering a variance request by the applicant, Saltire, LLC for the property located at 80 8th Street to allow the proposed loading berths/loading dock to be located along the front of the building facing 8th Street.

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 October 3rd, 2024. 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: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

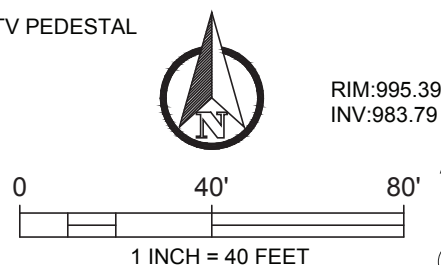
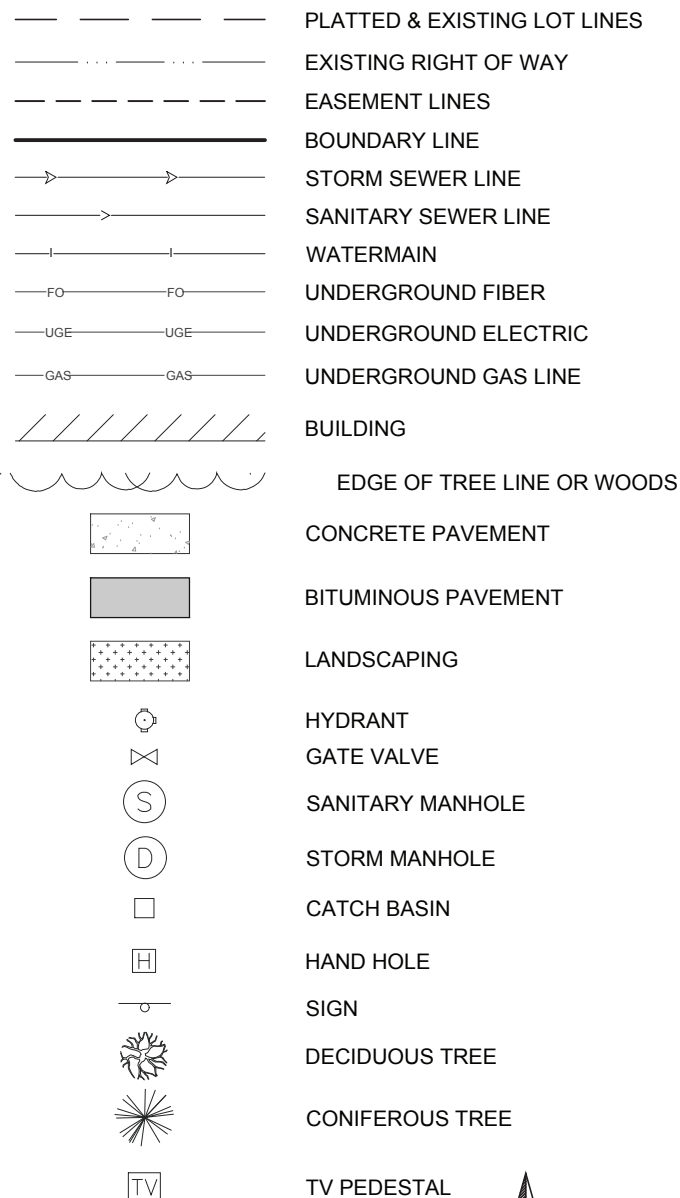
Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the September 19th, 2024 Waconia Patriot newspaper)

LEGEND



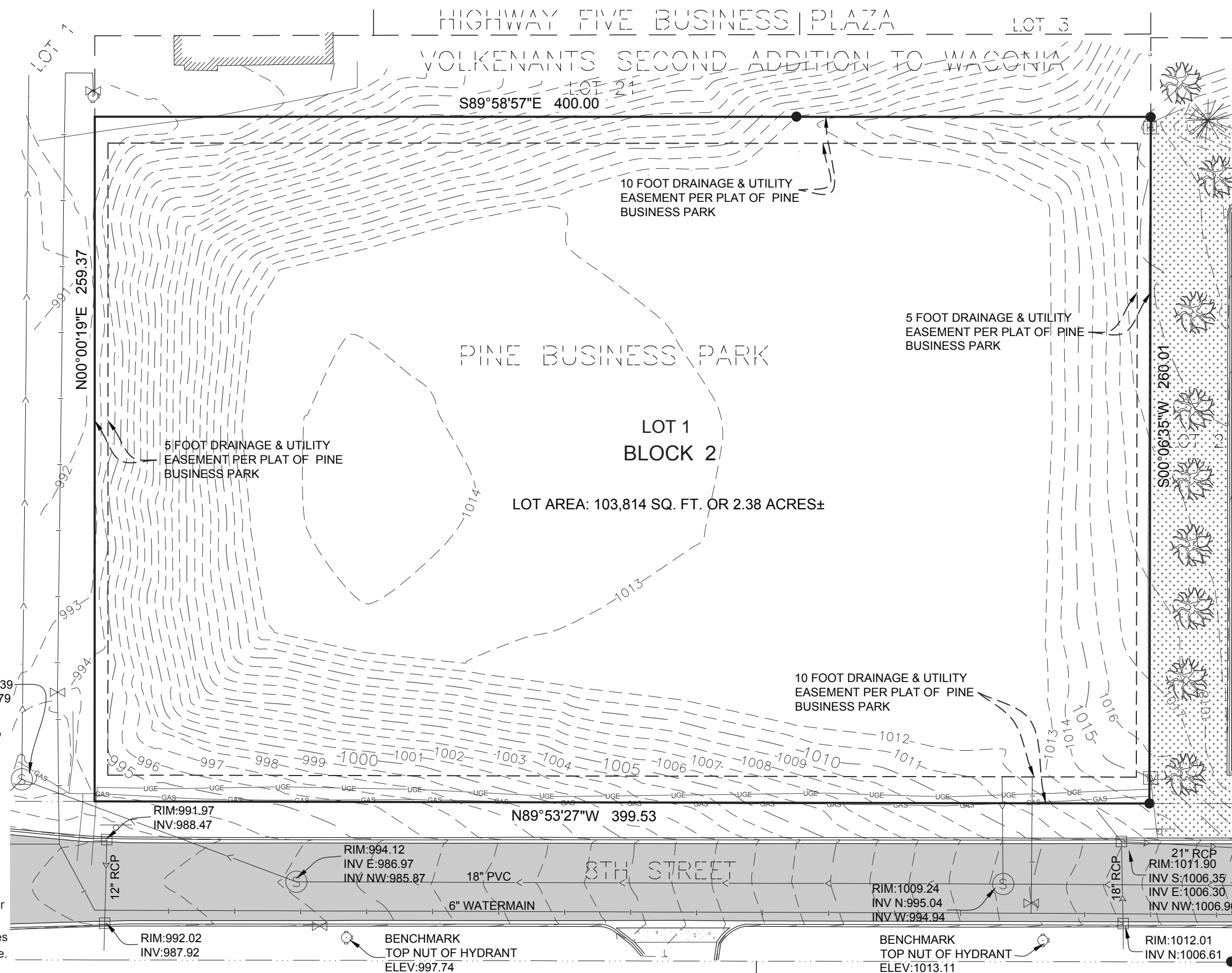
Legal Description

Lot 1, Block 2, PINE BUSINESS PARK, according to the recorded plat thereof,
Carver County, Minnesota.

Surveyor's Note:

1. The underground utilities shown hereon have been located from field survey information and existing record drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. The surveyor has physically located the underground utilities per Gopher State One Call Ticket No. 242213696.
2. The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record.

CERTIFICATE OF SURVEY



- = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352, UNLESS NOTED OTHERWISE

NO.	DATE	DESCRIPTION

COPYRIGHT © 2024
BY DESIGN TIME ENGINEERING INCORPORATED

DATE:	08/20/24
SCALE:	AS SHOWN
DRAWN BY:	JDS
CHECKED BY:	CWK
PROJECT NO.	00024046

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

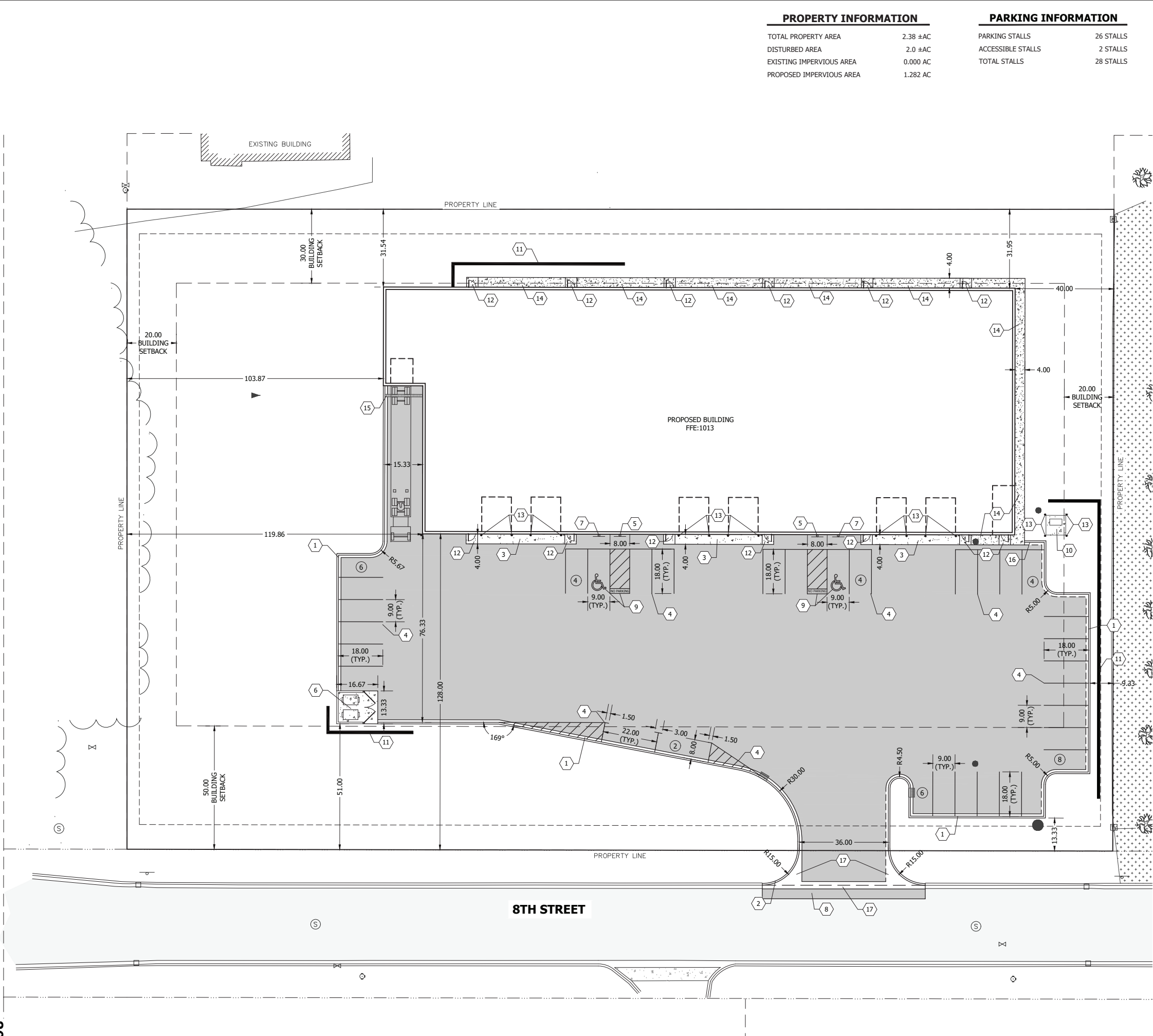
Jonathan D. Schuette 45352 DATE: XX/XX/XX

PREPARED FOR:

SHERBURNE SLATER
CONSTRUCTION

DESIGN TREES
engineering + land surveying

Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916



PROPERTY INFORMATION

TOTAL PROPERTY AREA	2.38 ±AC
DISTURBED AREA	2.0 ±AC
EXISTING IMPERVIOUS AREA	0.000 AC
PROPOSED IMPERVIOUS AREA	1.282 AC

PARKING INFORMATION

PARKING STALLS	26 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL STALLS	28 STALLS

NOTES:

- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
- ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CURB AND GUTTER
	TIPPED CURB AND GUTTER
	RETAINING WALL
	PAINTED DIRECTIONAL ARROW
	PAINTED ACCESSIBLE PARKING SYMBOL

KEY NOTES:

- B612 CURB & GUTTER
- CONCRETE DRIVE APRON
- CONCRETE APRON (SEE STRUCTURAL)
- PARKING STRIPING
- "NO PARKING" SIGN & POST
- TRASH ENCLOSURE (SEE ARCHITECTURAL)
- "ACCESSIBLE PARKING" SIGN & POST
- BITUMINOUS STREET REPAIR (SEE DETAIL)
- ACCESSIBLE PARKING SYMPOL & STRIPING
- ELECTRICAL EQUIPMENT (SEE ARCHITECTURAL)
- RETAINING WALL
- STOOP (SEE ARCH.)
- BOLLARD (SEE ARCH.)
- CONCRETE SIDEWALK
- TRENCH DRAIN THROUGH LOADING DOCK
- 4' CURB TAPER
- 3' WIDE VALLEY GUTTER W/CONCRETE RADIUS

DESIGN TREE
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SHERBURNESLATER
CONSTRUCTION

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

PRINTED NAME: MICHAEL J. GERBER
DATE: 09/03/2024 LICENSE #: 56653

TRANSPORT SECURITY INC

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

80 8TH ST
WACONIA, MN 55387

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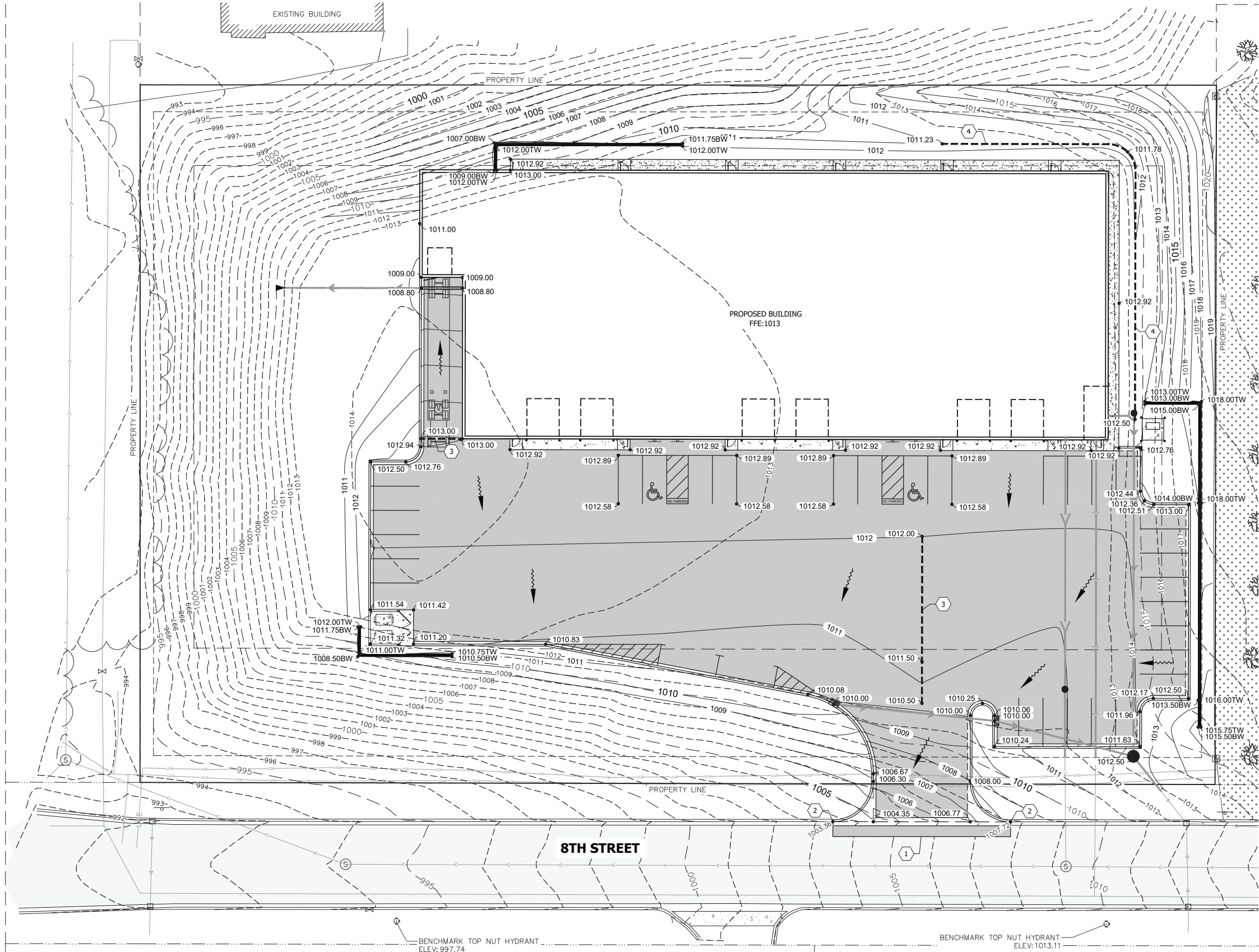
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DRAWN BY: NPK
CHECKED BY: MJG

PROJECT NO.:		
NO.	DATE	DESCRIPTION

SITE PLAN

DRAWING NO.
C201



NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
3. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
4. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
5. PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
7. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
8. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- - - 100 - - - = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- - - = PROPOSED MINOR CONTOUR
- 100 --- = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- XTW = PROPOSED SPOT ELEVATION AT TOP OF RETAINING WALL
- XXBW = PROPOSED SPOT ELEVATION AT BOTTOM OF RETAINING WALL
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

KEY NOTES:

- 1 MATCH INTO EXISTING BITUMINOUS PAVEMENT
- 2 MATCH INTO EXISTING CURB & GUTTER
- 3 GRADE BREAK
- 4 GRADE BREAK (SWALE)

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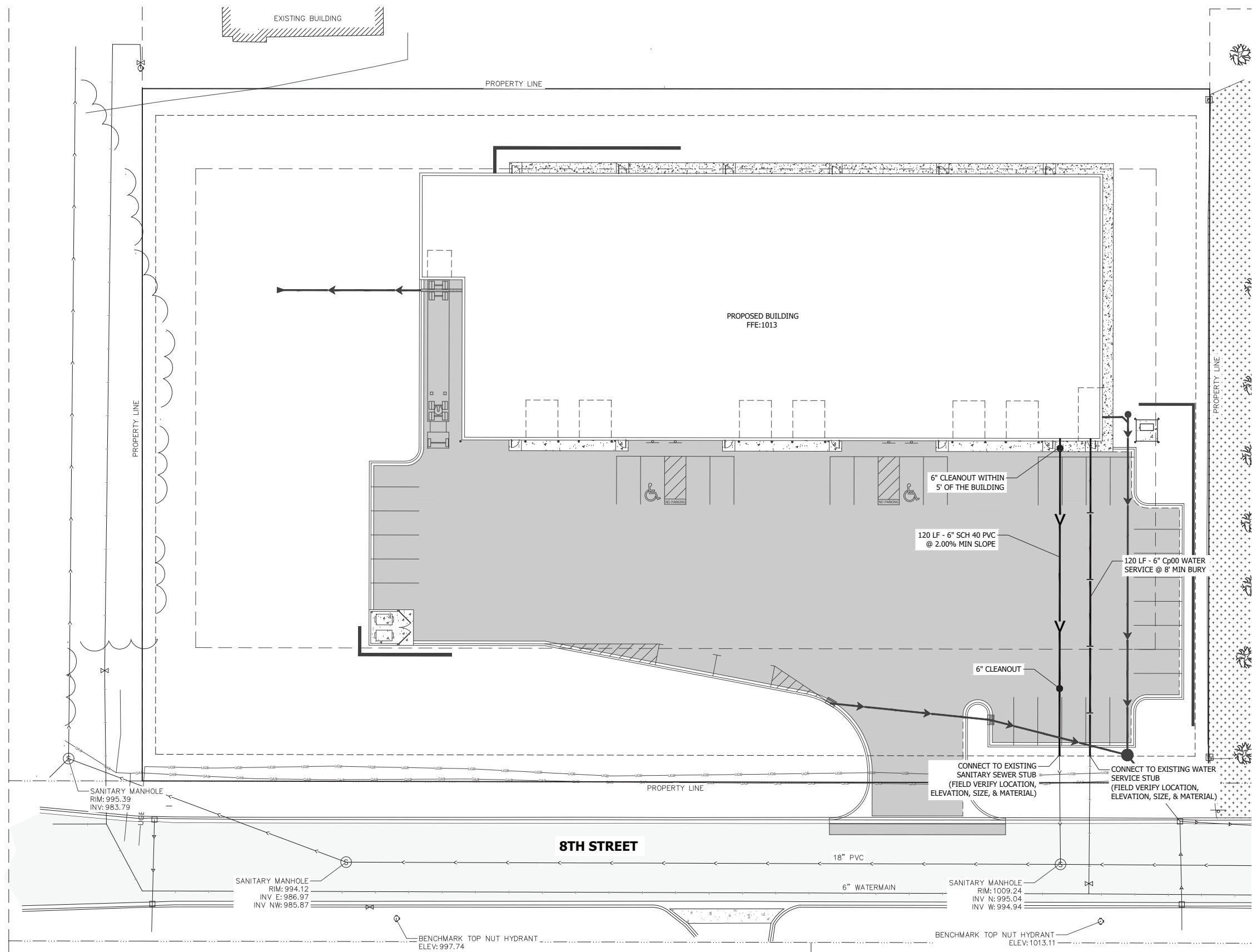
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GRADING PLAN

DRAWING NO.

C301





NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
5. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
7. SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
8. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
9. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150
10. ALL CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
11. CONTRACTOR SHALL COORDINATE UTILITY INSPECTIONS WITH LOCAL AUTHORITIES HAVING JURISDICTION.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

UTILITY LEGEND

- = HYDRANT
- = CURB STOP
- = GATE VALVE
- = SANITARY MANHOLE
- = CLEANOUT
- = STORM MANHOLE
- = CATCH BASIN
- = CULVERT APRON
- = WATER LINE
- = SANITARY LINE
- = STORM LINE

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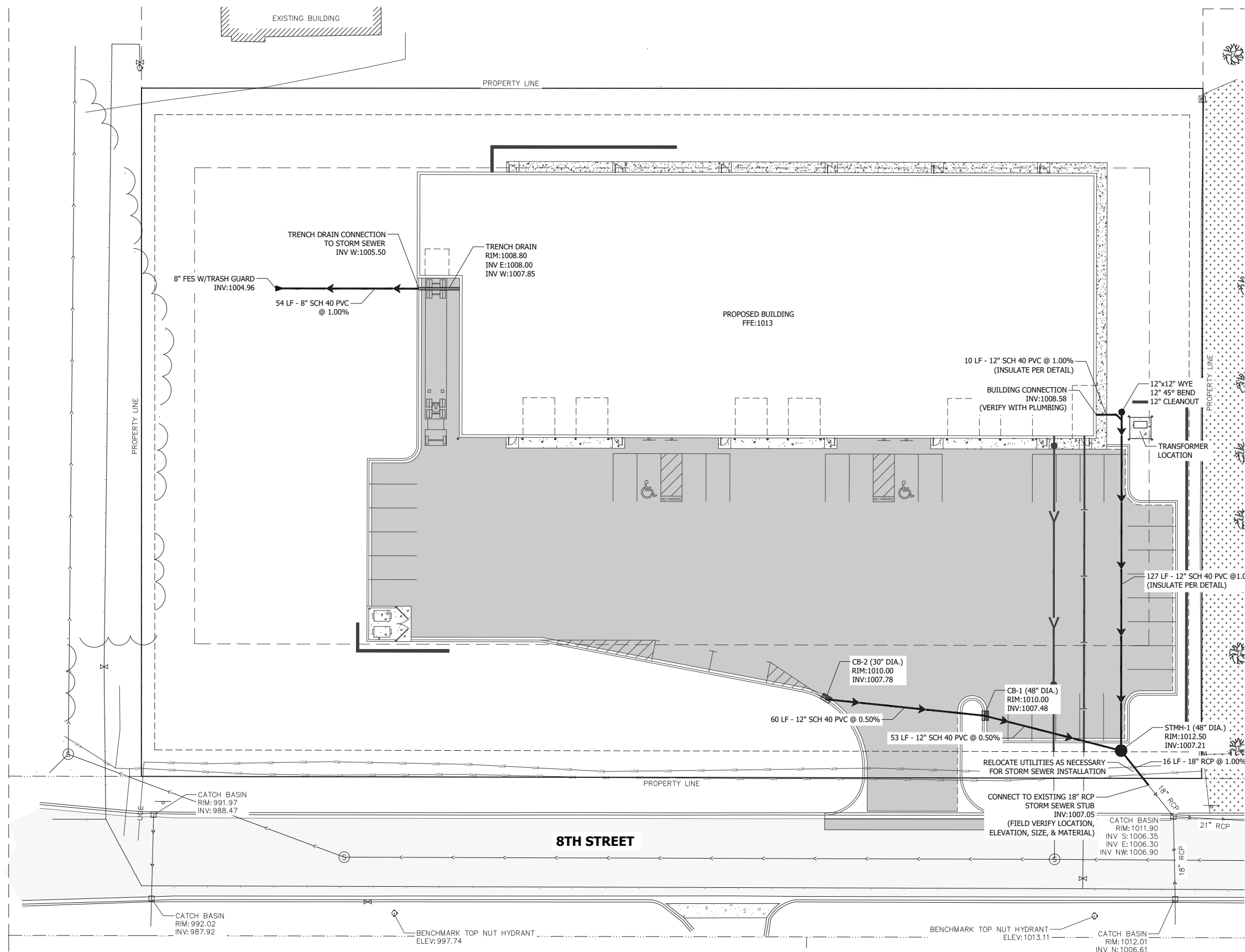
NO.	DATE	DESCRIPTION

UTILITY PLAN
WATERMAIN &
SANITARY SEWER

DRAWING NO.

C401





NOTES:

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UTILITY LEGEND

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- = CURB STOP
- ✕ = GATE VALVE
- = SANITARY MANHOLE
- = CLEANOUT
- = STORM MANHOLE
- ▤ = CATCH BASIN
- ▲ = CULVERT APRON
- |— = WATER LINE
- |— = SANITARY LINE
- |— = STORM LINE

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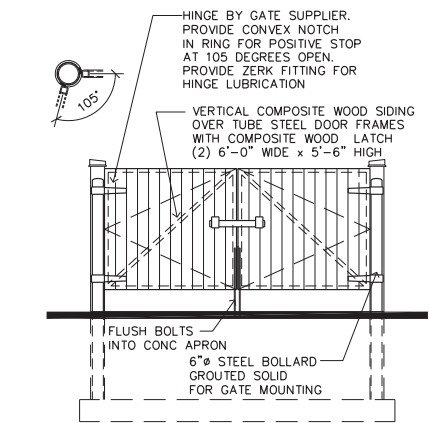
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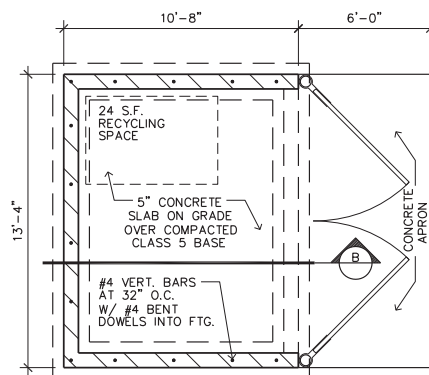
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NO.	DATE	DESCRIPTION

UTILITY PLAN
STORM SEWER

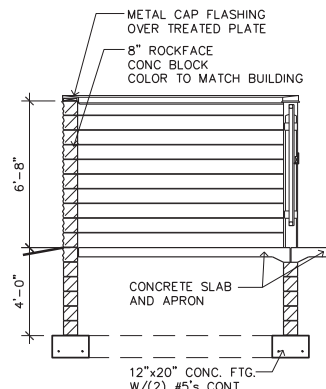
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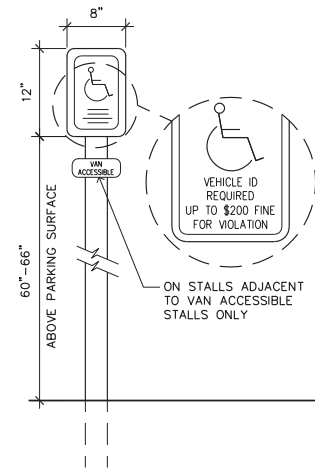
ELEVATION 'A'



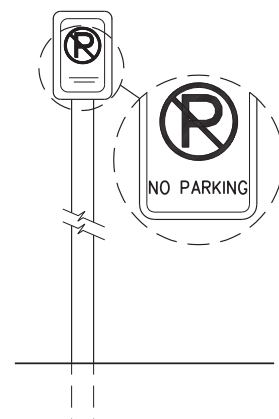
6 TRASH ENCLOSURE
A1 SCALE: 1/4" = 1'-0"



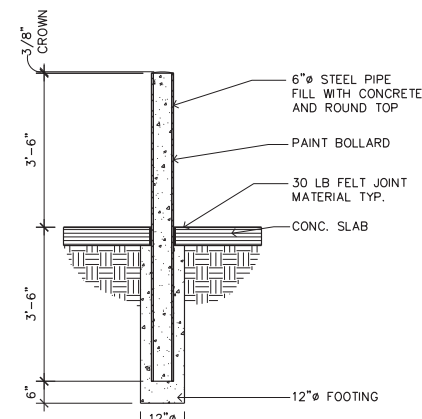
SECTION 'B'



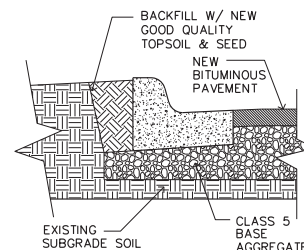
5 ACCESSIBLE PARKING SIGN
A1 SCALE: 1" = 1'-0"



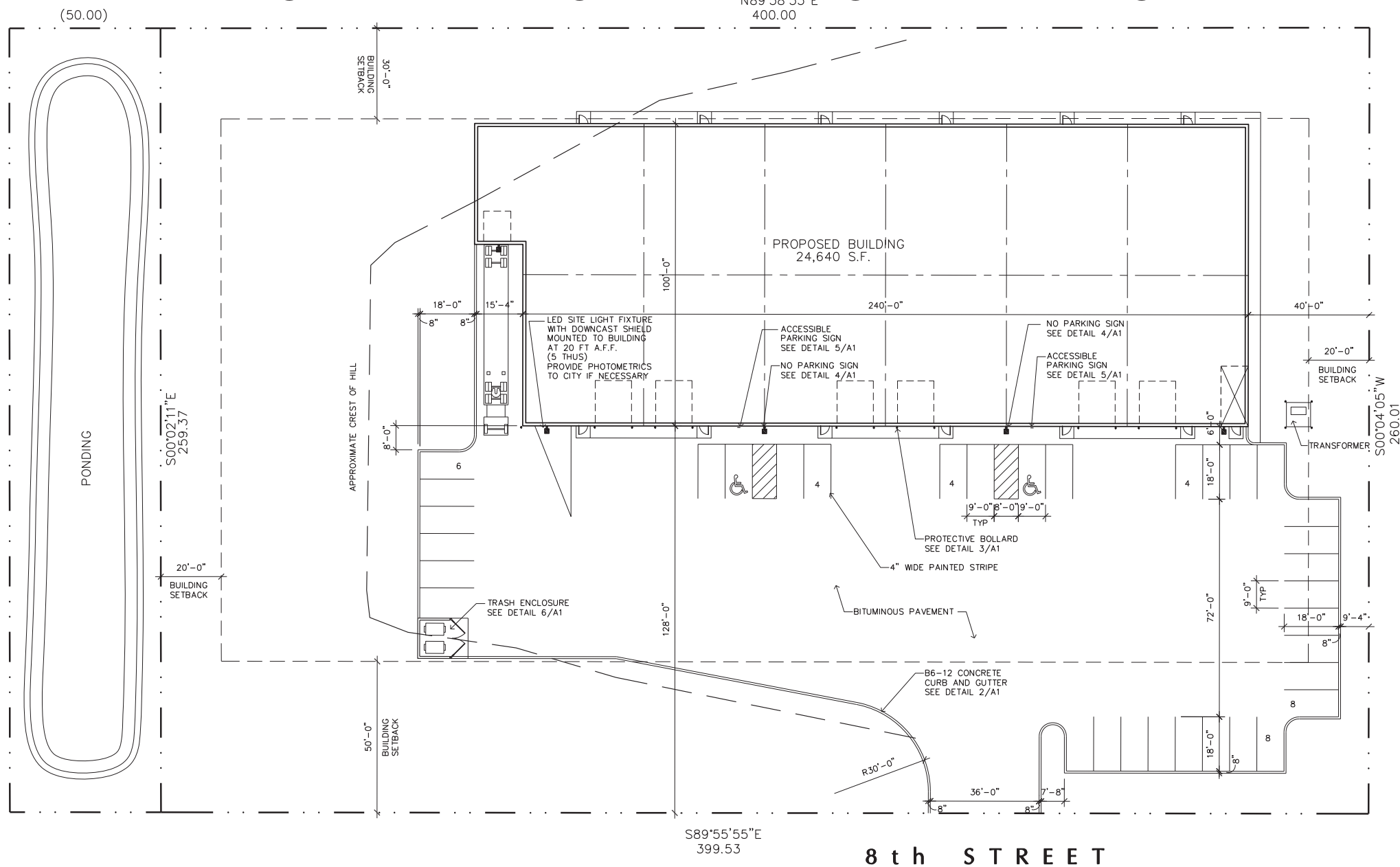
4 NO PARKING SIGN
A1 SCALE: 1" = 1'-0"



3 PROTECTIVE BOLLARD
A1 SCALE: 1/2" = 1'-0"



2 B6-12 CONCRETE CURB
A1 SCALE: 1/2" = 1'-0"



1 SITE PLAN
A1 SCALE: 1" = 20'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampo@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

SHERBURNE SLATER
CONSTRUCTION

6550 York Ave S, Suite 202
Edina, MN 55435
Ph: 612-655-7450

TRANSPORT SECURITY INC
Waconia, Minnesota

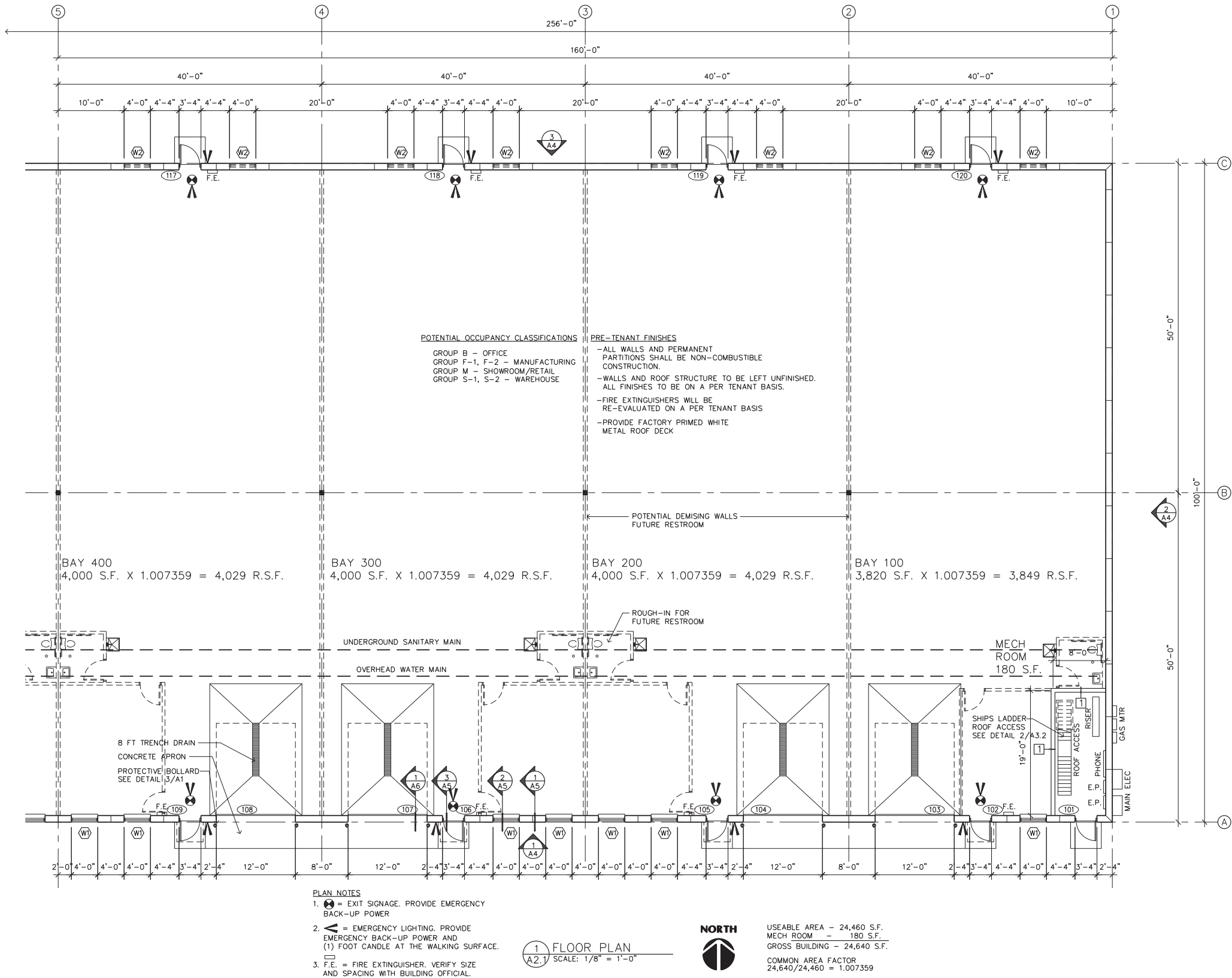
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Drawn By: JRB	
Checked By: LL	
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6/7/24	PRELIMINARY
8/15/24	FINAL REVIEW

SITE PLAN

Sheet Number

A1

Project No. 240530-2



L

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8/15/24

FINAL REVIEW

PARTIAL
FLOOR PLAN

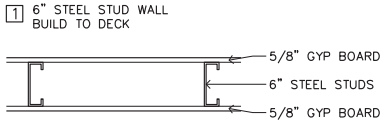
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A2.1

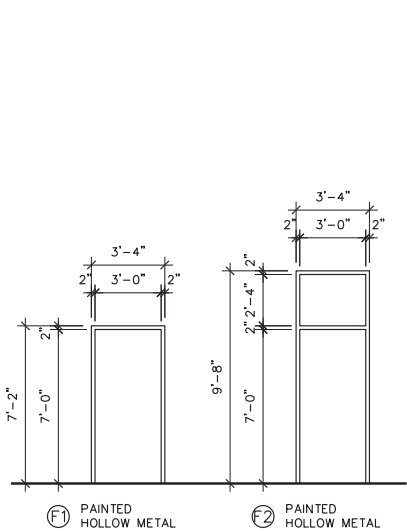
Project No. 240530-2

DOOR & FRAME SCHEDULE						
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS	
101	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
102	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
103	12'-0"x14'-0"	2"	D2	---	INSULATED	
104	12'-0"x14'-0"	2"	D2	---	INSULATED	
105	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
106	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
107	12'-0"x14'-0"	2"	D2	---	INSULATED	
108	12'-0"x14'-0"	2"	D2	---	INSULATED	
109	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
110	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
111	12'-0"x14'-0"	2"	D2	---	INSULATED	
112	12'-0"x14'-0"	2"	D2	---	INSULATED	
113	3'-0"x7'-0"	1-3/4"	D1	F2	INSULATED	
114	9'-0"x10'-0"	2"	D2	---	INSULATED	
115	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
116	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
117	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
118	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
119	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	
120	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED	

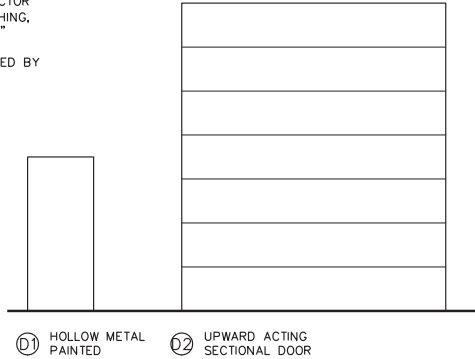
- NOTES:
1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
 2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
 3. PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL



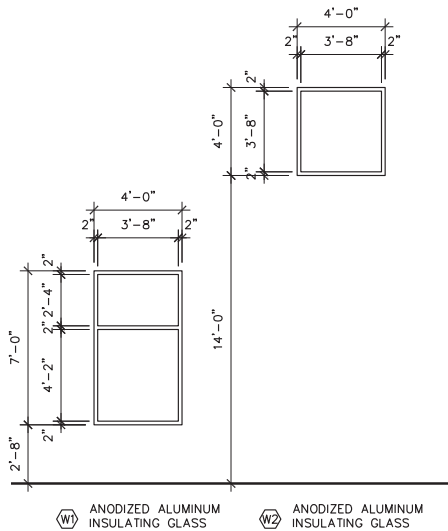
5 WALL TYPES
A2.2 SCALE: 1/4" = 1'-0"



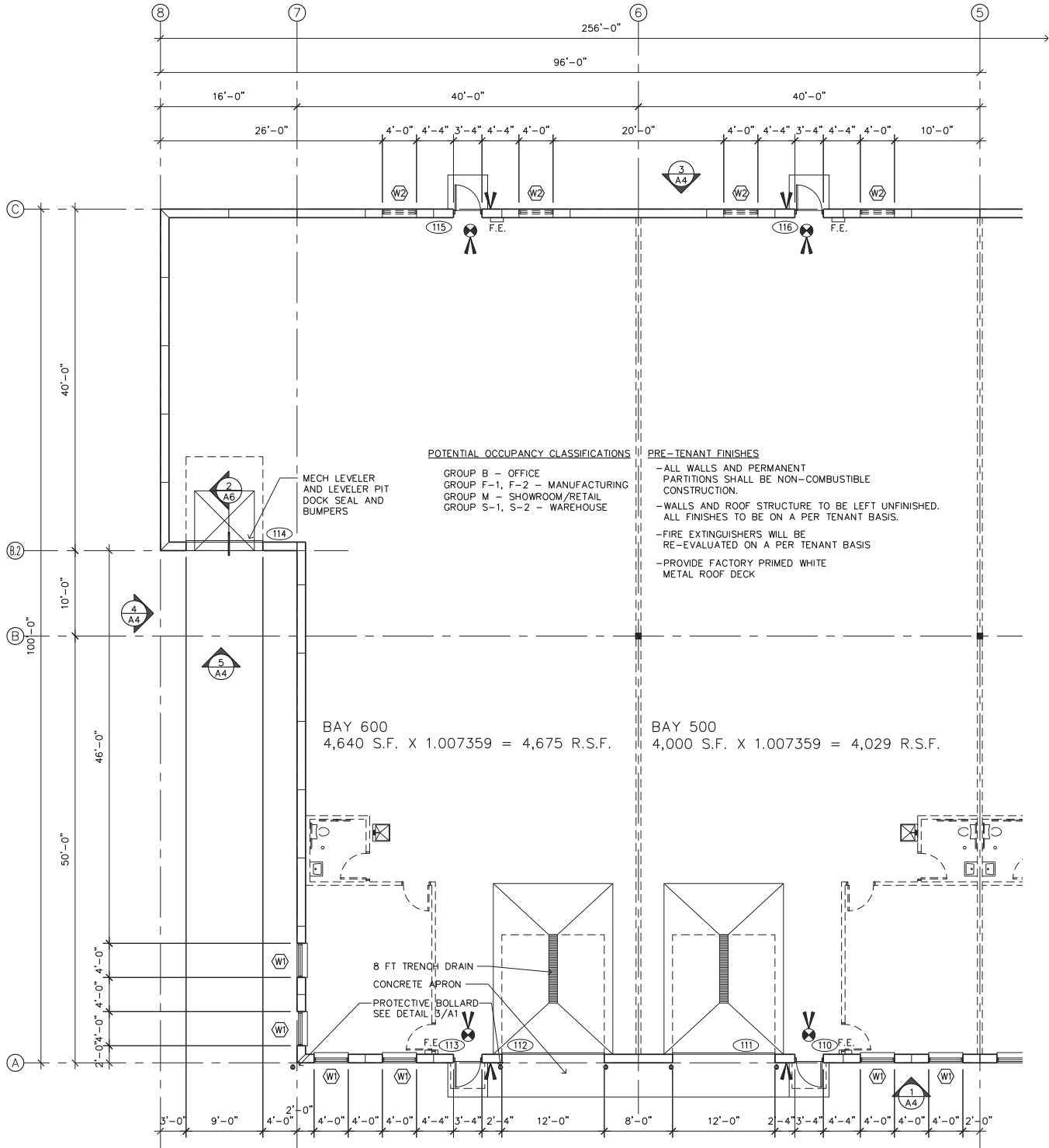
3 DOOR FRAME TYPES
A2.2 SCALE: 1/4" = 1'-0"



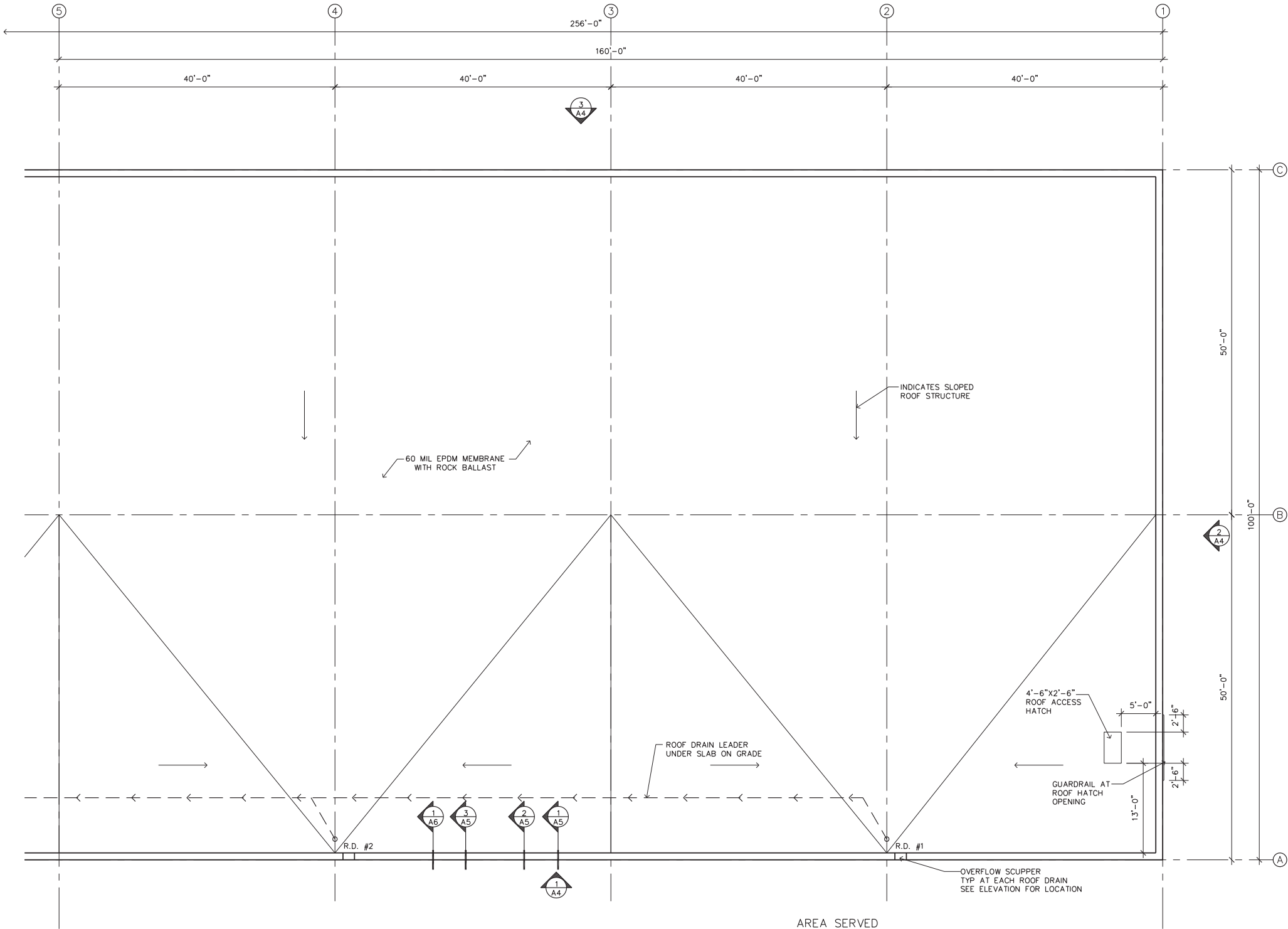
4 DOOR TYPES
A2.2 SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



2 WINDOW TYPES
A2.2 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"



- PLAN NOTES:
1. ROOF SLOPES 13" OVER 98'-0" (1.1%)
 2. ROOF TOP UNIT LOCATIONS MUST BE CONFIRMED WITH DESIGN BUILD MECHANICAL DRAWINGS. ROOF TOP UNITS TO BE LOCATED AWAY FROM THE PARAPET EDGE SO FAR AS POSSIBLE TO MINIMIZE THEIR APPEARANCE FROM THE GROUND.
 3. ROOF DRAIN AND DRAIN LEADER DESIGN IS BY PLUMBING CONTRACTOR

1 ROOF PLAN
A3.1 SCALE: 1/8" = 1'-0"



AREA SERVED
BY ROOF DRAIN

- ROOF DRAIN #1
± 7,742 S.F.
ROOF DRAIN #2
± 7,840 S.F.
ROOF DRAIN #3
± 8,350 S.F.


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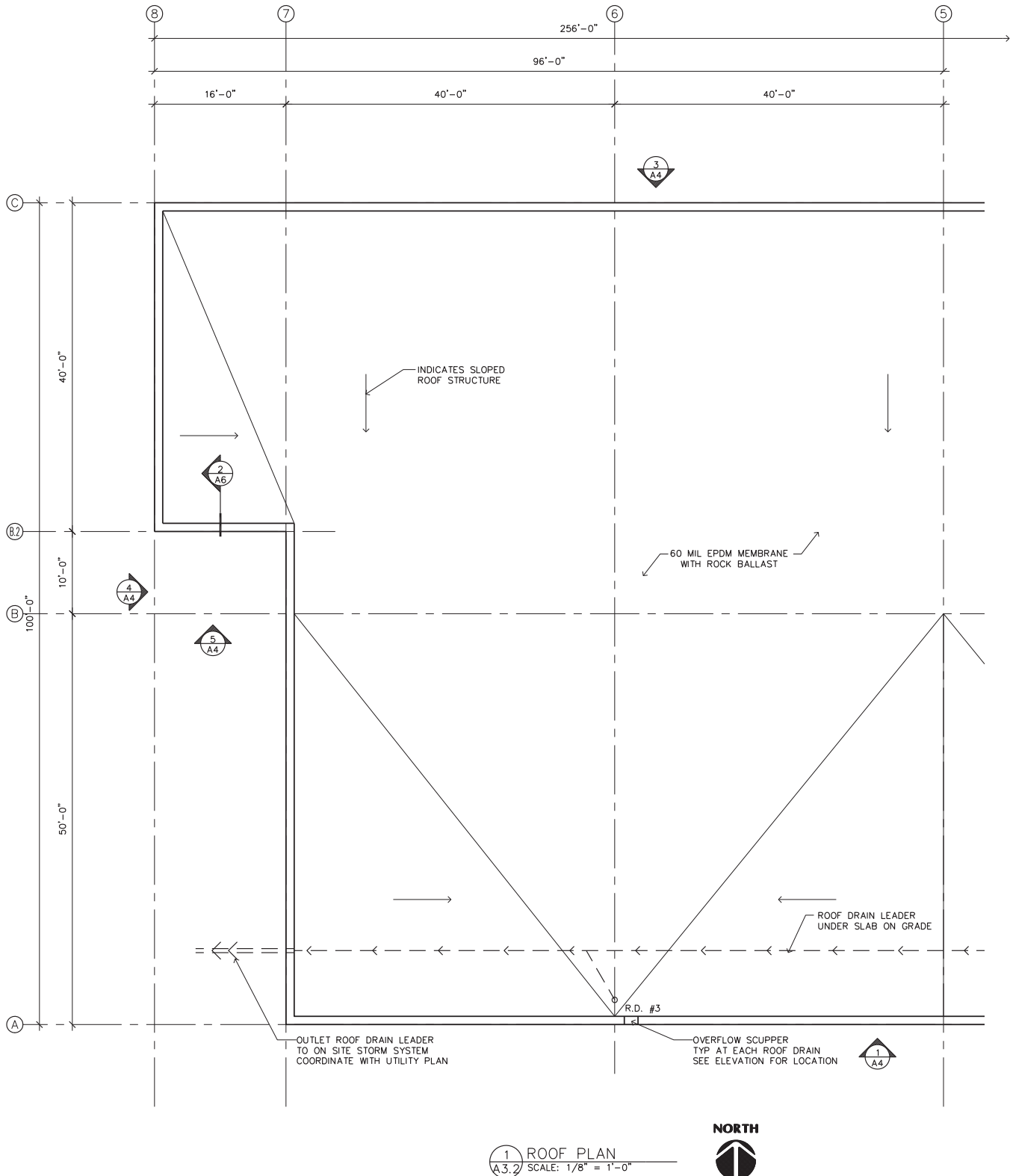
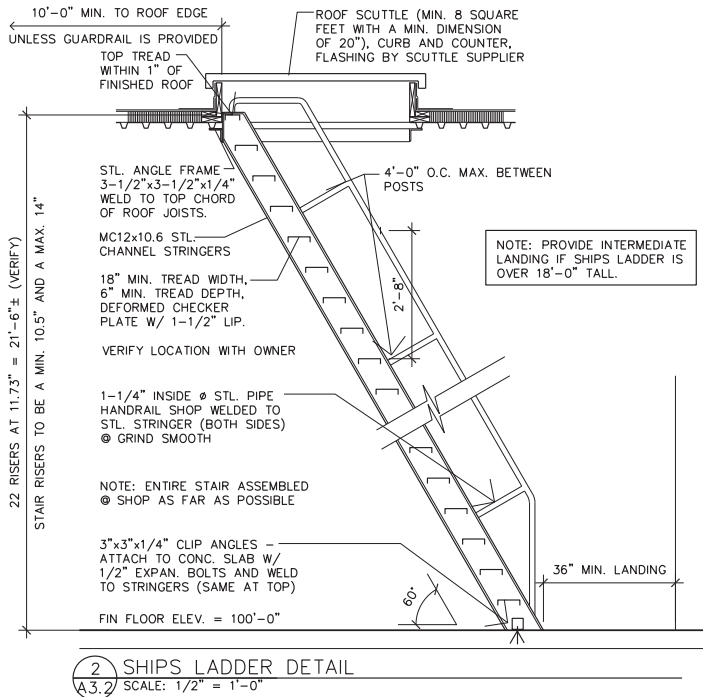
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PARTIAL
ROOF PLAN

Sheet Number

A3.1

Project No. 240530-2



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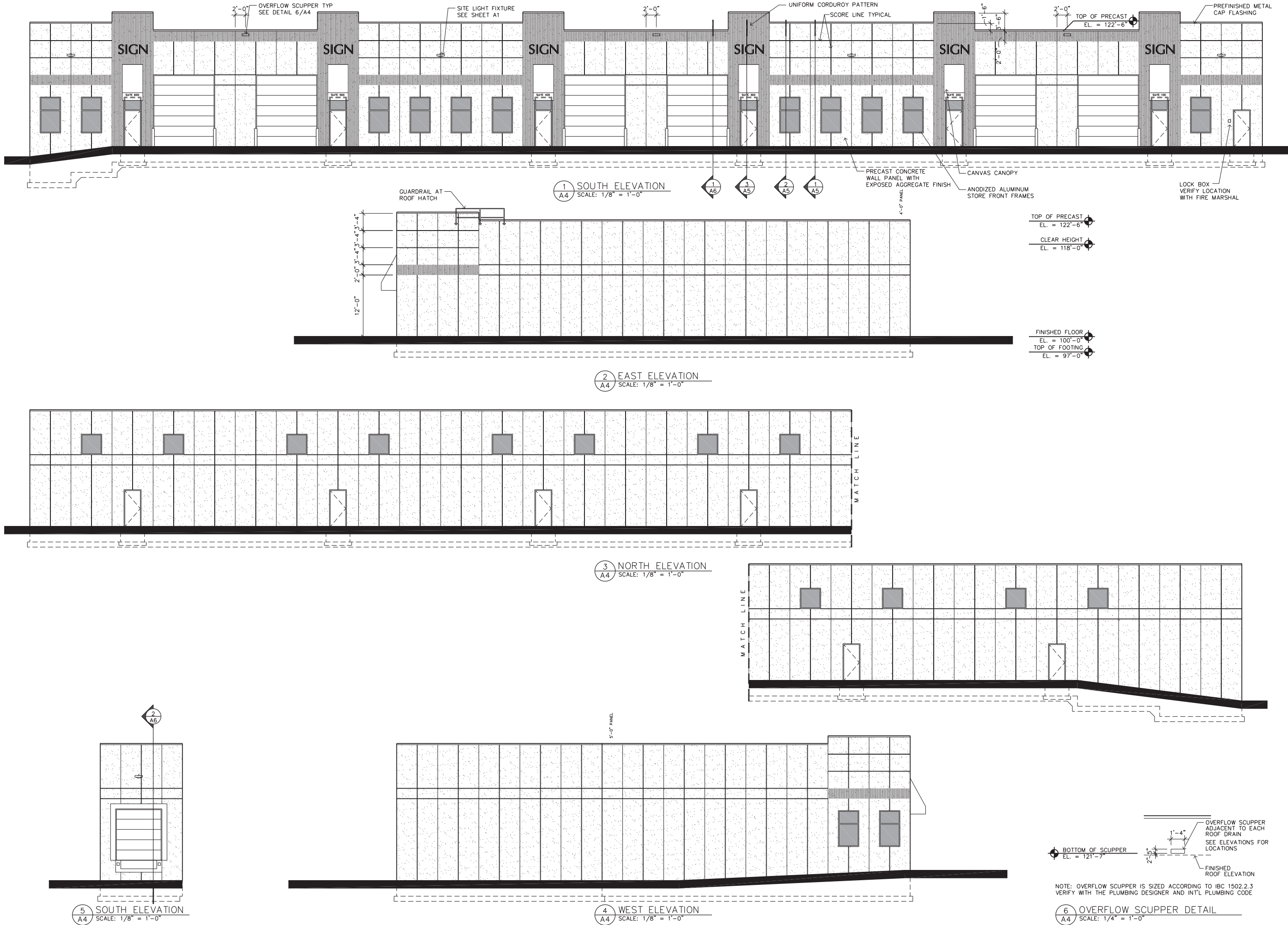
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PARTIAL
ROOF PLAN
SHIPS LADDER

Sheet Number

A3.2

Project No. 240530-2



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BUILDING ELEVATIONS

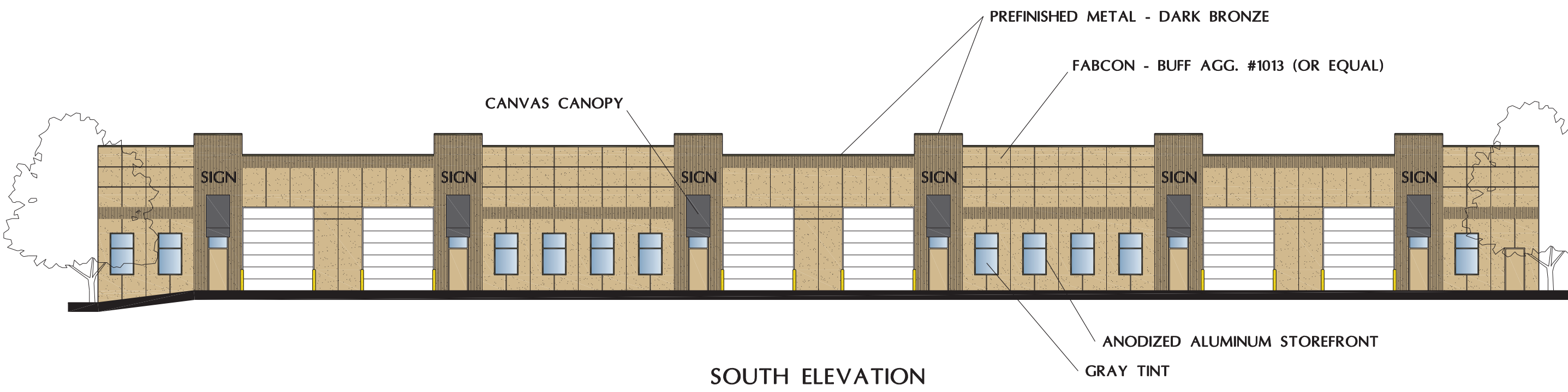
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Project No. 240530-2



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Waconia, Minnesota

NOTE: THIS DRAWING IS FOR
ILLUSTRATING PURPOSES ONLY.
ACTUAL COLORS NEED TO BE
FIELD VERIFIED.

GENERAL STRUCTURAL NOTES:

1. BUILDING CODE:
STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE
2018 INTERNATIONAL BUILDING CODE (IBC)
& MINNESOTA STATE BLDG. CODE (MSBC 2020)
2. DESIGN LOADS:
WIND LOAD
BASIC WIND SPEED (3 SECOND GUST).....115 MPH (Vu Ultimate)
(90 MPH SERVICE)
WIND IMPORTANCE FACTOR, I.....1.0
EXPOSURE.....B
INTERNAL PRESSURE COEFFICIENTS, GC±0.18 pi
ROOF LOAD
LIVE LOAD (LL).....35 PSF **
DEAD LOAD (DESIGN D.L.).....20 PSF
3. ROOF SNOW LOAD:
GROUND SNOW LOAD, Pg.....50 PSF
FLAT ROOF SNOW LOAD, Pf.....35 PSF
SNOW EXPOSURE FACTOR, Ce.....1.0
SNOW LOAD IMPORTANCE FACTOR, I.....1.0
THERMAL FACTOR, Ct.....1.0
** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC,
CHAPTER 16, SECTION 1608.

COORDINATION:

1. STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:

1. FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW: FOOTINGS AND FOUNDATION WALLS.....3000 PSI
SLAB ON GRADE.....4000 PSI (MINIMUM)
2. PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
3. MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
4. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
5. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 5" THICK CONCRETE.
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI. W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

STRUCTURAL PRECAST CONCRETE:

1. STRUCTURAL PRECAST CONCRETE MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PCI HANDBOOK FOR PRECAST PRESTRESSED CONCRETE. PRESTRESSED UNITS SHALL BE DESIGNED TO SUPPORT THE DESIGN LOADS AS INDICATED
2. PRECAST CONCRETE FABRICATOR SHALL FURNISH ALL LOOSE CLIP ANGLES, INSERTS AND WELD PLATES IN PRECAST AS NECESSARY FOR THE PROPER INSTALLATION OF THE PRECAST MEMBERS
3. ALL HEADERS AT OPENINGS IN PRECAST TO BE DESIGNED AND FURNISHED BY PRECAST SUPPLIER.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
2. WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82.
3. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
4. UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.

STEEL JOISTS:

1. ALL JOISTS SHALL COMPLY WITH THE STEEL JOIST INSTITUTE RECOMMENDED "CODE OF STANDARD PRACTICE FOR STEEL JOISTS FOR FABRICATION AND ERECTION."
2. ALL K SERIES JOISTS SHALL HAVE HORIZONTAL WELDED BRIDGING AS SHOWN ON PLANS OR PER SJI RECOMMENDATIONS.
3. FOR DRAINAGE, STEEL JOISTS HAVE BEEN SIZED FOR PONDING CONSIDERATION PER IBC SEC. 1611

STEEL DECK:

1. STEEL ROOF DECK SHALL BE 1-1/2" X 22 GA. "TYPE B-WIDE RIB DECK" MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
2. STEEL DECK SHALL BE WELDED TO SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS AT 12" O.C. SIDELAP CONNECTIONS SHALL BE WELDED OR FASTENED WITH #12 TEK'S SELF-DRILLING, SELF-TAPPING SCREWS (2 FASTENERS MINIMUM EQUALLY SPACED PER SIDELAP BETWEEN JOISTS).

MASONRY:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
2. MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
3. GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
5. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.

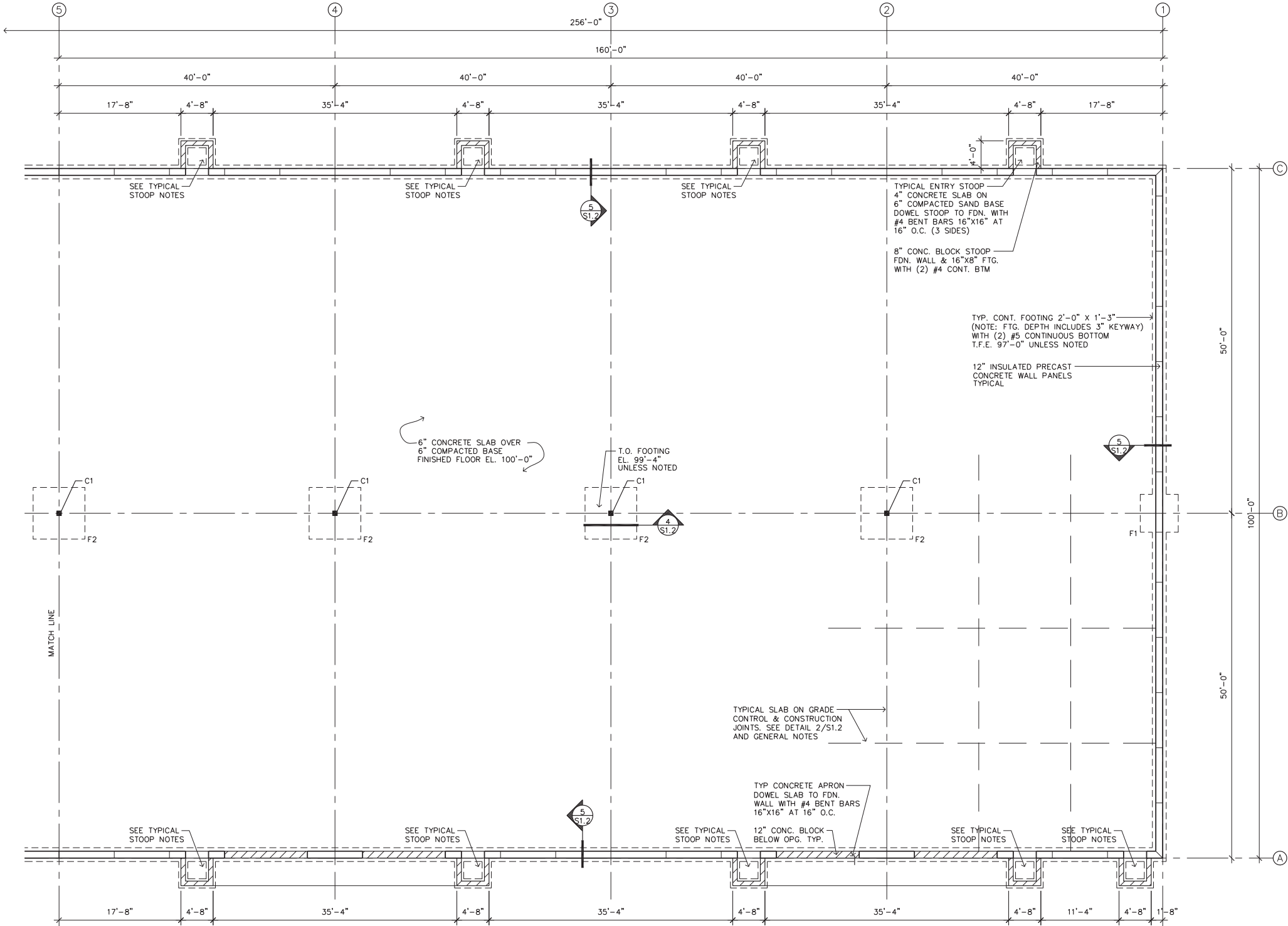
STRUCTURAL STEEL:

1. DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 OR A992.
STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53.
STEEL TUBES SHALL CONFORM TO ASTM A500 - GRADE B.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES AND SHALL CONFORM TO AWS STANDARDS.
4. ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A325.

STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 8X8X5/16	1"x16"x1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	5'-6"x5'-6"x15"	(6) #5 EACH WAY BOTTOM
F2	7'-6"x7'-6"x17"	(7) #6 EACH WAY BOTTOM

FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. (TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER)



1 PARTIAL FOOTING AND FOUNDATION PLAN
S1.1 SCALE: 1/8" = 1'-0"



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LICENSE NUMBER: 000000000
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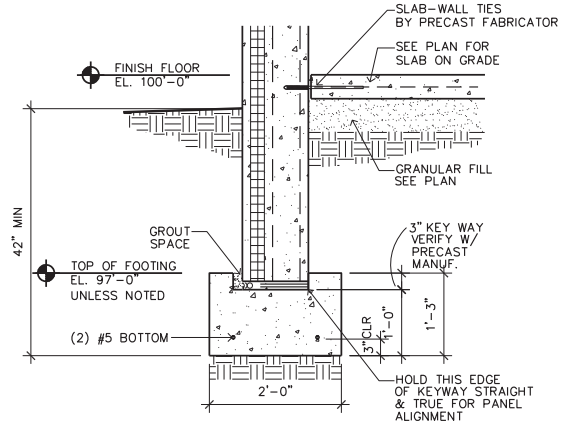
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Waconia, Minnesota

Structural Engineer: B STROH	
Drawn By: JRB	
Checked By: BS	
Revisions	
8/15/24	FINAL REVIEW

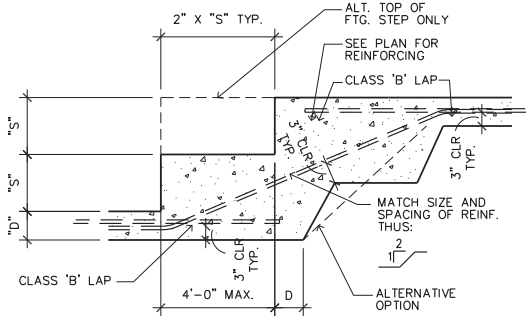
PARTIAL FOOTING
AND FOUNDATION
PLAN AND NOTES

Sheet Number

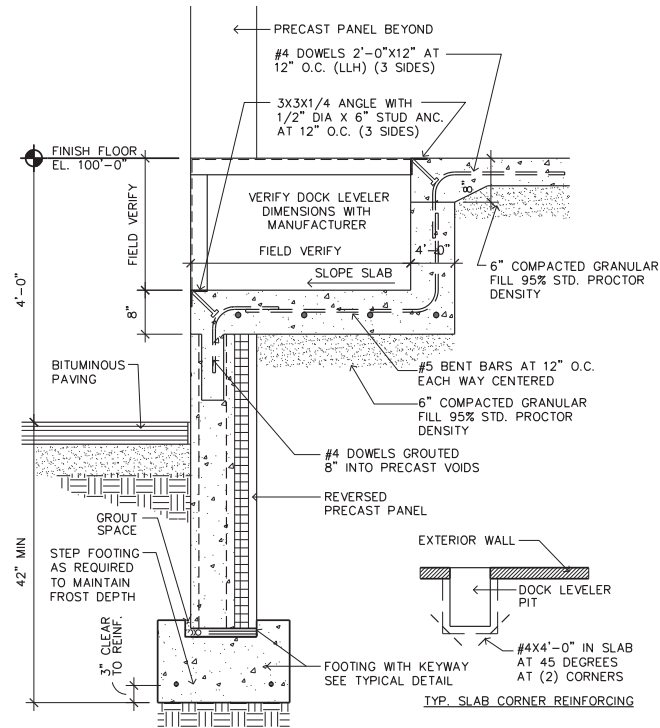
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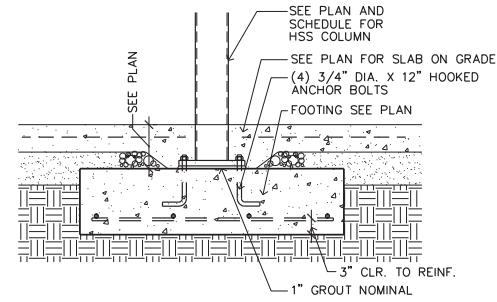
5 TYP. DETAIL AT PRECAST WALL FOOTING
S1.2 SCALE: 3/4" = 1'-0"



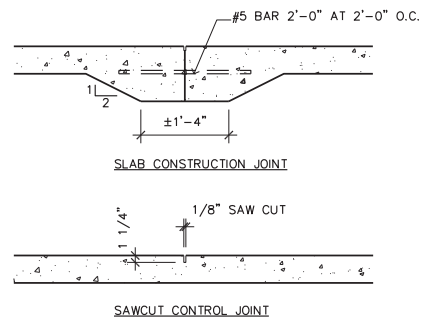
3 STEP FOOTING DETAIL
S1.2 SCALE: 3/4" = 1'-0"



6 TYPICAL LOADING DOCK LEVELER SECTION
S1.2 SCALE: 3/4" = 1'-0"



4 TYPICAL STEEL COLUMN FOOTING DETAIL
S1.2 SCALE: 3/4" = 1'-0"

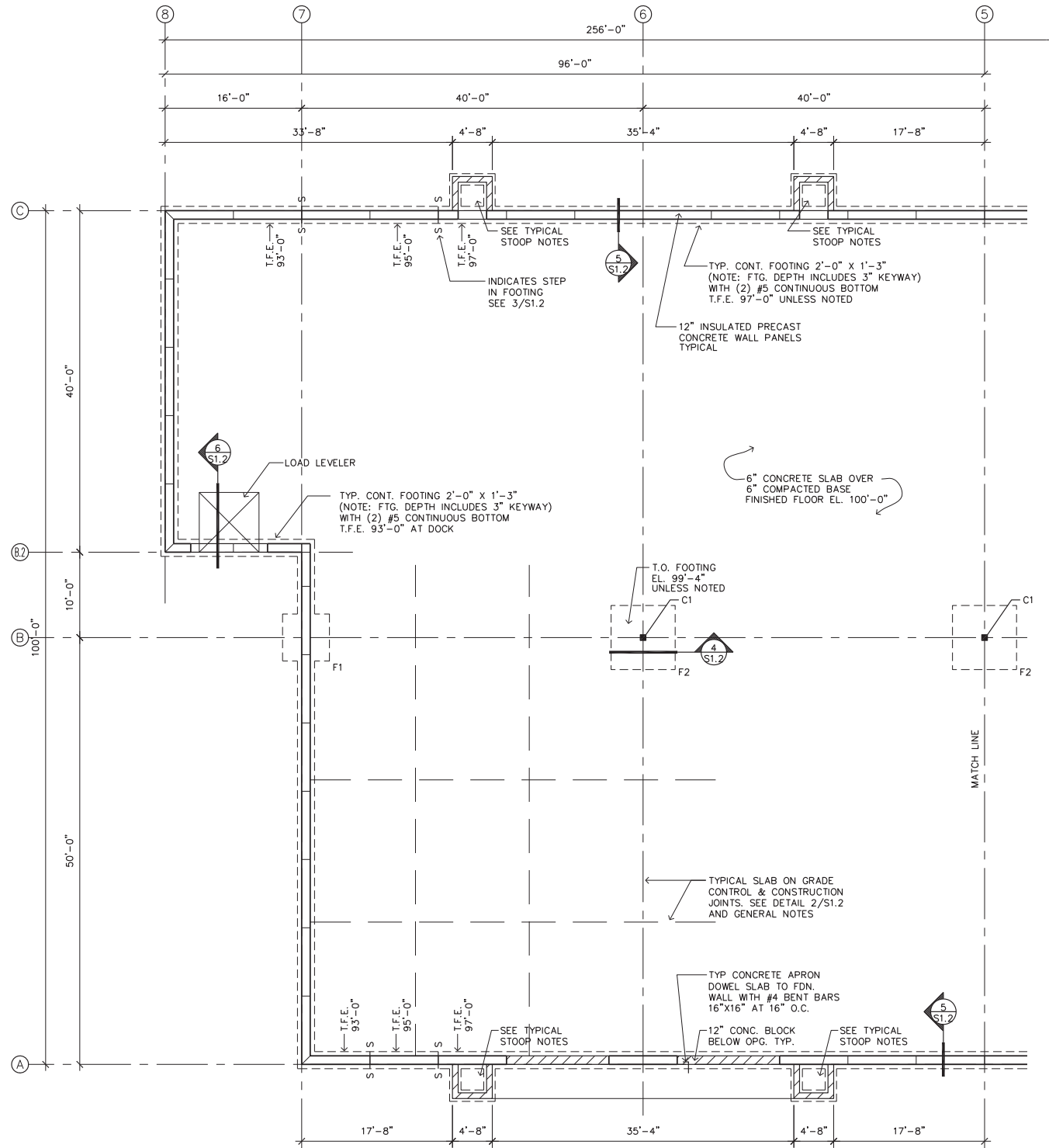


2 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
S1.2 SCALE: 3/4" = 1'-0"

STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 8X8X5/16	1"X16"X1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	5'-6"X5'-6"X15"	(6) #5 EACH WAY BOTTOM
F2	7'-6"X7'-6"X17"	(7) #6 EACH WAY BOTTOM

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1 PARTIAL FOOTING AND FOUNDATION PLAN
S1.2 SCALE: 1/8" = 1'-0"



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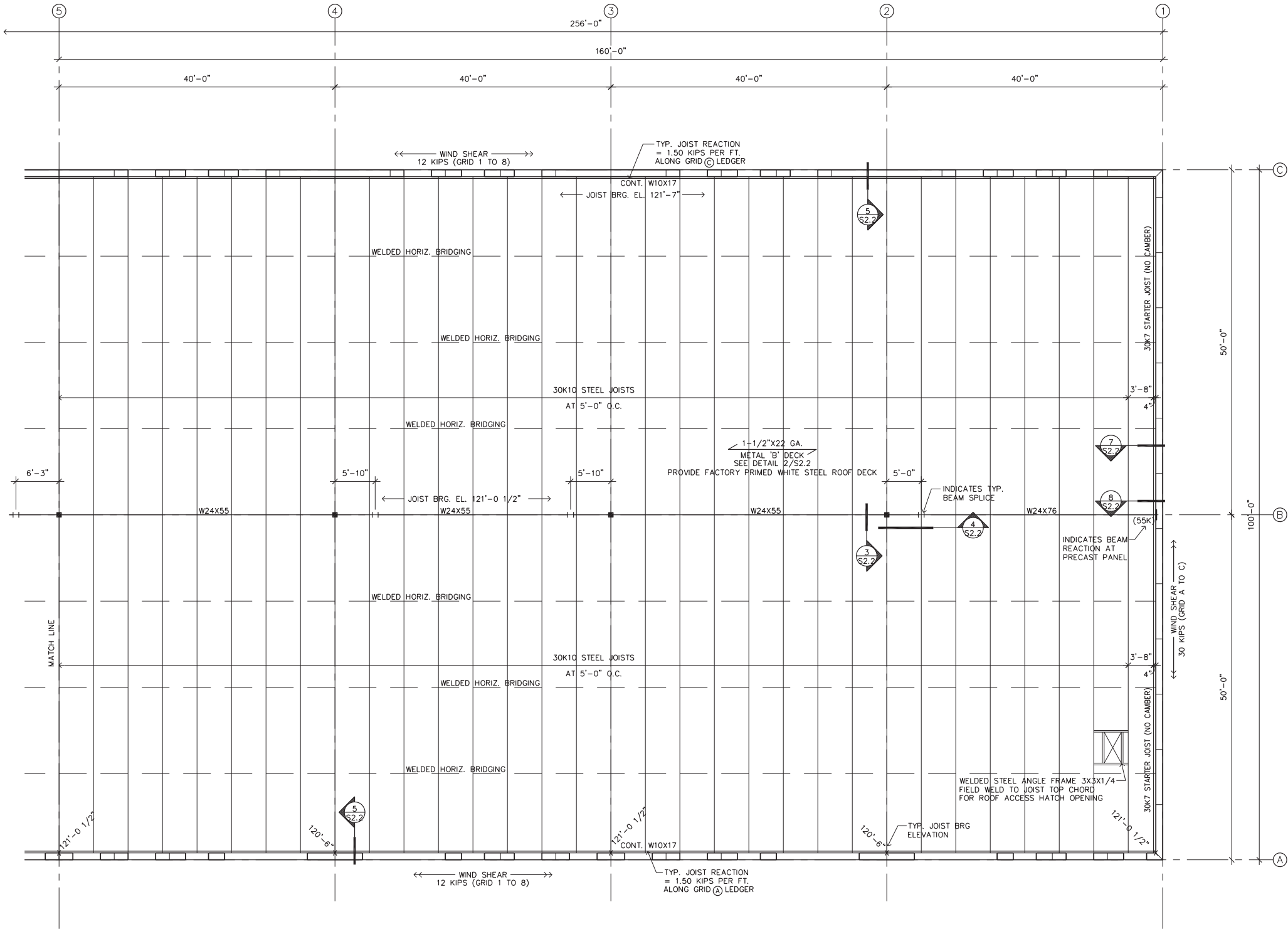
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Drawn By: JRB
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PARTIAL FOOTING AND FOUNDATION PLAN AND DETAILS
Sheet Number

S1.2
Project No. 240530-2



1 PARTIAL ROOF FRAMING PLAN
S2.1 SCALE: 1/8" = 1'-0"



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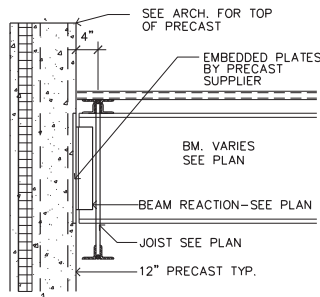
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**PARTIAL ROOF
FRAMING PLAN**

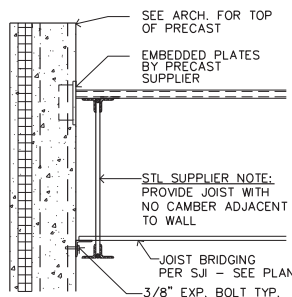
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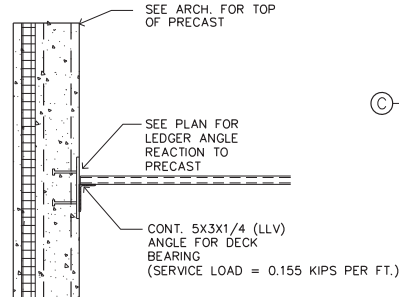
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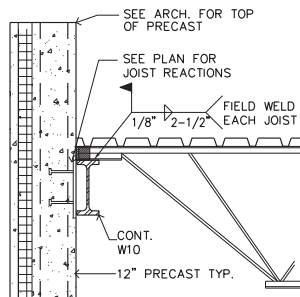
8 TYPICAL DETAIL
S2.2 SCALE: 3/4" = 1'-0"



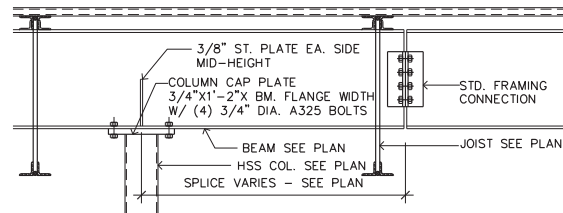
7 TYPICAL SECTION
S2.2 SCALE: 3/4" = 1'-0"



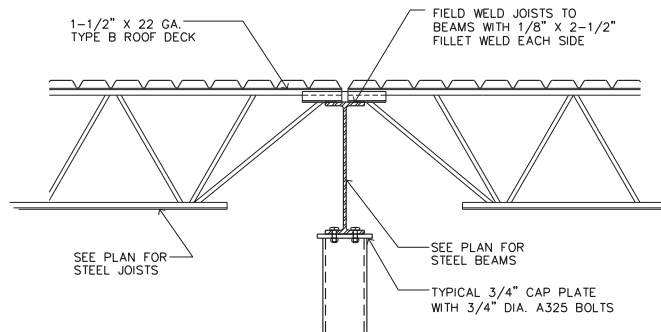
6 TYPICAL SECTION
S2.2 SCALE: 3/4" = 1'-0"



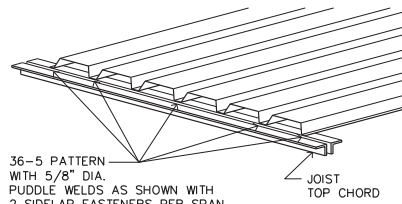
5 TYPICAL SECTION
S2.2 SCALE: 3/4" = 1'-0"



4 TYPICAL DETAIL AT BEAM SPLICE
S2.2 SCALE: 3/4" = 1'-0"

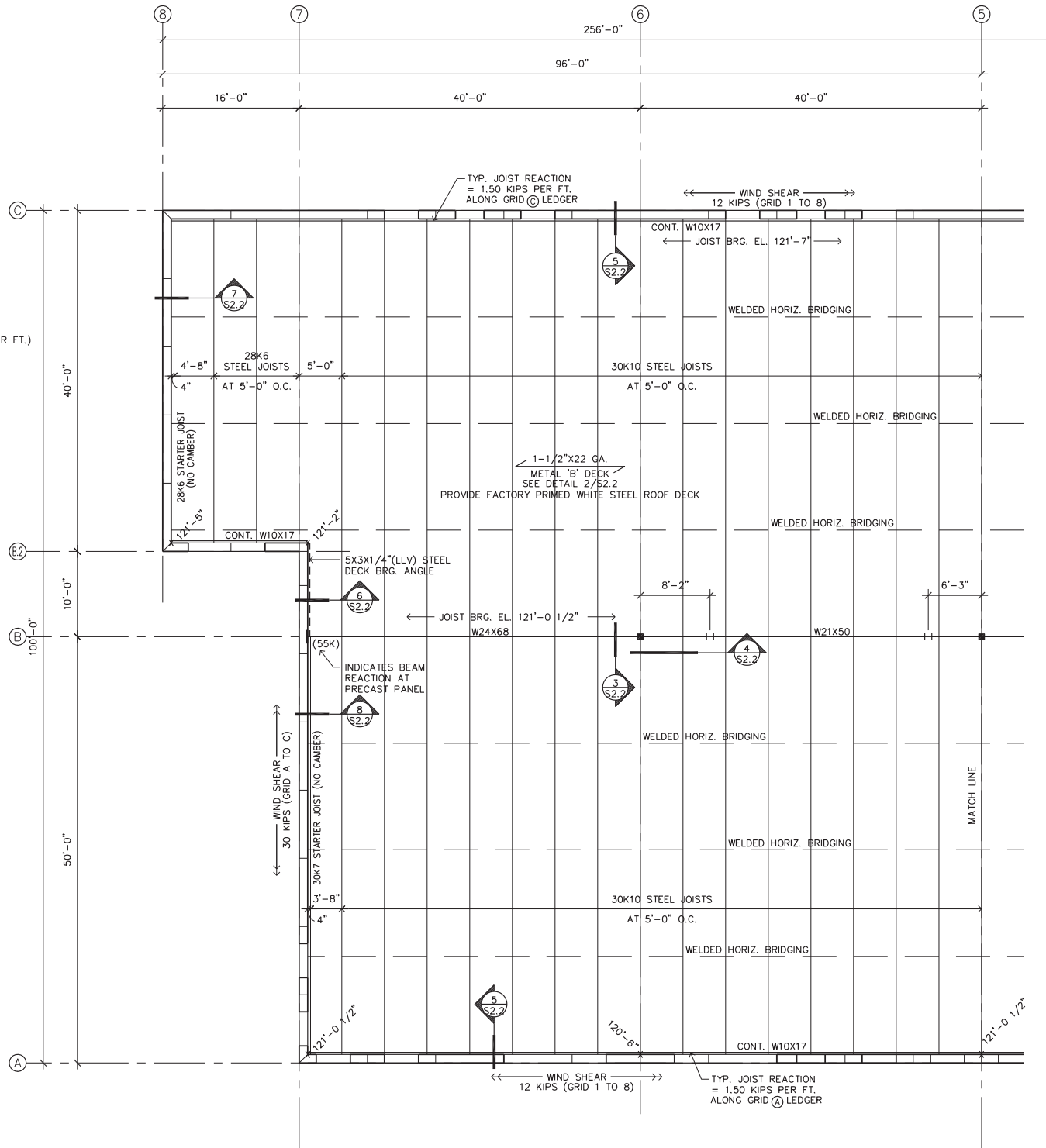


3 TYPICAL DETAIL AT ROOF JOIST BEARING
S2.2 SCALE: 3/4" = 1'-0"



NOTE: MECHANICAL FASTENERS ARE ACCEPTABLE ALTERNATIVE TO DECK WELDING PER ENGINEERS' APPROVAL.

2 TYPICAL DECK FASTENING DETAIL
S2.2 SCALE: NOT TO SCALE



1 PARTIAL ROOF FRAMING PLAN
S2.2 SCALE: 1/8" = 1'-0"



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

PRELIMINARY
NOT FOR CONSTRUCTION
SIGNATURE: BERNIE STROTH
PRINT NAME: BERNIE STROTH
LICENSE NUMBER: 0000000000
DATE:

SHERBURNESLATER
CONSTRUCTION

6550 York Ave S, Suite 202
Edina, MN 55435
Ph: 612-655-7450

TRANSPORT SECURITY INC
Waconia, Minnesota

Structural Engineer: B STROTH
Drawn By: JRB
Checked By: BS
Revisions

8/15/24	FINAL REVIEW

PARTIAL ROOF FRAMING PLAN AND DETAILS

Sheet Number

S2.2

Project No. 240530-2

Transport Security Review #1

September 18, 2024

This review is based on the construction plans dated 9/3/2024 and received on 9/10/2024.

General Comments

1. Stormwater management for this site is provided by three different ponds. A stub is provided to the site at approximate elevation 1006.0 (parking lot surface at 1010-1013) on the southeast corner and drains to the pond east of the site (located on 88 8th Street and ultimately drains east to Reitz Lake). This stub is intended to manage the majority of runoff from this property. Due to steep slopes on the south, west, and north property lines, these areas drain to two different ponds. The south slope drains to a pond southwest of the site (on City property – 200 10th Street). The west and north slopes drain to the new pond installed on the East Frontage Road. The following should be considered regarding stormwater management:
 - a. The impervious surface directed to the Pine Business Park development basin east of the site has been maximized. A roof drain connection is provided at the southeast corner of the proposed building and overflow scuppers are directed to the parking lot. Inlets are provided in the parking lot and near the entrance to direct runoff to the stub connection. Due to a lack of elevation, the loading dock area is directed northwest to the East Frontage Road pond. The front slope will continue to drain to the pond southwest of the site.
 - b. The Pine Business Park Addition was constructed in 2006, and the CCWMO rules have changed since then. Therefore, the CCWMO may require additional on-site treatment. The applicant should submit plans directly to the CCWMO to see if any additional treatment is necessary to meet their requirements.
 - c. Since this project is part of a larger development that provided stormwater management, no additional treatment is required per NPDES requirements.
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 permits/approvals 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) since this is part of an ultimate development greater than 1 acre. A copy of the permit should be submitted conditional to Final Site Plan approval.
4. The condition of the 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 after work commences should be deemed to be caused by the Contractor and the Owner's responsibility to repair.
5. The condition of the existing storm sewer in 8th Street shall 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.

6. 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. Bituminous pavement shall be saw-cut and concrete removed to joint to provide clean match lines.
7. Record drawings must be submitted upon completion of the project.
8. Signage shall require a separate permit application and review.

Site Plan

9. Pavement sections included in the details are as follows:
 - a. A Concrete Pavement section of 6" concrete over 8" aggregate is proposed. This section is acceptable.
 - b. A Bituminous Pavement section of 2.0" wear bituminous, 2.5" base bituminous, and 12" aggregate is proposed. This section is also acceptable.
10. A concrete apron shall be provided at the entrance, consistent with the overall development.
11. Any/all exterior rooftop or ground mounted mechanical equipment shall be screened from public streets.
12. The trash enclosure shall be constructed of the same building material as the principal structure.

Utility Plan

13. The sanitary service provided to the site is 8" PVC SDR 26. The elevation of the stub will need to be verified in the field, but adequate elevation appears available to provide service to the proposed building.
14. A cleanout should be provided at the connection to facilitate change of pipe diameter to 6" PVC.
15. Additional detail shall be provided on the sanitary service connection. Invert and rim elevations shall be provided for cleanouts. Pipe characteristics (diameter, material, length, and slope) shall be provided for piping.
16. An 8" DIP water service is provided to the site. Additional detail should be provided to indicate how the change to 6" PVC. All DIP pipe and all metal fitting are required to be wrapped with polyethylene encasement material.

17. Tracer wire shall be installed with all PVC watermain pipe.
18. As per the Fire Chief, a hydrant shall be added to the green space near the southeast or east side of the parking lot. This hydrant (and hydrant lead) shall be included in a D&U easement.
19. The outlet from the trench drain in the loading dock area should be revised to outlet in the northwest corner of the site at the bottom of the slope to better direct runoff toward the new East Frontage Road basin and limit potential for erosion on the slope.
20. Inadequate cover is provided over the proposed storm sewer in the entrance. The stub to the site should be removed to the existing manhole and re-laid at minimum slope. In addition, RCP shall be utilized in lieu of PVC in the entrance to provide a more structurally sound section.
21. An additional inlet should be provided on the east side of the entrance to maximize capture of runoff in the parking lot prior to discharging to street.
22. Due to heavy clay soils, the applicant should consider installing draintile at low point catchbasins.
23. A manhole structure schedule shall be provided in the plans that includes the specific manhole number, manhole diameter, and casting.
24. City inspection is required during the utility installations. A note shall be added stating that notification is required 48 hours in advance of utility installation work. This note shall also include the Public Services office phone number of 952-442-2615.

Grading, Drainage and Erosion Control Plan

25. The proposed ponding is within an easement for an 18-inch sanitary sewer line and a 6-inch watermain. This ponding or stormwater management BMP (if required by the CCWMO) shall be moved to the east out of the easement area. Alternatively, the proposed location could be considered if 8 feet of cover is able to be maintained above to the utility mains and the south limit of the ponding excludes the existing sanitary sewer manhole.
26. The SWPPP should be updated with the contact and training information for the party responsible for implementing the SWPPP during construction. See the attached SWPPP Review Checklist for a complete list of requirements.
27. 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.
28. Retaining walls 4' or greater in height must be designed by a licensed professional engineer. Certified wall plans should be submitted for review and approval.

Landscape Plan

29. One (1) tree meeting minimum planting size (2.5 Cal. Inches for deciduous or 6 ft. in height for coniferous) is required per one thousand (1,000) square feet of gross building floor area. 25 trees are required and currently 22 trees meet minimum size standards.
30. The complement of trees fulfilling the requirements of this policy shall be not less than twenty-five (25) percent deciduous and not less than thirty-three (33) percent coniferous.
31. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
32. Contact Public Services; 952-442-2615 to complete final grade and topsoil inspection prior to installation of Landscaping, irrigation and sod.



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: October 3, 2024
Item Name: PUBLIC HEARING - Variance - 241 Olive Street South
Originating Department: Community Development
Presented by: Ethan Nelson

Previous Commission 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 the Public Hearing
Motion to Close the Public Hearing
Motion recommending either approval or denial of a variance to allow hardcover improvements up to 45.2% impervious surface versus the 35% maximum and to encroach into the rear yard accessory structure setbacks to 2 ft. (East yard) versus the 5 ft. minimum in the R-2, Single-Family District.

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

BACKGROUND

Applicant: Dan Perrel

Owner: Brian Krupski

Address: 241 Olive Street South

PID# 750504081

Zoning: R-2, Single-Family Residential District

REQUEST:

The City has received a variance application from Dan Parrel for the property located at 241 Olive Street South to construct a detached garage and site improvements that exceeds the 35% impervious surface maximum allowed in the R-2, Single-Family Residential District. The structure is also proposed to encroach beyond the minimum 5 ft. accessory structure rear yard setback required in the R-2, Single-Family Residential District. The applicant has indicated that the variance is necessary due to the existing shared driveway with the property to the south and existing garage location.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.B. - R-2, Single-Family Residential District
2. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statute 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in *harmony* with the purposes and intent of the ordinance?
2. Is the Variance *consistent* with the Comprehensive Plan?
3. Does the proposal put the property to use in a *reasonable* manner?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the Variance, if granted, alter the *essential character* of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

VARIANCE ANALYSIS:

The subject property currently includes an existing principal structure and a 326 sq. ft. detached garage. The property also has a shared driveway with the property to the south. The driveway portion of hardcover on the subject property amounts to 1,086 sq. ft. Additionally, there is a 440 sq. ft. of paver improvements between the house and garage.

The applicant is proposing to construct a 728 sq. ft. detached two-stall garage located in the rear portion of the property. The structure would be located 2 ft. from the rear lot line. The proposed improvements would result in an impervious surface of 45.2%. The applicant is proposing an approximately 10x10 rain garden system that would be installed in the open space between the house and the garage.

Table 1.1 below indicates the existing, required and proposed lot requirements for the property as indicated in the R-2, Single-Family Residential District. The analysis of this variance submittal is based on the information provided on the attached survey.

Table 1.1

LOT REQUIREMENTS*	R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT	EXISTING CONDITIONS	PROPOSED CONDITIONS
MAXIMUM LOT SIZE	7,850 sq. ft.	8,780 sq. ft.	8,780 sq. ft.

MAXIMUM IMPERVIOUS SURFACE	35%	39.02%	45.2%
FRONT YARD SETBACK	25 ft.	30.5 ft.	30.5 ft.
NORTH SIDE SETBACK	5 ft.	Conforming	6.4 ft.
SOUTH SIDE SETBACK	5 ft.	Conforming	Conforming
REAR YARD SETBACK	5 ft.	2 ft.	2 ft.

*Setbacks are denoted for Accessory Structures.

PLANNING CONSIDERATIONS:

1. Minnesota State Statute Sec. 394.27 Subd. 7. states: " *The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.* "
2. The existing 326 sq. ft. garage in the rear portion of the property is proposed to be demolished and a 728 sq. ft. garage is proposed that would be located 2 ft. from the rear property line.
3. The applicant has proposed a rain garden located in the open space between the house and garage as part of their stormwater plan.
4. The City Engineer has reviewed the stormwater plan provided by the applicants and noted that the system layout is generally acceptable as shown. Further, the rain garden shall have an emergency overflow tile outlet to the north of the existing home toward Olive Street.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on September 19th, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date and time of this report the City has received no public comment regarding the proposed variance.

RECOMMENDATION

The Planning Commission should hold the public hearing, review the Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on October 21st, 2024.

If the Planning Commission chooses to recommend approval, staff recommends including the following conditions:

1. The rain garden shall have an emergency overflow tile outlet to the north of the existing home toward Olive Street. The rain garden shall be connected to the City's storm sewer system via a direct connection to the storm sewer line near the northwest corner of the existing home.
2. A Maintenance Agreement for any private stormwater management structures and facilities is required and

shall be recorded against the property.

3. The following conditions shall also be noted on the plans:
 - a. Construction of the rain garden and overflow tile shall be observed by the City to ensure it is constructed as approved.
 - b. Storm sewer connection and/or swale grading should be confirmed by the City prior to final approval to ensure runoff is not directed to adjacent properties.
 - c. Perimeter erosion control should be installed by the Contractor and inspected by the City prior to any other work.

Attachments:

1. [Location Map \(1 Page\)](#)
2. [Public Hearing Notice \(1 Page\)](#)
3. [Application & Variance Letter \(4 Pages\)](#)
4. [Site & Stormwater Plans \(2 Pages\)](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



Carver County GIS, City of Waconia

0

12.5

25

50

75

100

ft

N

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere

September 2024

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

Landscape_11x17

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 October 3rd, 2024, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 241 Olive Street South.

The City is considering a variance request by Dan Parrel for the property located at 241 Olive Street South to construct a detached garage that exceeds the 35% impervious surface maximum, and the 5 ft. minimum rear yard accessory structure setback allowed in the R-2, Single Family Residential District.

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 October 3rd, 2024. 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: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the September 19th, 2024 Waconia Patriot newspaper)



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

VARIANCE

APPLICANT INFORMATION

1. Owner's Name: BRIAN KRUPSKI
2. Address of Property: 241 Olive Street South, Waconia
3. Legal Description: Sect. 24, Township 116, Range 25, Carver Co., Lot 6, Block 7
4. Applicant's Name: Dan Perrel
5. Mailing Address: 16735 Co. Rd. 30, New Germany, MN 55367
6. Daytime Phone(s): 612-597-8661
7. Email Address: dan.perrel@firststreetconstruction.com

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

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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

VARIANCE APPLICATION

1. Present Zoning: Residential
2. Existing use of Property: Residential
3. Has request for a variance on this property been sought previously? If so, when? _____

IMPORTANT

Subd. 4. Variances

- A. No variance shall be granted to allow a use not permitted under the terms of this Ordinance in the district involved. In granting a variance the Board may prescribe appropriate conditions in conformity with this Ordinance. When such conditions are made part of the terms under which the variance is granted, violation of the conditions is a violation of this Ordinance. A variance shall not be granted by the Board unless it conforms to the following standards:
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the actions of the petitioner.
 2. Literal interpretation of the provisions of this Ordinance would deprive the petitioner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.
 5. FINANCIAL SAVINGS WILL NOT CONSTITUTE A HARDSHIP.

THE FOLLOWING INFORMATION MUST BE FURNISHED IN ORDER TO PROCESS THE APPLICATION

1. A letter from the applicant(s) which should address the following:
 - Explain (in detail) the variance you are requesting (giving distances where appropriate).
 - Conditions or peculiar difficulties to the structure or land, which makes a variance necessary.
 - Why do you feel a variance should be granted in this instance?
2. Payment of application fee (**\$250 residential; \$350 non-residential**)
 - After-the-fact application fee (**\$750 residential; \$1,050 non-residential**)
3. **Residential applications requiring the submittal of a stormwater plan shall submit a \$150 non-refundable stormwater plan review fee.**
4. **Non-residential variance requests are required to submit an escrow payment in the amount of \$1,000.00.**

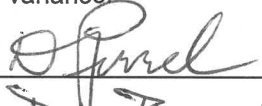
****Additional information may be requested by staff, based on the proposal. Additional consulting review fees may apply, such as civil engineering and legal counsel.**

5. Certificate of Survey with north arrow indicating existing structures and proposed additions or modification to structures.
6. Show all distances of buildings and structures from property lines.
7. Show any unique features to property associated with variance request (i.e. trees, ravines, steep slopes, etc.).
8. Stormwater Plan for all properties located within the Shoreland Overlay District and for all properties that currently exceed, or propose to exceed, the hardcover maximum identified in the applicable zoning district.

The Planning Commission may or may not hold a public hearing on the request (based on the amount of the variance requested). The Planning Commission should make a recommendation to the City Council within sixty (60) days. If they do not, the City Council may proceed without the Planning Commission's recommendation.

The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

A violation of any condition set forth in the granting of the variance shall be a violation of the zoning ordinance and automatically terminate the variance.

Applicant's Signature: 

Date: 9/10/24

Printed Name: Dan Terrel

Property Owner Signature: 

Date: 9/10/24

Printed Name: Brian Krupski

First Street Construction and Remodeling
16735 County Road 30
New Germany, MN 55367

Sept. 10, 2024

TO: City of Waconia, Planning and Zoning, Variance Requests

REQUEST: Impervious Surface Limitation Variance

SITE: 241 South Olive Street, Waconia, MN

To Whom it concerns,

The property at 241 South Olive Street, Waconia requests a variance to the hard surface limitation in order to build a two-stall garage in replacement of the dilapidated single stall garage built in 1936.

The lot is long and narrow at only 8780 square feet. It has the unique characteristic of a 159' long shared, paved driveway. The driveway totals 1086 square feet, or 12.4% of the lot's hard surface. The proposed garage will have less square footage than the driveway. There is no alley access on this city block. Thus, the long drive is the only legitimate access.

As it currently stands, with the single stall 1936 garage, the lot is already exceeding the hard surface limitation by 9.02%. This gives you a picture of how cramped this lot is and the reason for the variance request.

The homeowner would like to build a two-car garage at 28' wide by 26' deep. This will result in exceeding the 30% hard surface limitation by approximately 15%, or increasing the hard surface from its existing state by an additional 6%. The attached Certificate of Survey shows the setback for the proposed garage at 6.4' from the lot's north boundary. We plan to move the garage location south another 4'. This will give us a 10' setback on the north side. Additionally, this will reduce our hard surface use to slightly under the 15% total overage.

Therefore, this variance request is to permit the construction of a two-stall garage, 28'x26', that will result in 241 South Olive Street exceeding the total hard surface limitation by 15% (an increase of the current impervious surface by approximately 6%).

Regarding the East property line setback: Every home on that block (southward of 241 South Olive) has a rear building/structure, including a large garage and a barn, and all the buildings set on or within 2' of their property lines. The existing garage at 241 is 2' off the east property line. We request that the new garage be allowed to stay at that distance.

Regarding Stormwater: The homeowner will build a Rain Garden system approximately 10'x10' into which the 6/12 pitch run-off will be directed. Specifications for shape and plantings will be taken from the University of Minnesota Extension website: <https://extension.umn.edu/landscape-design/rain-gardens#shape-and-size-1778662>.

Dan Perrel, First Street Construction and Remodeling, BC770393

612-597-8661, dan.perrel@firststreetconstruction.com

Certificate of Survey

~ for ~ 1st Street Construction

of: 241 Olive St. S.
Waconia, MN 55387



0 20 40
SCALE IN FEET

EXISTING IMPERVIOUS SURFACE COVERAGE:

EXISTING HOUSE: 1,294 S.F.
CONCRETE: 140 S.F.
COVERED ENTRY: 42 S.F.
PAVERS: 538 S.F.
DRIVEWAY: 1,086 S.F.
GARAGE: 326 S.F.

TOTAL IMPERVIOUS: 3,426 S.F.

LOT AREA: 8,780 S.F.

IMPERVIOUS COVERAGE: 39.02 %

PROPOSED IMPERVIOUS SURFACE COVERAGE:

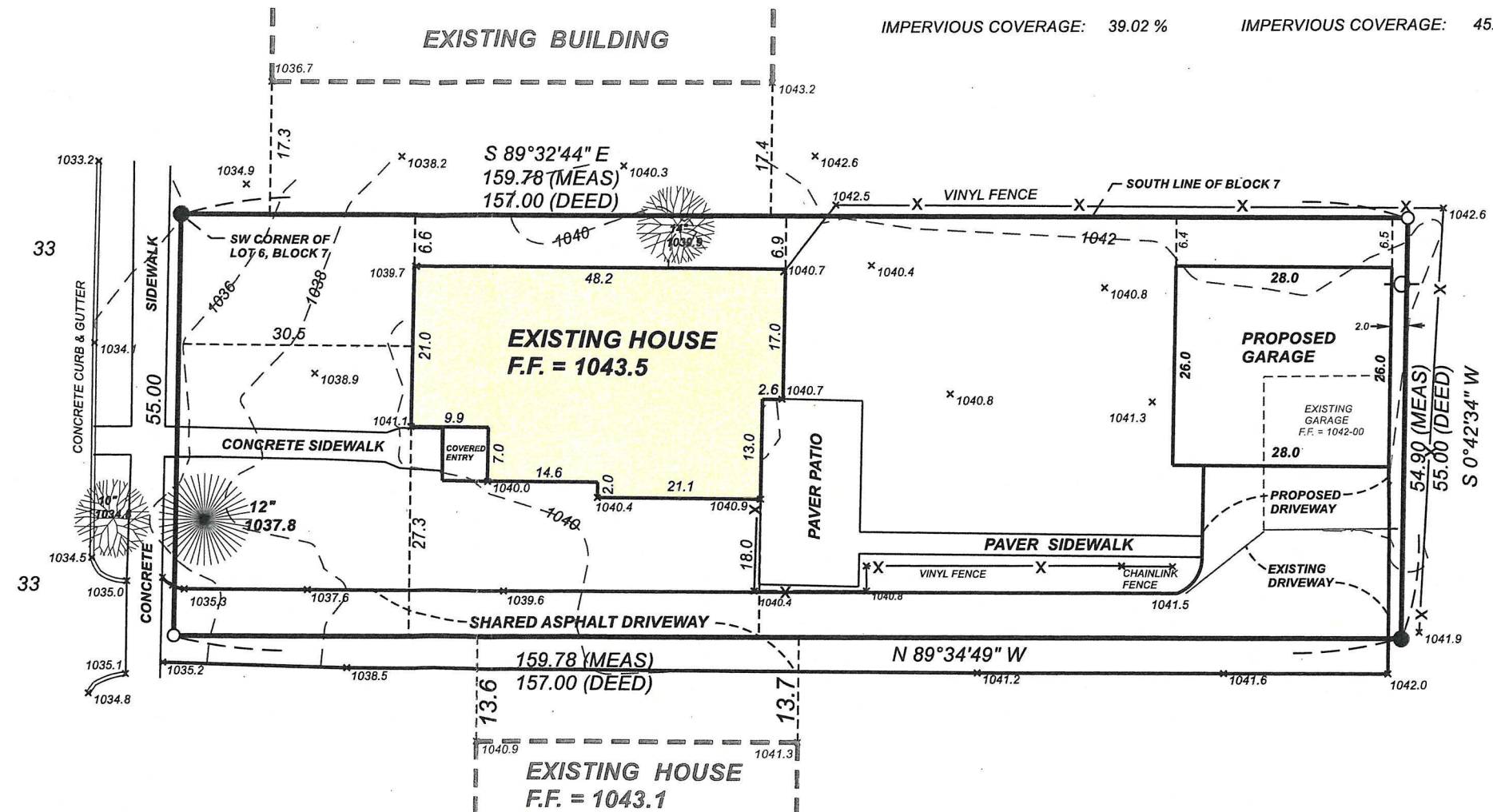
EXISTING HOUSE: 1,294 S.F.
CONCRETE: 140 S.F.
COVERED ENTRY: 42 S.F.
PAVERS: 440 S.F.
DRIVEWAY: 1,327 S.F.
PROPOSED GARAGE: 728 S.F.

TOTAL IMPERVIOUS: 3,971 S.F.

LOT AREA: 8,780 S.F.

IMPERVIOUS COVERAGE: 45.2 %

OLIVE ST. S.



LEGEND

- Set 1/2" X 14" rebar marked with cap number 22703
- Found Iron Monument
- ⊗ Pine Tree
- ⊗ Deciduous Tree
- - - Contour Line
- × Spot Elevation
- Power Pole

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

Steven V. Ische

22703
License No.

08/28/24
Date

REVISED: 08/29/24 - PROPOSED GARAGE

PROJ. #2417-01 NAVD88 VERTICAL DATUM

LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 116, Range 25, Carver County, Minnesota, described as follows:

Commencing at the Southwest corner of Lot 6 of Block 7 of the CITY OF WACONIA, Carver County, Minnesota; thence running East along the South line of Lots 6, 5 and 4 of aforesaid Block 7, 157 feet; thence South 55 feet; thence West 157 feet; thence North 55 feet to the place of beginning.

PREMIER
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010

of: 241 Olive St. S.
Waconia, MN 55387

**EXISTING IMPERVIOUS
SURFACE COVERAGE:**

EXISTING HOUSE: 1,294 S.F.
CONCRETE: 140 S.F.
COVERED ENTRY: 42 S.F.
PAVERS: 538 S.F.
DRIVEWAY: 1,086 S.F.
GARAGE: 326 S.F.

TOTAL IMPERVIOUS: 3,426 S.F.

LOT AREA: 8,780 S.F.

IMPERVIOUS COVERAGE: 39.02 %

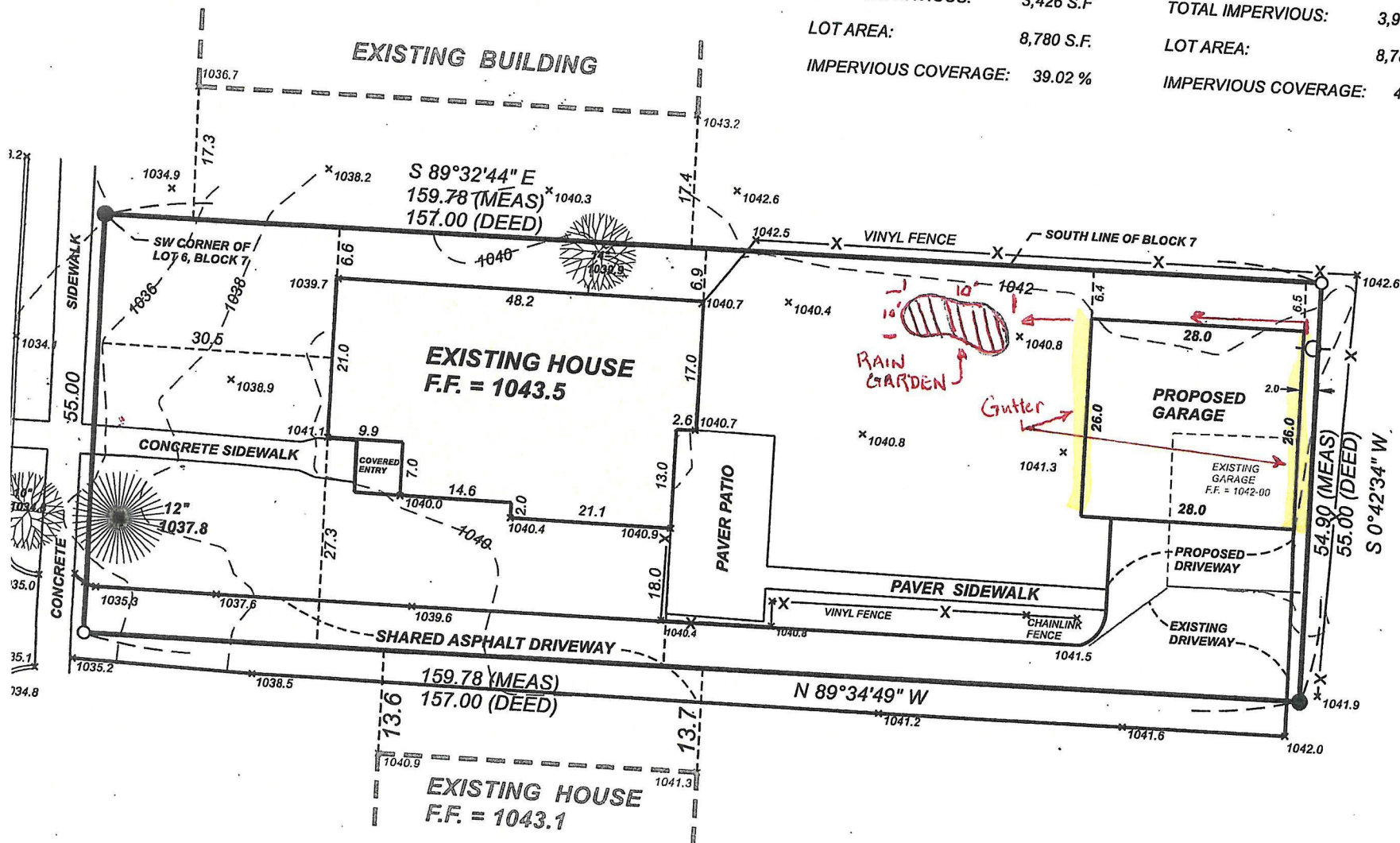
**PROPOSED IMPERVIOUS
SURFACE COVERAGE:**

EXISTING HOUSE: 1,294 S.F.
CONCRETE: 140 S.F.
COVERED ENTRY: 42 S.F.
PAVERS: 440 S.F.
DRIVEWAY: 1,327 S.F.
PROPOSED GARAGE: 728 S.F.

TOTAL IMPERVIOUS: 3,971 S.F.

LOT AREA: 8,780 S.F.

IMPERVIOUS COVERAGE: 45.2 %



LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 116, Range 25, Carver County, Minnesota, described as follows:

Commencing at the Southwest corner of the

PREMIER



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		October 3, 2024					
Item Name:		PUBLIC HEARING - Amend Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1 Highway Business District and Section 900.11 - Above Ground, Portable Fuel Storage					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Open public hearing.

Motion to close the public hearing.

Recommend approval or denial of the proposed amendment to Sections 900.05 and 900.11, which would allow above ground, portable fuel storage as an interim use in the B-1, Highway Business District and remove the use from the R-2, Single-Family Residential District.

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

APPLICANT INFORMATION

Applicant: Brian Koch

REQUEST

The applicant, Brian Koch, has submitted an Ordinance Amendment application proposing to amend Sections 900.05.3 - R-2, Single-Family Residential District, Section 900.05.7, B-1- Highway Business District, and Section 900.11 - Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP). Specifically, the applicant is proposing to allow above ground, portable fuel storage as an interim use in the B-1, Highway Business district rather than its existing allowance in the R-2, Single-Family Residential District. The applicant has indicated a need for fuel storage for the Koch Bus garage facility located at 150 Victor Court.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05.3. R-2, Single-Family Residential District
2. Section 900.05.7. B-1, Highway Business District
3. Section 900.11. Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)

BACKGROUND:

The Ordinance Amendment is in response to conversations with the applicant related to the need for fuel storage associated with their bus transportation use at 150 Victor Court.

ORDINANCE AMENDMENT ANALYSIS:

1. The proposed use appears to be consistent with the intent and purposes of the B-1, Highway Business District which states *"The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."*
2. An interim use is defined as *"a use allowed on an interim or temporary basis, consistent with the zoning ordinance. An interim use shall have a known termination date."*
3. General requirements/findings before an IUP shall be issued. The Planning Commission and Council shall find that the following requirements are met:
 - a. The use does not have an undue adverse impact on the public health, welfare or safety of the neighborhood or the city.
 - b. The use is consistent with the goals, objectives and policies of the City's comprehensive plan.

- c. The use is consistent with the intent of this chapter.
 - d. The use is adequately served by public facilities and services and will not create excessive demands for additional public services.
 - e. The use complies with the performance standards specified in Section 900.08 of this chapter.
 - f. (The use) will not result in the loss of solar access, significant natural, scenic or historical features.
 - g. The date or event that will terminate the use can be identified with certainty.
 - h. 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.
 - i. The user agrees to any conditions that the city council deems appropriate for permission of the use.
4. City Code currently allows above ground, fuel storage tanks as an Interim Use in the R-2, Single-Family Residential District which seems contrary to the purpose and intent of the district. Based on a review of the ordinance amendment associated with allowing this use as an IUP in the R-2, it is staff's finding that the amendment was approved in relation to the previous location of Koch Bus Company along Birch Street.
 5. The draft language was submitted to the City Attorney for review and comment. The City Attorney revisions would be recommended if the Planning Commission and Council intend to approve the ordinance amendment.
 6. Please see attached comments by Fire Chief Sorensen.

PUBLIC NOTICE/COMMENT:

The notice was published in the WACONIA PATRIOT on September 19th, 2024, posted on the City of Waconia website and posted at Waconia City Hall. To date no public hearing comments have been received.

RECOMMENDATION:

The Planning Commission is required to hold a public hearing to discuss the proposed draft ordinance language. The Planning Commission should review the attached information and make a recommendation to the City Council, which would be considered at their upcoming meeting on October 21st, 2024.

Attachments:

1. [Ordinance Amendment Application.pdf](#)
2. [Ordinance Amendment_Above Ground Fuel Storage Tanks.pdf](#)
3. [Public Hearing Notice_Koch Bus.pdf](#)
4. [Fire Chief Comments.pdf](#)
5. [City Attorney Revisions \(09-24-2025 REDLINED.\).pdf](#)
6. [DRAFT Ordinance Amendment Language.pdf](#)
7. [Sample Fuel Tank Photo.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
 _____ Non Budgeted
 _____ Amendment Required



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

ORDINANCE AMENDMENT

APPLICANT INFORMATION

1. Applicant's Name: Brian Koch
2. Mailing Address: 150 Victor Court, Waconia, MN 55387
3. Daytime Phone(s): 952-442-3370
4. Email Address: brian@kochbus.com

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

OFFICE USE ONLY

Date Received: 09-05-2014
[Signature]

Application Fee: \$ 350⁰⁰
Escrow Fess: \$ 500⁰⁰
Receipt #: _____



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

ORDINANCE AMENDMENT

1. Reference specific part of the ordinance to be amended: 900.11, Subd 2, Part B, 6
Above ground, portable fuel storage
2. Description of the amendment request: We are proposing an ordinance change to allow a private business to have above
ground fuel storage tanks to fuel a private fleet of vehicles.
3. Reason for the amendment request: Our school bus company moved from 308 South Birch Street to 150 Victor Court.
The ordinance we had operated under was above ground fuel storage in a residential area. We are proposing to change that to
allow for storage in a B-1 zoned area.

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO PROCESS THE REQUEST

1. Payment of application fee of \$350.00 and an escrow payment of \$500.00. Additional consulting review fees may apply, such as civil engineering and legal counsel.
2. Any studies or reports that support amending the ordinance.

Applicant's Signature: Brian Koch

Date: 8/29/2024

Printed Name: Brian Koch

Koch School Bus Service, Inc.
150 Victor Court
Waconia, MN 55387
Ph# 952-442-3370
brian@kochbus.com

August 29, 2024

To: Lane Braaten, City of Waconia Community Development Director

From: Brian Koch

Regarding: Proposal to allow above ground fuel storage tanks in land zoned B-1.

We would like to propose a change to the ordinance listed above to allow above ground fuel storage in the B-1 areas in Waconia to provide fuel for private fleets of vehicles.

We are proposing the following language in ordinance 900.11, Subd 2, Part B, 6, Above ground, portable fuel storage.

- a. The portable fuel system be located on a parcel of land with a minimum aggregate area of 15000 square feet.
- b. The land on which the fuel system is to be located must be zoned B-1 Highway Business District.
- c. Fuel system be located upon the property associated with a commercial fleet.
- d. Protective bumper guards or pole structures shall be placed around the fuel system to prevent vehicles or objects from striking the tank. The fire Chief shall determine the number of poles or amounts and location of bumper guard to be placed.
- e. A landscape fence shall be placed around three of the four sides of the tank or all sides facing a residential housing unit, whichever is more restrictive. The fence shall be opaque in nature and be a height of six feet. The fence shall be maintained in an aesthetically pleasing manner at all times.
- f. Prior to the commencement of construction of fuel system, the City shall have on file, in writing, approvals from the Office of the State Fire Marshal, the Minnesota Pollution Control Agency and the Waconia Fire Chief stating that said fuel system, as proposed, will be in compliance with all local, state and federal fire codes.
- g. The maximum storage of the fuel system shall not exceed 10,000 gallons of diesel fuel and 2000 gallons of gasoline and 500 gallons of propane and shall be limited to no more than four storage tanks.
- h. The fuel system shall be utilized specifically by a single user commercial fleet for a primary purpose that must be specified by resolution. No retail sale of the fuel to the public will be allowed.

- i. The applicant shall agree to remove the fuel system on or before the expiration date of the IUP specified pursuant to Section 900.11, Subd 2A.3. and to restore the property to the condition which existed prior to construction of the fuel system.

We would further propose the IUP allowing Above ground, portable fuel systems in R-2 Single-Family Residential District be removed.

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 October 3rd, 2024, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a proposed amendment to City of Waconia Ordinance Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1, Highway Business District, and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP).

The language, submitted by Brian Koch, proposes an amendment to the B-1, Highway Business District to allow above ground, portable fuel storage as an interim use. Additionally, the language proposes to remove the current language which allows above ground, portable fuel storage as an interim use in the R-2, Single-Family Residential District.

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 October 3rd, 2024. 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 September 19th, 2024)

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 October 3rd, 2024, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a proposed amendment to City of Waconia Ordinance Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1, Highway Business District, and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP).

The language, submitted by Brian Koch, proposes an amendment to the B-1, Highway Business District to allow above ground, portable fuel storage as an interim use. Additionally, the language proposes to remove the current language which allows above ground, portable fuel storage as an interim use in the R-2, Single-Family Residential District.

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 October 3rd, 2024. 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 September 19th, 2024)

From: [Justin Sorensen](#)
To: [Lane Braaten](#)
Subject: RE: Ordinance Amendment Koch Bus
Date: Tuesday, September 24, 2024 9:18:12 AM

I've reviewed the information and have the following comments related to the ordinance amendment submitted by Mr. Brian Koch related to above ground, fuel storage tanks in the B-1 district.

- Specifically in Brian's email, I would like the language changed under letter "f." to say that they are required to submit a permit for review of all applicable codes so that they submit a permit to MetroWest, the MPCA and the State Fire Marshall. I am not comfortable writing a letter to say that their installation meets all of those requirements without proper review by not just me.
- Under letter "d.", I would like it to say that the "Fire Chief shall have the final say in the number of poles or amounts and locations of bumper guards to be placed". I do not want to determine for them the number as that will be dictated by the size and type of installation by code. Let me know if you have any other questions or needs in regards to this.

Thanks,

Chief Sorensen

From: Lane Braaten <LBraaten@waconia.org>
Sent: Friday, September 13, 2024 9:53 AM
To: Justin Sorensen <JSorensen@waconia.org>
Subject: Ordinance Amendment Koch Bus

Justin,

See attached proposal from Brian Koch for their new bus garage. Also, if you plan to provide comments could you send them over on/before September 25th?

Thanks,

Lane L Braaten
Community Development Director
City of Waconia
201 South Vine Street
Waconia, MN 55387
Office: 952-442-2184
Direct: 952-442-3106
www.waconia.org



CHAPTER 900. ZONING ORDINANCE

Revisions to Section 900.05.3. R-2 Single-family residential district:

Sec. 900.05.3. R-2 Single-family residential district.

[A. *Scope of regulations.*]

1. *Intent and purpose:* The purpose of this district is to establish reasonable standards of development for neighborhood conservation areas designated by the comprehensive plan since much of this district encompasses residential areas of the city that were developed at densities that are generally higher than contemporary development standards.
2. *Permitted uses:* Single-family dwellings.
3. *Permitted Accessory Uses:* Same as the R-1 District.
4. *Uses Permitted with special restrictions:*
 - a. All uses permitted with special restrictions in the R-1 District.
 - b. Accessory apartments provided such use is in compliance with Uniform Building Code and provisions for off-street parking are met.
 - c. Two-family dwellings subject to the following: off street parking requirements are met and second dwelling meets uniform building code requirements.
5. *Uses permitted by conditional use permit (CUP):* The following uses are permitted by CUP subject to the requirements of section 900.11.
 - a. All uses permitted by CUP in the R-1 District.
 - b. Bed and breakfasts.
 - c. Funeral homes and mortuaries.
 - d. Guest cottages.
6. *Uses permitted by interim use permit (IUP):* The following uses are permitted by IUP subject to the requirements of section 900.11.
 - a. All uses permitted by IUP in the R-1 District.
7. *Lot requirements:* The following minimum lot requirements shall apply. Refer to section 900.06 (Supplementary Regulations) for exceptions.

a. Minimum lot area	7850 sq. ft.
b. Minimum lot width	50 ft.
c. Maximum hardcover surface	35%
d. Maximum structure height	35 ft.
e. Minimum yards:	

		Front	Street Side	Alley Side	Interior Side	Rear
1.	Principal Structures (Lot greater than 55' wide)	25'	15'	10'	10'	30'
2.	Principal Structures (Lot less than 55' wide)	25'	15'	5'	5'	30'
3.	Accessory Structures (Lot greater than 55' wide)	25'	15'	10'	10'	10'
4.	Accessory Structures	25'	15'	5'	5'	5'*

*Ten (10) feet if abutting an alley.

Revisions to Section 900.05.7. B-1 Highway Business District:

Sec. 900.05.7. B-1 Highway Business District.

[A. *Scope of regulations.*]

1. *Intent and purpose:* The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.
2. *Permitted uses:* Retail businesses that are not large retail buildings nor large retail projects; eating and drinking establishments; banks; hotels and motels; automobile service and repair; farm equipment/implement sales and service; commercial recreation facilities; laundromats and dry cleaners; barber/beauty shops; mini-storage facilities; churches, off-sale liquor sales; microdistilleries; small breweries; taprooms; lumber yards; animal clinics; commercial kennels; outdoor theaters; bicycle sales/service; copy and printing services; medical related clinics/uses; and offices.
3. *Permitted accessory uses:* Fences, off-street parking, business signs, incidental repair, processing and storage necessary to conduct a permitted use but not exceeding thirty (30) percent of the floor area of the principal building, gardening and other horticultural uses where no sale of products is conducted within a building.
4. *Uses permitted with special restrictions:*
 - a. Day care facilities licensed by the State of Minnesota.
 - b. Drive-in businesses (for the purpose of this section, shall mean: Drive-in restaurants, fast food businesses with a drive thru, drive-in theaters and motor fuel stations). Restrictions include:
 - 1) No drive-in business shall be located within three hundred (300) feet of a school or church.
 - 2) No drive-in shall be located within one hundred (100) feet of any residentially zoned property, provided:

-
- a) No public address system shall be audible from any residential zone; and
 - b) Screening of the property from residential areas will be required. The City may require fencing, earthen berms and landscaping, or any other method or combination deemed appropriate to accomplish the required screening.
- 3) No drive in shall be located on any street other than an arterial roadway, collector roadway or business service road.
 - 4) No access drive shall be within one hundred (100) feet of intersecting street right-of-way lines.
 - 5) No less than thirty (30) percent of the gross lot area shall be landscaped.
 - 6) Adequate area shall be designated for snow storage such that clear visibility shall be maintained from the property to any public street.
 - 7) A six-inch non-surmountable curb shall separate all walks and landscape areas from parking areas.
 - 8) Should the use be a drive-in theater, an opaque fence not less than eight (8) feet in height and extending at least to within two (2) feet of the ground shall be constructed around the property.
- c. Motor fuel stations and motor fuel station convenience stores subject to the following:
- 1) For architectural purposes, each side of a motor fuel station/convenience store shall be considered as a front face.
 - 2) The storage for items for sale outside the principal building shall be displayed in specifically designed containers.
 - 3) All trash, waste materials, and obsolete parts shall be stored within a separate enclosure.
 - 4) All goods for sale, other than those required for the operation and maintenance of motor vehicles shall be displayed within the principal structure.
 - 5) No sale of motor vehicles, trailers or campers shall be permitted.
 - 6) Open dead storage of motor vehicles shall not be permitted for a period of more than seven (7) days.
 - 7) All rental campers, trailers or motor vehicles shall be stored within the rear and/or sideyard not adjacent to the street.
 - 8) Wherever a motor vehicle fuel station/convenience store abuts residential property, a fence or compact evergreen hedge not less than fifty (50) percent opaque not less than six (6) feet high shall be erected and maintained along the side and rear property line that abuts the residential property. Application of this provision shall not require a fence within fifteen (15) feet of any street right-of-way line.
 - 9) Minimum fifteen-foot landscaped yard shall be planted and maintained behind all property lines except at driveway entrances.
 - 10) The entire site, other than the part devoted to landscaping and structures, shall be surfaced with concrete or bituminous surfacing to control dust and provide adequate drainage.

- 11) Driveways shall not exceed thirty (30) feet in width nor be spaced closer than thirty (30) feet apart measured at the property line. No more than two (2) access drives to any street shall be permitted.
- 12) A six-inch non-surmountable curb shall separate all walks and landscape areas from parking and maneuvering areas.
- 13) The total height of any overhead canopy or weather protection shall not exceed twenty (20) feet.
- 14) Setbacks:

Lot width	150 ft.
Front yard	60 ft.
Adjacent to another lot	30 ft.
Adjacent to street	60 ft.
Rear yard	30 ft.
Pump setback from right-of-way	25 ft.

- 15) The setback of any overhead canopy or weather protection, freestanding or projecting from the station structures, shall not be less than ten (10) feet from the street right-of-way nor less than twenty (20) feet from any adjacent property line.
- d. Car washes provided there is sufficient stacking space outside the wash bay to accommodate that number of vehicles which can be washed during a fifteen-minute period based on the equipment rating.
- e. Motor vehicle sales lots provided that all display lots for vehicles provide curb and gutter per city specifications for storm run-off purposes and all outdoor signs meet city sign regulations.
- f. All other uses that utilize a drive thru service convenience provided that use has sufficient stacking space to accommodate that number of vehicles which can be served during a fifteen-minute period.
5. *Uses permitted by conditional use permit (CUP):* The following uses are permitted by CUP subject to the requirements of section 900.11.
 - a. Mortuaries.
 - b. Commercial recreation (which would include miniature golf, driving ranges, waterslides, amusement centers).
 - c. Contractors yard.
 - d. Large retail projects.
6. *Uses permitted by interim use permit (IUP):* The following uses are permitted by IUP subject to the requirements of section 900.11.
 - a. Parking lots without a hardcover surface.
 - b. Above ground, portable fuel systems.
7. *Lot requirements:*

a. Minimum lot area	17,500 sq. ft.
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b. Minimum lot width	100 ft.
c. Maximum hardcover surface	80%
d. Maximum structure height	35 ft.
e. Minimum yards:	

	Front	Street Side	Interior Side	Rear
Principal Structures	25'	20'	15'*	20'

* Thirty-five (35) feet if adjacent to residential district.

Revisions to Section 900.11., Subd. 2, Uses permitted by conditional use permit (cup) and interim use permit (IUP)

Sec. 900.11. Uses permitted by conditional use permit (cup) and interim use permit (IUP).

Subd. 2. *Uses permitted by IUP.*

A. *Permit procedures.*

1. *Intent and purpose.* Interim uses are similar to conditional uses except that they represent a temporary use of property and have a know termination date. All of the procedures established under this section for CUP's shall apply to IUP's except as follows:
2. *General requirements/findings.* Before an IUP shall be issued, the city council shall find that all of the following additional requirements are met.
 - a. The date or event that will terminate the use can be identified with certainty.
 - b. 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.
 - c. The user agrees to any conditions that city council deems appropriate for permission of the use.
3. *Duration.* An IUP shall remain in effect only until the agreed upon termination date. Upon a recommendation from the planning commission, the city council may extend the IUP for another specified period of time if the event which was to terminate the use has not yet occurred.

B. *Interim uses/specific requirements.* In addition to satisfying the general requirements specified in section 900.11, subdivision 2.A.2, no IUP shall be granted unless the following specific requirements are met.

1. Temporary Blacktop and Redi-Mix plants in agricultural districts subject to the following:
 - a. That a specified time period for operation be stated.
 - b. That the temporary plant functions for a specified project such as a highway overlay project or new road construction.
 - c. A pre-determined traffic route for all truck traffic shall be submitted and should avoid all residential areas.

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(Supp. No. 2)

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- d. Plans for controlling additional dust created by traffic must be submitted.
 2. Land reclamation in agricultural districts subject to the following submittals:
 - a. A finished grade plan of the site which will not adversely affect the adjacent lands and as a condition thereof shall regulate the type of fill permitted.
 - b. Program for rodent control.
 - c. Plan for fire control and general maintenance of the site.
 - d. Plan for vehicular ingress and egress to the site.
 - e. Plan for the control of material disturbed by wind or hauling of material to or from the site.
 3. Harvesting of wild crops subject to the following:
 - a. The applicant must secure permission from the owner of the property that is within the conservation zoning district.
 - b. Specify crops and quantity of crop that will be harvested.
 - c. Specify time frame in which the harvest will take place.
 - d. Specify method in which the crop(s) will be harvested.
 - e. If the method of harvest disrupts natural terrain, a plan to restore the terrain to its original state.
 4. Interim use of churches and schools and other non-residential buildings in residential districts subject to the following:
 - 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.
 5. Unsurfaced parking lots subject to the following:
 - a. Alternatives to control dust, subject to city engineer review, shall be submitted and approved.
 - b. The unsurfaced parking area shall provide a bumper or fence along the edge of the lot to ensure no vehicle encroaches into landscaped yard areas.
 - c. The parking area must be properly identified as such.
 - d. The city engineer shall review the site and/or plans to determine adequate drainage capabilities.
 6. Above ground, portable fuel systems subject to the following:
 - a. The fuel system must be located on a parcel of land with a minimum aggregate area of fifteen thousand (15,000) square feet.

-
- b. The fuel system must be located upon the property associated with a commercial fleet of motor vehicles.
 - c. Protective bumper guards or pole structures shall be placed around the fuel system to prevent vehicles or objects from striking any fuel system tank. The fire chief shall determine the number of poles or amounts and location of bumper guard to be placed.
 - d. A fence shall be placed around three (3) of the four (4) sides of each fuel system tank or all sides facing a residential housing unit, whichever is more restrictive. Multiple tanks that are located near each other may be screened by a single fence. Each required fence shall be opaque in nature and shall be of a height set by the City Council and memorialized in the applicable interim use permit. Further, each fence shall be maintained in an aesthetically pleasing manner at all times.
 - e. Prior to the commencement of construction of fuel system, the city shall have on file, in writing, approvals from the office of the State Fire Marshal, the Minnesota Pollution Control Agency and the Waconia Fire Chief stating that said fuel system, as proposed, will be in compliance with all local, state and federal fire codes.
 - f. The maximum storage capacity of the fuel system shall not exceed ten thousand (10,000) gallons of diesel fuel, two thousand (2,000) gallons of gasoline, and five hundred (500) gallons of propane and shall be limited to no more than four storage tanks.
 - g. The fuel system shall be utilized exclusively by a single user for a commercial fleet of motor vehicles stored on the property where the fuel system is located. No retail sale of the fuel to the public is allowed.
 - h. The applicant shall agree to remove the fuel system on or before the expiration date of the IUP specified pursuant to Section 900.11, Subd 2., A, 3, and to restore the property to the condition which existed prior to construction of the fuel system.

CITY OF WACONIA
ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 900 OF THE WACONIA CITY CODE
REGARDING ZONING**

The City Council of the City of Waconia Ordains:

FINDINGS AND PURPOSE

A business located in the City of Waconia (the “City”) has petitioned the City to amend the Waconia City Code (the “Code”) to list above-ground portable fuel systems (“Fuel Systems”) as a use permitted by an interim use permit (“IUP”) in the B-1 highway business district (the “B-1 District”). The City Council finds it is appropriate to allow this type of use in the B-1 District, subject to IUP requirements and conditions.

Further, Fuel Systems are currently allowed in the City’s R-2 residential housing district (the “R-2 District”). The City Council finds no Fuel Systems currently exist in the R-2 District, and that it is appropriate to disallow Fuel Systems in the R-2 District given they are incompatible with residential use.

The purpose of this ordinance is: i) to amend Section 900.05.3, A, 6, of the Code to remove above-ground portable fuel storage systems as a use permitted by IUP in the R-2 District; ii) to amend Section 900.05.7, A, 6, of the Code to add above-ground portable fuel storage systems as a use permitted by IUP in the B-1 highway business district; and iii) to amend Section 900.11, subd. 2, B, 6, of the Code to update IUP requirements for above-ground portable fuel storage systems.

AMENDMENTS

Section 900.05.3, A, 6 of the Code, regarding uses permitted by IUP in the R-2 District, is amended to delete subpart b in its entirety, which eliminates the City’s ability to issue IUPs for Fuel Systems in the R-2 District.

Section 900.05.7, A, 6, of the Code, regarding uses permitted by IUP in the B-1 District, is amended to add the following as a use permitted by IUP:

“b. Above ground, portable fuel systems.”

Section 900.11, Subd. 2, B, 6, of the Code, which addresses the requirements for Fuel Systems, is amended, in its entirety, to read as follows:

6. Above ground, portable fuel systems subject to the following:
 - a. The fuel system must be located on a parcel of land with a minimum aggregate area of fifteen thousand (15,000) square feet.

- b. The fuel system must be located upon the property associated with a commercial fleet of motor vehicles.
- c. Protective bumper guards or pole structures shall be placed around the fuel system to prevent vehicles or objects from striking any fuel system tank. The fire chief shall determine the number of poles or amounts and location of bumper guard to be placed.
- d. A fence shall be placed around three (3) of the four (4) sides of each fuel system tank or all sides facing a residential housing unit, whichever is more restrictive. Multiple tanks that are located near each other may be screened by a single fence. Each required fence shall be opaque in nature and shall be of a height set by the City Council and memorialized in the applicable interim use permit. Further, each fence shall be maintained in an aesthetically pleasing manner at all times.
- e. Prior to the commencement of construction of fuel system, the city shall have on file, in writing, approvals from the office of the State Fire Marshal, the Minnesota Pollution Control Agency and the Waconia Fire Chief stating that said fuel system, as proposed, will be in compliance with all local, state and federal fire codes.
- f. The maximum storage capacity of the fuel system shall not exceed ten thousand (10,000) gallons of diesel fuel, two thousand (2,000) gallons of gasoline, and five hundred (500) gallons of propane and shall be limited to no more than four storage tanks.
- g. The fuel system shall be utilized exclusively by a single user for a commercial fleet of motor vehicles stored on the property where the fuel system is located. No retail sale of the fuel to the public is allowed.
- h. The applicant shall agree to remove the fuel system on or before the expiration date of the IUP specified pursuant to Section 900.11, Subd. 2, A, 3, and to restore the property to the condition which existed prior to construction of the fuel system.

EFFECTIVE DATE

This ordinance is effective upon publication.

Passed and adopted by the City Council of the City of Waconia this ____ day of _____, 2024.

Nicole Waldron, Mayor

ATTEST: _____
Jacqueline Schulze, City Clerk





REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 3, 2024
Item Name:	PUBLIC HEARING - Holbrook Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment - 9550 Little Avenue, 9780 Little Avenue and 10080 Little Avenue
Originating Department:	Community Development
Presented by:	Lane Braaten
Previous Commission 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 the public hearing.
 Motion to close the public hearing.
 Recommend either approval or denial of the Preliminary Plat Application titled Holbrook, the proposed Comp Plan Amendment and the request to zone the properties PUD.

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

BACKGROUND:

Applicant(s): Pulte Homes of Minnesota, LLC/Dean Lotter

Address:	9550 Little Avenue	9780 Little Avenue	10080 Little Avenue
PID#:	070300200	070300300	070300100
Property Owners	Saltire LLC	David M Lovaasen	Saltire LLC

Existing Comprehensive Plan Guidance(s):

1. UR, Urban Reserve
2. L, Low Density Residential
3. M, Medium Density Residential
4. H, High Density Residential
5. MXD, Mixed Use
6. P, Park
7. W/O, Wetland/Open Space

Extension of Subdivision Regulations

Pursuant to Minnesota Statutes, Section 462.358, Subd.1. a., the City Council approved the extension of subdivision regulations to the afore-mentioned properties via Resolution 2024-158 on September 3rd, 2024. Therefore, the application is being reviewed prior to the annexation of the properties. If the development is ultimately approved by the City Council, the properties will be required to be annexed prior submittal of a final plat.

REQUESTS:

1. The City has received a Preliminary Plat application titled Holbrook, which proposes to plat the subject properties identified above into 339 single-family home parcels and 5 outlots, which will be retained by the underlying property owner.
2. The City has received an application to zone the subject property PUD, Planned Unit Development District, which would allow reduced lot sizes, reduced setbacks and increased impervious surface allowances to permit four (4) different single-family parcel sizes in the neighborhood.
3. The City has received a Comprehensive Plan Amendment to allow the southerly 30 acres of 10080 Little

Avenue (PID#070300100) to be guided for single-family residential development within the 2020-2030 staging plan versus its current guidance of UR, Urban Reserve.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05, Subd. 2.A - R-1, Single-Family Residential District
2. Section 900.05, Subd. 2.B - R-2, Single-Family Residential District
3. Section 900.05, Subd. 2.C - R-3, Medium Density Residential District
4. Section 900.05, Subd. 2.O - PUD, Planned Unit Development District
5. Section 900.06, Subd. 6 - Flood Plain Overlay Regulations
6. Section 900.06, Subd. 7 - Shoreland Overlay District
7. Section 900.06, Subd. 8 - Environmental Protection Regulations
8. Section 900.07 - Landscaping and Fencing
9. Section 900.08 - Performance Standards
10. Section 900.09 - Off-Street Parking, Loading, and Access Regulations
11. Section 900.10 - Sign Regulations
12. Section 900.12 - Administration, Enforcement and Procedures
13. Section 1000 – Subdivision Ordinance

EXISTING CONDITIONS:

The subject parcels, which include just over 240 acres, are currently undeveloped and remain primarily agricultural in nature. There are also natural features such as wetlands, heavily wooded areas, and shoreland areas associated with the unnamed lake/wetland in the northwest area and a portion of Carver Creek located in the southwest corner of the proposed project area.

PRELIMINARY PLAT REVIEW:

SUBDIVISION DESIGN FEATURES

The City of Waconia staff have reviewed the proposed Preliminary Plat application for the Holbrook residential development drafted by Westwood Professional Services, Inc. dated May 3rd, 2024, and provide the following review and comments:

Streets/Access

The applicant is proposing three accesses to the development, all of which are proposed to access off of Little Avenue (existing)/County Road 92 (future).

All of the streets are proposed to be public, and the street and right-of-way widths appear to be consistent with City standards. Little Avenue is planned to be future County Road 92, so this shall require review and approval by Carver County.

Easements

Section 1000.06, Subd. 4 of the City Ordinance requires drainage and utility easements at least 10 feet wide, centered on the rear and side lot lines of abutting lots and shall have continuity from block to block and lot to lot. The applicant is proposing drainage and utility easements which conform to City standards.

Blocks

The blocks proposed in the Holbrook development are in conformance with the standards set forth in City Ordinance.

Lots

The applicable portions of the subject properties are guided L, Low Density Residential and M, Medium Density Residential. City Ordinance indicates that areas annexed into the City Limits shall be placed in a zoning district consistent with the Comprehensive Plan. The Low-Density Residential designation will result in property being placed in the R-1, Single Family Residential District or R-2, Single-Family Residential District when annexed into the City Limits and the medium density guidance will result in R-2 or R-3 zoning. The typical lot sizing required

for the R-1, R-2 and R-3 districts are listed below for review.

<u>R-1, Single-Family Residential</u>	<u>R-2, Single-Family Residential</u>	<u>R-3, Medium Density Residential</u>
Lot Requirements: Lot Area = 10,500 sq. ft. minimum Lot Width = 75 ft. Maximum Hardcover Surface = 35% Setbacks – Principal Structure Front = 25 ft. Side (street) = 25 ft. Side (interior) = 10 ft. Rear = 30 ft.	Lot Requirements: Lot Area = 7,850 sq. ft. minimum Lot Width = 50 ft. Maximum Hardcover Surface = 35% Setbacks – Principal Structure Front = 25 ft. Side (street) = 15 ft. Side (interior) = 10 ft. Rear = 30 ft.	Lot Requirements: The standards in the R-3, Medium Density Residential District are dependent on the type of medium density residential proposed.

The applicant is requesting the property be zoned PUD, Planned Unit Development District to allow for four (4) different sized single-family parcels. The proposed PUD details are discussed later in this document and compared to the typical zoning required by the Comprehensive Plan.

Outlots

Below is a listing of the proposed outlots, the intended use/designation of each, the size, and the proposed ownership.

Outlot	Use/Designation	Gross Area	Proposed Ownership
A	Future Development	0.06 Acres	Property Owner
B	Future Development	4.14 Acres	Property Owner
C	Future Development	1.00 Acres	Property Owner
D	Future Development	6.09 Acres	Property Owner
E	Future Development	8.02 Acres	Property Owner
F	Wetland/Ponding/Trail	37.67 Acres	City
G	Wetland/Ponding	29.37 Acres	City
H	Wetland/Ponding/Trail	10.18 Acres	City
I	Wetland/Ponding/Trail	25.39 Acres	City
J	Open Space/Tributary	1.29 Acres	City
K	Open Space/Buffer	1.48 Acres	HOA
L	Open Space/Buffer	1.20 Acres	HOA
Park 1	Park	0.70 Acres	City
Park 2	Park	7.95 Acres	City

Signs

The applicant has not proposed any signage as part of this application. If the applicant is requesting signage that varies from what the Ordinance typically allows the sign plan should be reviewed and approved as part of the PUD process. Additionally, any neighborhood monument signage should be located in an outlot, which would be owned and maintained by the neighborhood homeowners association.

Public Land Dedication, Open Space

City Ordinance requires at least 10% of the gross land in a subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of lands for such purposes or payment in lieu of land if deemed appropriate.

The Park & Recreation Board initially reviewed the Falk-Saltire (Holbrook) Sketch Plan at their regular meetings on September 7th, 2023. The Board reviewed the pertinent information and recommended the acceptance of the approx. 8 acre park in the southwest corner of the development and recommended an additional small park be sited in the northern half of the development.

In response to the Park Board recommendation the applicant has included the dedication of Park 1, which is a 0.70 acre parcel located in the northern half of the site, and Park 2, which includes 7.95 acres adjacent to the creek in the southwest corner of the development. The remainder of the park dedication shall be paid as cash in lieu of dedication. Included below is the park dedication calculation based on the expected 10% land dedication stated in City Code.

Net Area: 127.73 acres

10% Park Dedication: 12.73 acres

Provided Park Area: 8.65 acres

Cash in Lieu: 4.08 acres x \$67,500/acre ("fair market value") = \$275,400

Pedestrian Ways and Trails

City Ordinance states *"Subdividers shall define and construct a meaningful pedestrian circulation system subject to City approval which connects to the major trail system and to schools, parks and shopping areas and shall provide easements to accommodate such movement. Said pedestrian ways shall be coordinated with those of adjacent subdivisions and the Comprehensive Plan."*

Sidewalks

The applicant is proposing sidewalks on one side of each street throughout the development with the exception of the short cul-de-sacs located throughout the development. All sidewalks within the development shall be a minimum of 6 feet wide.

Trails

- **Existing**

There are no existing trails near the proposed development.

- **Proposed**

The applicant is proposing the following 10-foot-wide trail connections/installations:

- Trail extending south from Outlot E along Unnamed Lake 10-60P to its intersection with Street 2 between Lot 30/Block 6 and Lot 7/Block 8.
- Trail around the wetland identified in Outlot H
- Trail extending from Street 2 south through Outlot I to its intersection with Street 2 between Lot 30/Block 16 and Lot 43/Block 17.

- **Planned**

The City's Comp Plan identifies future trail along the County Road 92 corridor. The Planning Commission and Council should discuss if all, a section of, or none of the regional trail should be constructed as part of this project. The developer shall be responsible for the cost of installation consistent with City Code.

Preservation of Natural Features and Amenities

Section 1000.06, Subd. 7.G states *"Existing features which would add value to residential development or to the local government as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision."*

The subject parcels generally include agricultural uses along with single-family homes and/or appropriate agricultural accessory buildings. There are a number of wetland areas identified in the plan set and a large wetland identified as Unnamed Lake 10-60P. The majority of the wetland areas are protected in outlots which are planned to be dedicated to the city. Additionally, the plan identifies wetland buffers and wetland buffer setbacks. These areas will also be required to be signed to insure property owners are aware of the protected areas. Finally, there is a significant tree area in the central portion of the development which also includes some steep slopes.

Landscaping

City Ordinance requires the following landscaping for properties zoned R-1, Single-Family Residential, R-2, Single-Family Residential and R-3, Medium Density Residential:

1. A planting strip and/or earth berm, not exceeding a slope of 3:1, shall be placed in all newly platted

residential developments that abut an arterial road as identified in the City's Comprehensive Plan.

2. Each newly platted lot in the R-1 and R-2 zoning districts shall have two (2) trees.
3. Landscaping for PUD districts shall be consistent with the landscaping requirements applicable to the R-1, R-2, and possibly the R-3 districts.
4. Lights from automobiles shall be screened whenever it may be directed onto residential windows to the extent that it will cause an unreasonable disturbance.
5. Shade trees shall be planted every forty (40) feet to sixty (60) feet within the right-of-way on both sides of any portion of road within the subdivision.
6. Unless otherwise directed by the Planning Commission, all plantings shall be placed on the private property on which the development is taking place.
7. All areas not otherwise improved in accordance with approved site plans or subdivisions shall be sodded, seeded, or otherwise established with vegetation approved by the City, and maintained in accordance with this subdivision. All grass and vegetative plantings shall occur over a minimum of six (6) inches of topsoil borrow meeting Minnesota Department of Transportation Specification 3877, Table 3877-1. 100% of the material including soil clumps must pass a 1" sieve. Prior to sod installation, all topsoil borrow material must be approved by the City. The grading shall consist of a uniform and smooth surface. Any sags or rises shall be corrected prior to the placement of sod or seed. Further, all grass and vegetative plantings shall be completed no later than six (6) months from the date of issuance of a Certificate of Occupancy. Grass shall be clean and free of noxious weeds and pests or diseases and shall be of a species normally grown as permanent lawns and suitable to this climate.
8. The owner shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved landscape plan.
9. The landscape plantings shall be consistent with the minimum planting size stated in Section 900.07, Subd. 2.F, which are identified below.
 - Minimum Size of Plantings
 - Deciduous trees = 2.5 inches in diameter as measured six inches above the ground.
 - Coniferous = 6 feet in height
10. All trees used in site development shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.
11. The deciduous trees proposed to satisfy the minimum requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.

The landscape plan shall be revised to include a planting strip on the east side of Park 1 for future screening, safety and noise remediation from future County Road 92. This comment is not applicable if the Planning Commission and Council determine Park 1 shall be moved to an alternate location.

The proposed landscape plan generally conforms to City Ordinance requirements.

Environmental Protection Regulations

Tree Preservation

City Ordinance allows developments in residential districts to remove or disturb up to thirty (30) percent of the total tree inches of significant trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution.

Reforestation/Restitution Requirement. - If a development exceeds the allowable removal or disturbance threshold specified above, the subdivider shall either reforest appropriate areas within the site (or outside the site if appropriate locations within the site are not available) or pay restitution, or provide a combination thereof. For each one (1.0) tree inch that is removed or disturbed beyond the threshold, the subdivider shall replant one and one-quarter (1.25) inches of new trees or provide the City with one hundred and twenty five dollars (\$125.00) in restitution, per inch removed beyond the threshold.

Tree Survey/Preservation Plan. - A tree survey and tree preservation plan shall be submitted with all preliminary plat applications, and with all lot division applications involving the creation of one or more new development parcels. The tree survey and tree preservation plan shall be prepared and signed by a registered surveyor or

forester at the developers expense.....

The applicant has provided an Overall Tree Preservation Plan consistent with City Ordinance requirements. The tree inventory, preservation and replacement details are included below.

Total Significant Trees/Caliper Inches On Site	24,370 caliper inches	100% of Significant Trees
Total Caliper Inches Saved	11,587 caliper inches	47.5% Saved
Total Caliper Inches Removed	12,783 caliper inches	52.5% Removed
30% Allowed Tree Removal	7,311 caliper inches	
Excess Caliper Inches Removed Above Allowed	5,472 caliper inches	
Required Replacement (Excess x 1.25)	6,840 replacement caliper inches/2,736 trees	

The landscaping plan includes information indicating that 4,051 caliper inches of trees, which meet Section 900.07 of the City Code, are proposed to be planted as part of the Holbrook project. The remaining 2,789 caliper inches shall be paid in tree restitution which is \$125 per caliper inch removed beyond the threshold. Language shall be included in the development agreement indicating the payment of the applicable tree restitution fee.

Wetland Protection

City Code identifies wetlands as a valuable resource that receive surface water runoff and provide possible contact with ground water. Further, it is the intent of the City Code to establish a program of sound management through regulations that strive toward zero degradation of the wetlands by conserving, protecting and enhancing these environmentally sensitive resources.

Wetland Protection Analysis

1. A significant portion of the wetland areas will be located within outlots to be dedicated to the City and they will not be altered.
2. The wetland buffer area and wetland buffer setbacks have been identified on the plan set and the areas will be signed to insure property owners are aware of the sensitive areas.

Shoreland Overlay District Regulations

The Shoreland area shall include all land within 1,000 feet of the ordinary high water mark of a protected water of ten (10) acres or more, within 300 feet of a river or stream, or the landward extent of a floodplain on such a river or stream, whichever is greater.

Shoreland Overlay District Analysis

1. A significant portion of the proposed development is located within 1,000 feet of Un-named Lake 10-60P, which is identified in the City Code as a Natural Environment Lake.
2. City Code requires a 125 ft. minimum lot width and a minimum lot square footage of 20,000 sq. ft. for non-riparian single-family parcels, which are sewerred and located within 1,000 of 10-60P.
3. A section of un-named creek (unofficially Bent Creek) is located in the southwest quadrant of the development. Therefore, portions of the subject property are located within the Shoreland Overlay District as they are located within 300 ft. of the river/creek. The Shoreland Classification for these areas are identified as Tributary in the Shoreland Overlay District.
4. City Code requires a 75 ft. minimum lot width and allows a maximum impervious surface of 25% for shoreland tributary watercourse parcels.
5. The applicant has submitted a rezoning application to allow the property to be developed as a Planned Unit Development District to allow reduced lot sizing, reduced setbacks and increased impervious surface. The City incorporates Part 6120.3800, titled Planned Unit Development, into the Shoreland Overlay District ordinance language.

Floodplain Overlay District Regulations

The purpose of these regulations is to promote public health, safety, and general welfare by preserving the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, minimize losses and disruptions caused by flooding, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

Floodplain Overlay District Analysis

1. Portions of the property are located within the Floodplain Overlay District. All construction in areas regulated by this district shall meet the requirements stated in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.

Grading, Drainage & Utilities

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utility plans. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility, grading, drainage, plans to the satisfaction of the City Engineer and Public Services Director.

Stormwater Management

An initial review of the site's stormwater management has been completed by the Public Services Director and City Engineer. Any recommendation of approval should include a condition requiring the applicant revise the stormwater plans to the satisfaction of the City Engineer and Public Services Director.

ZONING REQUEST - PUD, PLANNED UNIT DEVELOPMENT DISTRICT:

The 2040 Comprehensive Plan identifies portions of the subject properties as the categories shown in the table below. The lot requirements for each of the residential districts were described earlier in this report. Please note that the applicant is proposing to develop the portions of the subject parcels identified as low and medium density residential in addition to the land identified as park. The mixed-use and high density guided portions of the property will be retained by the underlying property owner and developed and reviewed in the future.

Category	Land Uses	Zoning Districts
Low-Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family District R-2, Single-Family District
Medium-Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre.	R-2, Single Family District R-3, Medium Density District R-4, Mixed Residential District
High Density Residential	All forms of attached housing ranging from 8 to 22 units per acre.	R-5, High Density Residential District

Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and very low density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after year 2040, if ever.	A, Agricultural District
Mixed Use	Commercial retail or service businesses, offices and high-density housing. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.	PUD, Planned Unit District R-5, High Density Residential District
Park - Planned	Locations of future parks shown on Figure 3-5, Land Use Plan Map are only conceptual	P, Public District Any Residential district
Wetland/Open Space	Includes wetlands and floodplains	C, Conservation District Any other zoning district

City Ordinance states a PUD is intended to be used to achieve the following as summarized by staff:

1. Protection of natural and historic resources,
2. Flexibility in site planning,
3. Mixing and clustering of land uses and housing types,
4. Higher level of amenity,
5. Affordable housing,
6. A more efficient use of land,
7. Conservation of energy resources, 8. Creation of a sense of community.

Required Development Standards: A PUD shall comply with all of the requirements of this ordinance except for Sections 900.05, District Regulations. In addition the following shall apply:

- a. The minimum building and parking setback from any exterior PUD property line or abutting street shall be 40 feet. Refer to Section 900.06, Subd. 3 for required yard expansion adjacent to arterial streets.
- b. The maximum height of structures shall not exceed 45 feet except as provided for by Section 900.06, Subd. 2 of this ordinance.
- c. Overall gross residential PUD densities shall be in the range specified for the site by the Comprehensive Plan.
- d. Maximum hardcover surface shall be as follows for the following classes of use:
 1. Low and Low/Medium Density Residential 0-4 U/A 50%
 2. Medium Density Residential 5-12 U/A 60%
- e. Where the PUD site is designated by the Comprehensive Plan for more than one land use, the approximate same ratio of land area shall be reflected in the PUD for each use as exists in the Comprehensive Plan.
- f. Signage variances may be approved by PUD provided a sign plan is approved with the Development Plan. Generally, Section 900.10, Sign Regulations, will be used as a guide in evaluating the signage plan.
- g. Subdivision review shall be carried out simultaneously with the review of the PUD. The plans required by this Section shall be submitted in a form which will satisfy the requirements of the Subdivision Ordinance for the preliminary and final plat.

Findings. The Planning Commission and City Council shall not approve a PUD unless they shall find as follows:

- a) The proposed development is not inconsistent with the City's Comprehensive Plan,
- b) The development satisfies most, if not all, of the objectives of this District, and
- c) The PUD will not be detrimental to surrounding neighborhoods.

The applicant is requesting the four (4) following parcel types and lot requirements for Holbrook, which staff has compared to the typical lot requirements for the R-1 and R-2 zoning Districts:

Lot Requirements	R-1	R-2	40' Single-Family (MI)	52' Single-Family (MI)	60' Single-Family (Pulte)	65' Single-Family (Pulte)
Lot Area	10,500 sq. ft. min.	7,850 sq. ft. min.	5,303 sq. ft. min.	6,634 sq. ft. min.	7,930 sq. ft. min.	8,515 sq. ft. min.
Lot Width	75 ft. min.	50 ft. min.	40 ft. min.	52 ft. min.	60 ft. min.	65 ft. min.
Max. Hardcover	35% max.	35% max.	50%	50%	45%	45%
Front Yard Setback	25 ft. min.	25 ft. min.	25 ft. min.	25 ft. min.	25 ft. min.	25 ft. min.
Side Street Setback	25 ft. min.	15 ft. min.	20 ft. min.	20 ft. min.	25 ft. min.	25 ft. min.
Side Interior Setback	10 ft. min.	10 ft. min.	5 ft./5ft. min. 10 ft. total	5 ft./5 ft. min. 10 ft. total	5 ft./10 ft. min. 15 ft. total	5 ft./10 ft. min. 15 ft. total
Rear Yard Setback	30 ft. min.	30 ft. min.	30 ft. min.	30 ft. min.	30 ft. min.	30 ft. min.
Building Height*	35 ft. max.	35 ft. max.	*	*	*	*

*No mention of building height was indicated in the plan set. The developers shall review building height requirements stated in City Code prior to the meeting to ensure the 35 ft. height maximum is consistent with their proposed development.

All parcels shall be subject to the 50 ft. required rear yard setback from Laketown Parkway, the 40 ft. side yard setback from Laketown Parkway and the 50 ft. structure setback from wetlands.

Note: Decks attached to the principal structure are considered part of the principal structure and shall be required to meet all principal structure setbacks indicated in the table above. Additionally, driveways are required to meet all side yard setbacks indicated in the underlying zoning district.

PUD, Planned Unit Development Review

1. The Planning Commission should determine if the proposed development is consistent with the City's Comprehensive Plan; if it satisfies most, if not all, of the objectives of the Districts (summarized above); and the PUD will not be detrimental to surrounding neighborhoods.
2. The development data indicates an overall net density of 3.82 units per acre. The comprehensive plan indicates a density range of 2 to 4 units per acre for low density residential and 4 to 10 units for medium density. An overall density of 3.82 appears to be consistent with the guidance for the properties proposed to be developed.
3. The Comprehensive Plan considers housing goals and needs that discuss housing diversity, life-cycle housing and allowing the market to build a wide variety of housing types. The Planning Commission and Council should consider if the proposed Planned Unit Development is consistent with these goals and the stated vision of the community.
4. The development summary indicates the 40 ft. single family home parcels (72 lots), 52 ft. single family

parcels (116 lots), 60 ft. single family parcels (71 lots), and 65 ft. single family parcels (80 lots). The setbacks, while slightly altered, appear to be generally consistent with the underlying zoning districts. The requested additional hardcover will allow for larger homes to be constructed on the subject parcels and the request is consistent with the maximum hardcover identified in the City's PUD ordinance.

COMPREHENSIVE PLAN AMENDMENT:

The applicant has requested the City of Waconia amend the City's Future Land Use Plan and Development Staging Plan in association with the Holbrook plat. Approval of the request would allow the development of the south 35+ acres of the subject property, which is currently outside of the growth boundary for the City. The section of property in question is currently guided UR, Urban Reserve, which indicates that this property was not planned to be annexed until after 2040. The applicant is requesting guidance of L, Low Density Residential and to allow the grading and development of the property as early as 2025.

PUBLIC NOTICE/COMMENT

The notices were published in the WACONIA PATRIOT on September 19th, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date of this memo staff has only received one written comment from Carver County Public Works related to the plat and comp plan amendment (see attached).

CONCLUSION/RECOMMENDATION

The Planning Commission should hold a public hearing, take all public comment and make a recommendation to the City Council regarding the Preliminary Plat application, the Rezoning request, and the Comp Plan Amendment for the Holbrook residential development. Upon recommendation by the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 21st, 2024.

If the Planning Commission chooses to recommend approval of the Holbrook Preliminary Plat staff would recommend the approvals with the following conditions:

1. The Holbrook Preliminary Plat 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 obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
4. The applicant shall obtain a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
5. All indirect costs related to the permitting, review, and plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The City shall provide the necessary street signage. The applicant shall provide the necessary escrow funds to cover all street signage and installation costs.
7. The applicant shall be responsible for the section of regional trail along County Road 92. If staff determines that installation of said trail is not appropriate at this time then the applicant shall submit payment in lieu of installation for applicable trail costs.
8. The watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to commencement of construction activities for the Holbrook residential development.
9. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
10. Compliance with applicable items contained in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.
11. Execution of a Developer's Agreement prior to execution of the Final Plat.
12. The sidewalk and trails shall be constructed as proposed and as conditionally revised by the City Council. All sidewalks within the development shall be 6 feet wide.
13. The applicant shall dedicate Park 1 and Park 2 identified in the plans and pay \$275,4000 cash in lieu to satisfy the park dedication requirements for the proposed Holbrook residential development. Park dedication

remains due for the owner retained parcels located in the northeast portions of the property.

14. The applicant shall dedicate the right of way associated with the future roundabout at Hwy. 10 and future County Road 92 and the necessary future right-of-way to the north and south of the identified roundabout consistent with the future location of County Road 92.
15. The applicant shall submit a phasing plan for review by City staff.
16. The applicant shall file an application of final plat approval within six (6) months following the approval of the Holbrook Preliminary Plat, unless an extension of time is requested in writing by the subdivider and granted by the Council prior to the six (6) month expiration date.

Attachments:

1. [Location Map.pdf](#)
2. [Narrative Holbrook Preliminary Plat.pdf](#)
3. [Holbrook Preliminary Plan Set.pdf](#)
4. [Shoreland PUD Density Information Sheet.pdf](#)
5. [Park Dedication Image.pdf](#)
6. [Carver County PW_Comments.pdf](#)

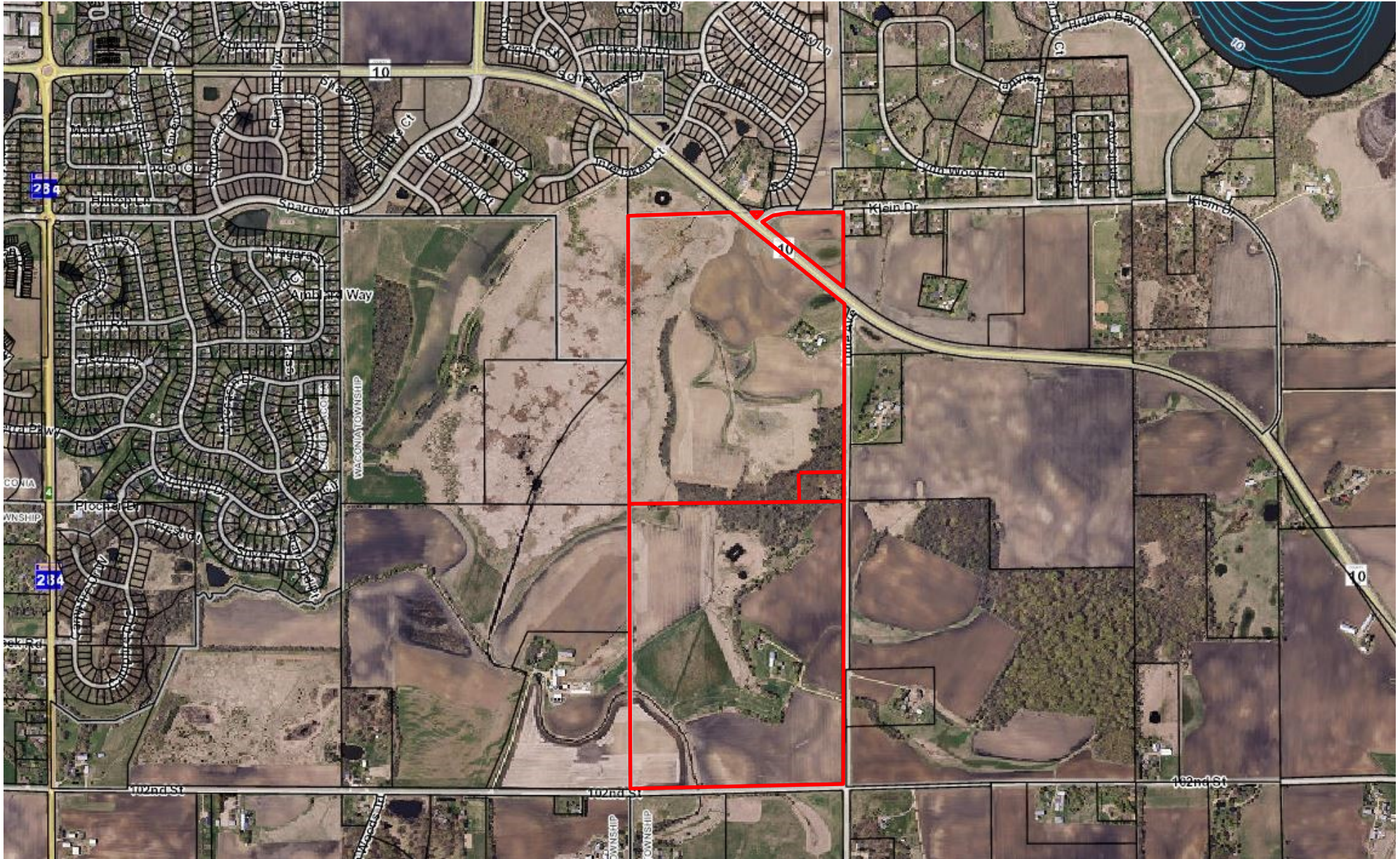
FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP





Holbrook
SUBMITTAL FOR:
PUD, Preliminary Plat, Rezoning, and Comprehensive Plan Amendment

WACONIA, MINNESOTA
9/3/2024

Introduction

PulteGroup ("Pulte") is pleased to submit a Planned Unit Development (PUD), Preliminary Plat, Rezoning and Comprehensive Plan Amendment application, along with M/I Home of Minneapolis/St. Paul, LLC (M/I Homes), for a 339 single-family home development. Pulte will be the applicant, developer, and builder of 151 homes for this proposed neighborhood, and M/I Homes will develop and build 188 homes at this site as well for a total of 339 single family homes. Pulte's company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** Pulte currently operates under three distinct brands of homebuilding in the Twin Cities: Pulte Homes, Centex, and Del Webb. Our office is in Bloomington, Minnesota. We have a strong reputation for our superior floor plans and for being easy to work with. M/I Homes has been in business for over 40 years and has built over 140,000 homes in 17 markets within the United States. They entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market. Pulte and M/I Homes are determined to offer designs that make a house a home.

Applicant Team

The primary contact for Pulte is Dean Lotter, Director of Land Planning & Entitlement. City staff has been provided with Dean's contact information. The primary contact for M/I Homes is Emily Becker. Her contact information has been provided to City staff.

The planner, surveyor, civil engineer, and landscape architect are:

Westwood Engineering
Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

The Property

Legal Descriptions:

Parcel 1: The West Half of the Southwest Quarter (W 1/2 of SW 1/4), Section 30, Township 116, Range 24, Carver County, Minnesota.

Parcel 2: The West Half of the Northwest Quarter (W 1/2 of NW 1/4), Section 30, Township 116, Range 24, except the South 260 feet of the East 418.84 feet, Carver County, Minnesota.

Parcel 3: South 260' of East 418.84' of West 1/2 of Northwest 1/4

Property Identification Numbers:

Parcel 1: 070300200

Parcel 2: 070300100

Parcel 3: 070300300

Addresses:

Parcel 1: 9550 Little Avenue

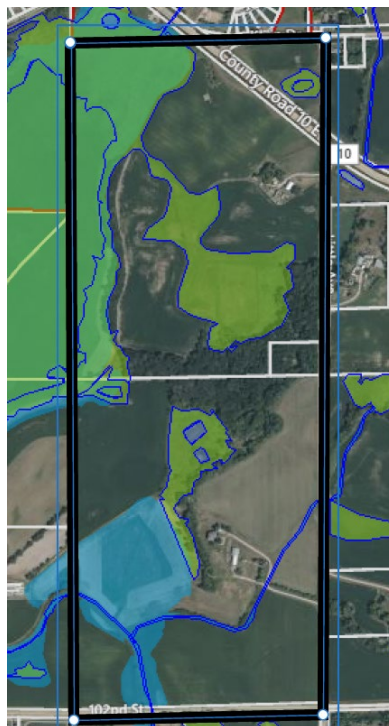
Parcel 2: 10080 Little Avenue

Parcel 3: 9780 Little Avenue

Site Plan

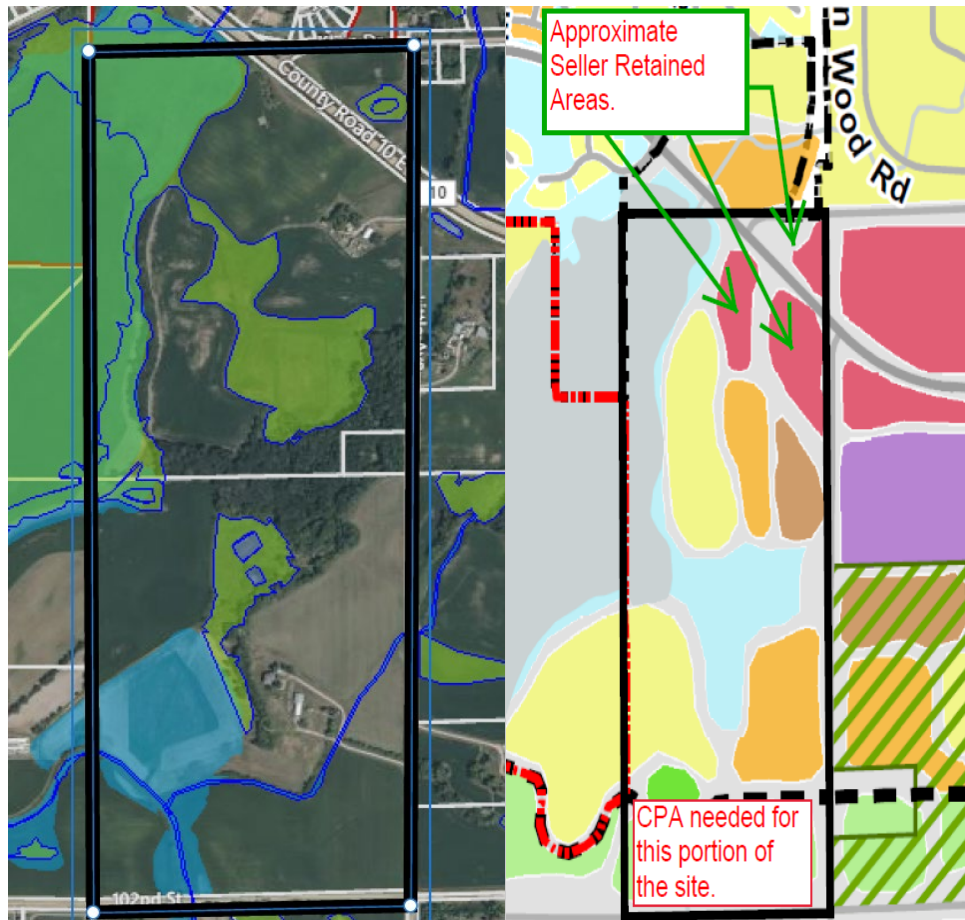
The Falk site is located predominantly south of County Road 10 in Laketown Township. Directly east of the property is Little Avenue, which will become the future County Road 92/Laketown Parkway. 102nd Avenue, or what is also known as the future County Road 10, runs along the southern property line. Farmland and wetlands are to the west of this site. As part of this application, the entire Falk site and Lovaasen property will need to be annexed into the City of Waconia.

Pulte and M/I Homes are partnering in this neighborhood to offer a variety of single-family homes in various price ranges to meet the market's wide range of buyers. The site has multiple constraints, including, but not limited to, rolling topography, a sizable amount of wetland areas, and the plans for county roads that will run along the property's east side and the south side. All these constraints informed the site plan we are proposing for city approval.



Comprehensive Plan

Comprehensive Plan Guidance and Amendment: Pulte and M/I Homes' proposal meets the low-density residential component of this site while leaving the medium and higher-density areas to be developed at a future time by other developers on the seller retained outlots. Additionally, the proposed neighborhood is within the current staging area of 2020-2030. There will be a comprehensive plan amendment needed to bring in the southern portion of the site into the city limits, as it was not part of the City's original comprehensive plan.



Rezoning

Planned Unit Development: Pulte Homes' and M/I Homes' are requesting that this site be developed as PUD to gain the necessary flexibility on lot sizing and side yard setbacks that will allow our proposal to meet the minimum density range set forth in the City's comprehensive plan. We believe the proposed development meets the city's PUD objectives in the following ways:

- A) Protection of natural and historical features including steep slopes, woodlands, wildlife, habitat, wetlands and water surface areas.

- We are requesting smaller lots in order to avoid as many wetlands, wetland buffers, steep slopes, and tributary impacts as possible. Our initial concept plan contemplated rerouting a tributary, but after careful consideration was made, we amended our plan to keep the tributary in place in order to reduce impact.
 - B) Improved human habitats by allowing for greater creativity, innovation and flexibility in site planning and architectural design.
- As previously mentioned, the site plan accommodates a number of wetlands and provides trails that will allow for enjoyment of the natural environment within the community. There will also be dedicated parkland for the enjoyment of the residents of both this community and the city as a whole. We also have anti-monotony requirements that will create architectural interest in the community, ensuring that very similar elevations are not adjacent to one another within the community to preserve visual interest.
 - C) Improved human habitat variety, diversity and interest through the mixing and clustering of land uses and housing types and varied lot sizes.
- The proposed site plan will provide a variety of housing options. Pulte's homes on 60-65 foot lots..... M/I Home's will offer two product types including the Carriage collection, which offer many open-concept layouts on smaller lots resulting in less yard maintenance, as well as the Hans Hagen villa collection, which offers single-level living on association-maintained yards and snow removal, making it a popular option for empty nesters and seniors.
 - D) A higher level of amenity than is normally achieved with traditional zoning.
- The development of this community will require annexation into the City of Waconia including the extension of utilities. A feasibility study has been approved by the City that outlines the benefits of this annexation.
 - E) The provision of affordable housing.
- This community will be priced according to the market and provides for different product types that will meet the needs of varying price points, from first time home buyers, to move-up buyers and empty nesters.
 - F) A more efficient use of land and public facilities and services.
- As previously mentioned, this development will require extension of existing city services. The proposed smaller lots will reduce required road and utility lengths, creating efficiency.
 - G) The conservation of energy resources through the protection of solar access, solar orientation, earth sheltering and the clustering of development.

- Development is clustered to reduce as much impact as possible on natural resources
- H) The creation of a sense of community by developing larger parcels of land as integrated units.
- The 241.1 acre parcel will accommodate 339 housing units as well as future mixed use.

The flexibility gained through a PUD will allow the applicants to provide four different home types that meet the needs of a variety of buyers. Successful applications have to meet local rules and regulations, watershed district rules, wetland permitting, comp plan guidance and Met Council density requirements to name a few. The best way for applicants to successfully navigate all these interests is through a PUD.

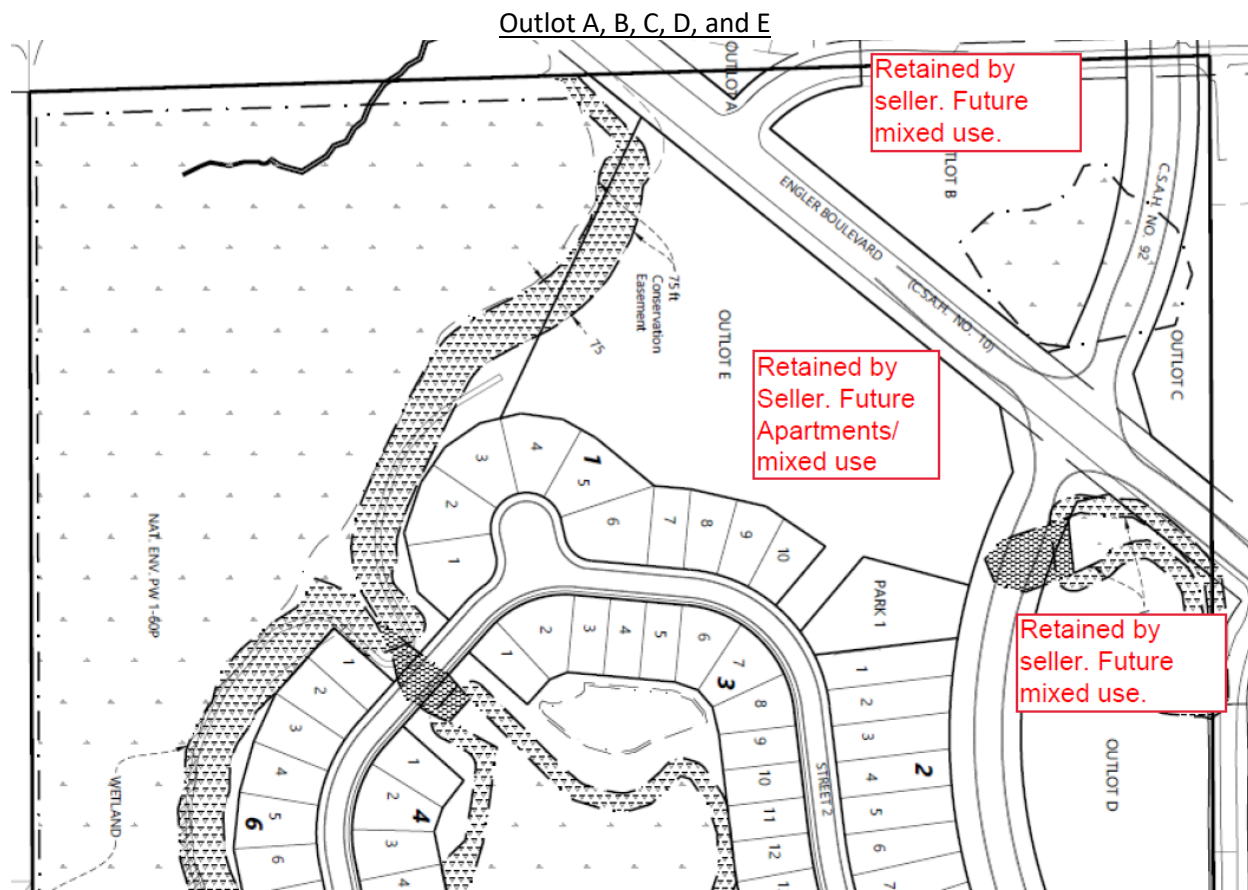
PUD LOT STANDARDS

STANDARD	40' SINGLE FAMILY (M&I)	52' SINGLE FAMILY (M&I)	60' SINGLE FAMILY (PULTE)	65' SINGLE FAMILY (PULTE)
MINIMUM LOT AREA	5,303 SF	6,634 SF	7,930 SF	8,515 SF
AVERAGE LOT AREA	6,481 SF	8,794 SF	9,840 SF	10,612 SF
MINIMUM LOT WIDTH	40'	52'	60'	65'
MINIMUM LOT DEPTH	135'	130'	130'	140'
SETBACKS				
FRONT	25'	25'	25'	25'
SIDE INTERIOR LOT	5' / 5'; 10' TOTAL	5' / 5'; 10' TOTAL	5' / 10'; 15' TOTAL	5' / 10'; 15' TOTAL
SIDE CORNER LOT	20'	20'	25'	25'
REAR	30'	30'	30'	30'
LAKETOWN PARKWAY (REAR)	50'	50'	50'	50'
LAKETOWN PARKWAY (SIDE)	40'	40'	40'	40'
WETLAND STRUCTURE SETBACK	50'	50'	50'	50'

In addition to the flexibility proposed above, we are also requesting to be allowed 50% impervious surface on the 40' and 52' single family homes and 45% impervious surface covered on the 60' and 65' lots. We are requesting this because of the smaller lot sizes. Including the park, the development as a whole (less retained future development outlots) provides 115.23 acres of open space including wetland and ponding areas.

Land to be retained by the seller: In the northeast corner of the Falk property, Outlots A, B, C, D, and E will be retained by the seller for future development. However, said outlots will be annexed into the Waconia City limits with the rest of the parcel. Outlots A, B, and C are between County Road 10 and Klein Road. Outlots D and E are south of County Road 10 and separated by the future County Road 92 alignment. Outlot E on the west is anticipated to be apartments, while Outlot D is expected to be

utilized for mixed use. A portion of Outlot B may also be used for mixed use. The seller will also retain Block 15, lot 20, and the home located on it.



Density: The gross acreage of the parcel is 241.1 acres. There are 61.21 acres of wetland, 8.40 acres of floodplain outside of wetlands, and 8.65 acres of park, and 36.21 acres of retained outlots that will be developed in the future (Outlots A-E), resulting in a net acreage of 126.63. With 339 proposed single family homes, this results in a net density of 2.68 units per acre. Waconia’s Comprehensive Plan allows a density of 2 to 4 units per acre in areas guided for Low Density Residential, and so this development is within the allowed density range. Outlots A -E are 19.31 acres total. Future development of these outlots is guided for high density and mixed use and as a result could result in an additional 291 to 406 units. Once built out the entire site would yield a density of 4.32 units/acre at a minimum.

Grading of the entire site: Pulte and M/I will develop the site in two phases each; however, we intend to grade the entire site at one time, including seller retained parcels (Outlots D and E) and future 92 ROW from existing County Road 10 to north most access into the site. Grading the entire site increases efficiency and helps mitigate potential drainage issues. By completing the grading work in one phase, the site balances which benefits the project, and the seller retained parcels will be left as “shovel ready” parcels as they will be graded sites with access to utilities.

Exception Parcel or Parcel 3: What was once referred to as the exception parcel, also known as the Lovaasen parcel, will be developed along with the rest of the community as part of Pulte’s first phase of development. Developing this parcel with the rest of the site creates greater uniformity with the

neighborhood. It also provides a more satisfactory entrance to the new neighborhood, and it develops a parcel that otherwise would have been more difficult to develop in the future.

Road Connections Interim and Future: Our proposed site plan considers the necessary ROW for the proposed future County Roads. Given that the Holbrook proposal pre-dates the County Road 92 and 10 realignments, the primary access to the development will come from Little Avenue. Three total access points will be on the properties' east side, connecting the proposed neighborhood to Little Ave at multiple locations. We will have an easement from the Seller to build an interim street access point through the seller's retained Outlot D. The easement and road will be in place until County Road 92 is constructed. Our proposal provides for multiple entry and exit points for future residents regardless of the timing of the county road projects.



Environmental Assessment Worksheet (EAW): Pulte and M/I Homes are coordinating with a consultant to complete an EAW. The schedule for the assessment runs concurrently with Pulte and M/I Homes land use application. We will be submitting an EAW report to city staff at the time of our preliminary plat application so that information can be considered along with our application.

Wetlands and Tributaries: Over 61 acres of wetlands and one tributary are within the site boundary. As we created our site plan for this project, minimizing impacts to wetlands was a priority. Through multiple iterations of the site plans, we devised a design where much of the neighborhood avoids sensitive areas. We have tried to minimize the impact on these areas to the greatest extent possible. Total acreage of wetlands and/or tributary to be impacted is approximately 1.259 acres of the 61 acres of wetlands. Of the 1.259 acres impacted, .293 acres will occur in the future when County Road 92 is graded as previously described.

An existing drainage ditch exists in the southeastern portion of the Falk property. It was our original intent to obtain a USACE permit that would allow us to relocate the ditch and enhance the ditch by improving the design and replacing invasive plant species with native plantings. We submitted an application to the USACE and started working through their process. Ultimately, Pulte and M/I Homes decided that it was in our interests to no longer pursue the permit which would give us the necessary

approval to move the ditch. Our preliminary plat reflects the decision to leave this ditch in its current location.

Rusty Patched Bumble Bee (RPBB): Per the U.S. Fish and Wildlife Service (USFWS) website, the proposed neighborhood is located within the high-potential zone for the RPBB. We contracted Kjolhaug to perform our environmental assessment for this community. The only native plant species identified was the gooseberry. There are not multiple varieties of plant species within the project's boundary. We are currently working with the USFWS to determine any potential impacts to the RPBB. The Environmental Assessment Worksheet is currently in progress, and during the public comment period, we anticipate the USFWS will conclude as we have that development of the site is unlikely to impact the RPBB population negatively.

Trees Data/Landscaping: Westwood Engineering conducted a tree survey on the Falk and exception parcel property. Our proposal's tree removal results in 5,678 trees needing to be mitigated. The City's code requires 1.25" of tree replacement for every inch removed. When applying this formula; the Holbrook neighborhood will need to provide 7,097.5 caliper inches of replacement trees and/or pay a tree mitigation fee. We are proposing 4,051 inches of the required 7,097.5 replacement inches through our landscaping plan. The remaining impact would be mitigated by paying Waconia a tree mitigation fee of \$304,700.

Park Open Space: While our proposal accounted for a larger parkland dedication in the southwest corner of the site, concerns were raised during our concept plan presentations about not having a small park in the northern portion of the site. We responded to this feedback and have provided for a second park in the northern part of the site. Lastly, we propose building a trail throughout the entire community for greater connectivity and recreation as well as a sidewalk along each street within the site.

Southwest Corner of the Site: The southwest corner of the Falk Site lends itself to being dedicated as parkland. When 102nd Ave becomes County Road 10, this park will be highly visible in future years, ultimately making it an inviting space for all residents in nearby areas to enjoy. The dedication of parkland in this location was acceptable to the Parks Commission, Planning Commission and City Council.

Utility Feasibility and Sewer Extension and Development Schedule: We appreciate the City's willingness to commission a feasibility study and have appreciated the opportunity to review the study and provide some feedback. As stated before, this site that we are proposing to develop is a complex one, from navigating the wetlands to addressing tree mitigation, planning for future county roads, rolling topography and, of course, serving the site with water and sewer. It should be known that having the trunk water and sewer lines built and available for connection by March of 2026 is of paramount importance to this project. We also ask that all parties remain open to discussions about how the costs of trunk water and sewer are collected via an availability charge versus area charges. It is our understanding from talks with city staff that since the future round about (RAB) at County Road 10 and County Road 92 is an intersection of two county roads that the City, nor this or future development projects in the area, should be charged for the construction of the intersection. We agree with this conclusion.

Pulte Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to home

buyers and Pulte homeowners for feedback on improving our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features. In striving to be in lockstep with the home-buying public continually, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above.

Pulte will continue to build homes like those we have built in the Interlaken development just to the north. We would build those homes on 60-foot lots, and on the 65-foot lots, we would build larger move-up homes for growing families needing extra living space. Please note that all the square footage below excludes the finished basement area.

60-foot lots

Homes: Northfield, Radcliff, and the Kensington

- 1949 to 2645 square feet
- 3 to 4 bedrooms
- 2 to 3 bathrooms
- 3-car garages



65-foot lots

Homes: Newberry, Linwood, Mercer, Ivy, Continental, and the Waverly

- 2391 to 3257 square feet
- 3 to 5 and 4 to 6 bedrooms
- 2.5 to 3.5 and 2.5 to 4 bathrooms
- 3-car garages



Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built according to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our single-family homes runs in the range of 47 to 53.

M/I Homes

M/I Homes will be building their Carriage Collection and Hans Hagen Collection (Villa) home lineups. M/I Homes has been in business for over 40 years and has built over 140,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

40-foot lots

Homes: Bradley, Everett, Hannah, Reece

- 2,033 – 2305 square feet
- 3 to 4 bedrooms
- 2 bathrooms
- 2 car garage



52-foot lots

Homes: Alpine, Amelia, Aspen, Birch, Cedarwood, Cedarwood II, Elmwood IV, Grayson, Graystone, Hillcrest, Ivy, Langford, Leo, Magnolia, Sage, Sycamore II, Willow II

- 1,245-2,938 square feet
- 2-3 bedrooms
- 2-2.5 bathrooms
- Garage: 2-3



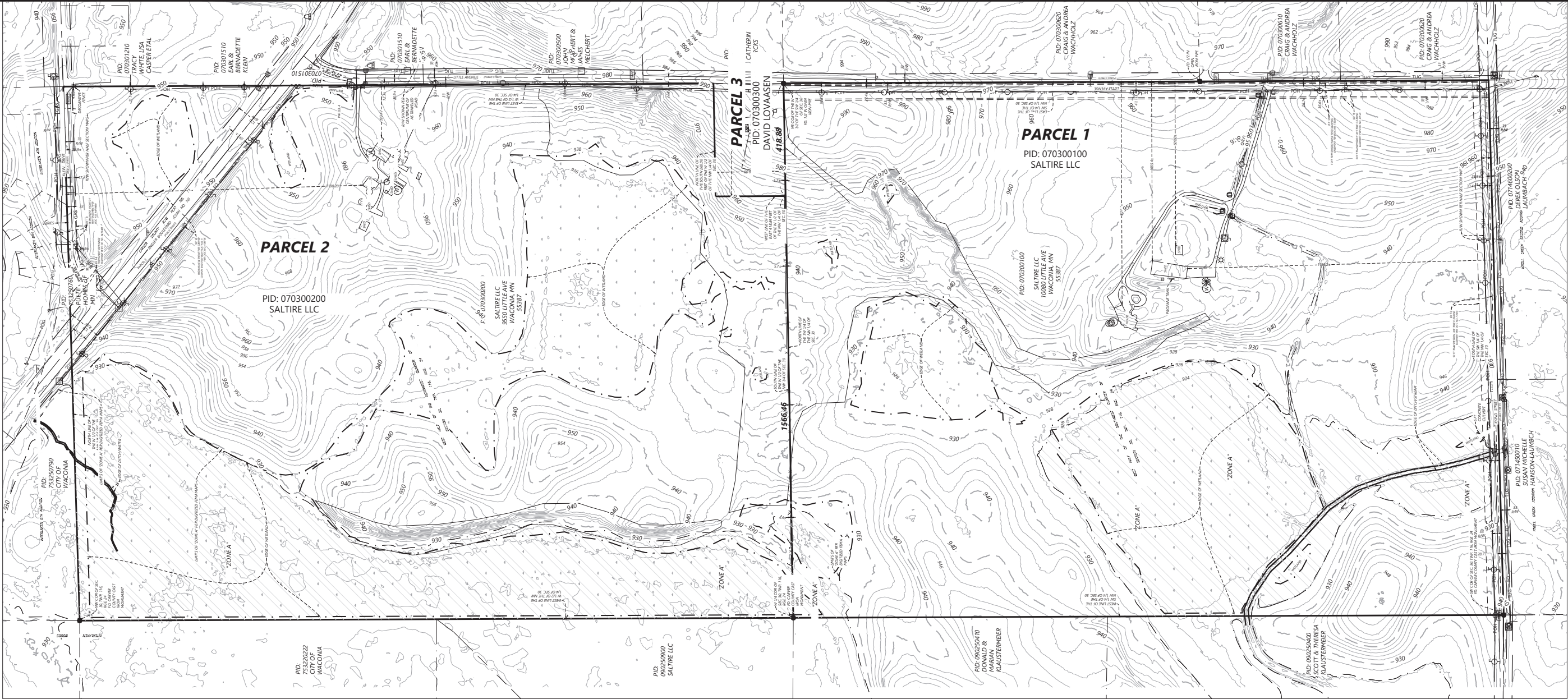
We're creating homes that are built to last, so our homes are energy efficient, water efficient, and sustainable, and use trusted brands for building materials and appliances. Additionally, our homes are backed with a Transferable Structural Warranty. No other builder in the industry has a more comprehensive warranty package than M/I Homes.

Restrictive Covenants

The development will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping of the common areas as applicable. The HOA will also provide lawn care and snow removal for villa lots. Additionally, restrictions will be placed on outdoor storage and parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

Summary

We are pleased to submit this preliminary plat application for your consideration. This is a unique site that poses many challenges. Pulte and M/I Homes are excited to partner with each other and the City of Waconia to offer four different home lineups in our proposed site plan. Along with providing needed housing options to Waconia, our proposal would also extend the necessary utility and road infrastructure to the area, making the City's goal of a business park obtainable. We look forward to presenting this proposal with the intent of ultimately seeking approval of our proposed development named Holbrook.



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PROPERTY DESCRIPTION

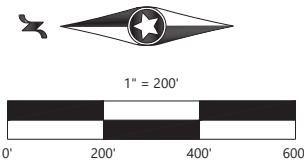
- Parcel 1:
The West Half of the Southwest Quarter (W1/2 SW1/4), Section 30, Township 116, Range 24, Carver County, Minnesota.
- Parcel 2:
The West Half of the Northwest Quarter (W1/2 NW1/4), Section 30, Township 116, Range 24, except the South 260 feet of the East 418.84 feet, Carver County, Minnesota.
- Parcel 3:
The South 260 feet of the East 418.84 feet of the West Half of the Northwest Quarter of Section 30, Township 116, Range 24, Carver County, Minnesota
- Abstract Property

GENERAL NOTES

- Bearings of property line shown hereon are based on the Carver County coordinate system. (1983NAD - 2011 Control Adjustment)
- Lengths of lines and distance between features are measured in US Survey Feet.
- Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without snow cover may exist.
- Wetlands shown were delineated by Kjolhaug Environmental Services Company.

LEGEND

	SEWER CLEANOUT		TELEPHONE BOX		BOUNDARY LINE		PUG		POWER UNDERGROUND
	SEPTIC COVER		FIBER OPTIC PEDESTAL		RIGHT-OF-WAY LINE		STO		STORM SEWER
	CULVERT		STEEL/WOOD POST		LOT LINE		TUG		TELEPHONE UNDERGROUND
	WELL		SIGN		EASEMENT LINE		FO		FIBER OPTIC
	WINDMILL		MAIL BOX		SECTION LINE		X		FENCE LINE
	ELECTRIC BOX		FOUND MONUMENT (SEE LABEL)		TREE LINE		CURB & GUTTER		CONCRETE SURFACE
	STREET LIGHT		CAST IRON MONUMENT (SEE LABEL)		GAS LINE		BITUMINOUS SURFACE		GRAVEL SURFACE
	GUY WIRE				POH				
	POWER POLE								



PRELIMINARY PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 05/03/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DATE: 08/29/24 LICENSE NO. _____

HOLBROOK
WACONIA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

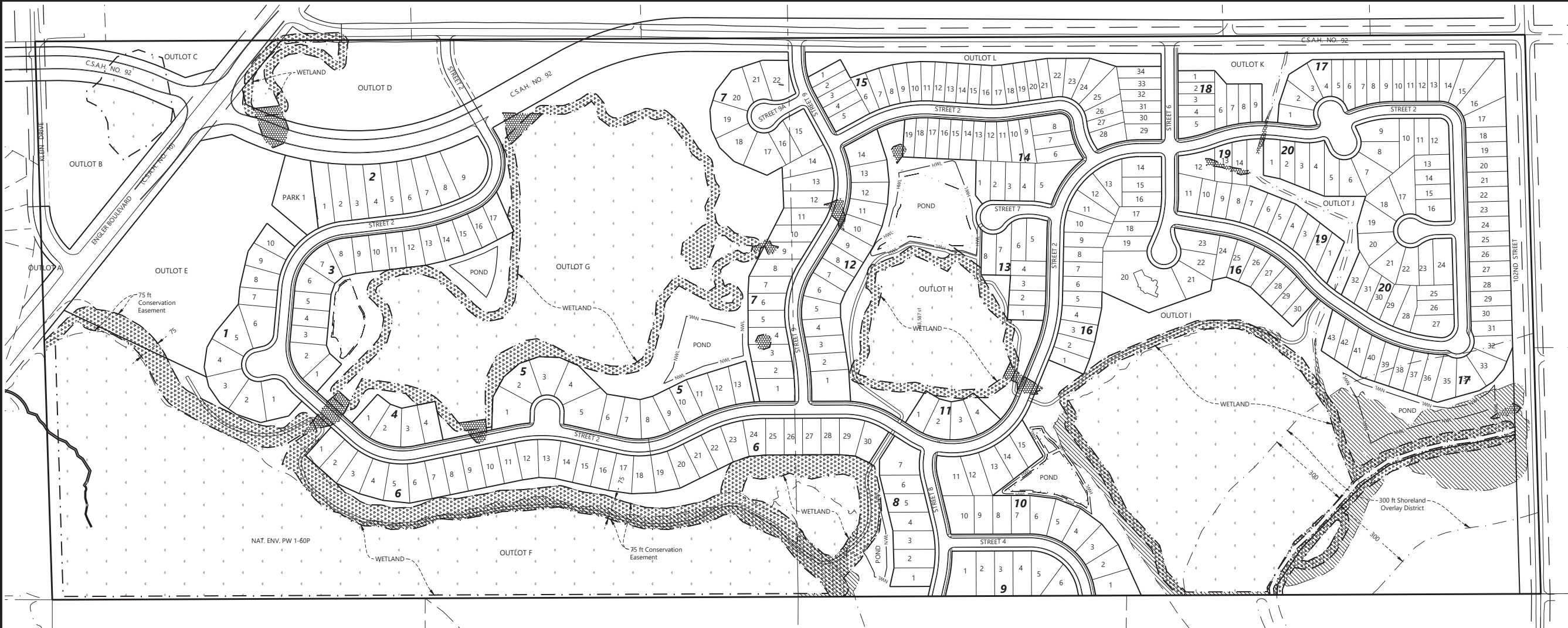
EXISTING CONDITIONS

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

02 OF 55

DATE: 08/29/24



DEVELOPMENT DATA

CURRENT LAND USE GUIDING:	LDR, HDR & MXD
PROPOSED ZONING:	PUD
GROSS SITE AREA:	241.10 AC
RETAINED PARCELS (OUTLOTS A, B, C, D, & E): (CR 92, CR 10 & 102ND STREET)	36.21 AC
RETAINED LOT (Block 16, Lot 20):	1.04 AC
DELINEATED WETLANDS / CREEK TO REMAIN:	61.21 AC
FLOODPLAIN (BEYOND WETLANDS):	8.40 AC
NET DEVELOPABLE AREA:	134.24 AC
NEIGHBORHOOD PARKS:	8.65 AC
PARK 1	0.70 AC
PARK 2	7.95 AC
PROJECT PONDING/OPEN SPACE: (OUTLOTS F - L & PARKS)	115.22 AC
DEVELOPMENT SUMMARY:	
40' SINGLE FAMILY HOMES (MI)	72 LOTS
52' SINGLE FAMILY HOMES (MI)	116 LOTS
60' SINGLE FAMILY HOMES (PULTE)	71 LOTS
65' SINGLE FAMILY HOMES (PULTE)	80 UNITS
TOTAL HOMES:	339 HOMES
PROJECT DENSITY:	
NET DENSITY:	3.82 UN/AC
(339 UNITS/88.64 AC ADJUSTED DEVELOPABLE)	
(GROSS AREA LESS RETAINED OUTLOTS & R/W (36.21 AC), RETAINED LOT B16L20 (1.04 AC), OUTLOTS F-L (106.56 AC), PARKS (8.65 AC))	

PUD LOT STANDARDS

STANDARD	40' SINGLE FAMILY (MI)	52' SINGLE FAMILY (MI)	60' SINGLE FAMILY (PULTE)	65' SINGLE FAMILY (PULTE)
MINIMUM LOT AREA	5,303 SF	6,634 SF	7,930 SF	8,515 SF
AVERAGE LOT AREA	6,481 SF	8,794 SF	9,840 SF	10,612 SF
MINIMUM LOT WIDTH	40'	52'	60'	65'
MINIMUM LOT DEPTH	135'	130'	130'	140'
SETBACKS				
FRONT	25'	25'	25'	25'
SIDE INTERIOR LOT	5' / 5'; 10' TOTAL	5' / 5'; 10' TOTAL	5' / 10'; 15' TOTAL	5' / 10'; 15' TOTAL
SIDE CORNER LOT	20'	20'	25'	25'
REAR	30'	30'	30'	30'
LAKETOWN PARKWAY (REAR)	50'	50'	50'	50'
LAKETOWN PARKWAY (SIDE)	40'	40'	40'	40'
WETLAND STRUCTURE SETBACK	50'	50'	50'	50'

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	FUTURE DEVELOPMENT	RETAINED	0.06 AC
B	FUTURE DEVELOPMENT	RETAINED	4.14 AC
C	FUTURE DEVELOPMENT	RETAINED	1.00 AC
D	FUTURE DEVELOPMENT	RETAINED	6.09 AC
E	FUTURE DEVELOPMENT	RETAINED	8.02 AC
F	WETLAND / PONDING	CITY	37.67 AC
G	WETLAND / PONDING	CITY	29.37 AC
H	WETLAND / PONDING	CITY	10.18 AC
I	WETLAND / PONDING	CITY	25.39 AC
J	OPEN SPACE / TRIBUTARY	CITY	1.29 AC
K	OPEN SPACE / BUFFER	HOA	1.48 AC
L	OPEN SPACE / BUFFER	HOA	1.20 AC
PARK 1	PARK	CITY	0.70 AC
PARK 2	PARK	CITY	7.95 AC

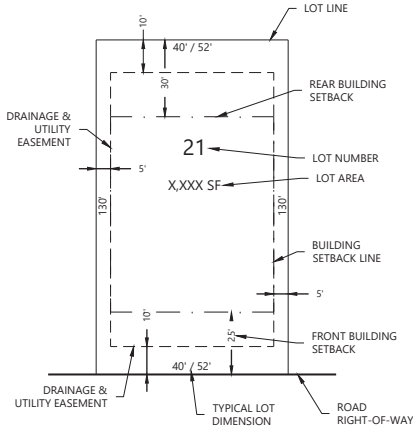
DEVELOPMENT NOTES:

- 1.) ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- 2.) ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- 3.) STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- 4.) DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.
- 5.) STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.

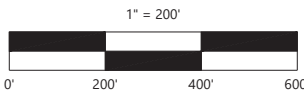
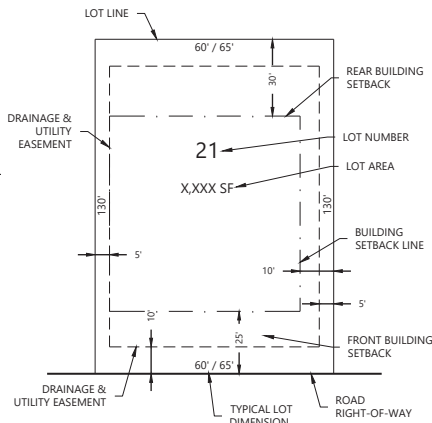
SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		EXISTING WETLAND
		WETLAND BUFFER AREA
		WETLAND FILL
		FLOODPLAIN BEYOND WETLAND

TYPICAL 40' / 52' SINGLE FAMILY LOT DETAIL (MI)



TYPICAL 60' / 65' SINGLE FAMILY LOT DETAIL (PULTE)



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 05/03/24
REVISIONS:

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

HOLBROOK

WACONIA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0042349.00

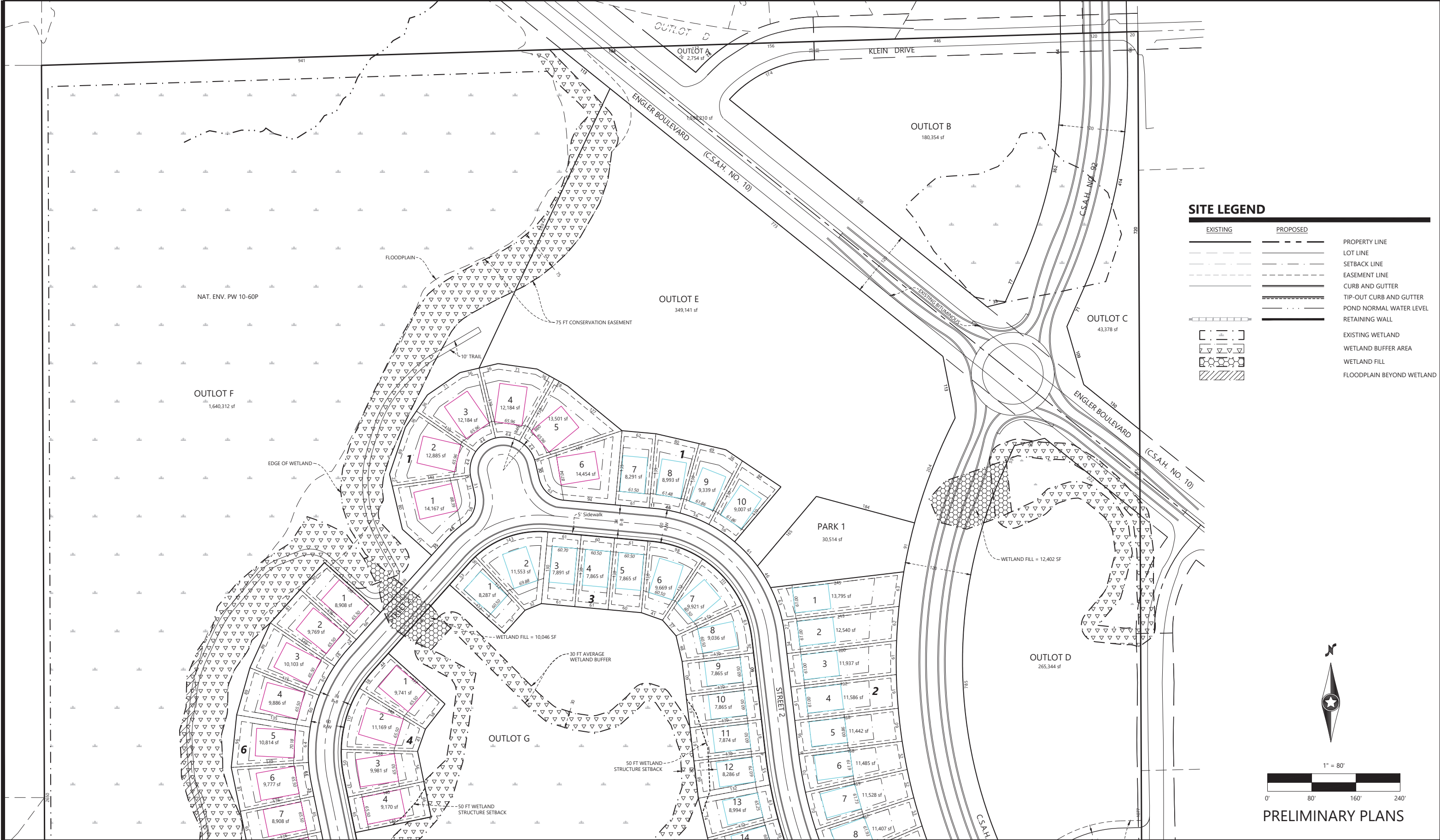
SHEET NUMBER:

03

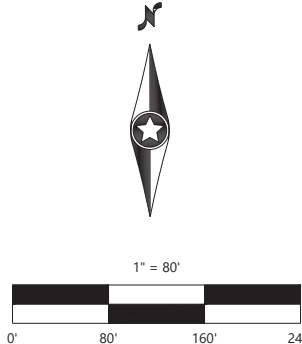
OF

55

DATE: 08/29/24

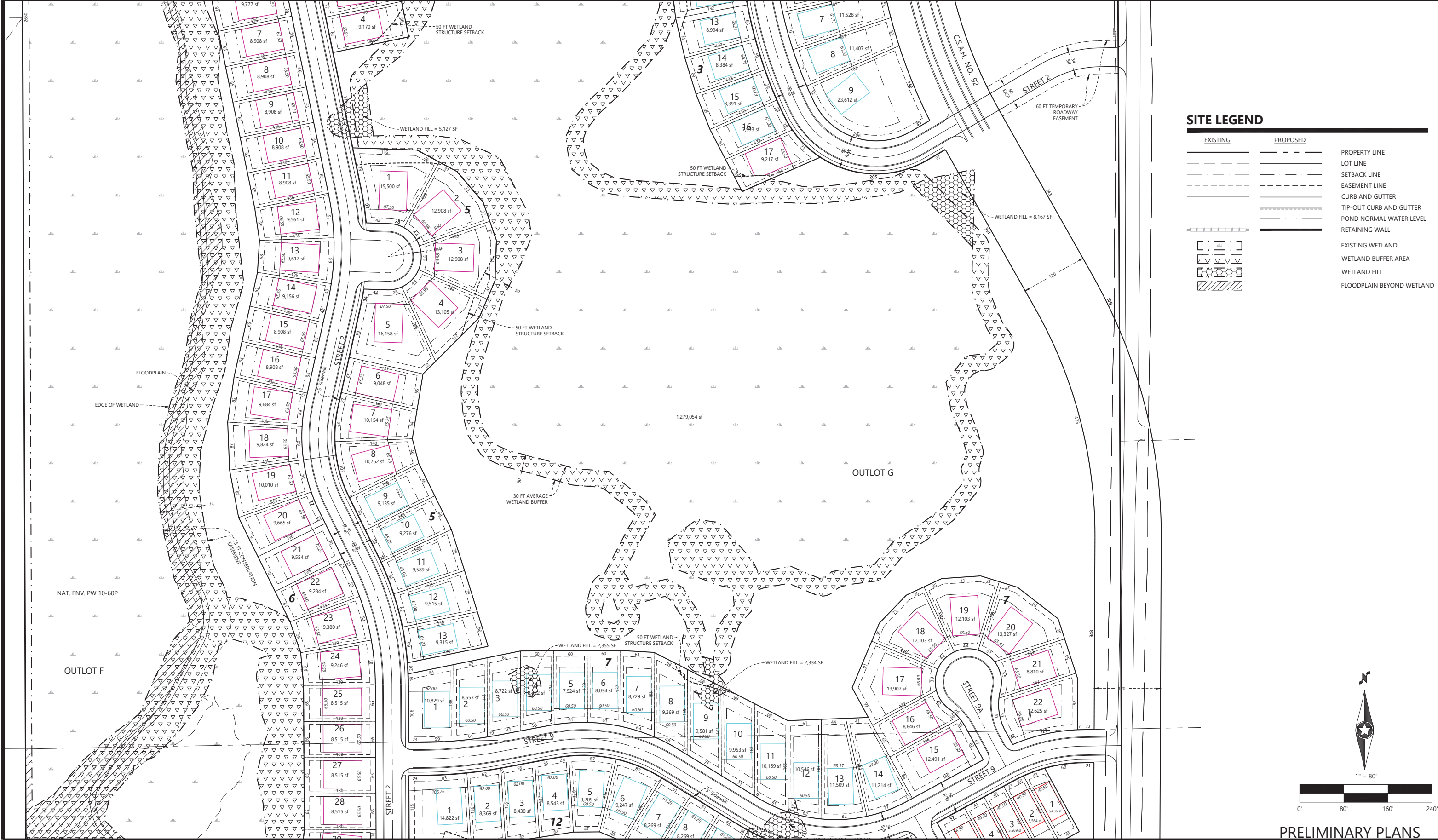


SITE LEGEND		
EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		EXISTING WETLAND
		WETLAND BUFFER AREA
		WETLAND FILL
		FLOODPLAIN BEYOND WETLAND

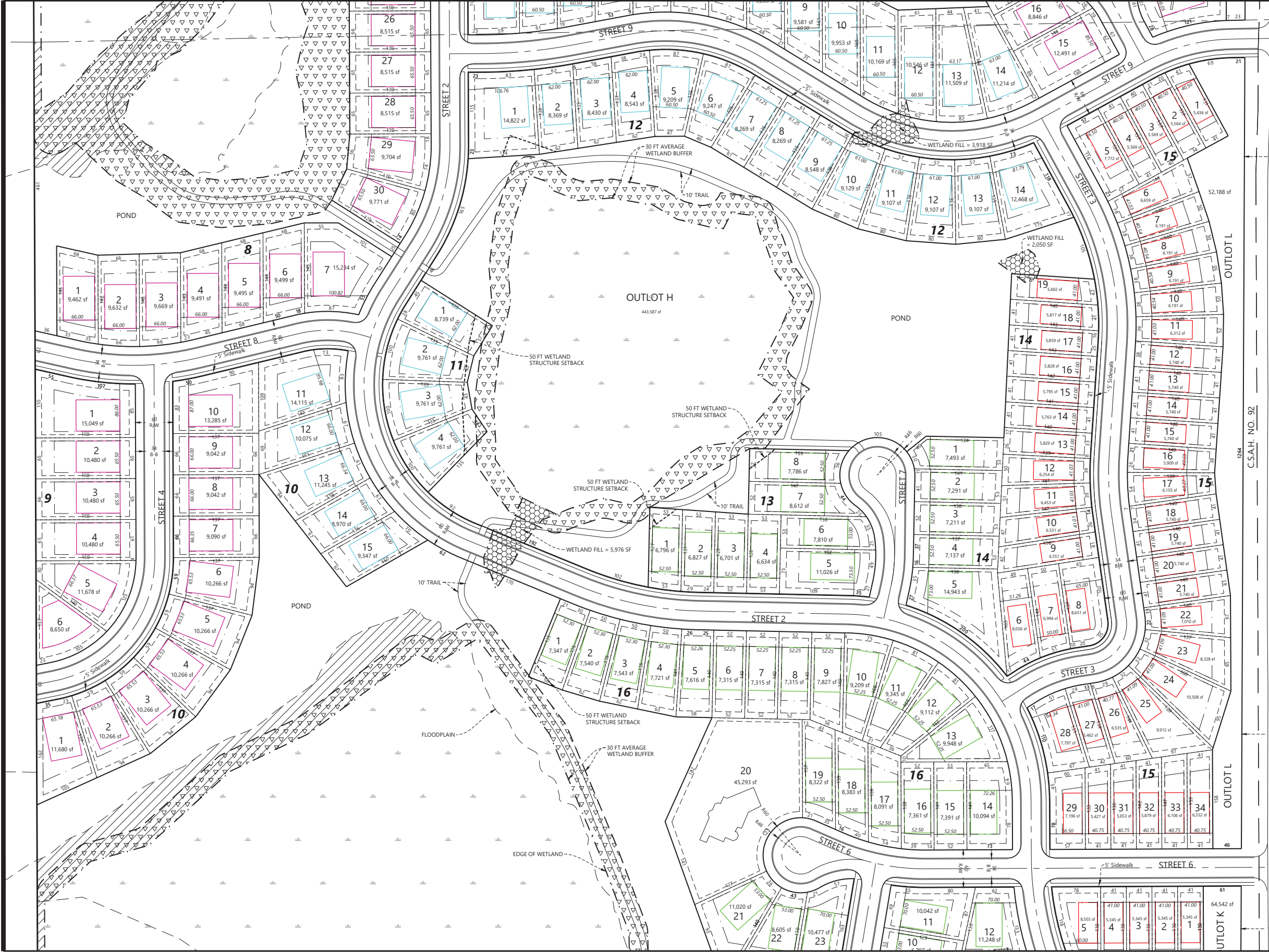


PRELIMINARY PLANS

DESIGNED: _____ CHECKED: _____ DRAWN: _____ HORIZONTAL SCALE: ###" VERTICAL SCALE: ###" OR ###"	INITIAL ISSUE: 05/03/24 REVISIONS: 1. _____ 2. _____ 3. _____ 4. _____ 5. _____	PREPARED FOR: PULTE GROUP 1650 WEST 82ND STREET, SUITE 300 BLOOMINGTON, MN 55431	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA DATE: _____ LICENSE NO. _____	HOLBROOK WACONIA, MN	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.	PRELIMINARY PLAT	SHEET NUMBER: 04 OF 55 DATE: 08/29/24
PROJECT NUMBER: 0042349.00							



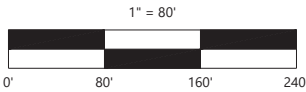
DESIGNED: _____ CHECKED: _____ DRAWN: _____ HORIZONTAL SCALE: #### VERTICAL SCALE: ### OR ###	INITIAL ISSUE: 05/03/24 REVISIONS: _____ _____ _____ _____ _____	PREPARED FOR: PULTE GROUP 1650 WEST 82ND STREET, SUITE 300 BLOOMINGTON, MN 55431	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA DATE: _____ LICENSE NO. _____	HOLBROOK WACONIA, MN	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.	PROJECT NUMBER: 0042349.00	SHEET NUMBER: 05 OF 55 DATE: 08/29/24
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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		EXISTING WETLAND
		WETLAND BUFFER AREA
		WETLAND FILL
		FLOODPLAIN BEYOND WETLAND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/03/24
REVISIONS: _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

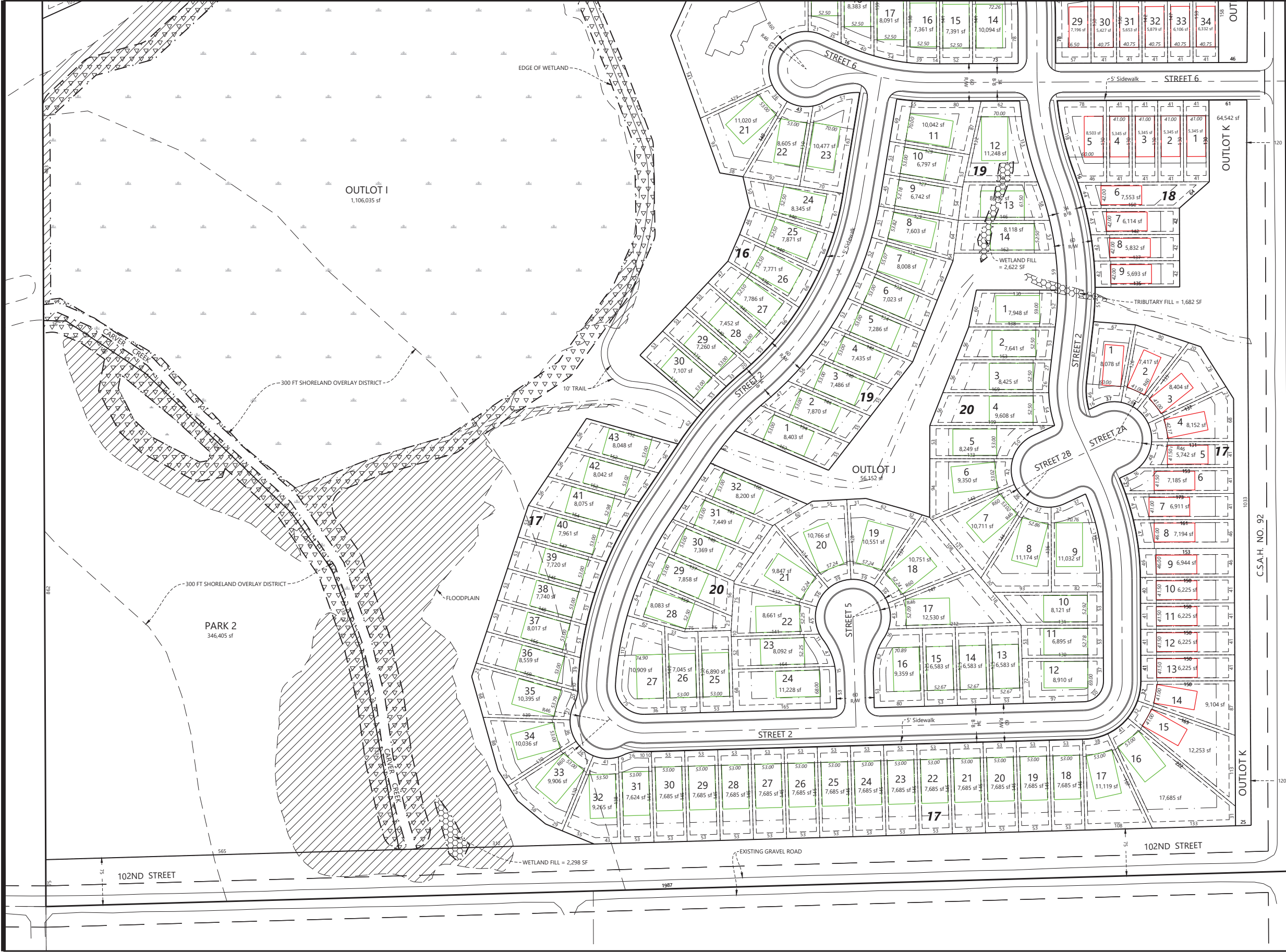
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
DATE: _____ LICENSE NO. _____

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WACONIA, MN

Westwood
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Westwood Professional Services, Inc.

PRELIMINARY PLAT

SHEET NUMBER:
06 OF **55**
DATE: 08/29/24
PROJECT NUMBER: 0042349.00



SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	EXISTING WETLAND
---	---	WETLAND BUFFER AREA
---	---	WETLAND FILL
---	---	FLOODPLAIN BEYOND WETLAND

1" = 80'

0' 80' 160' 240'

PRELIMINARY PLANS

Call 48 Hours before digging:
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Common Ground Alliance

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/03/24
REVISIONS:
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PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

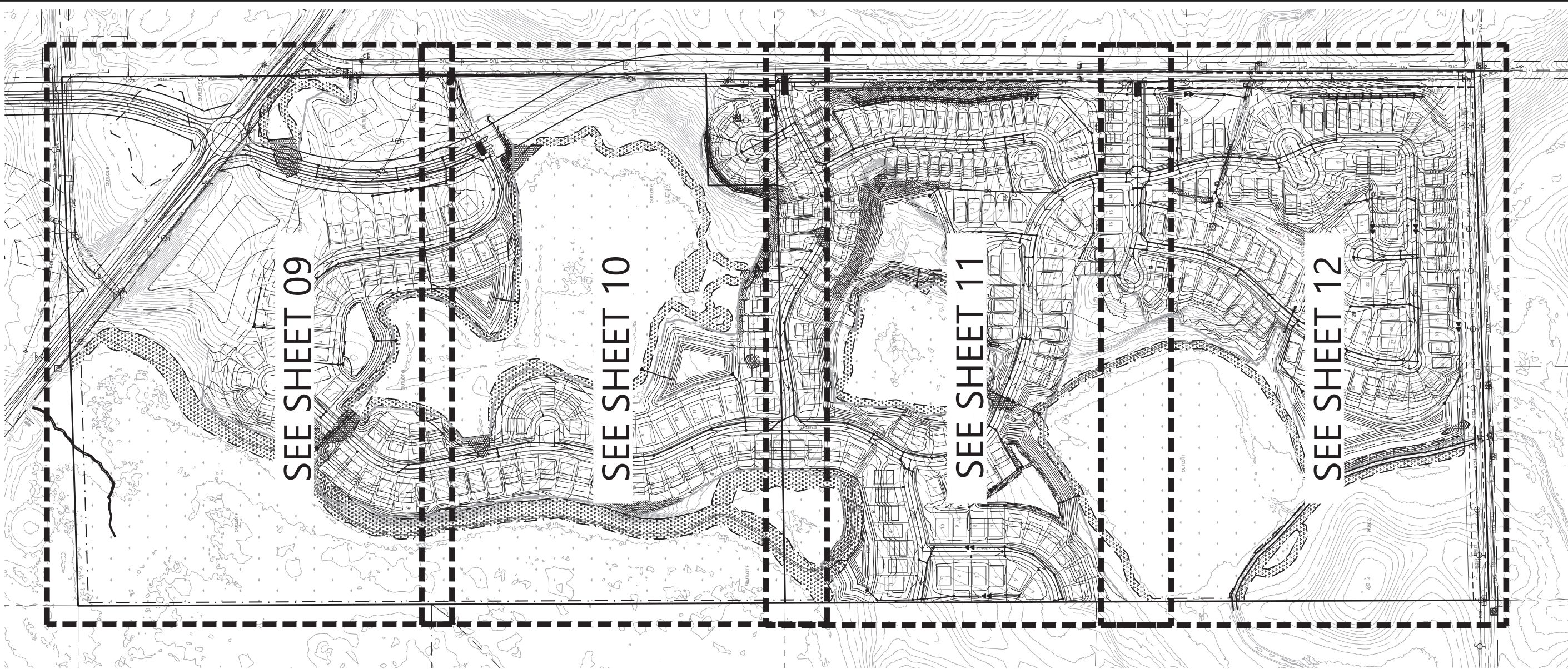
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OF THE STATE OF MINNESOTA
DATE: _____ LICENSE NO. _____

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PRELIMINARY PLAT

SHEET NUMBER:
07 OF **55**
DATE: 08/29/24
PROJECT NUMBER: 0042349.00

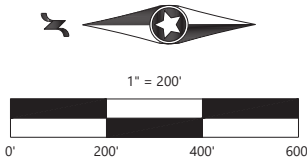
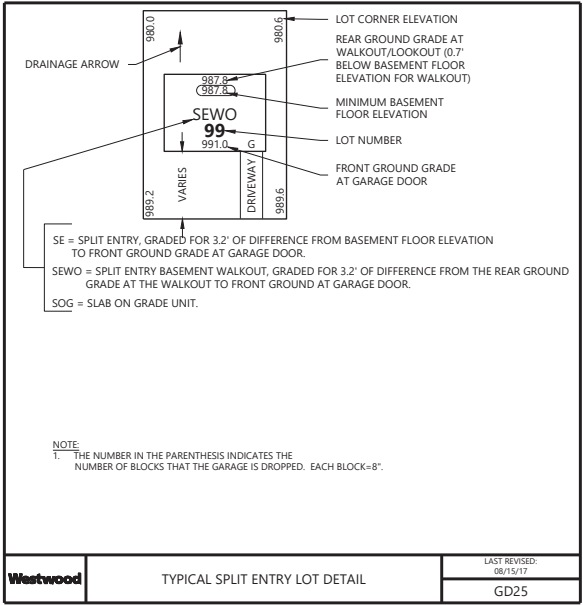
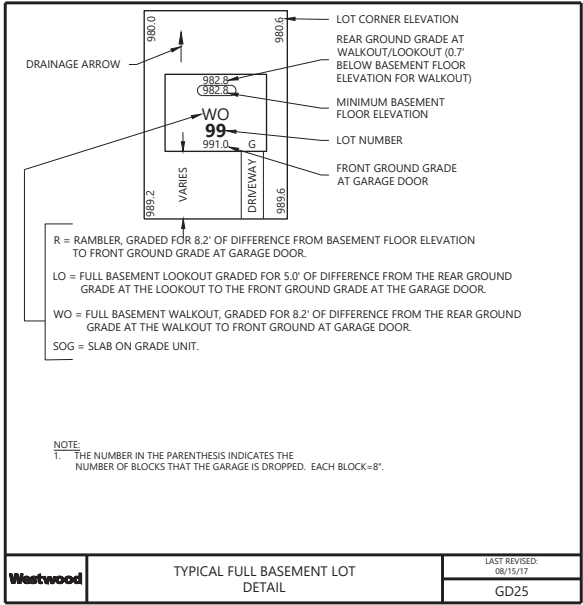


GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.



PRELIMINARY PLANS

DESIGNED: CU/EIK
CHECKED: RMB
DRAWN: DJW
HORIZONTAL SCALE: 200'
VERTICAL SCALE:

INITIAL ISSUE: 05/03/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

RYAN M. BLUHM
DATE: 08/29/24 LICENSE NO. 41257

HOLBROOK
WACONIA, MN

Westwood

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

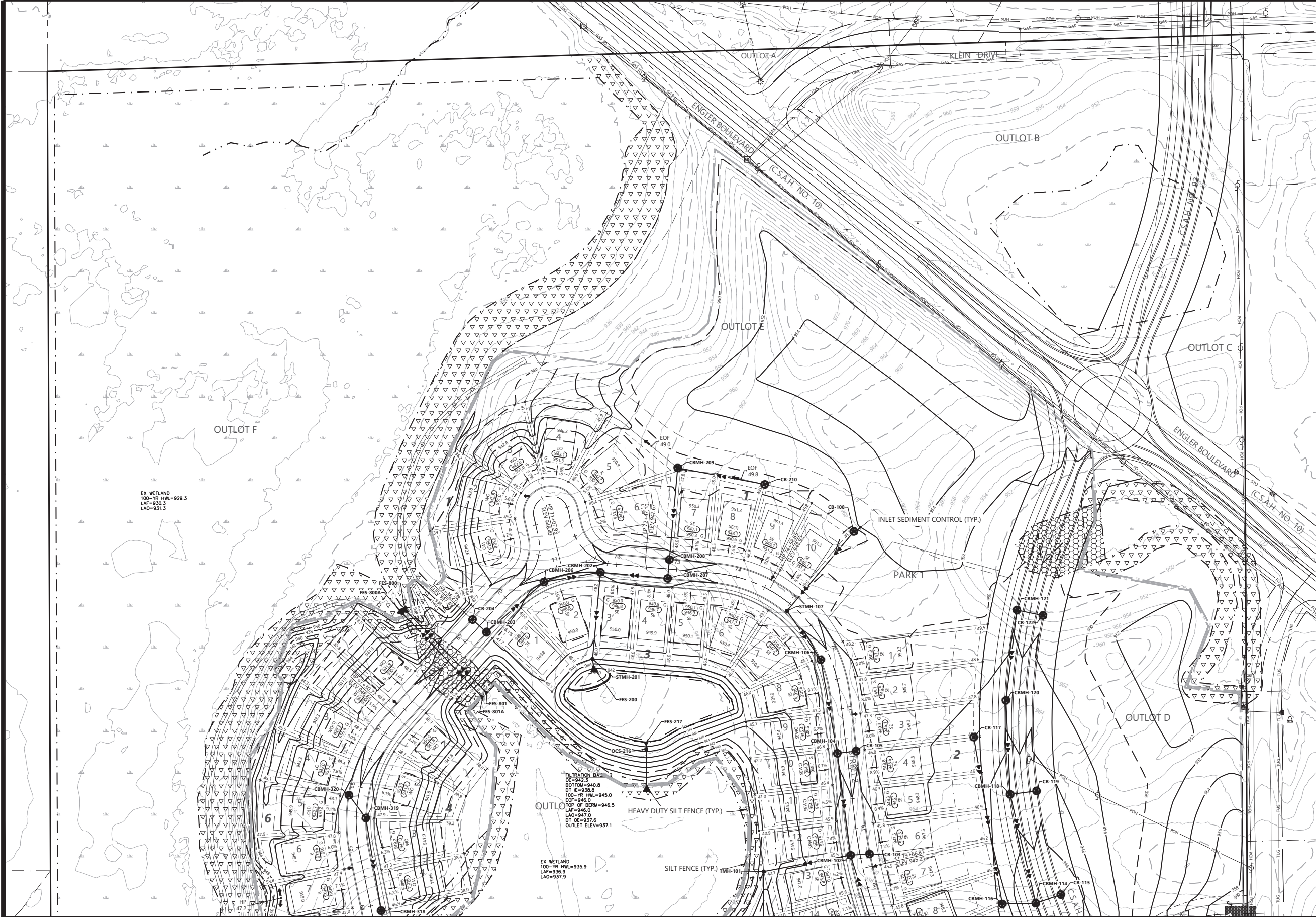
OVERALL PRELIMINARY
GRADING PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

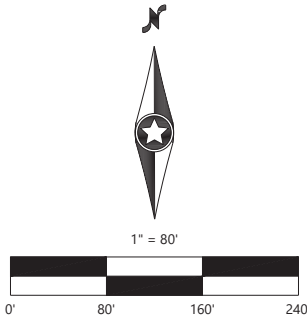
08 OF 55

DATE: 08/29/24



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
HP/LP 900.00	HP/LP 900.00	HIGH/LOW POINT
CL-CL 900.00	CL-CL 900.00	CL-CL ELEVATION
0.00%	0.00%	FLOW DIRECTION
TW=XXXXXX BW=XXXXXX	TW=XXXXXX BW=XXXXXX	TOP AND BOTTOM OF RETAINING WALL
E.O.F. →	E.O.F. →	EMERGENCY OVERFLOW
STO	STO	STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
POST-SF	POST-SF	SILT FENCE-POST GRADING
HDSE	HDSE	HEAVY DUTY SILT FENCE
RSC	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS
		BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB



PRELIMINARY PLANS

DESIGNED: CU/EIK
CHECKED: RMB
DRAWN: DJW
HORIZONTAL SCALE: 80'
VERTICAL SCALE:

INITIAL ISSUE: 05/03/24
REVISIONS:

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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RYAN M. BLUHM
DATE: 08/29/24 LICENSE NO. 41257

HOLBROOK
WACONIA, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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PRELIMINARY
GRADING PLAN

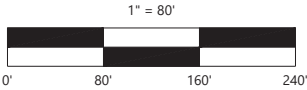
PROJECT NUMBER: 0042349.00

SHEET NUMBER:
09 OF **55**
DATE: 08/29/24



GRADING & EROSION CONTROL LEGEND

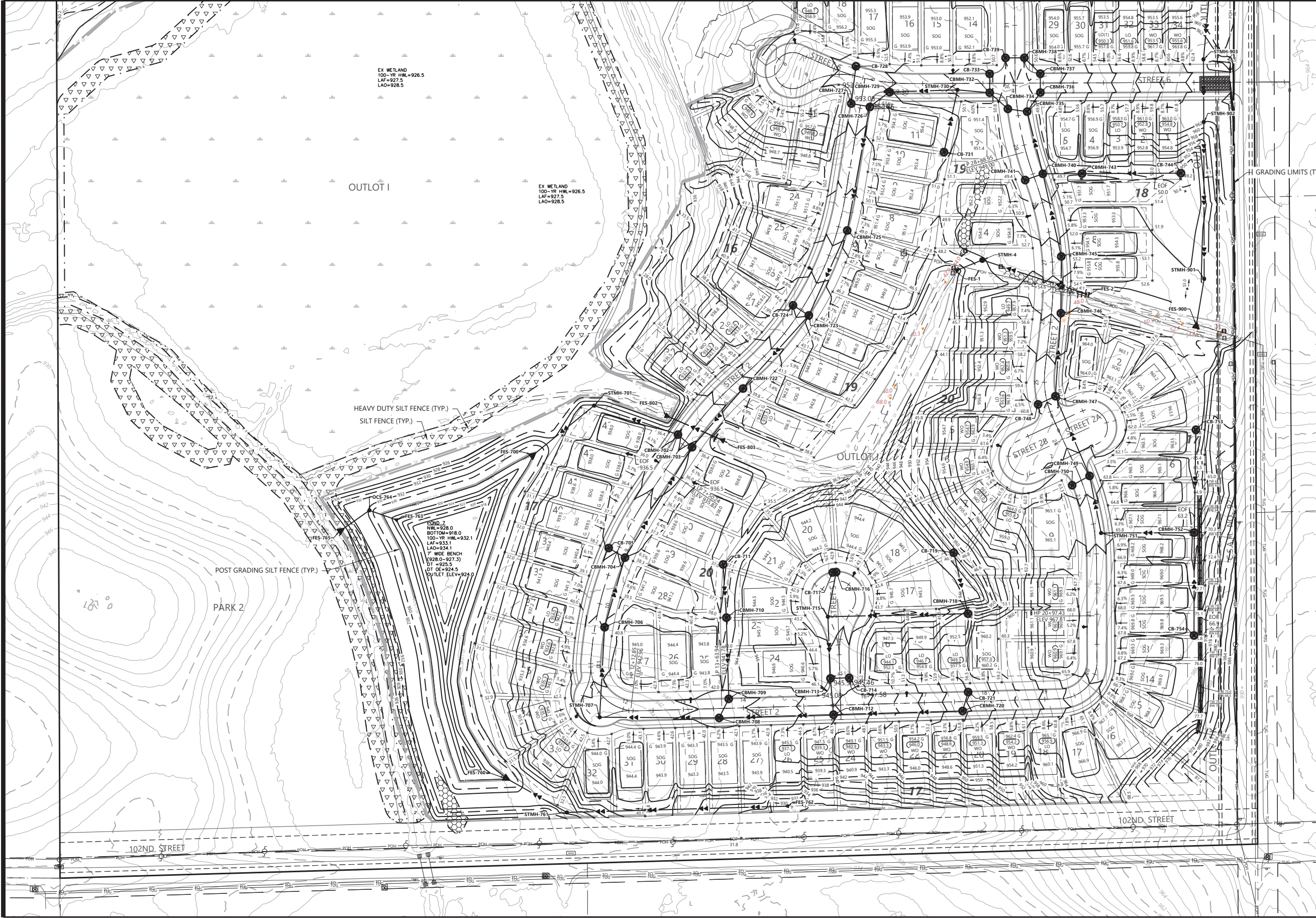
EXISTING	PROPOSED	PROPERTY LINE



PRELIMINARY PLANS

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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	PROPERTY LINE

DND

DO NOT DISTURB



1" = 80'



PRELIMINARY PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE:

INITIAL ISSUE: 05/03/24
REVISIONS:
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△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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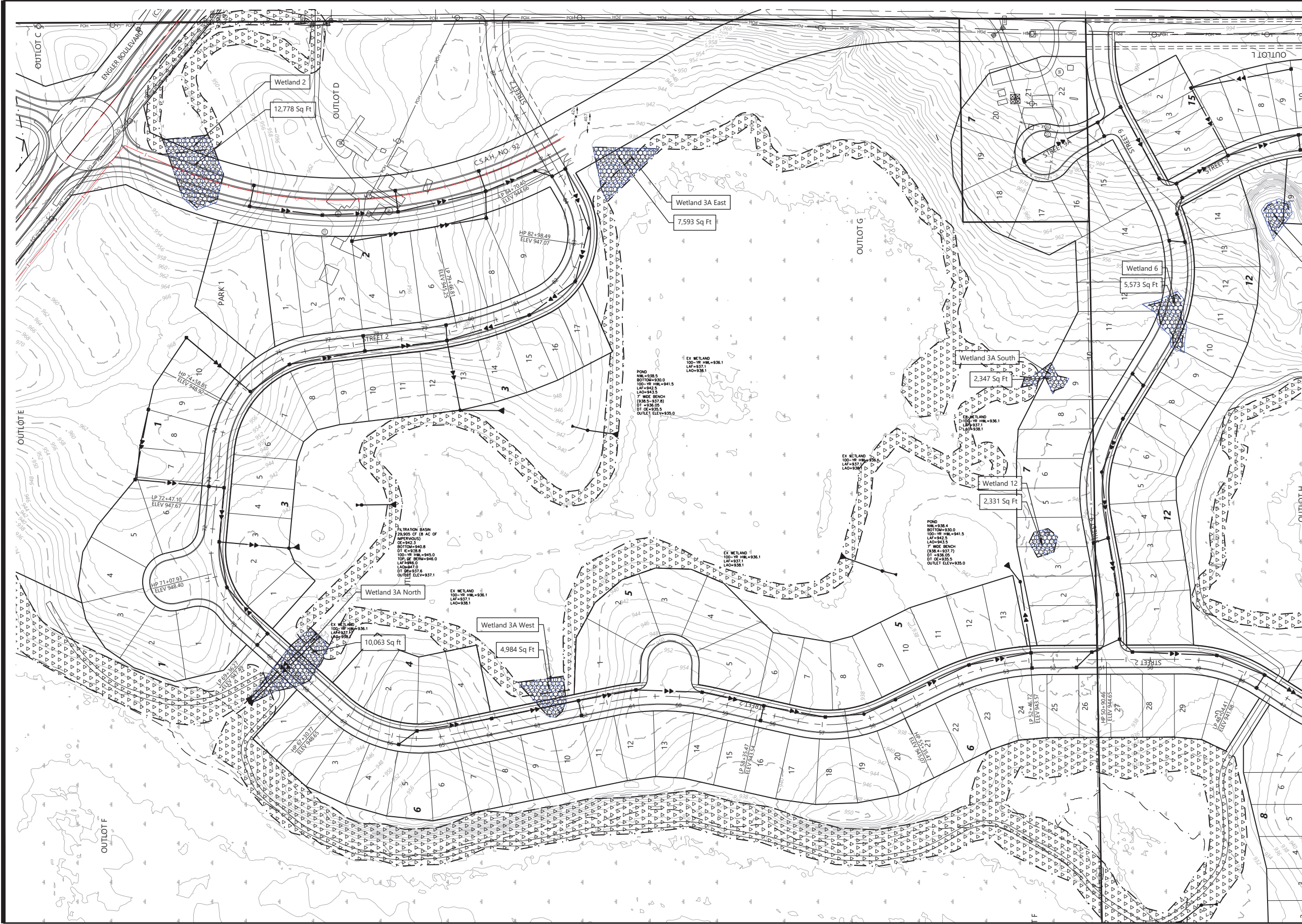
PRELIMINARY
GRADING PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

12 OF 55

DATE: 08/29/24



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED
SB-19	SB-19
HP/LP	HP/LP
CL-CL	CL-CL
0.00%	0.00%
TW=XXXXXX	TW=XXXXXX
E.O.F.	E.O.F.
5%+/-	5%+/-
10%+/-	10%+/-
15%+/-	15%+/-
20%+/-	20%+/-
25%+/-	25%+/-
30%+/-	30%+/-
35%+/-	35%+/-
40%+/-	40%+/-
45%+/-	45%+/-
50%+/-	50%+/-
55%+/-	55%+/-
60%+/-	60%+/-
65%+/-	65%+/-
70%+/-	70%+/-
75%+/-	75%+/-
80%+/-	80%+/-
85%+/-	85%+/-
90%+/-	90%+/-
95%+/-	95%+/-
100%+/-	100%+/-

PROPERTY LINE
SOIL BORING LOCATION
INDEX CONTOUR
INTERVAL CONTOUR
SPOT ELEVATION
HIGH/LOW POINT
CL-CL ELEVATION
FLOW DIRECTION
TOP AND BOTTOM OF RETAINING WALL
EMERGENCY OVERFLOW
PROPOSED STREET PROFILE GRADE
STORM SEWER
TREE LINE
TREE PROTECTION FENCE
RETAINING WALL (MODULAR BLOCK)
GRADING LIMITS
SILT FENCE
SILT FENCE-POST GRADING
HEAVY DUTY SILT FENCE
REDUNDANT SEDIMENT CONTROL
INLET PROTECTION
EROSION CONTROL CHECKS/BIOROLLS
ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET
TURF REINFORCEMENT MAT
POND NORMAL WATER LEVEL
WETLAND LINE
WETLAND BUFFER
POND ACCESS MAINTENANCE BENCH
WETLAND BUFFER LIMITS
WETLAND BUFFER MONUMENT
DO NOT DISTURB
WETLAND FILL
EXISTING RAVINE TO BE FILLED

WETLAND IMPACT AREAS		
TYPE	TOTAL IMPACTED AREA	TOTAL AC
TOTAL WETLAND IMPACT	59,432 SF	1.364
EXISTING RAVINE TO BE FILLED	906 LF	0.193

DND

0' 100' 200' 300'

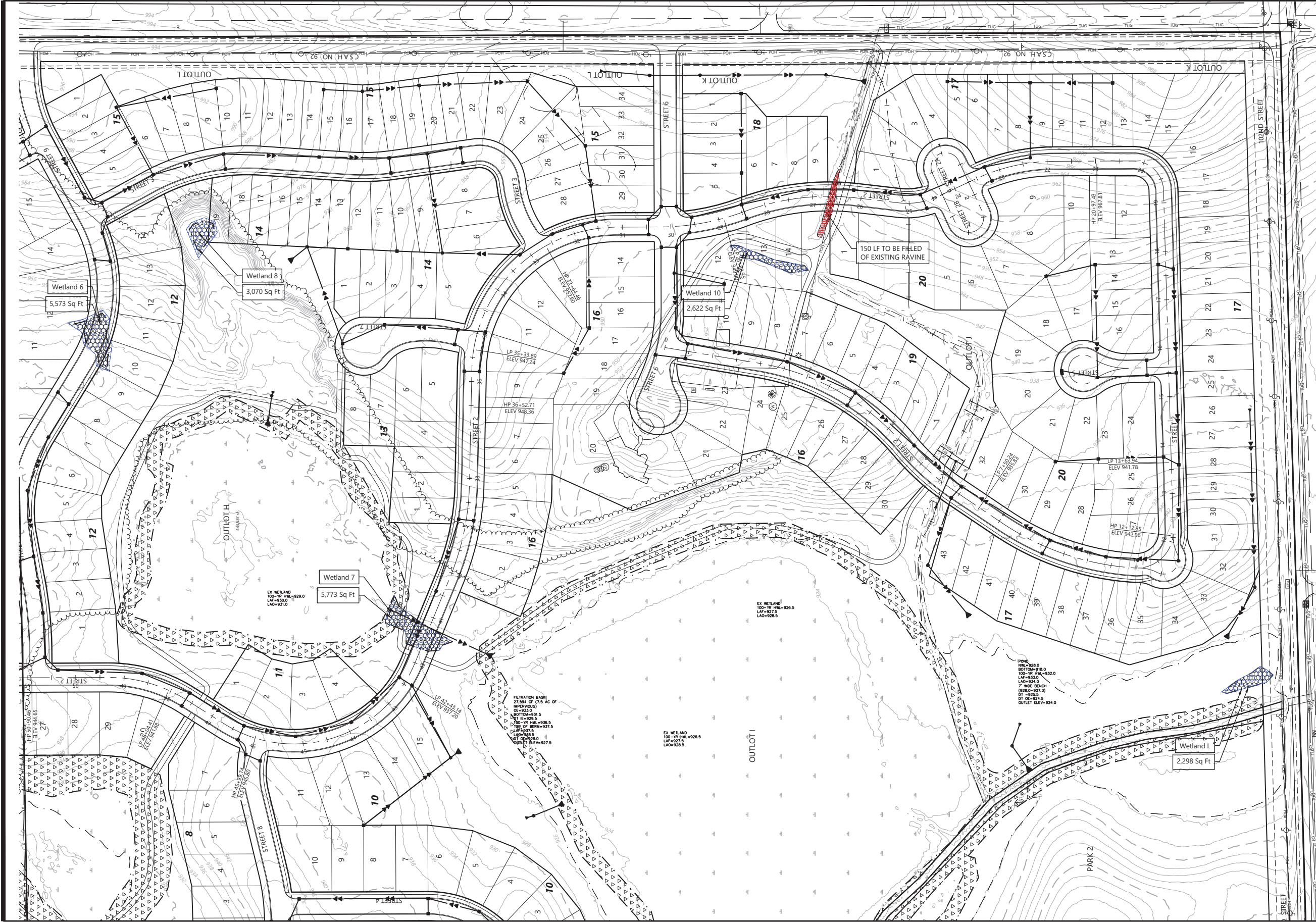
PRELIMINARY PLANS

DESIGNED:	05/03/24
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	

PREPARED FOR:	PULTE GROUP 1650 WEST 82ND STREET, SUITE 300 BLOOMINGTON, MN 55431
RYAN M. BLUHM DATE: 08/29/24	LICENSE NO. 41257

HOLBROOK WACONIA, MN	Westwood Phone (952) 937-5150 Fax (952) 937-5822 Toll Free (888) 937-5150 12701 Whitewater Drive, Suite #300 Minnetonka, MN 55343 westwoodps.com Westwood Professional Services, Inc.
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WETLAND IMPACTS - NORTH	SHEET NUMBER: 15 OF 55
PROJECT NUMBER: 0042349.00	DATE: 08/29/24



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Common Ground Alliance

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
HP/LP	HP/LP	HIGH/LOW POINT
900.00	900.00	CL-CL ELEVATION
0.00%	0.00%	FLOW DIRECTION
TW=XXXXXX	TW=XXXXXX	TOP AND BOTTOM OF RETAINING WALL
EW=XXXXXX	EW=XXXXXX	EMERGENCY OVERFLOW
E.O.F.	E.O.F.	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
STO	STO	TREE LINE
STO	STO	TREE PROTECTION FENCE
STO	STO	RETAINING WALL (MODULAR BLOCK)
STO	STO	GRADING LIMITS
STO	STO	SILT FENCE
STO	STO	SILT FENCE-POST GRADING
STO	STO	HEAVY DUTY SILT FENCE
STO	STO	REDUNDANT SEDIMENT CONTROL
STO	STO	INLET PROTECTION
STO	STO	EROSION CONTROL CHECKS/BIOROLLS
STO	STO	ROCK CONSTRUCTION ENTRANCE
STO	STO	EROSION CONTROL BLANKET
STO	STO	TURF REINFORCEMENT MAT
STO	STO	POND NORMAL WATER LEVEL
STO	STO	WETLAND LINE
STO	STO	WETLAND BUFFER
STO	STO	POND ACCESS MAINTENANCE BENCH
STO	STO	WETLAND BUFFER LIMITS
STO	STO	WETLAND BUFFER MONUMENT
STO	STO	DO NOT DISTURB
STO	STO	WETLAND FILL
STO	STO	EXISTING RAVINE TO BE FILLED

DND

1" = 100'

0' 100' 200' 300'

PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: _____

INITIAL ISSUE: 05/03/24
REVISIONS: _____

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

RYAN M. BLUHM
DATE: 08/29/24 LICENSE NO. 41257

HOLBROOK
WACONIA, MN

Westwood
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Toll Free (888) 937-5150 westwoodps.com
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WETLAND IMPACTS - SOUTH

SHEET NUMBER: 16 OF 55
DATE: 08/29/24

PROJECT NUMBER: 0042349.00

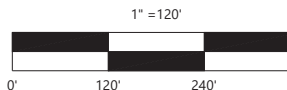


EXISTING	PROPOSED	PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980.00	980.00	INDEX CONTOUR
982.00	982.00	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
	HP/LP 900.00	HIGH/LOW POINT
	CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXXXXX BW=XXXXXX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F. →	EMERGENCY OVERTOP
	← XXXXX	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
	TPF	TREE LINE
	GP	TREE PROTECTION FENCE
	SF	RETAINING WALL (MODULAR BLOCK)
	POST-SF	GRADING LIMITS
	HDSF	SILT FENCE
	BSC	SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIBBOLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB
		WETLAND FILL
		EXISTING RAVINE TO BE FILLED

PROPERTY LINE
SOIL BORING LOCATION
INDEX CONTOUR
INTERVAL CONTOUR
SPOT ELEVATION
HIGH/LOW POINT
CL-CL ELEVATION
FLOW DIRECTION

TOP AND BOTTOM OF RETAINING WALL
EMERGENCY OVERFLOW
PROPOSED STREET PROFILE GRADE
STORM SEWER
TREE LINE
TREE PROTECTION FENCE
RETAINING WALL (MODULAR BLOCK)
GRADING LIMITS
SILT FENCE
SILT FENCE-POST GRADING
HEAVY DUTY SILT FENCE
REDUNDANT SEDIMENT CONTROL
INLET PROTECTION
EROSION CONTROL CHECKS/BIOROLLS

ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET
TURF REINFORCEMENT MAT
POND NORMAL WATER LEVEL
WETLAND LINE
WETLAND BUFFER
POND ACCESS MAINTENANCE BENCH
WETLAND BUFFER LIMITS
WETLAND BUFFER MONUMENT
DO NOT DISTURB
WETLAND FILL
EXISTING RAVINE TO BE FILLED



PRELIMINARY PLANS

INITIAL ISSUE:	05/03/24
REVISIONS:	
	
	
	
	
	

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

RYAN M. BLUHM
DATE: 08/29/24 LICENSE NO. 41257

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
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Westwood Professional Services, Inc.

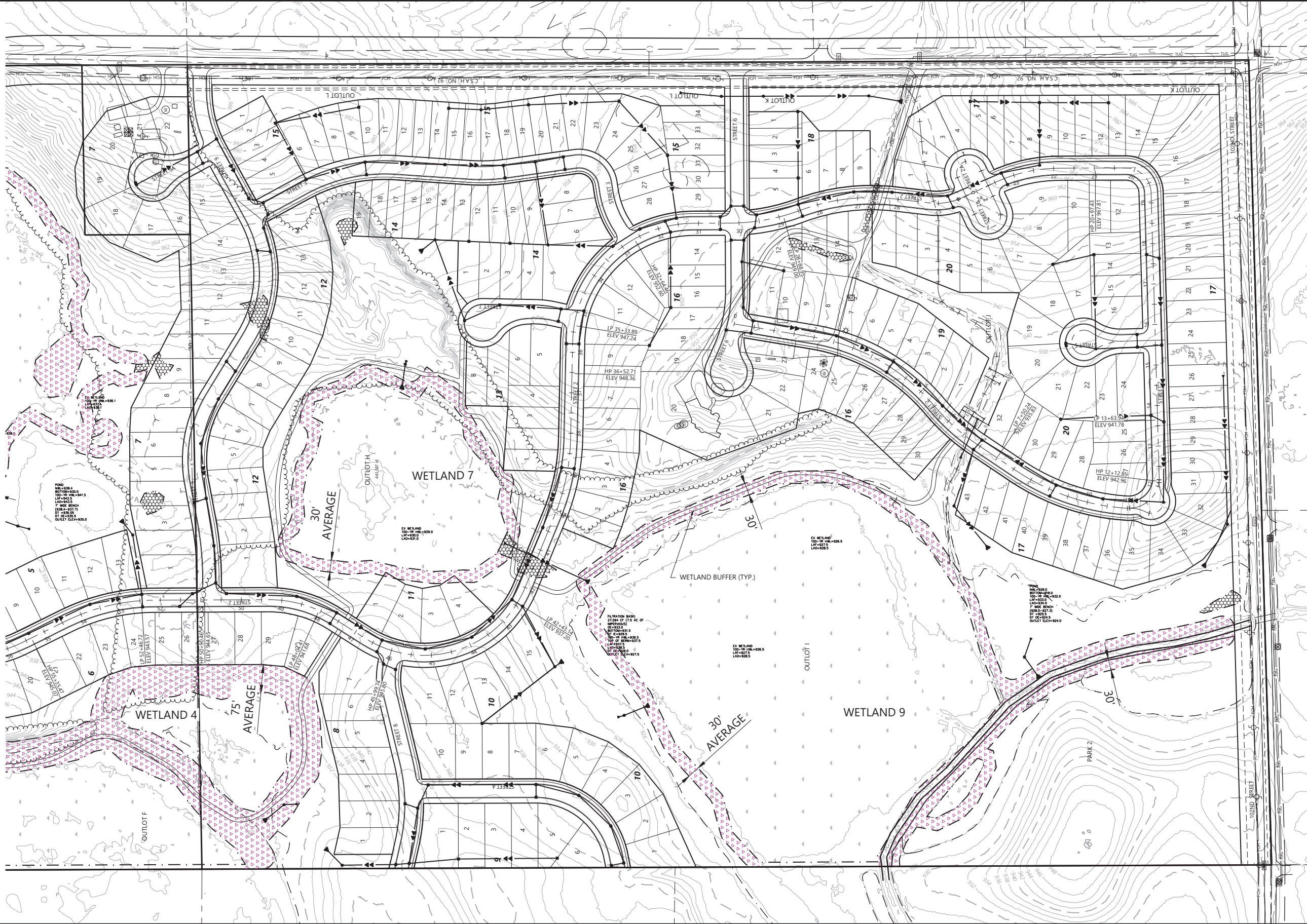
WETLAND BUFFER - NORTH

17

55

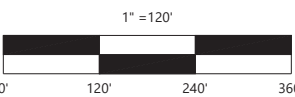
DATE: 08/29/24

PROJECT NUMBER: 0042349.00



LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
HP 1/P	HP 1/P	SPOT ELEVATION
900.00	900.00	HIGH/LOW POINT
CL-CL	CL-CL	CL-CL ELEVATION
0.00%	0.00%	FLOW DIRECTION
TW=XXXXXX	TW=XXXXXX	TOP AND BOTTOM OF RETAINING WALL
BW=XXXXXX	BW=XXXXXX	EMERGENCY OVERFLOW
E.O.F.	E.O.F.	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
TPF	TPF	TREE LINE
GL	GL	TREE PROTECTION FENCE
SL	SL	RETAINING WALL (MODULAR BLOCK)
POST-SF	POST-SF	GRADING LIMITS
HDSF	HDSF	SILT FENCE
RSC	RSC	SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB
		WETLAND FILL
		EXISTING RAVINE TO BE FILLED



PRELIMINARY PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 120'
VERTICAL SCALE:

INITIAL ISSUE: 05/03/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
RYAN M. BLUHM
DATE: 08/29/24 LICENSE NO. 41257

HOLBROOK
WACONIA, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

WETLAND BUFFER - SOUTH

SHEET NUMBER:
18 OF 55
DATE: 08/29/24
PROJECT NUMBER: 0042349.00



TREE PRESERVATION REQUIREMENTS

SIGNIFICANT TREE	
- ANY HEALTHY TREE MEASURING SIX (6) INCHES IN DIAMETER OR LARGER AT A HEIGHT OF (36) INCHES ABOVE GROUND.	
TREE REMOVAL THRESHOLD	30%
- DEVELOPMENTS IN RESIDENTIAL DISTRICTS MAY REMOVE OR DISTURB UP TO THIRTY (30) PERCENT OF THE TOTAL INCHES OF SIGNIFICANT TREES. ANY REMOVAL OR DISTURBANCE BEYOND THIS THRESHOLD SHALL REQUIRE REFORESTATION OR RESTITUTION. DISEASED TREES SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS ORDINANCE.	
REFORESTATION REQUIREMENT	
- IF A DEVELOPMENT EXCEEDS THE ALLOWABLE REMOVAL OR DISTURBANCE THRESHOLD SPECIFIED ABOVE, THE SUBDIVIDER SHALL EITHER REFOREST APPROPRIATE AREAS WITHIN THE SITE OR PAY RESTITUTION, OR PROVIDE A COMBINATION THEREOF. FOR EACH 1.0" THAT IS REMOVED OR DISTURBED BEYOND THE THRESHOLD, THE SUBDIVIDER SHALL REPLANT 1.25" OF NEW TREES OR PROVIDE THE CITY WITH \$125.00 IN RESTITUTION, PER INCH REMOVED BEYOND THE THRESHOLD.	

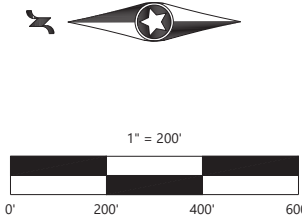
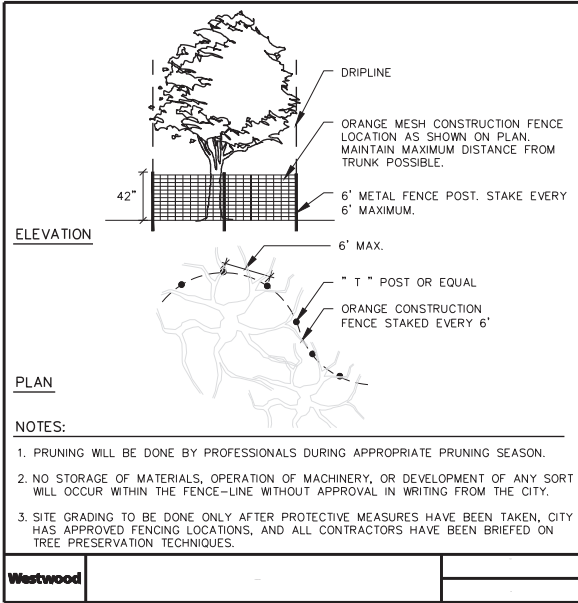
TREE REPLACEMENT CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL HEALTHY/NON-EXEMPT CALIPER INCHES ON-SITE	24,370 DBH IN.
TOTAL HEALTHY/NON-EXEMPT CALIPER INCHES SAVED	11,587 DBH IN.
TOTAL HEALTHY/NON-EXEMPT CALIPER INCHES REMOVED	12,783 DBH IN.
ALLOWABLE REMOVAL THRESHOLD	30%
ACTUAL REMOVAL OF SIGNIFICANT TREE INCHES	52%
TOTAL CALIPER INCHES REQUIRED FOR REPLACEMENT	6,840 CAL. IN.
(Replacement Rate: 1.25" per every 1" Removed)	
24,370 DBH IN. x 30% = 7,311 CAL. IN.	
12,783 DBH IN. removed - 7,311 CAL. IN. allowed = 5,472 CAL. IN.	
5,472 CAL. IN. x 1.25 IN. = 6,840 CAL. IN.	

LEGEND

	DENOTES EXISTING DECIDUOUS TREE TO REMAIN		DENOTES EXISTING CONIFEROUS TREE TO REMAIN
	DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED		DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
	DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT		

TREE PROTECTION DETAIL



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 05/03/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

HOLBROOK
WACONIA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY
TREE PRESERVATION
PLAN
PROJECT NUMBER: 0042349.00

SHEET NUMBER:
27 OF **55**
DATE: 08/29/24



LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY
PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
REVISIONS:
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

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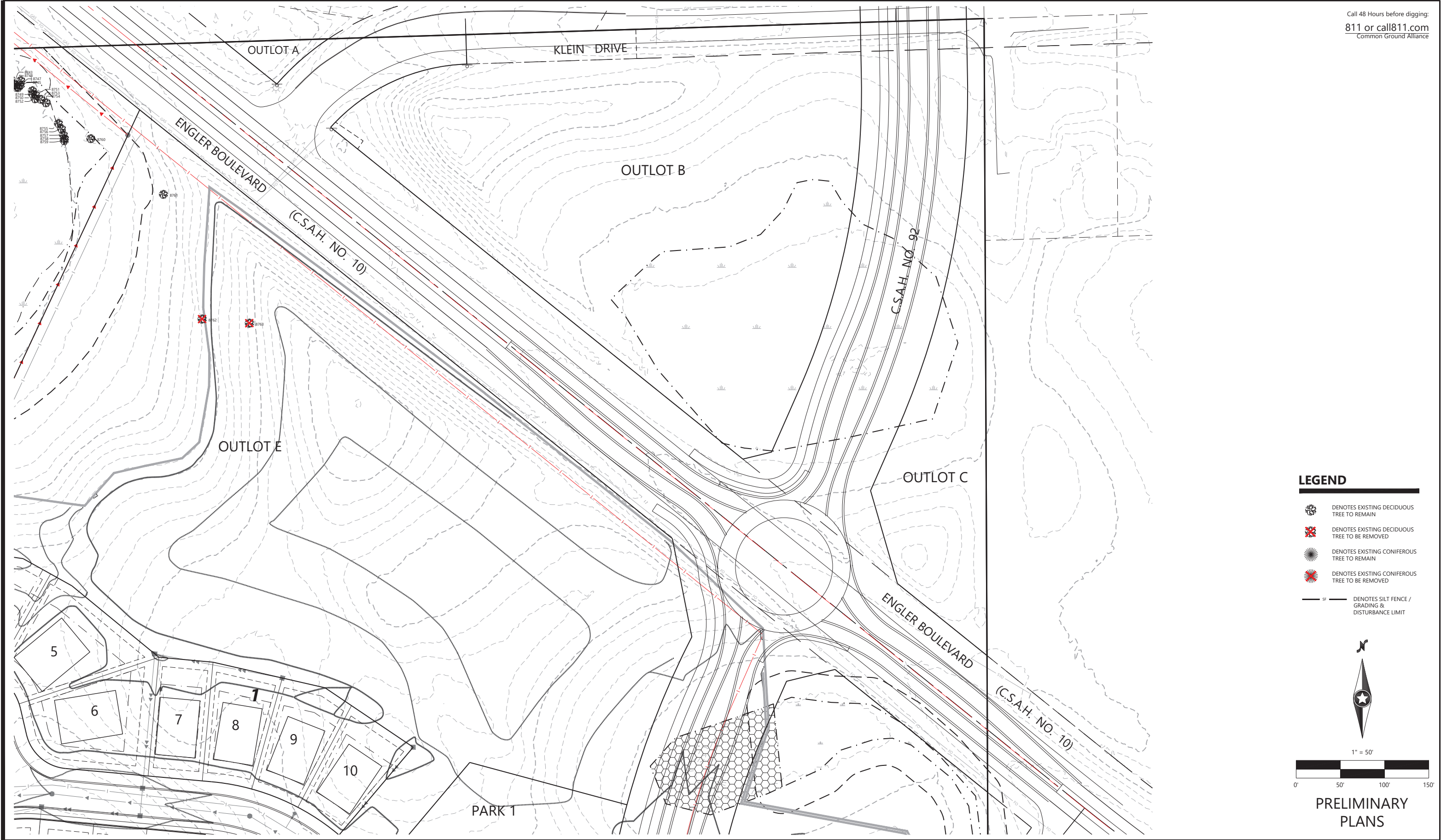
PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

28 OF 55

DATE: 08/29/24



Call 48 Hours before digging:
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Common Ground Alliance

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000004"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
REVISIONS:
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△ _____
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

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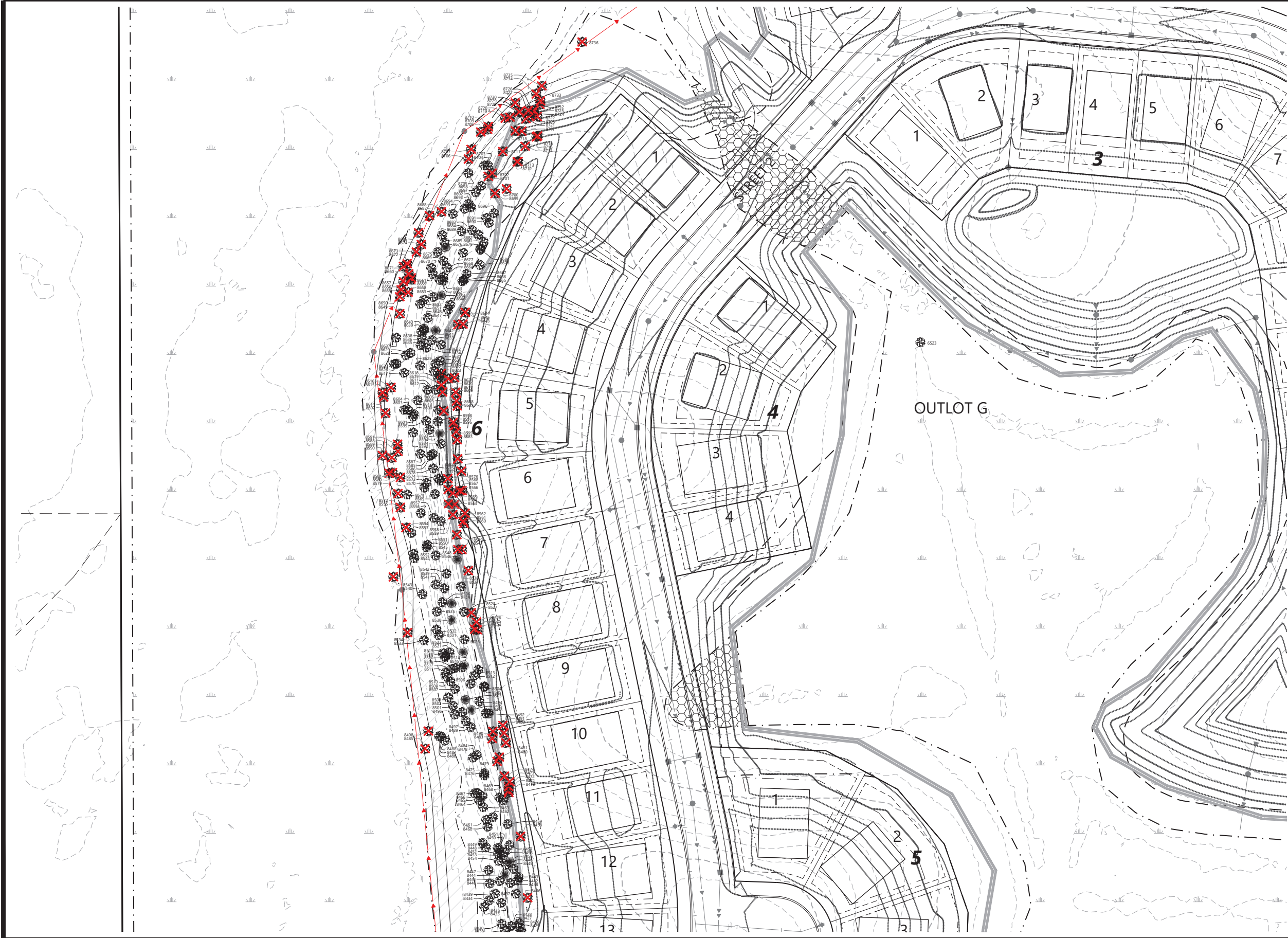
PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

29 OF 55

DATE: 08/29/24



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Common Ground Alliance

LEGEND

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- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY
PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000004"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
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BLOOMINGTON, MN 55431

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PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
30 OF 55
DATE: 08/29/24



	DENOTES EXISTING DECIDUOUS TREE TO REMAIN
	DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
	DENOTES EXISTING CONIFEROUS TREE TO REMAIN
	DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
	DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



PRELIMINARY TREE PRESERVATION PLAN

DATE: 08/29/24

PROJECT NUMBER: 0042349.00

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

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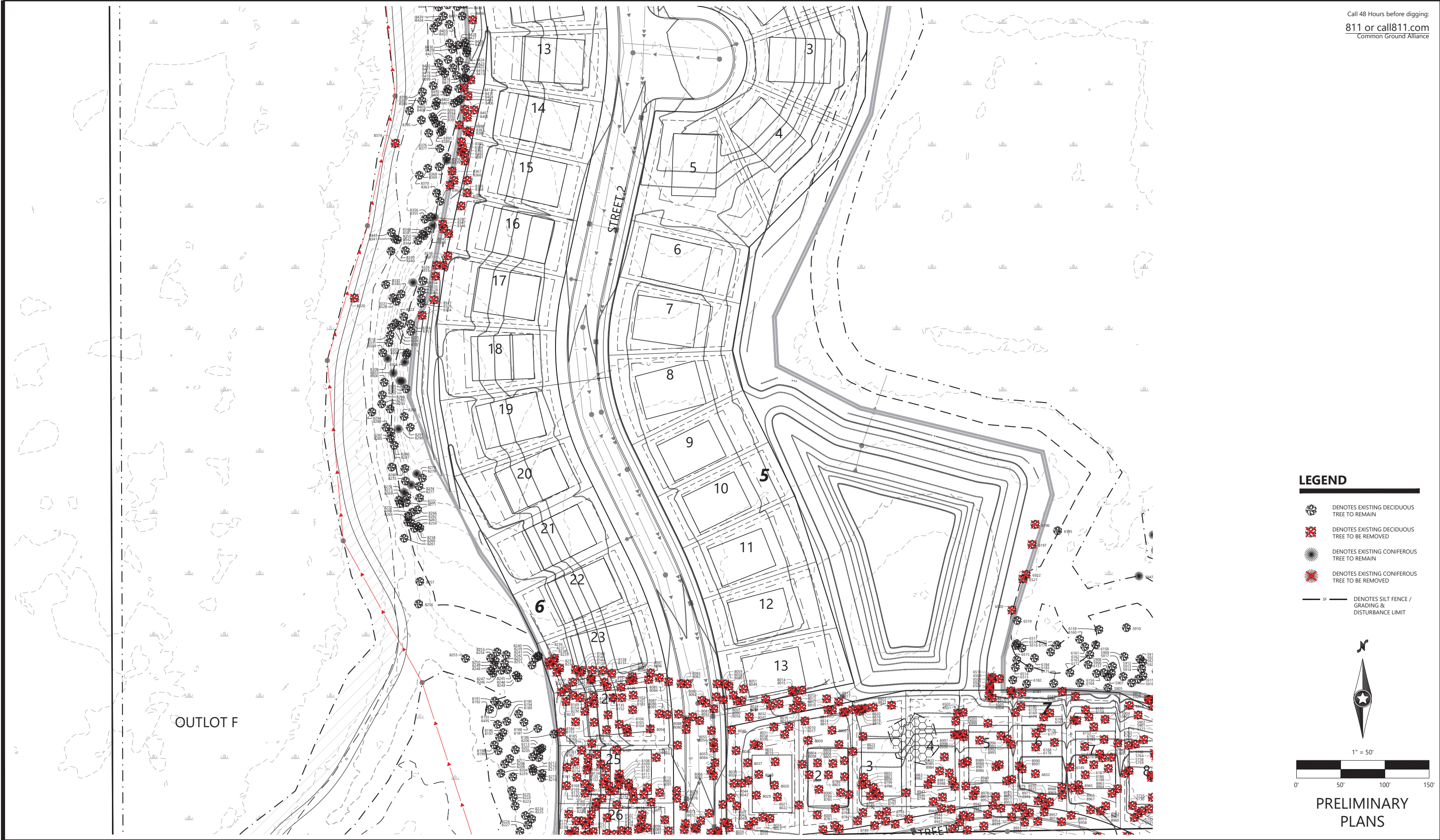
REVISIONS:

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DRAWN: _____

HORIZONTAL SCALE: 50.000004'

VERTICAL SCALE: 10' OR 5'



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000004"
VERTICAL SCALE: 10' OR 5'

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BLOOMINGTON, MN 55431

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CORY MEYER
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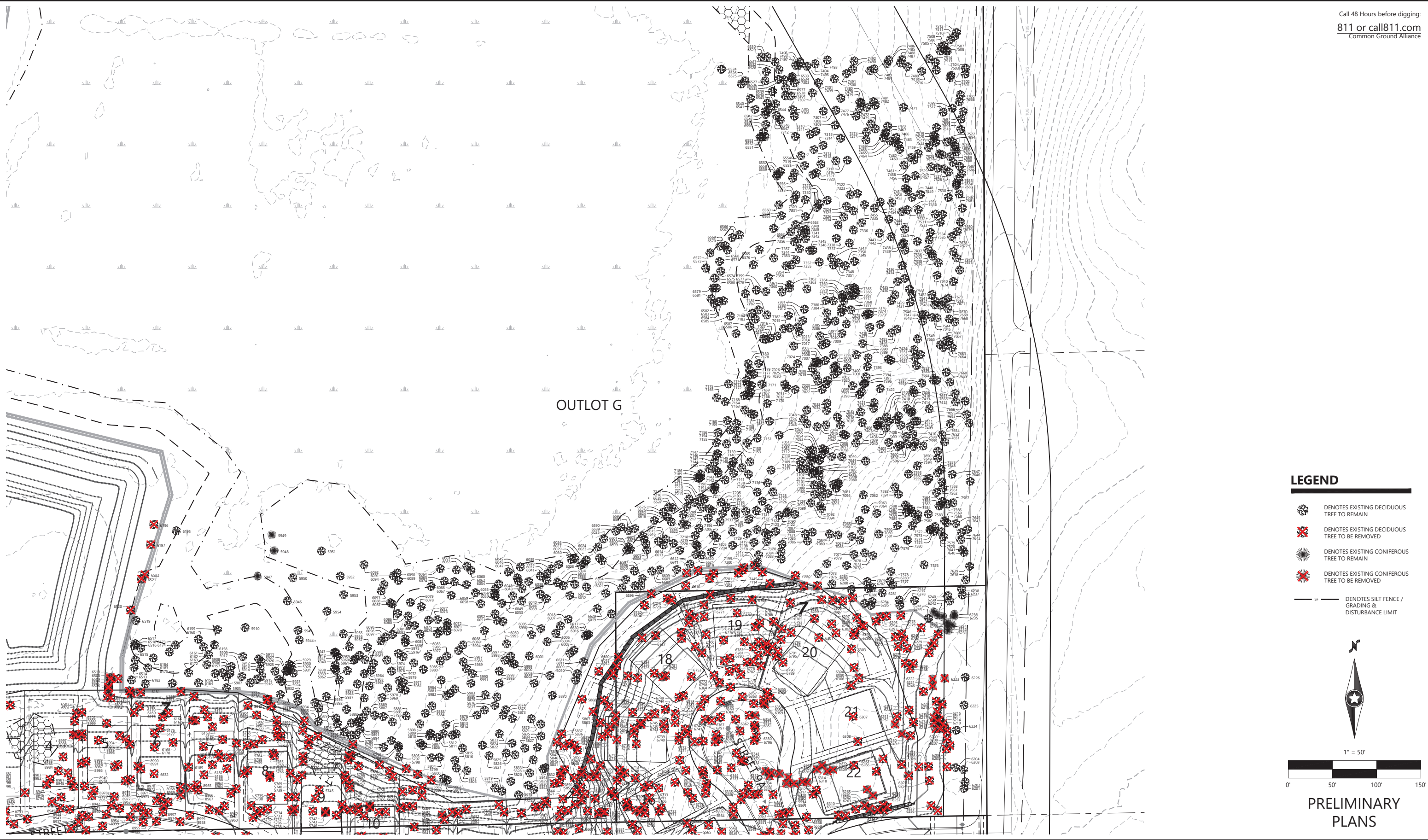
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**PRELIMINARY TREE
PRESERVATION PLAN**

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
32 OF **55**
DATE: 08/29/24



Call 48 Hours before digging:
811 or call811.com
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DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50.000004"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
REVISIONS:
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△
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PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

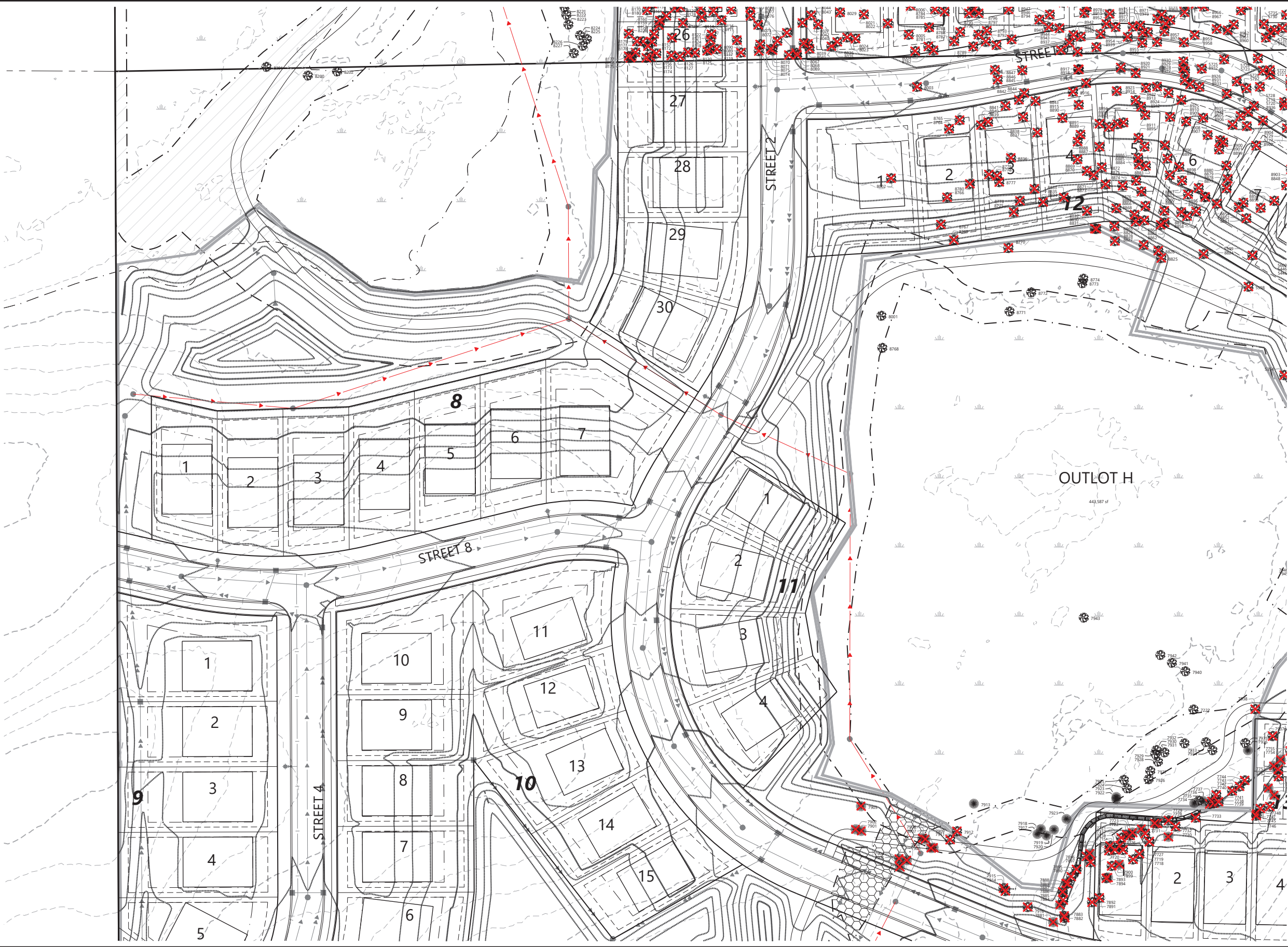
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Toll Free (888) 937-5150 westwoodps.com
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PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
33 OF 55
DATE: 08/29/24



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY
PLANS

HOLBROOK

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000004"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

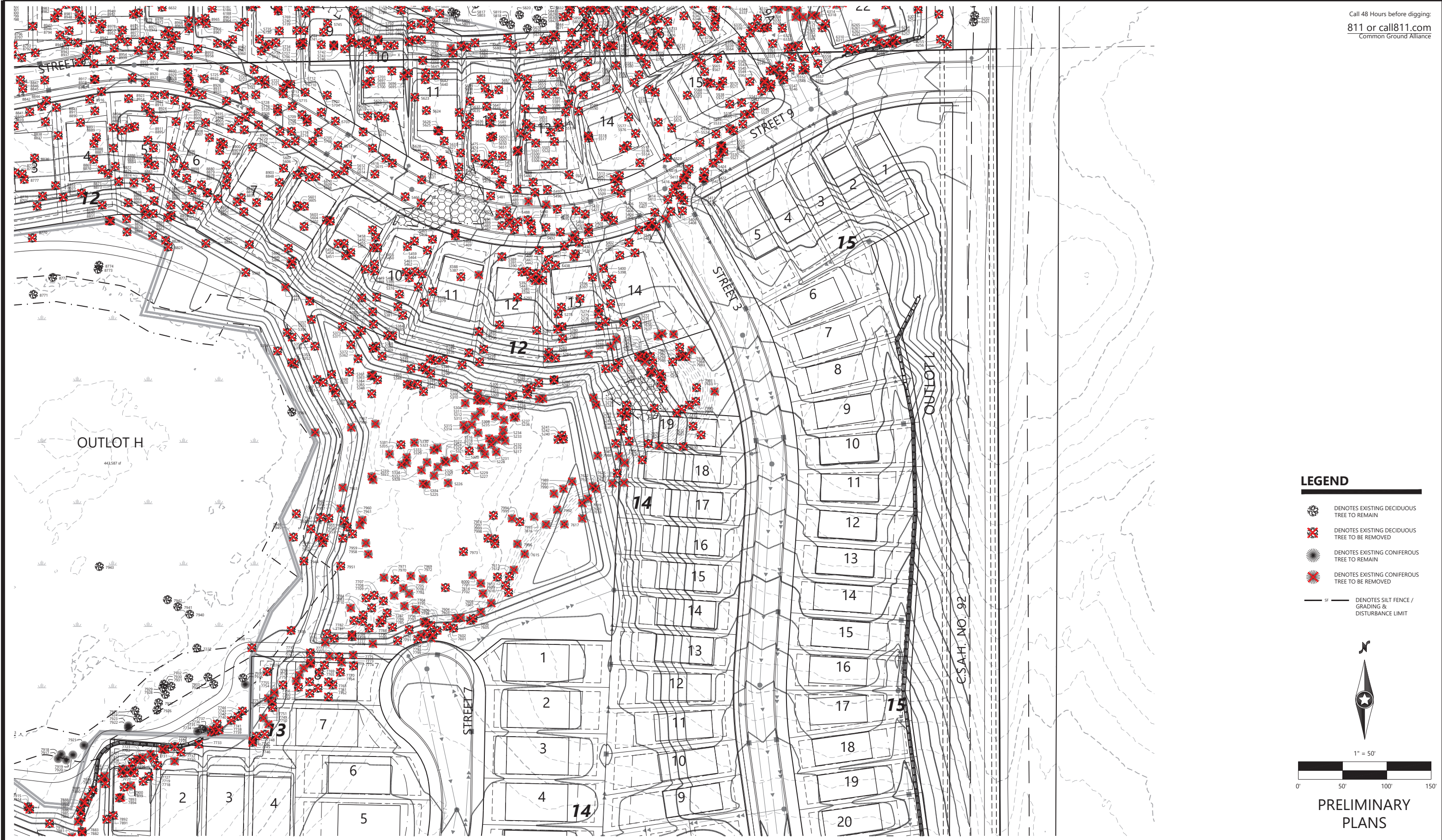
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Westwood Professional Services, Inc.

PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
34 OF **55**
DATE: 08/29/24



LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- 5' DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY
PLANS

DESIGNED:	05/03/24
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	50.000004'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/03/24
REVISIONS:	

PREPARED FOR:	
PULTE GROUP	
1650 WEST 82ND STREET, SUITE 300	
BLOOMINGTON, MN 55431	

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CORY MEYER	
DATE: 08/29/24	LICENSE NO. 26971

HOLBROOK
WACONIA, MN

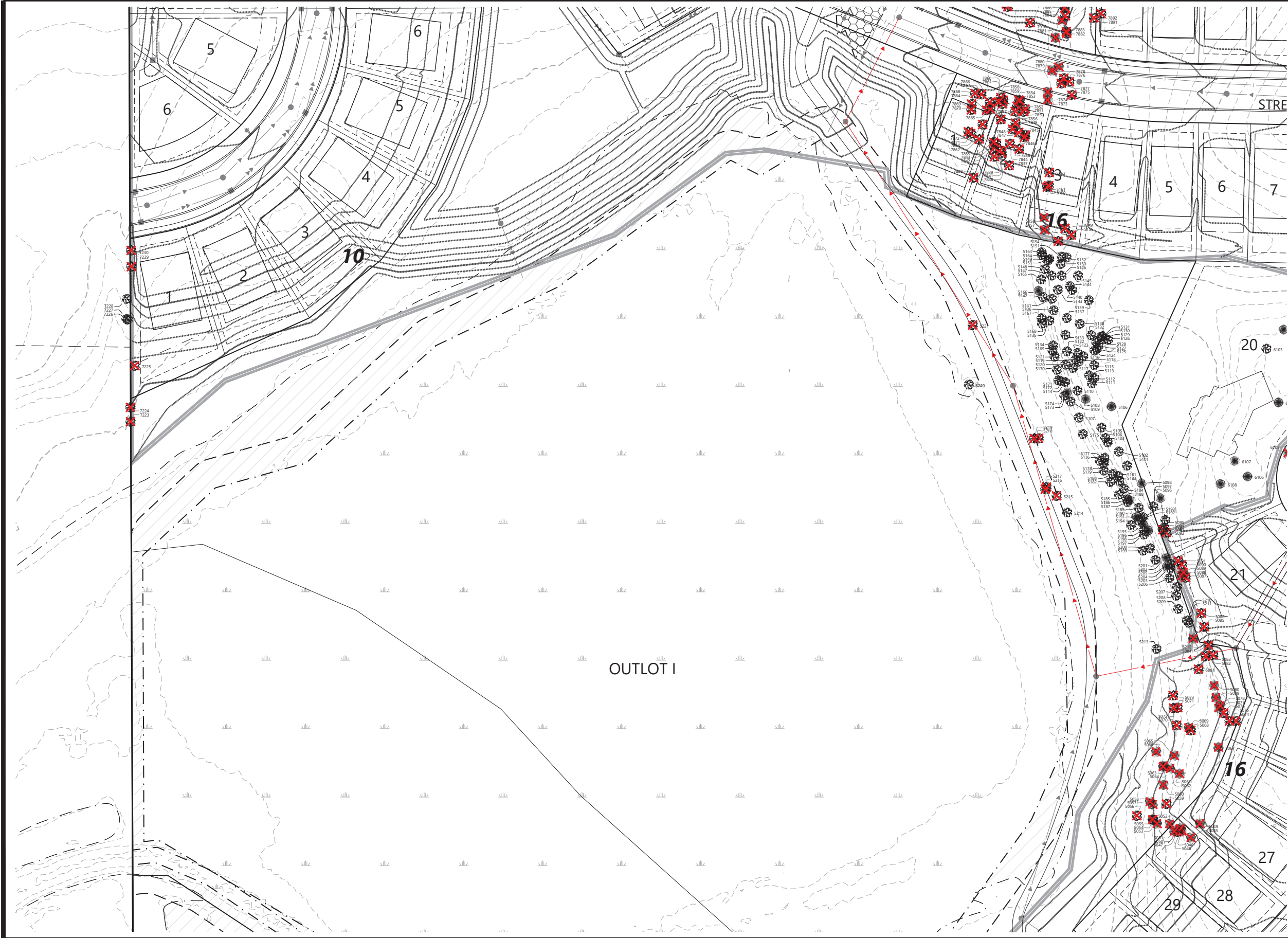
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PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
35 OF **55**
DATE: 08/29/24



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Common Ground Alliance

LEGEND

-  DENOTES EXISTING DECIDUOUS TREE TO REMAIN
-  DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
-  DENOTES EXISTING CONIFEROUS TREE TO REMAIN
-  DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
-  SF DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY
PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000004"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/03/24
REVISIONS:

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

HOLBROOK
WACONIA, MN

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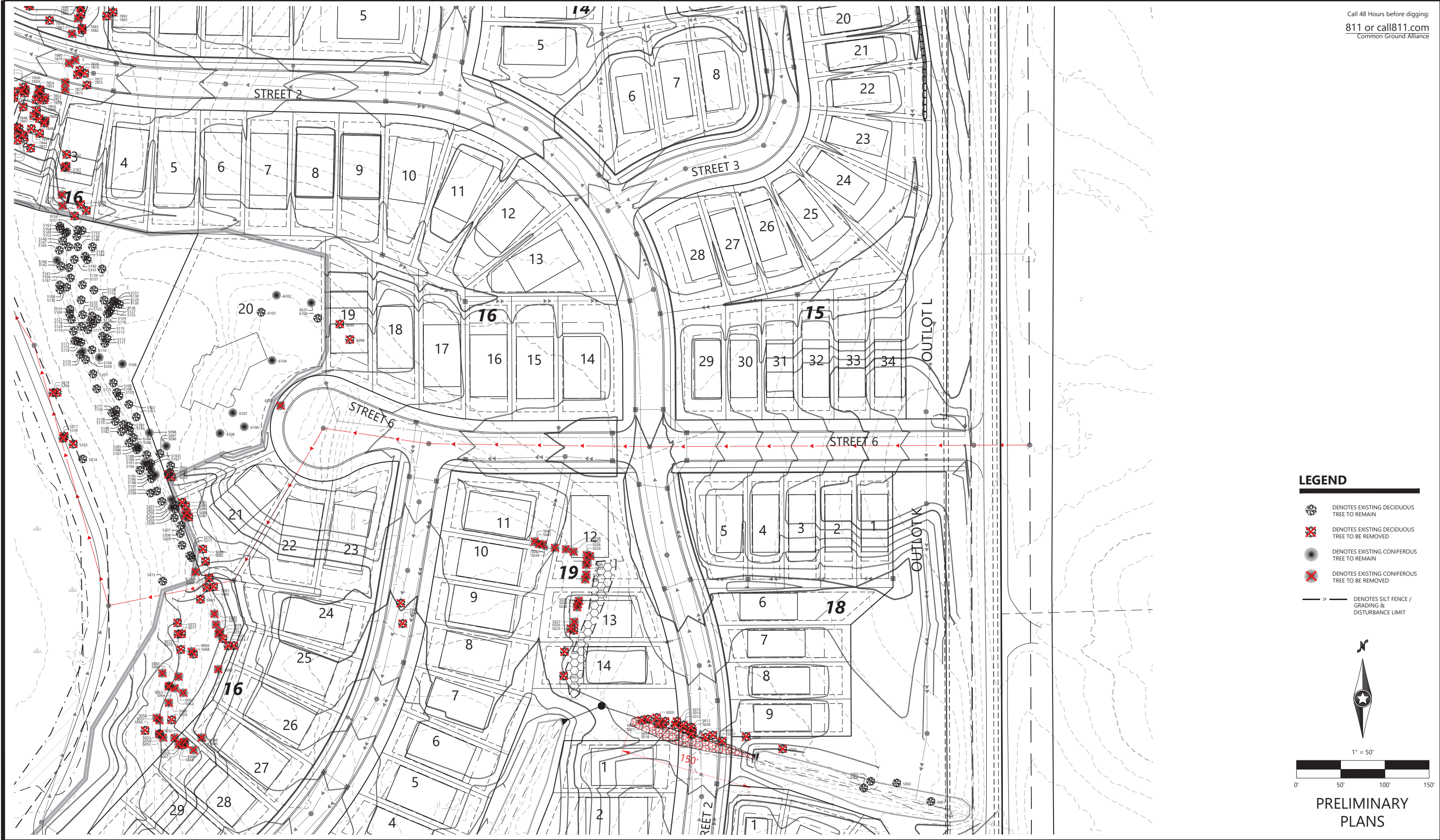
PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

36 OF 55

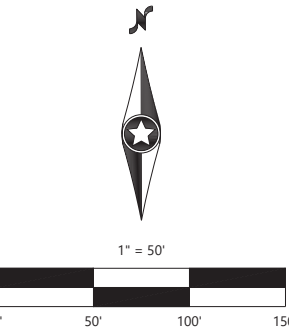
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LEGEND

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- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- SF DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



PRELIMINARY
PLANS

DESIGNED:	INITIAL ISSUE: 05/03/24
CHECKED:	REVISIONS:
DRAWN:	
HORIZONTAL SCALE: 50.000004"	
VERTICAL SCALE: 10' OR 5'	

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

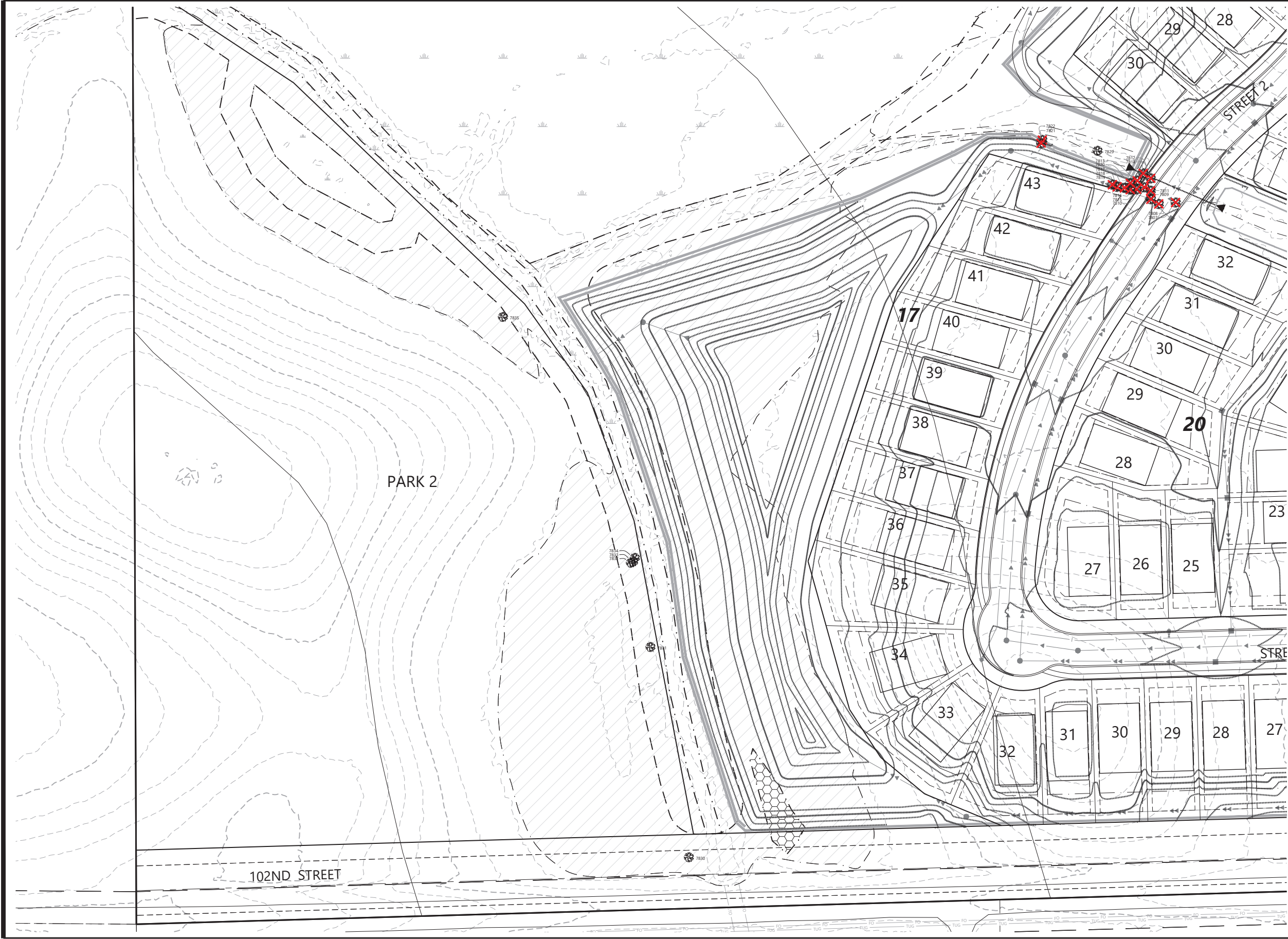
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WACONIA, MN

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PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
37 OF **55**
DATE: 08/29/24



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Common Ground Alliance

LEGEND

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- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



1" = 50'



PRELIMINARY PLANS

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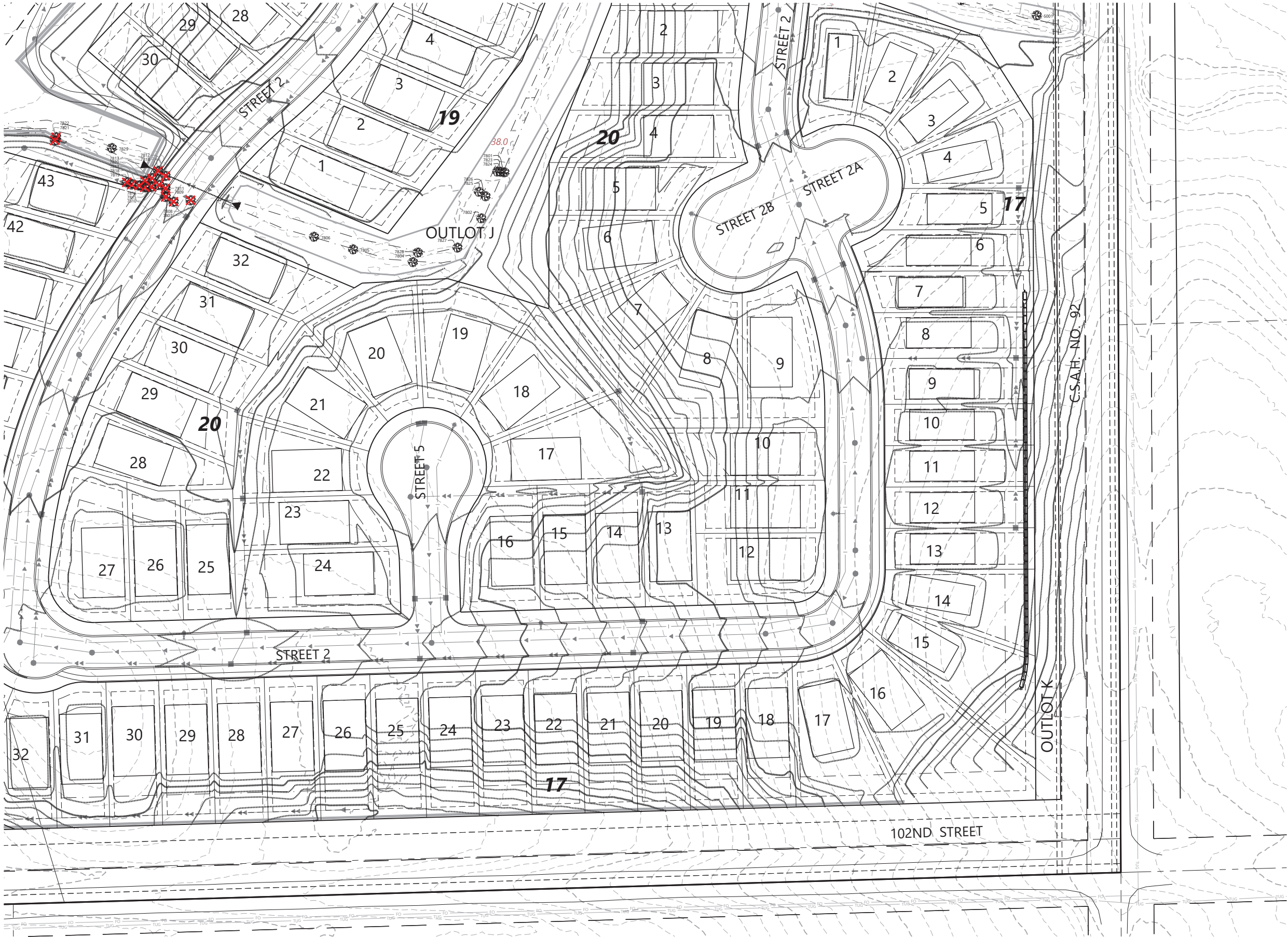
PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

38 OF 55

DATE: 08/29/24



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- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
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1" = 50'



PRELIMINARY
PLANS

HOLBROOK

DESIGNED:
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INITIAL ISSUE: 05/03/24
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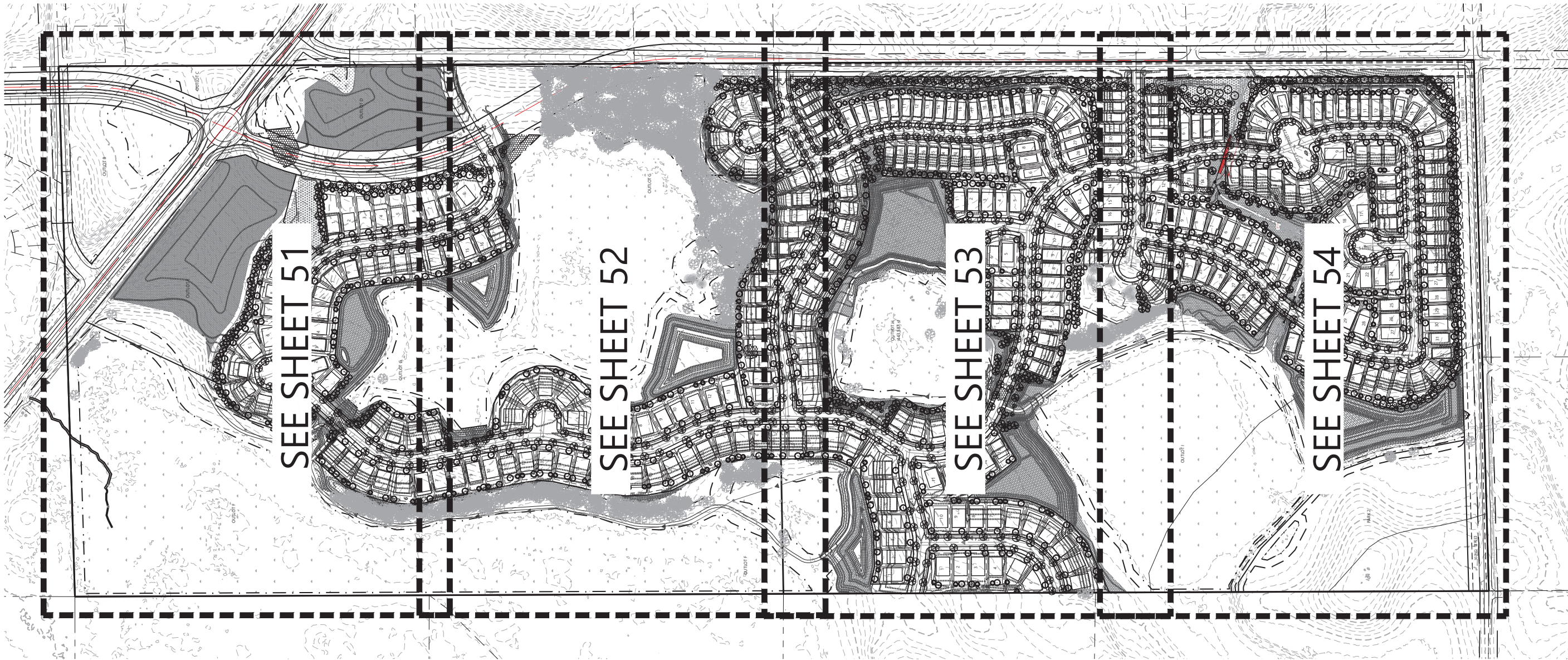
PRELIMINARY TREE
PRESERVATION PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

39 OF 55

DATE: 08/29/24



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811 or call811.com
Common Ground Alliance

PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - 670				
ACCOLADE ELM / ULMUS X 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70' W 40'-50'
BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 25'-30'
COMMON HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 60'-75' W 50'
NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD'	2.5" CAL.	B&B	AS SHOWN	H 40'-60' W 40'
PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	2.5" CAL.	B&B	AS SHOWN	H 60'-80' W 40'-60'
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
RIVER BIRCH / BETULA NIGRA	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40'-50' W 35'-40'
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50' W 30'-35'
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 60'-80'
EVERGREEN TREES - 514				
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 30'-50' W 25'-30'
NORWAY PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN	H 50'-80' W 30'-40'
NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 50'-70' W 25'-30'
PONDEROSA PINE / PINUS PONDEROSA	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 25'-40'
ORNAMENTAL TREES - 98				
IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2.5" CAL.	B&B	AS SHOWN	H 20'-30' W 15'-20'
PRAIRIFIRE CRABAPPLE / MALUS X 'PRAIRIFIRE'	2.5" CAL.	B&B	AS SHOWN	H 15'-20' W 20'
QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.	B&B	AS SHOWN	H 30'-40' W 20'
THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT.	B&B / CLUMP	AS SHOWN	H 15'-20' W 15'-20'
ABBREVIATIONS: B.B. = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER				
NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.				

LANDSCAPING DESIGN REQUIREMENTS - CITY OF WACONIA, MINNESOTA				
SITE DESCRIPTION				
ZONING DISTRICT: PUD (PROPOSED)				
TOTAL GROSS ACRES: 241.11 AC				
RESIDENTIAL TREES		REQUIRED	PROVIDED	NOTES
EACH LOT SHALL HAVE A MINIMUM OF 2 NON-ORNAMENTAL TREES IN THE FRONT YARD. ONE MAY BE LOCATED IN REAR OR SIDE YARD DUE TO SPACE LIMITATIONS		339 LOTS x 2 TREES = 678 TREES	678 OVERSTORY TREES (339 REAR LOT TREES & 339 FRONT YARD STREET TREES)	LOTS MAY HAVE MORE THAN ONE STREET TREE. THESE TREES WILL BE ALLOCATED TOWARDS TREE PRESERVATION CALCULATIONS.
SUBDIVISION SHADE TREE REQUIREMENT		REQUIRED	PROVIDED	NOTES
AS A REQUIREMENT OF SUBDIVISION APPROVAL THE APPLICANT SHALL PLANT SHADE TREES WITHIN THE RIGHT-OF-WAY ON BOTH SIDES OF ANY PORTION OF ROAD WITHIN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF ANY PORTION OF ROAD ABUTTING THE SUBDIVISION. ONE TREE SHALL BE PLANTED EVERY FORTY (40) FEET TO SIXTY (60) FEET ALONG EACH SIDE OF THE ROAD.		STREET FRONTAGE SEPARATE FROM LOTS/STREET TREES	143 STREET TREES (CALCULATIONS PART OF TREE PRESERVATION PROVIDED BREAKDOWN)	STREET TREES LOCATED THROUGHOUT THE DEVELOPMENT WHERE THERE IS AN OUTLOT ABUTTING THE ROW, OR MORE THAN ONE STREET TREE PER LOT.
TREE PRESERVATION		REQUIRED	PROVIDED	NOTES
PLEASE SEE TREE PRESERVATION REPLACEMENT CALCULATIONS ON SHEET 25.		6,840 CAL. IN.	4,051 CAL. IN.	2,789 CAL. IN. SHORT OF TOTAL REQUIREMENT
			105 BUFFER DECIDUOUS TREES @ 3" CAL. = 315 CAL. IN.	
			307 BUFFER EVERGREEN TREES @ 8" HT. = 921 CAL. IN.	
			90 DEC. OVERSTORY TREES @ 2.5" CAL. = 225 CAL. IN.	
			186 EVERGREEN TREES @ 6' HT. = 465 CAL. IN.	
			98 ORNAMENTAL TREES @ 2.5" CAL. = 245 CAL. IN.	
			143 DEC. STREET TREES @ 2.5" CAL. = 357.5 CAL. IN.	
			609 YARD TREES @ 2.5" CAL. = 1,522.5 CAL. IN.	

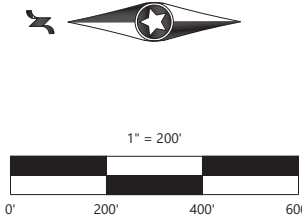
PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY TREES
- EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- BUFFER OVERSTORY DECIDUOUS TREES (3" CAL.)
- BUFFER EVERGREEN TREES (8' HT.)

NATIVE SEEDING LEGEND

- MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (9.2 AC)
- STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (6.2 AC)
- WET MEADOW S & W SEED MIX (34-271) TOTAL AREA (2.4 AC)
- LOW MAINTENANCE FESCUE TURF MIX (25-131) TOTAL AREA (0.5 AC)
- MESIC ROADSIDE SEED MIX (25-141) TOTAL AREA (8.8 AC)
- LOW MAINTENANCE TURF MIX (25-131) TOTAL AREA (4.3 AC)

- NOTES:
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
 - TREES SHALL BE PLANTED IN FRONT OF SINGLE FAMILY LOTS 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
 - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
 - NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
 - NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
 - NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
 - NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.



PRELIMINARY PLANS

DESIGNED:	INITIAL ISSUE: 05/03/24
CHECKED:	REVISIONS:
DRAWN:	
HORIZONTAL SCALE: 200'	
VERTICAL SCALE: 40' OR 20'	

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

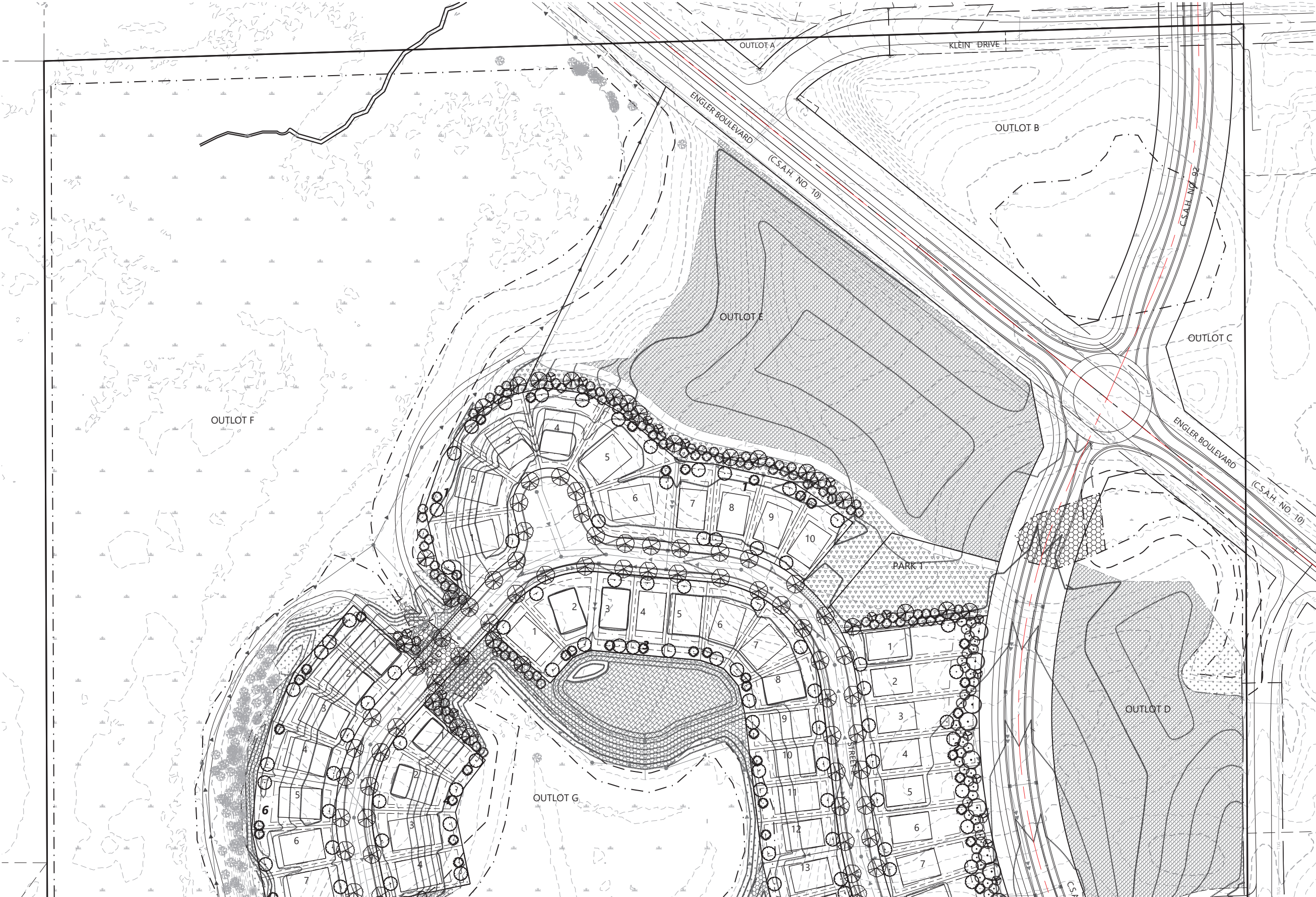
HOLBROOK
WACONIA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
50 OF **55**
DATE: 08/29/24



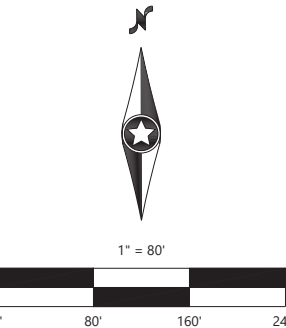
SEEDING LEGEND

- MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (9.2 AC)
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TOTAL AREA (0.5 AC)
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TOTAL AREA (8.8 AC)
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TOTAL AREA (4.3 AC)

* TURF WITHIN R/W TO BE HYDROSEED UNLESS NOTED OTHERWISE.

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY TREES
- EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- BUFFER OVERSTORY DECIDUOUS TREES (3" CAL.)
- BUFFER EVERGREEN TREES (8' HT.)



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 05/03/24
REVISIONS:

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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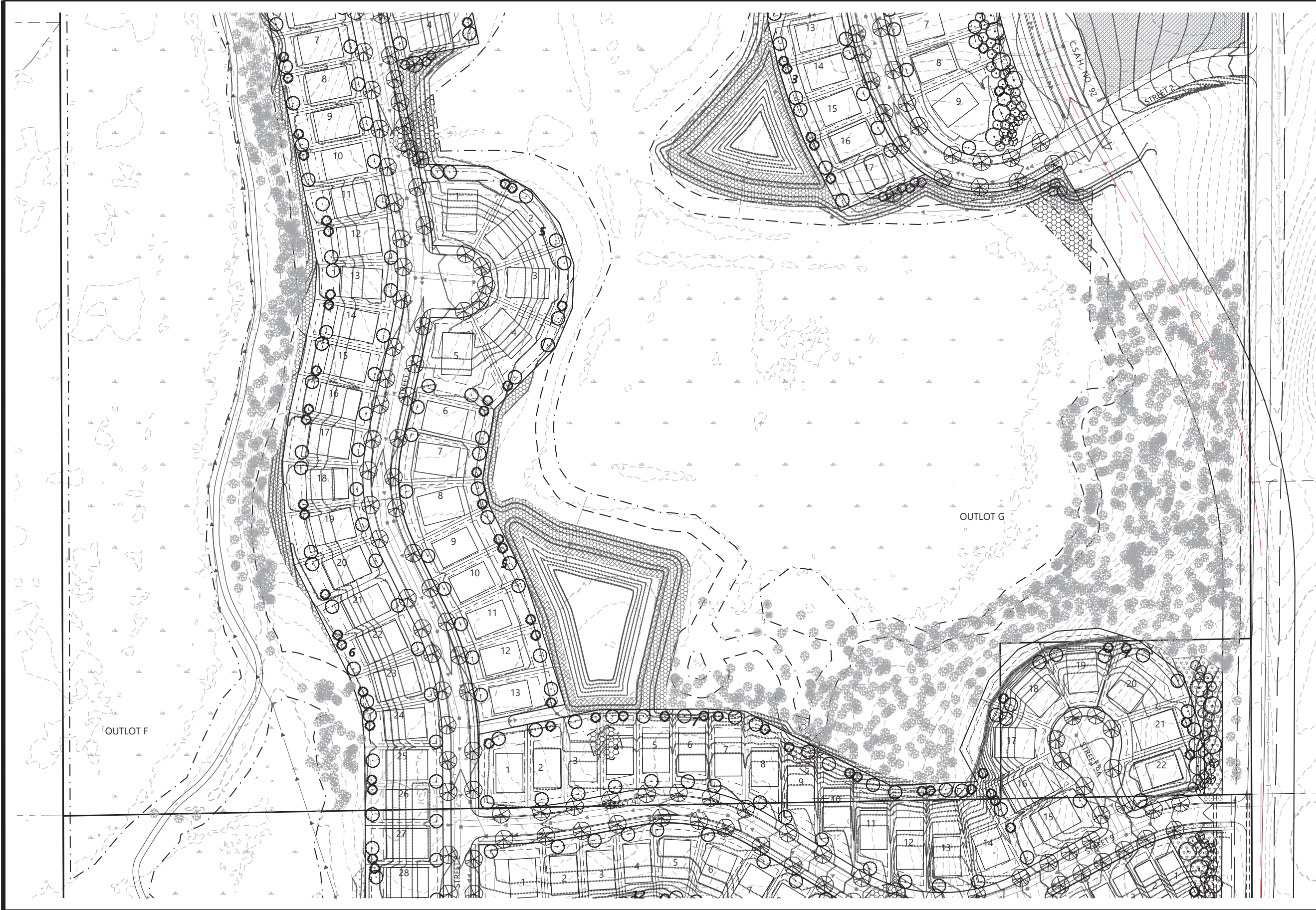
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
51 OF **55**
DATE: 08/29/24



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

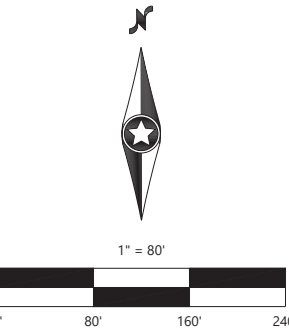
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- BUFFER EVERGREEN TREES (8' HT.)



PRELIMINARY PLANS

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CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 05/03/24
REVISIONS:
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PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:
52 OF **55**
DATE: 08/29/24

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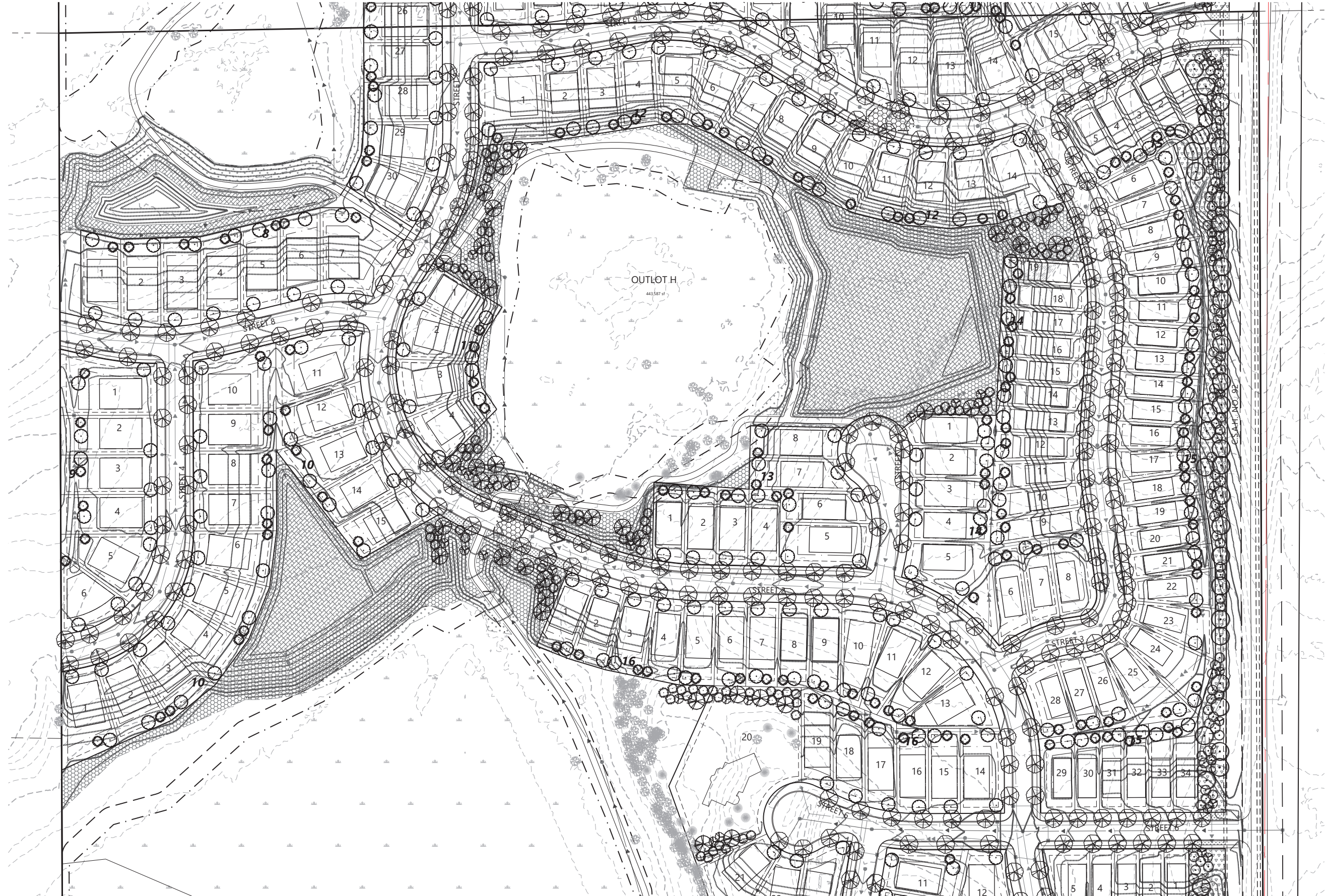


1" = 80'



PRELIMINARY PLANS

HOLBROOK



DESIGNED:
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INITIAL ISSUE: 05/03/24
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PREPARED FOR:

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BLOOMINGTON, MN 55431

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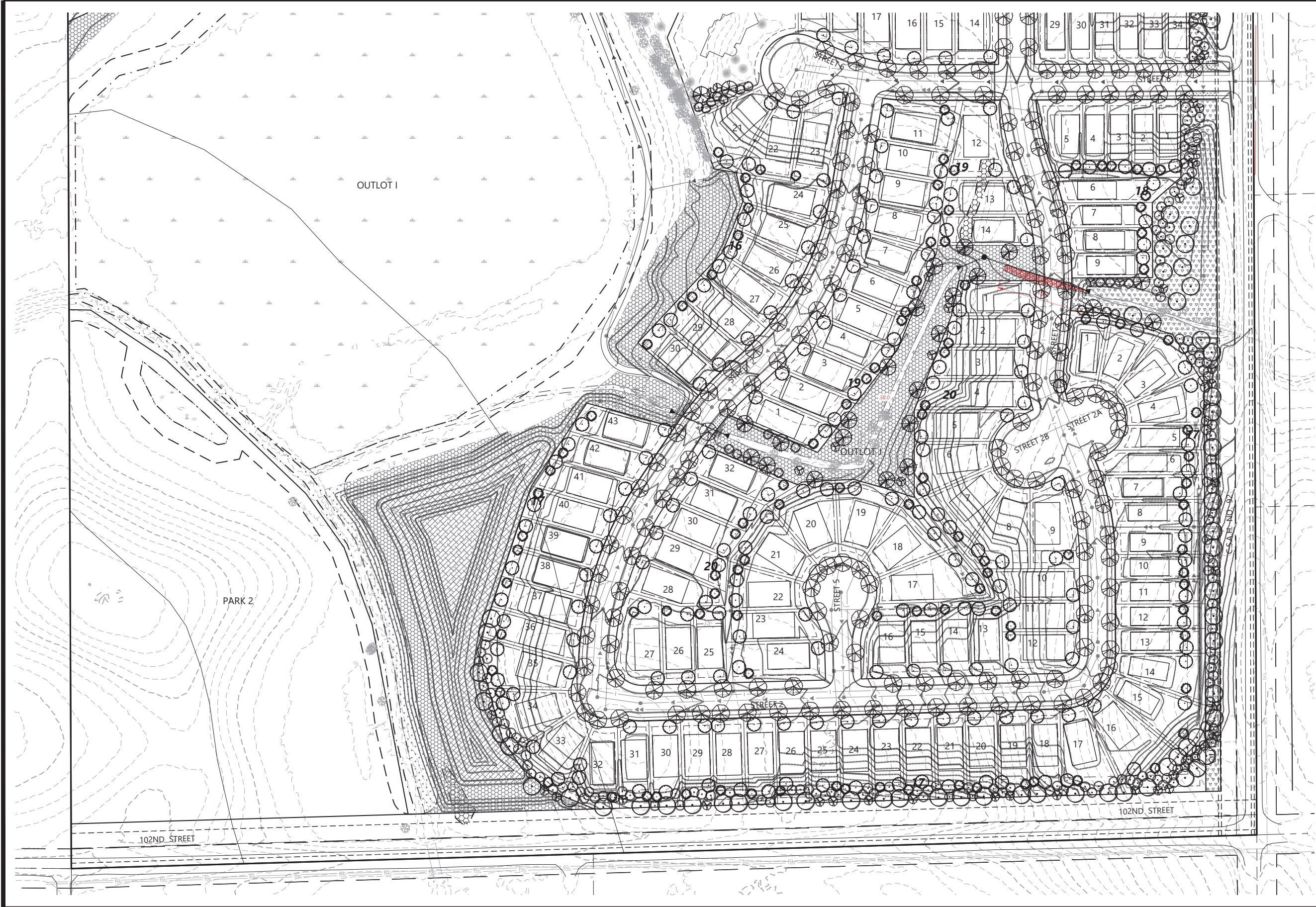
PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

53 OF 55

DATE: 08/29/24



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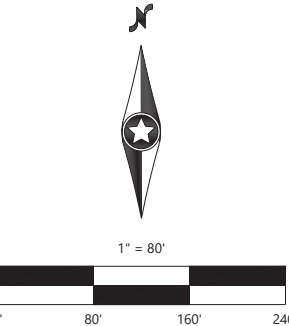
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PRELIMINARY
PLANS

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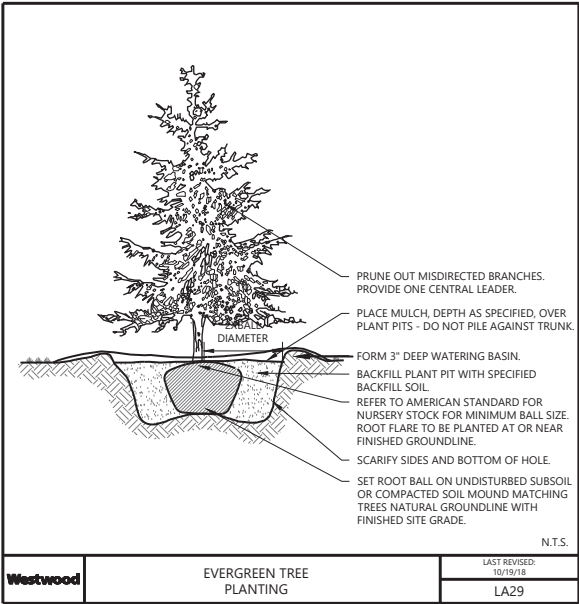
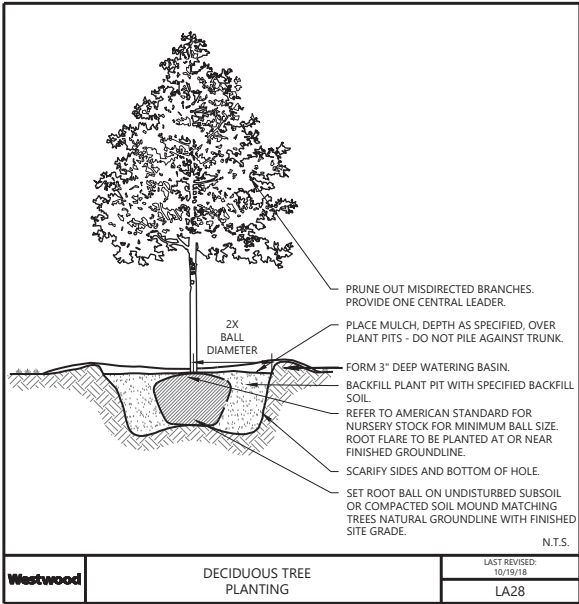
54 OF 55

DATE: 08/29/24

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
14. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
16. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
18. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
19. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
20. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
21. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PLANTING DETAILS



Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

PRELIMINARY
PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/03/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

CORY MEYER
DATE: 08/29/24 LICENSE NO. 26971

HOLBROOK
WACONIA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY LANDSCAPE
NOTES & DETAILS

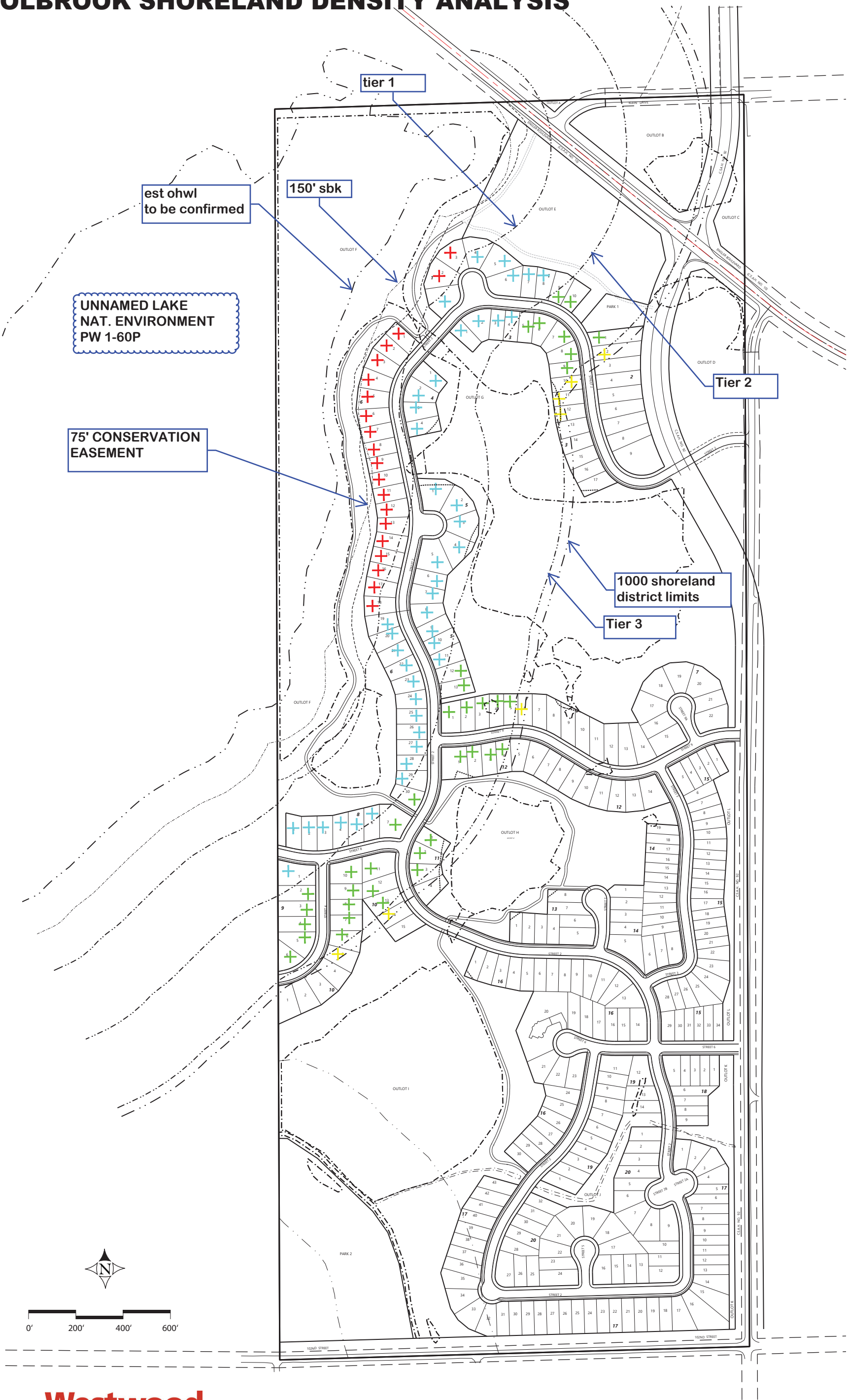
PROJECT NUMBER: 0042349.00

SHEET NUMBER:

55 OF 55

DATE: 08/29/24

HOLBROOK SHORELAND DENSITY ANALYSIS



Westwood

SHORELAND PUD DENSITY ANALYSIS:

Unnamed Lake (Natural Environment; 320' Tiers):

Tier	Gross Area	Wetlands	County R/W	Net Suitable area (sf):	Allowable Units (Base) (20000 SF lot basis)*	Proposed Units:	
1	1,039,881	392,186	19,064	628,631	31	20	
2	1,176,452	146,210	48,301	981,941	49	43	
3	1,338,831	304,584	57,387	976,860	49	37	
4	179,021	49,814	29,875	99,332	5	7	
Shoreland Overlay Total:				2,686,764 sf (net)	134	107	(27 un under)
				483,919	Outlots B& E		
				2,202,845	Residential		

Natural Environment Lake

Riparian Lot size - N/A

Nonriparian lot size - 20000 sf with 75' conservation easement provided

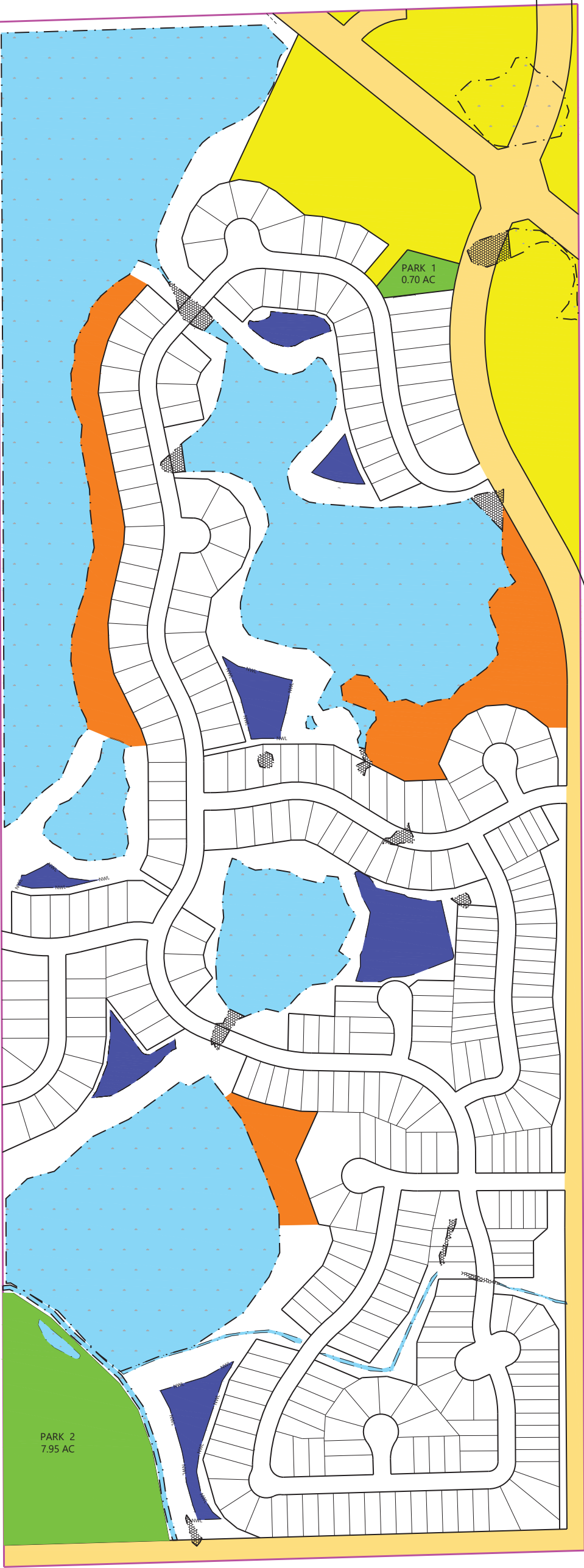
Land below the OWHL not included in gross area

Minimum structure setback from OHWL - 150'

Minimum 50% open space of gross area for PUD

PUD Shoreland openspace

Required Openspace sf	1867093	42.9 ac - 50% of gross shoreland area above OHWL
Provided Openspace sf	1631750	37.5 ac - Residential Outlot Areas
	257105	5.9 ac - Outlots B& E area (50% openspace assumed)
	43.4 ac Total	

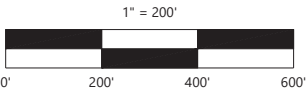


PARK CALCULATIONS (NET R/W)

GROSS SITE AREA:	241.10 AC
OWNER RETAINED PARCELS	19.31 AC
MAJOR R/W	16.97 AC
WETLANDS/CREEK	61.22 ac
NWL PONDING	5.51 AC
SLOPE AREAS	10.74 AC
NET AREA:	127.35 AC
10% PARK DEDICATION (OF NET)	12.73 AC
PROVIDED PARK AREA (PARK 1 AND PARK 2)	8.65 AC

LEGEND

	BOUNDARY
	OWNER RETAINED PARCELS
	MAJOR RIGHT OF WAYS
	WETLANDS & CREEK TO REMAIN
	NWL PONDING
	SLOPE AREAS
	PROPOSED PARK



DESIGNED: _____
CHECKED: CLM
DRAWN: SRM
FIELD CREW: _____
FIELD WORK DATE: _____

INITIAL ISSUE: 09/25/2024
REVISIONS: _____

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

HOLBROOK
WACONIA, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 [westwoodps.com](http://www.westwoodps.com)
Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

**PARK DEDICATION
EXHIBIT**

PROJECT NUMBER: 0042349.00

SHEET NUMBER:

1 OF 1

DATE: 09/25/2024 **137**



Comprehensive Plan Amendment

Adjacent and Affected Jurisdiction Review and Comment Form

Date: September 9th, 2024

To: Carver County Public Works

Attn: Lyndon Colebrook-Robjent, Division Director/County Engineer

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, we are distributing the proposed Amendment to the City of Waconia Comprehensive Plan for your review and comment. The Comprehensive Plan Amendment has been attached for your review and consideration.

The City of Waconia has received an application to amend the City's 2040 Growth Boundary, which would include an amendment to the Land Use Map and the Staging Plan. Specifically, the applicant is requesting the city re-guide the southerly 35 acres of 10080 Little Avenue, Laketown Township (PID# 070300100) as L, Low Density Residential versus its current designation as UR, Urban Reserve and identify the area as Transition Area 2, which would allow development between 2020-2030.

It is respectfully requested that you review the proposed Comprehensive Plan Amendment and send any comments or indication of no comment to **Lane Braaten, Community Development Director (email: lbraaten@waconia.org) by November 8th, 2024.** With regard to review of the Comprehensive Plan Amendment, we ask that you provide feedback as timely as possible within the requested 60-day comment period.

Please note that any comments would be appreciated prior to the City's Public Hearing, which is tentatively scheduled for October 3rd, 2024.

In the event that there are questions regarding the Comprehensive Plan Amendment, or if additional information is needed, please contact my office at your earliest convenience.

On behalf of the City of Waconia we would like to thank you in advance for your assistance and prompt response.

Lane L Braaten

Community Development Director

City of Waconia

Direct: 952-442-3106

lbraaten@waconia.org

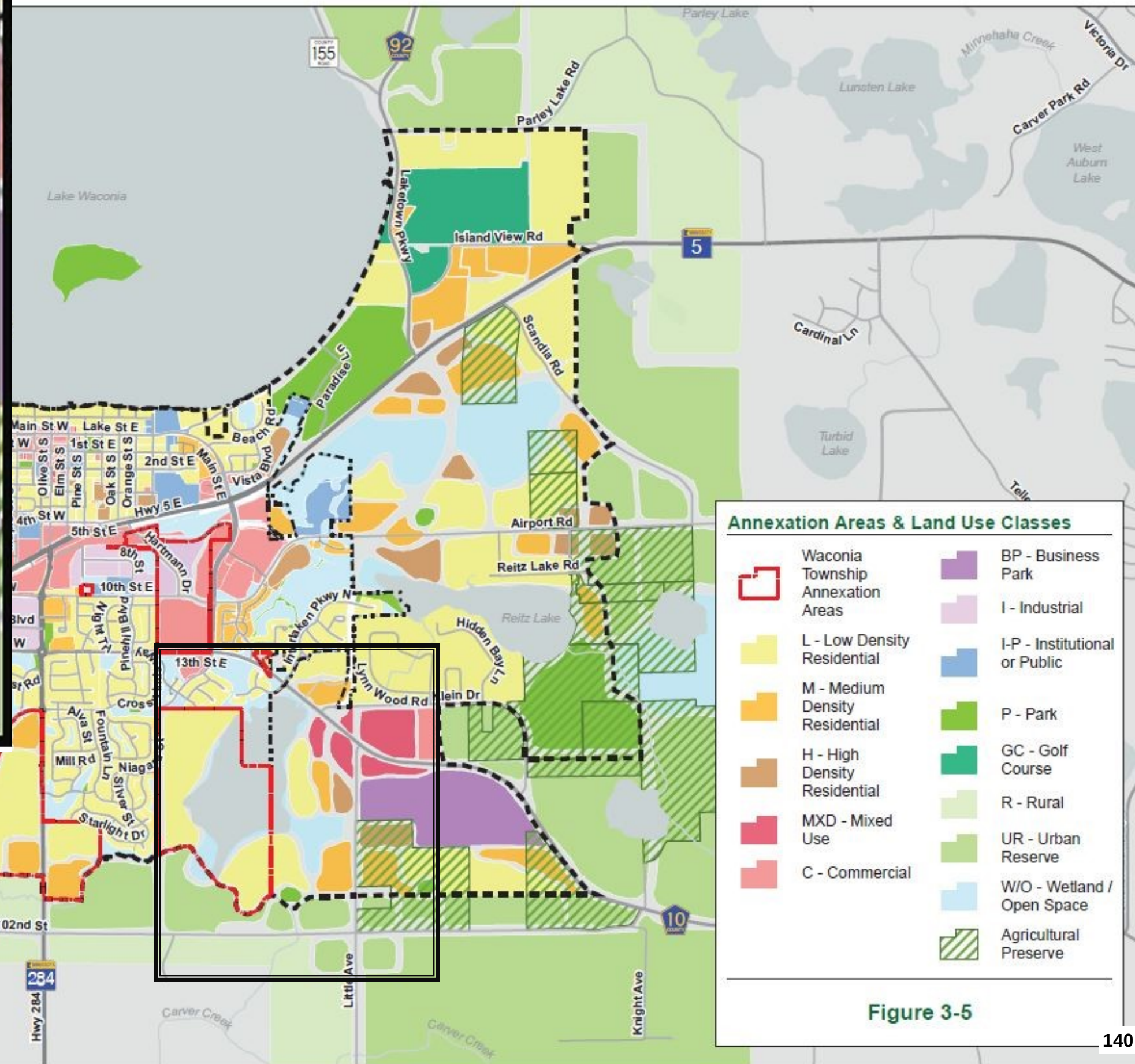
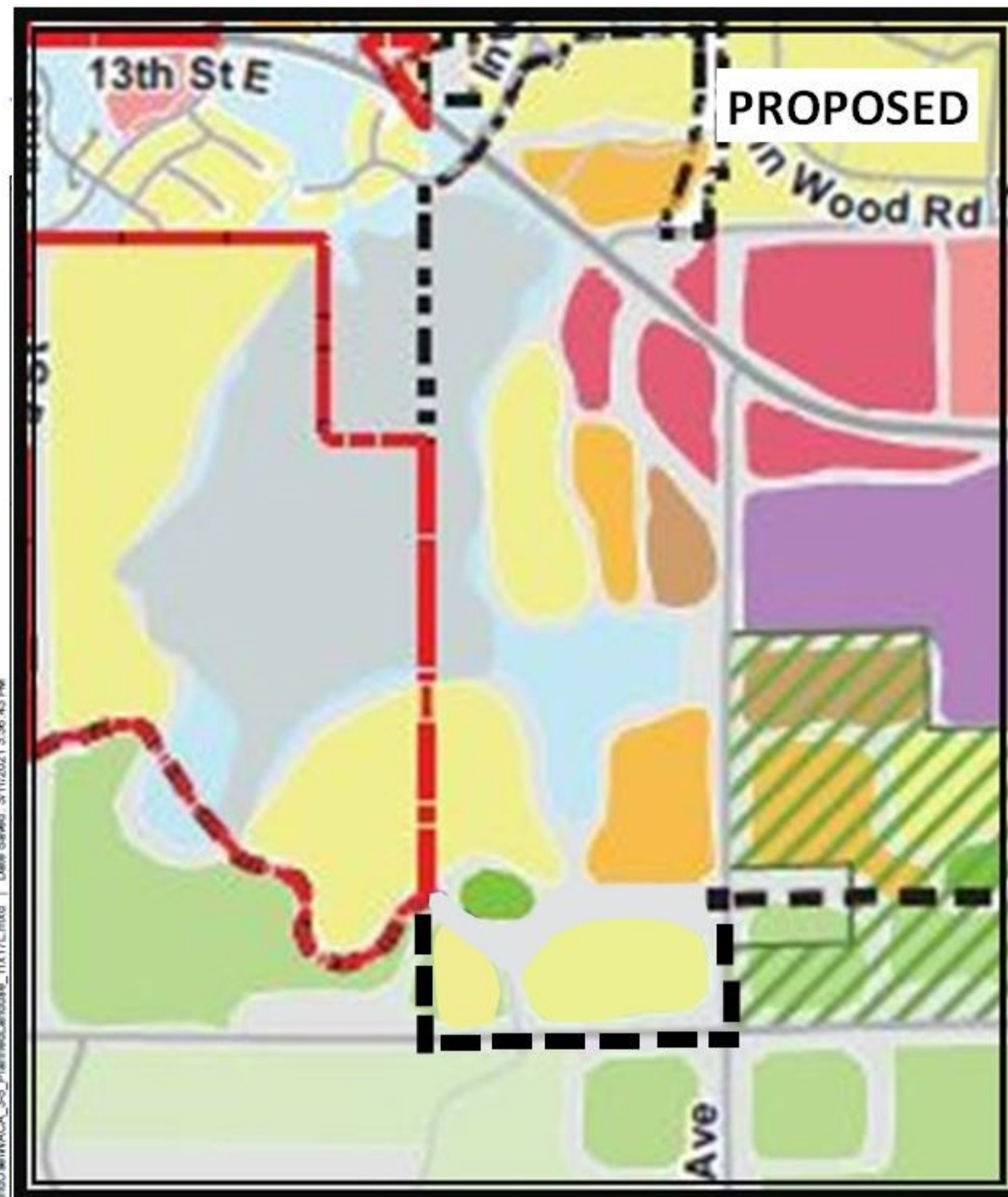
Adjacent or Affected Jurisdiction Name: **Carver County Public Works**

Please check the appropriate box:

- ☐ We have reviewed the proposed Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☒ We have reviewed the proposed Plan Amendment and offer the following comments (attach additional sheets if necessary)
- Dedication of right of way (ROW) consistent with the CSAH 92 Corridor Study will be required along Little Ave (future CSAH 92)
- _____
- Dedication of ROW will be required along 102nd Street (future CSAH 10) as it is planned to be a future County 2-lane minor arterial.
- _____
- County approves of the proposed Comprehensive Plan Amendment with the above considerations.
- _____
- _____
- _____
- _____
- _____
- _____

Name of Reviewer Whitney Schroeder _____ Date 9/23/24 _____

Signature of Reviewer Whitney Schroeder _____



Annexation Areas & Land Use Classes

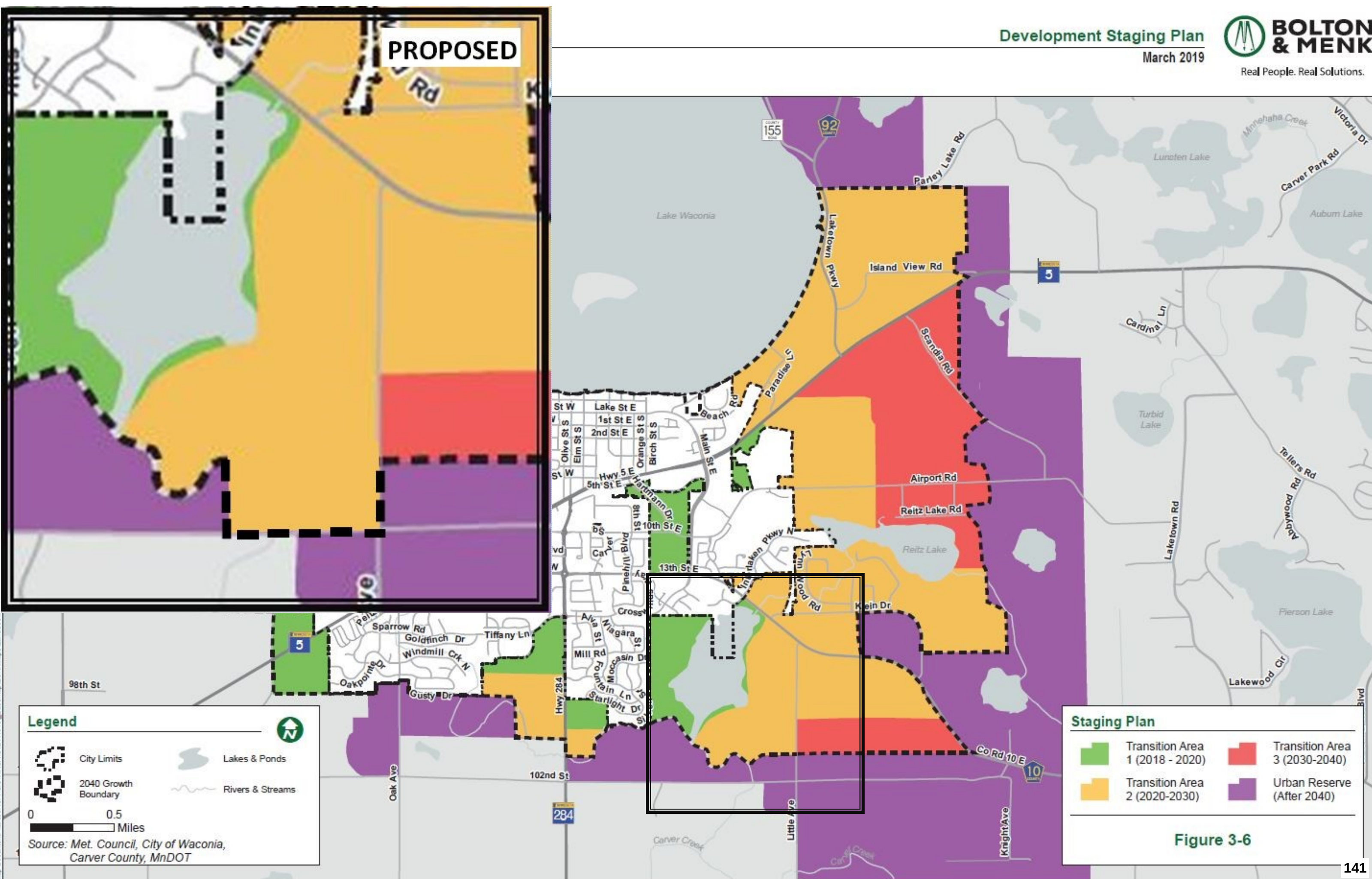
- | | |
|-----------------------------------|-------------------------------|
| Waconia Township Annexation Areas | BP - Business Park |
| L - Low Density Residential | I - Industrial |
| M - Medium Density Residential | I-P - Institutional or Public |
| H - High Density Residential | P - Park |
| MXD - Mixed Use | GC - Golf Course |
| C - Commercial | R - Rural |
| | UR - Urban Reserve |
| | W/O - Wetland / Open Space |
| | Agricultural Preserve |

Legend

- | | |
|----------------------|------------------|
| City Limits | Lakes & Ponds |
| 2040 Growth Boundary | Rivers & Streams |
| 0 0.5 Miles | |

Source: Met. Council, City of Waconia, Carver County, MnDOT

Figure 3-5



PROPOSED

Legend

- City Limits
- 2040 Growth Boundary
- Lakes & Ponds
- Rivers & Streams
- 0 0.5 Miles
- Source: Met. Council, City of Waconia, Carver County, MnDOT

Staging Plan

- Transition Area 1 (2018 - 2020)
- Transition Area 2 (2020-2030)
- Transition Area 3 (2030-2040)
- Urban Reserve (After 2040)

Figure 3-6